

**PLANNING COMMITTEE - WEDNESDAY, 8TH DECEMBER 2021**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

5.    **Presentation on Planning Applications (Pages 3 - 100)**
  
6.    **Committee Updates (Pages 101 - 102)**

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# Planning Committee

08 December 2021

Agenda Item 5

4  
Former Police Station  
Southampton Road  
Lymington SO41 9GH  
Schedule 3a

**App No 21/10938**



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# New Forest DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

October 2021

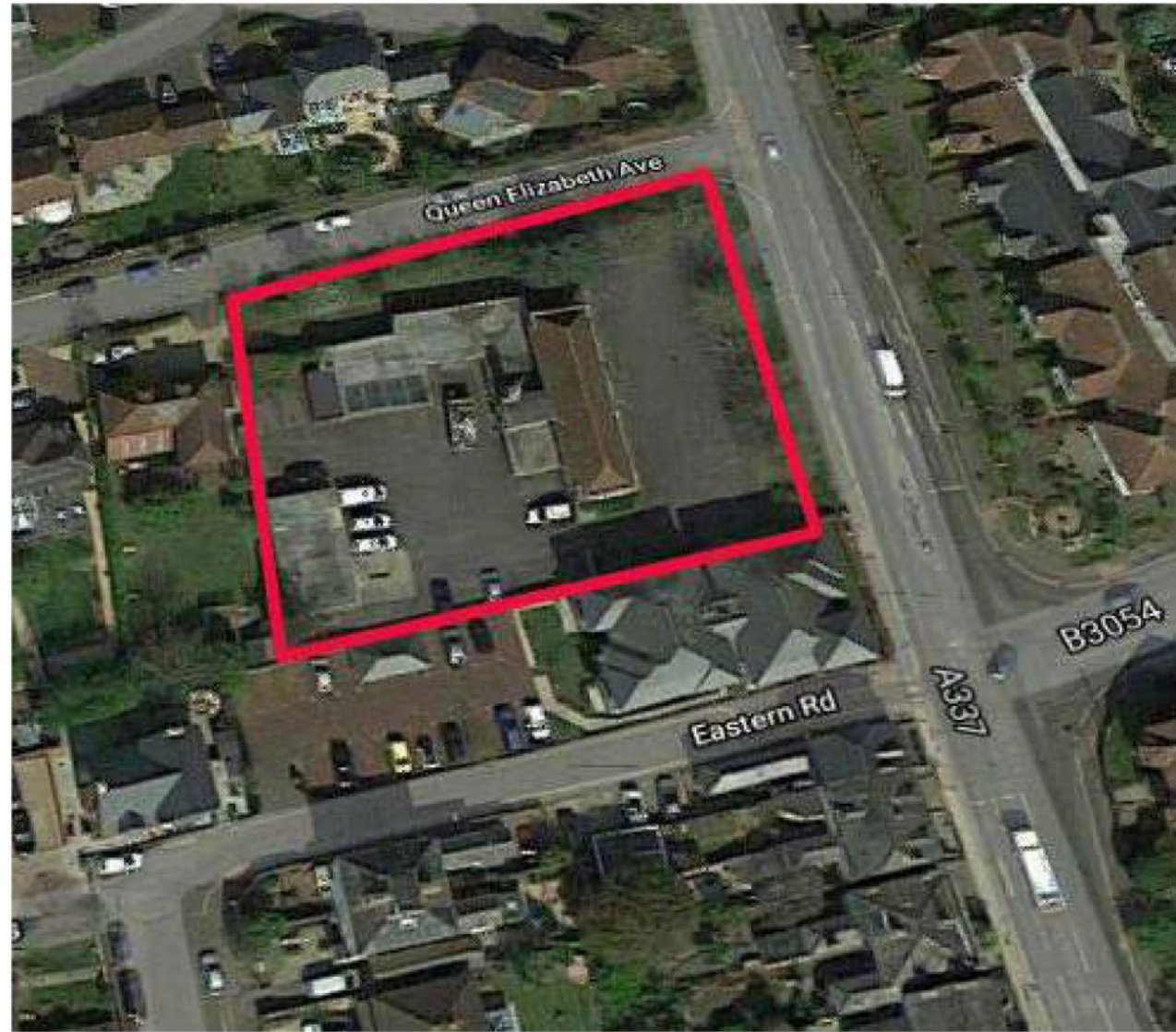
Former POLICE STATION  
SOUTHAMPTON ROAD  
LYMINGTON SO41 9GH  
21/10938

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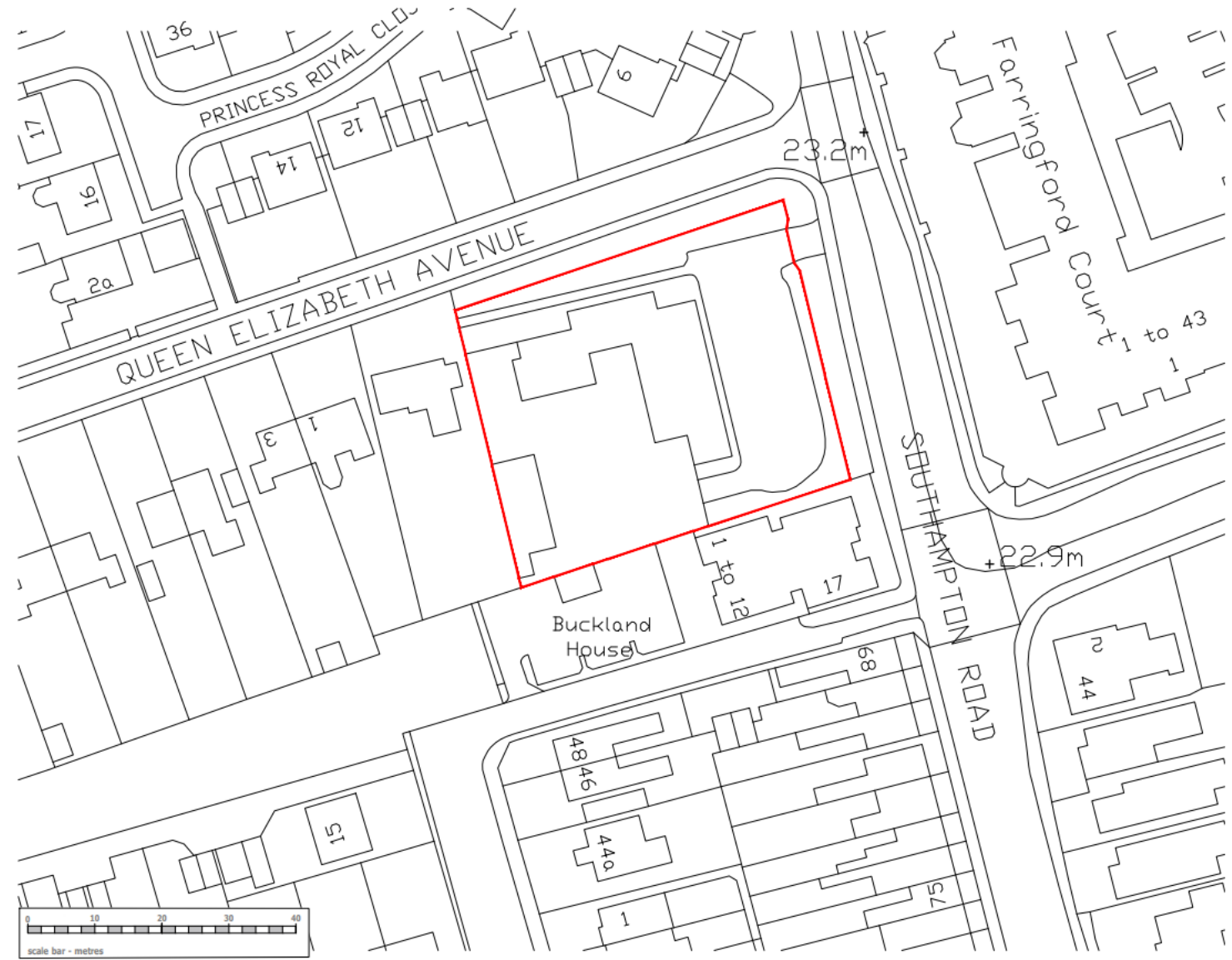
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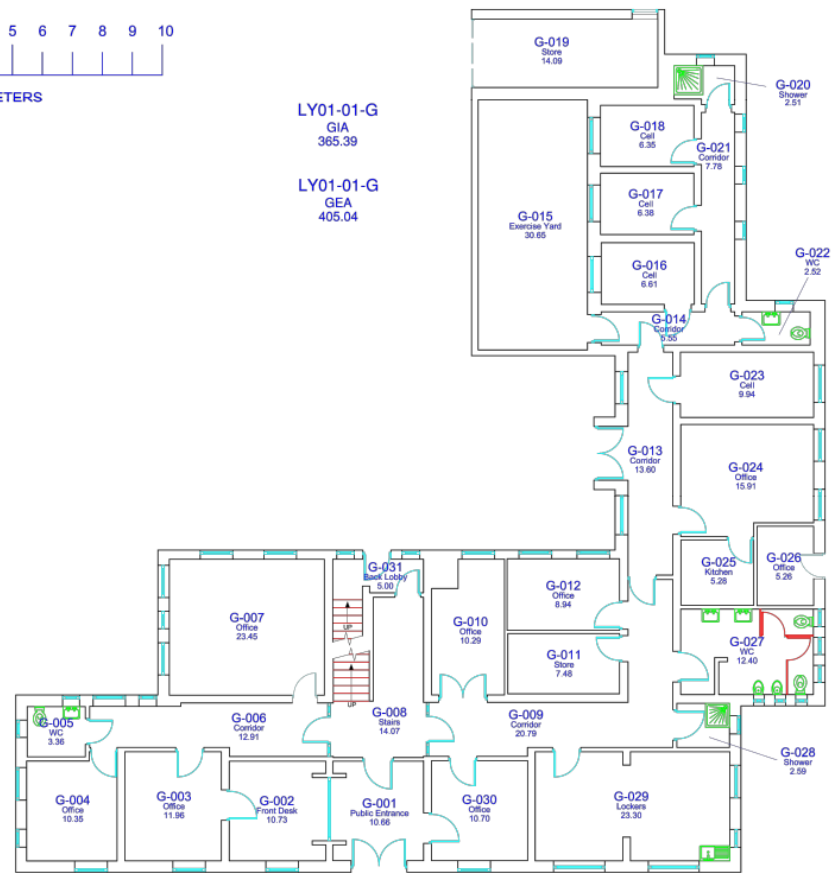
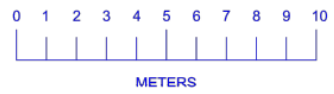
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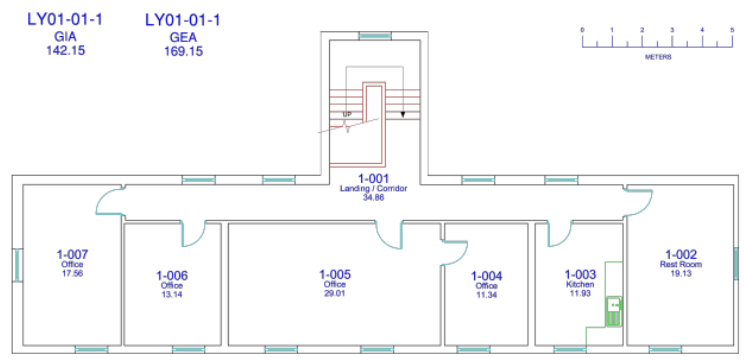


7





GROUND FLOOR PLAN 1:100

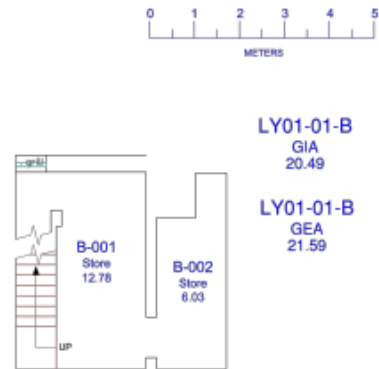


FIRST FLOOR PLAN 1:100

8



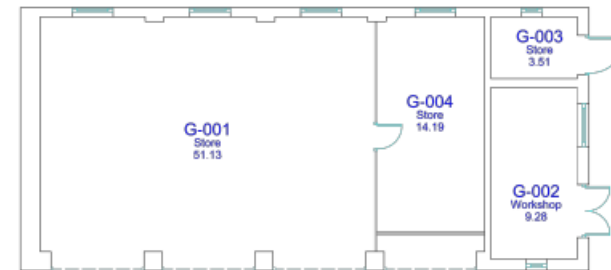
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LY01-01-B  
GIA  
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LY01-01-B  
GEA  
21.59

BASEMENT PLAN 1:100



LY01-02-G  
GIA  
82.16

LY01-02-G  
GEA  
91.26

GARAGE PLAN 1:100

10





















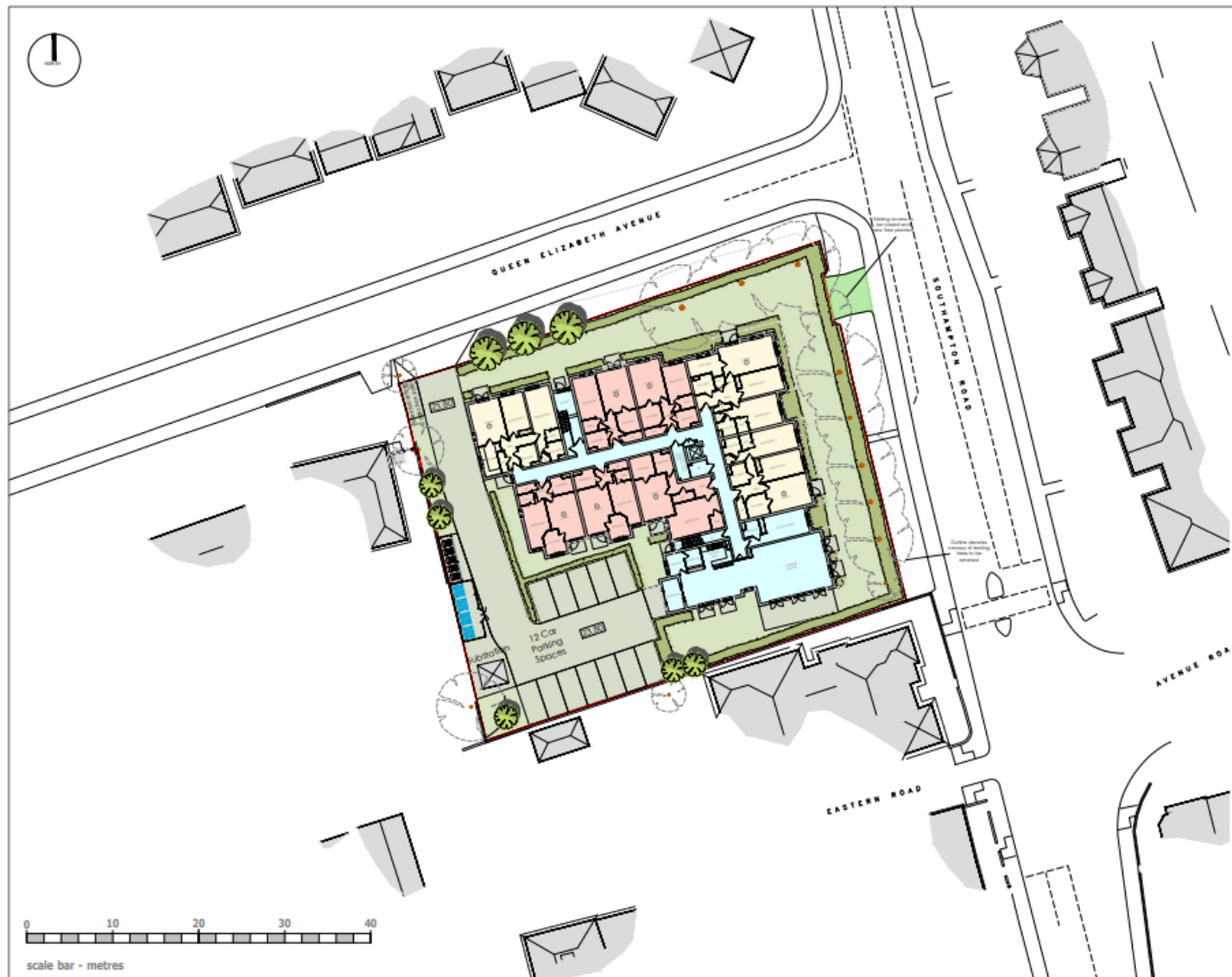
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20









Southampton Road Elevation



23



East Elevation



24



North Elevation



25



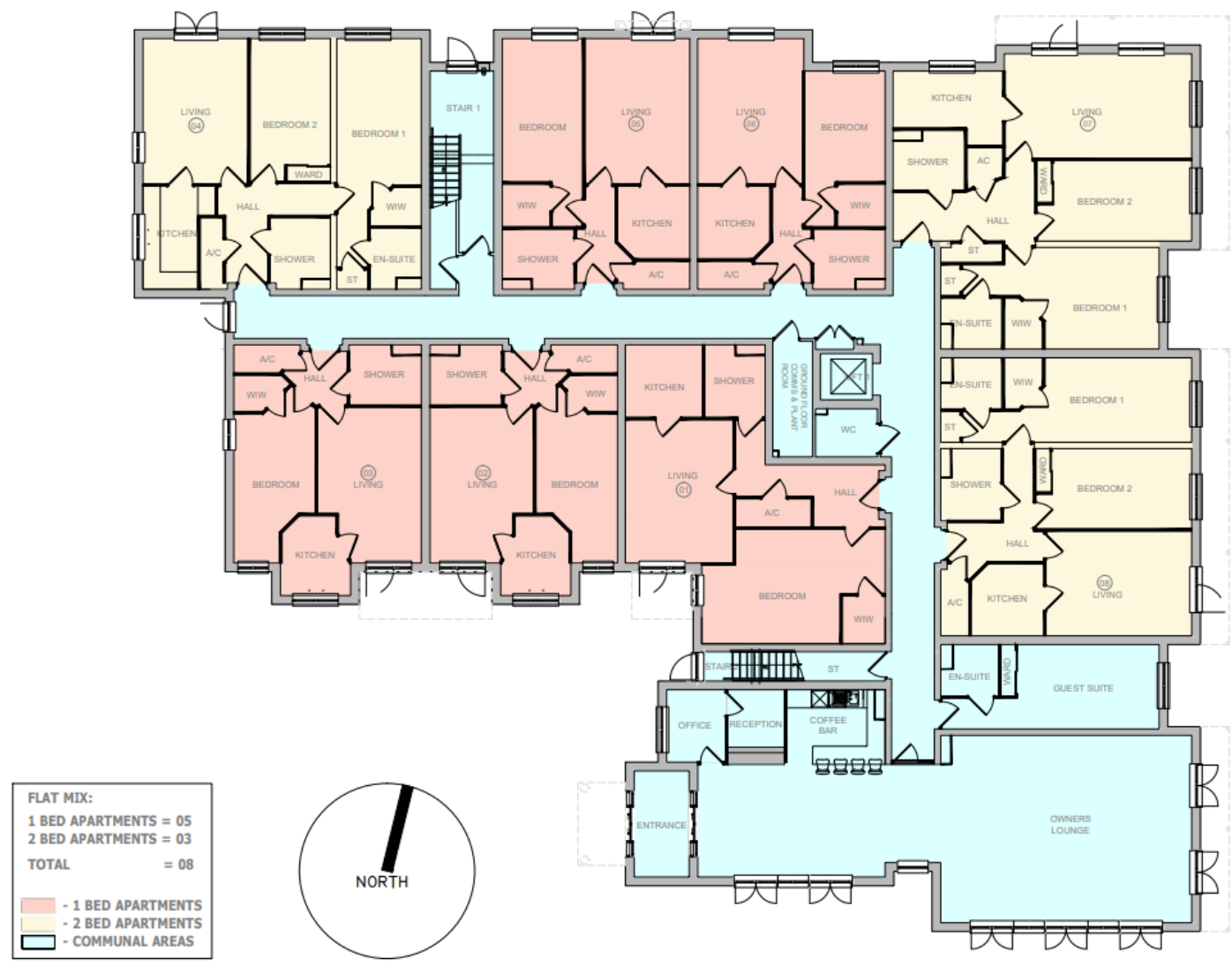
South Elevation

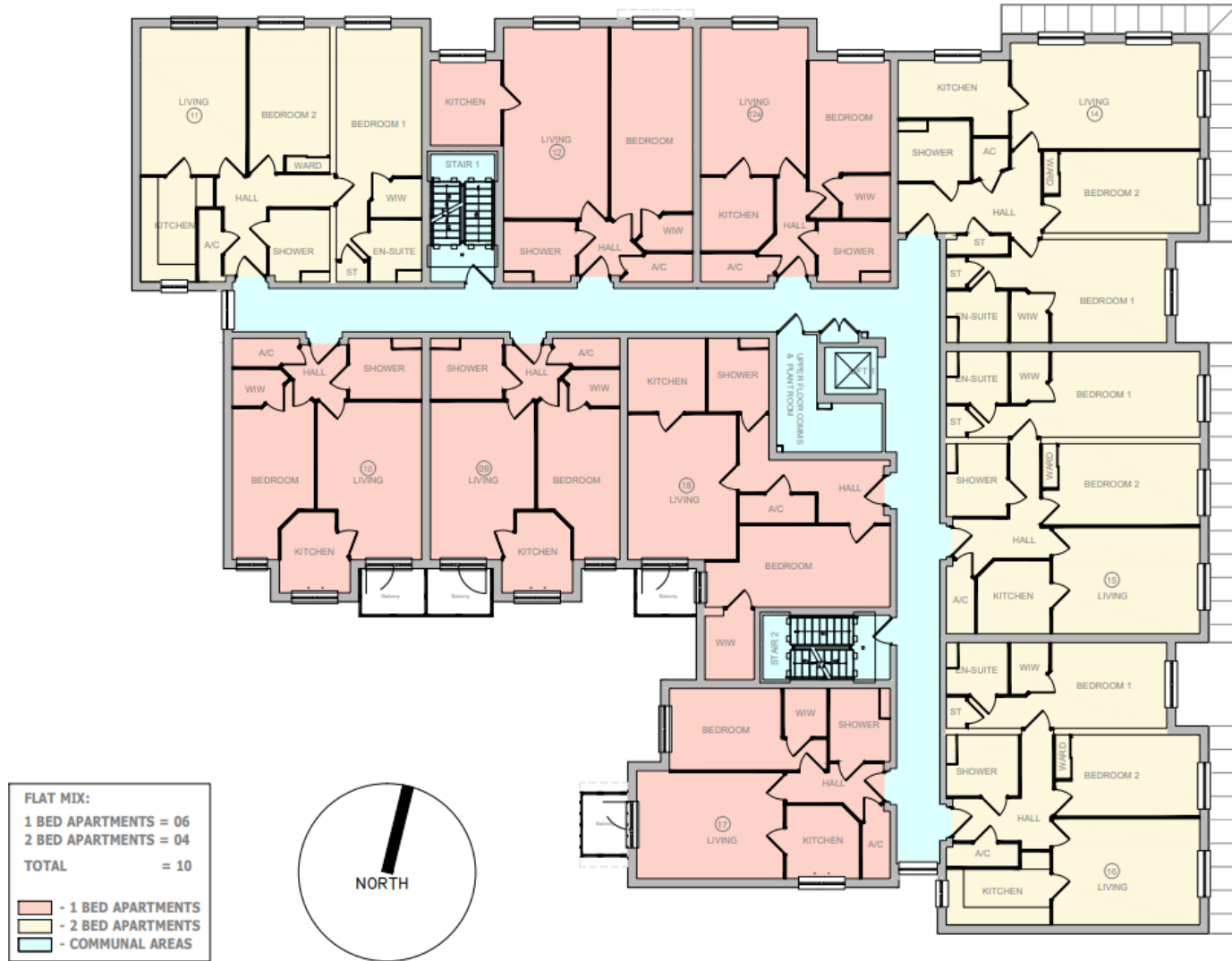


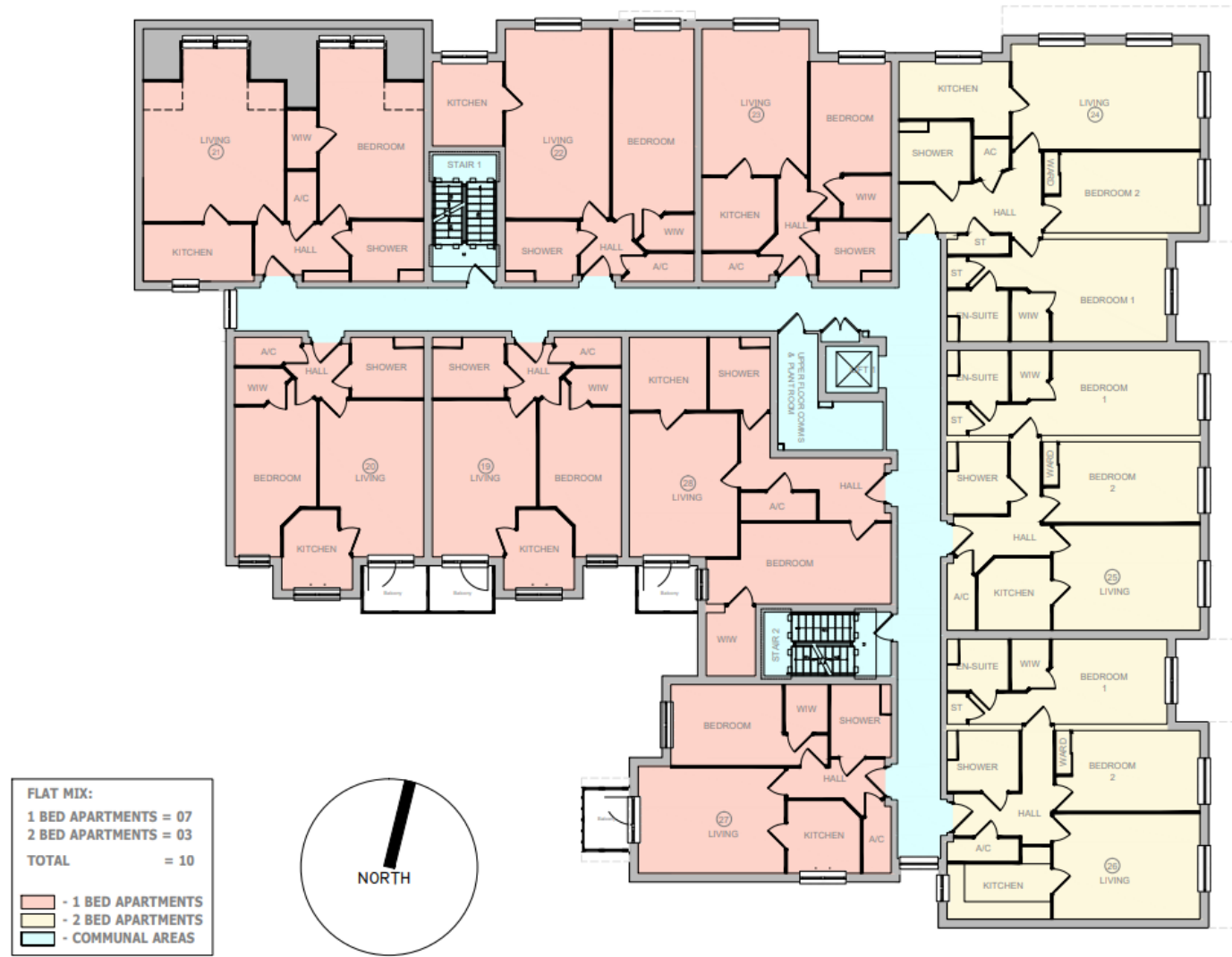
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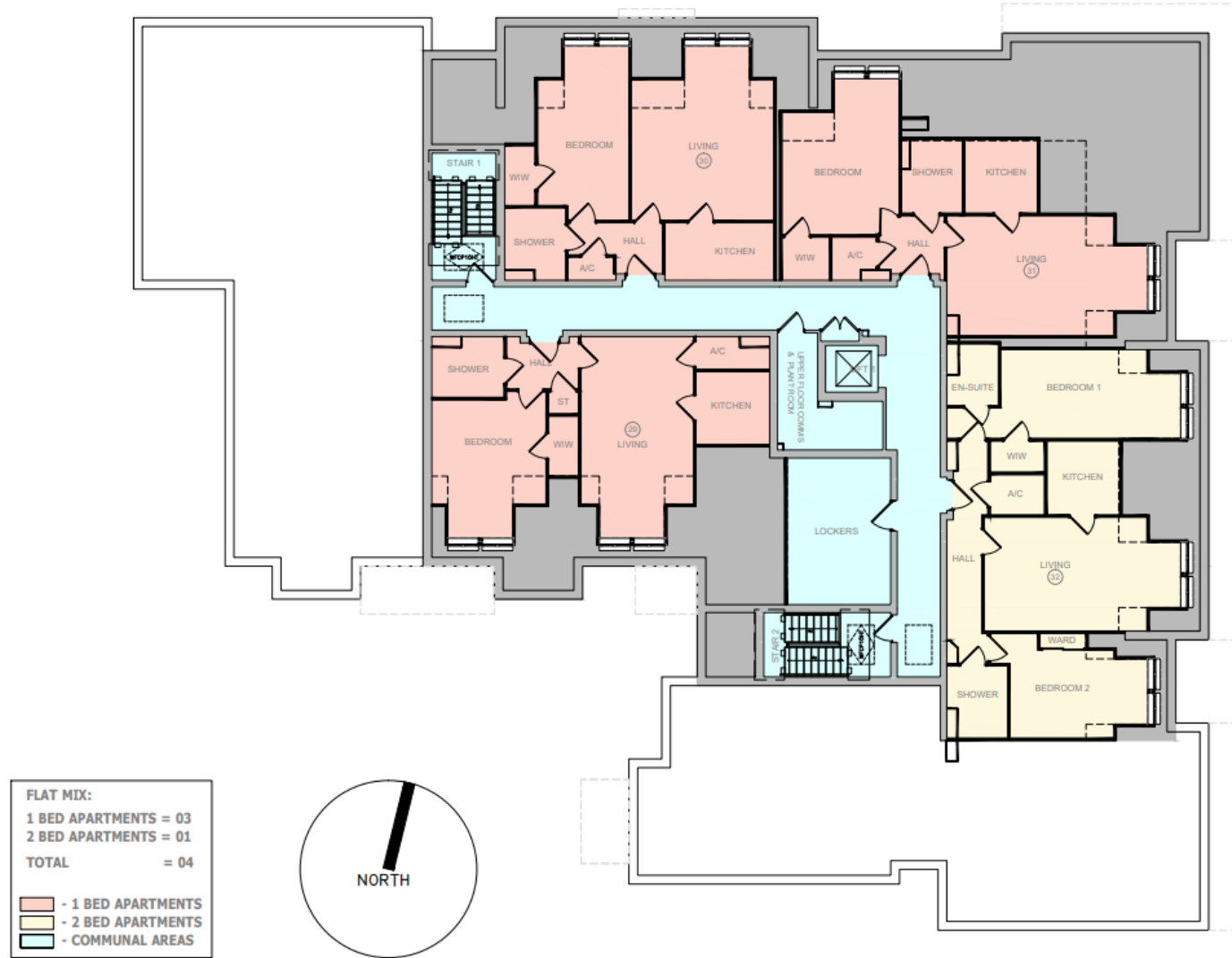


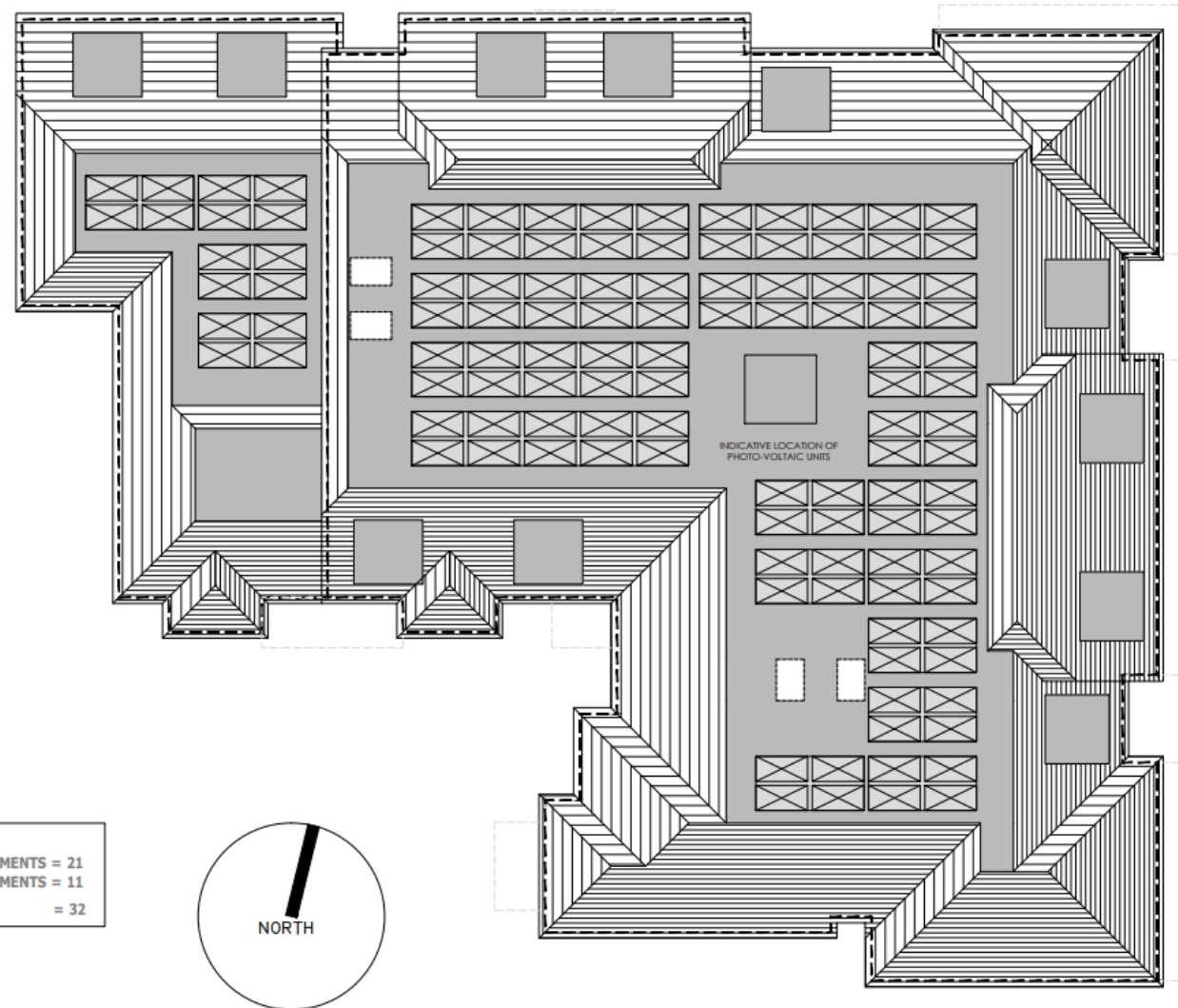
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# Planning Committee

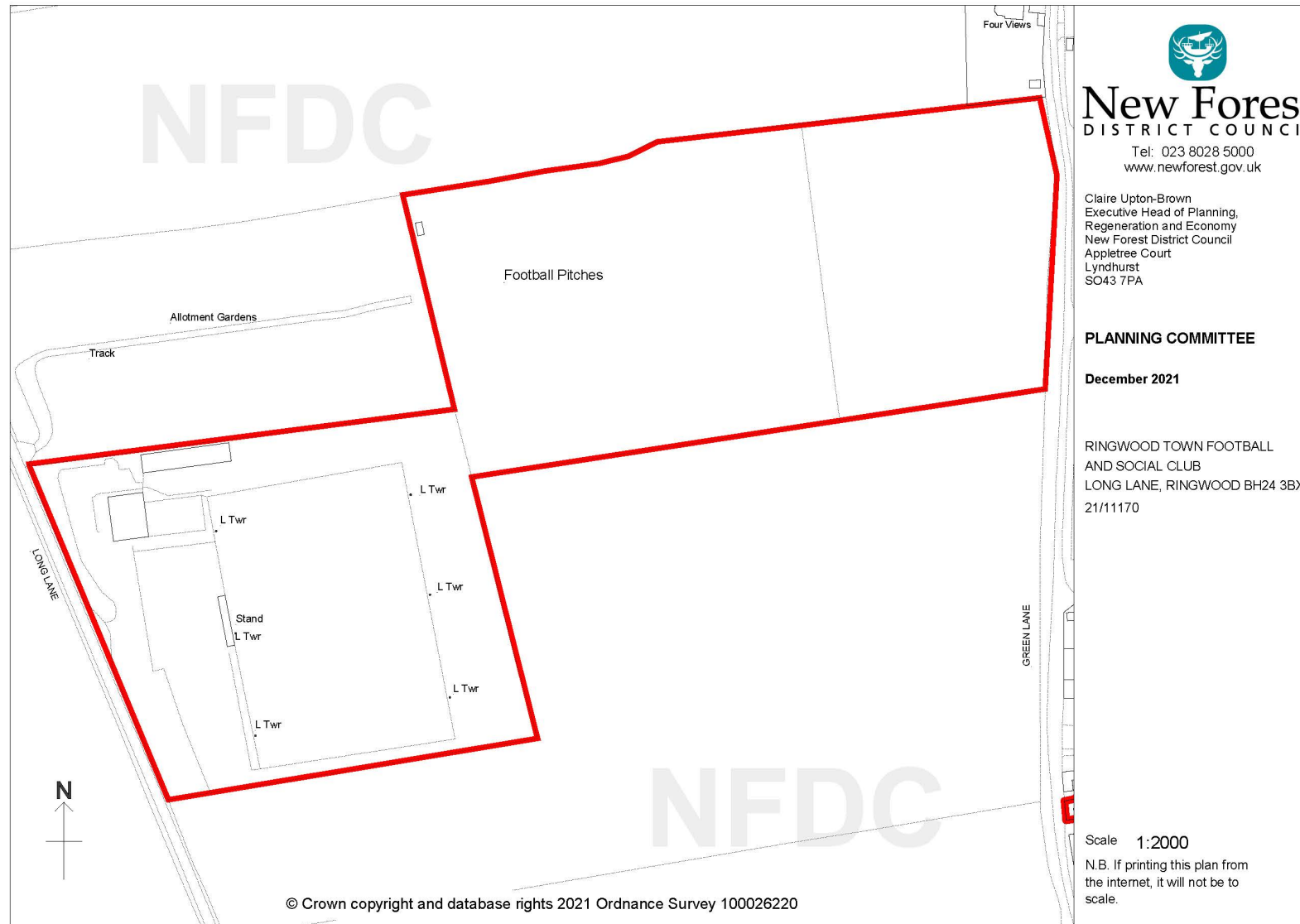
08 December 2021

Ringwood Town Football and Social Club,  
Long Lane  
Ringwood  
**BH24 3BX**

**App No 21/11170**

This planning application relates to a proposal to:

- replace the existing pavilion/changing facilities on the site
- the construction of a new Football Turf Pitch (FTP pitch or Muga) with LED floodlighting
- re-configure the car parking area
- the change of use of agricultural land to playing pitches and landscaping enhancements















41







43



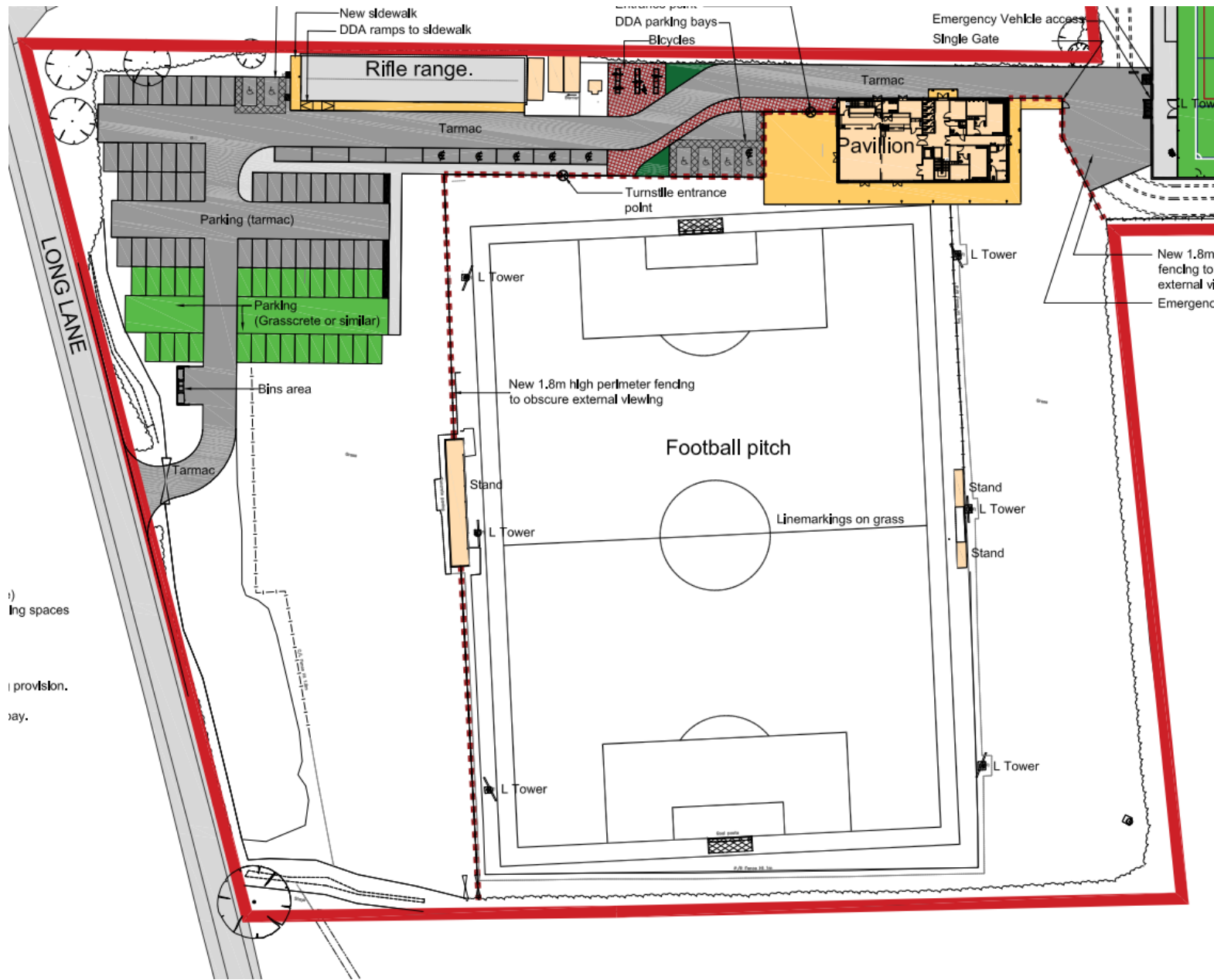
COMMUNITY ENHANCEMENTS  
at  
LONG LANE  
RINGWOOD  
HAMPSHIRE  
BH24 3BX

RINGWOOD TOWN COUNCIL  
PROPOSED SITEPLAN



NOTES:  
PARKING INFORMATION  
50 New car parking spaces  
500 ft terrace, 20 on grass areas  
5 New DDA compliant car parking spaces  
3 New stands for 30 bicycles

LEGEND  
■ Electric Vehicle charging provision  
■ DDA compliant parking bay



45

ing spaces  
 i provision.  
 ay.





North Elevation - (PL)  
1 : 100



East Elevation - (PL)  
1 : 100



South Elevation - (PL)  
1 : 100



West Elevation - (PL)  
1 : 100








Isometric - View 1 - (PL)



Isometric - View 2 - (PL)

**MATERIALS**

-  Brick: Batack 44524 Domet Red Mortar  
Grey Black
-  Roof Tiles: Redland, Rosemary Clay Classic,  
S3 Heather Bricks, Sealed Granular Clay
-  Facing timber: Marley Control, C15, Dark  
Grey Smooth, Central Click.
-  Lead roof appearance: Basker single ply  
Threshold PVC
-  1.8m high obscure fencing: Timber, hi &  
miss fencing

**OTHER**

- Fasten: RAL 035 - Light Grey
- Columns: RAL 5008 - Grey Blue
- Rainwater pipes: RAL 7016 - Anthracite Grey
- Railings: RAL 7035 - Light Grey
- Window frames: RAL 5008 - Grey Blue
- Entrance doors: Leaf: RAL 7035 - Light Grey  
Frame: RAL 5008 - Grey Blue
- Secondary doors: Leaf: RAL 5008 - Grey Blue  
Frame: RAL 7035 - Light Grey
- Balcony flooring: Treated timber boards

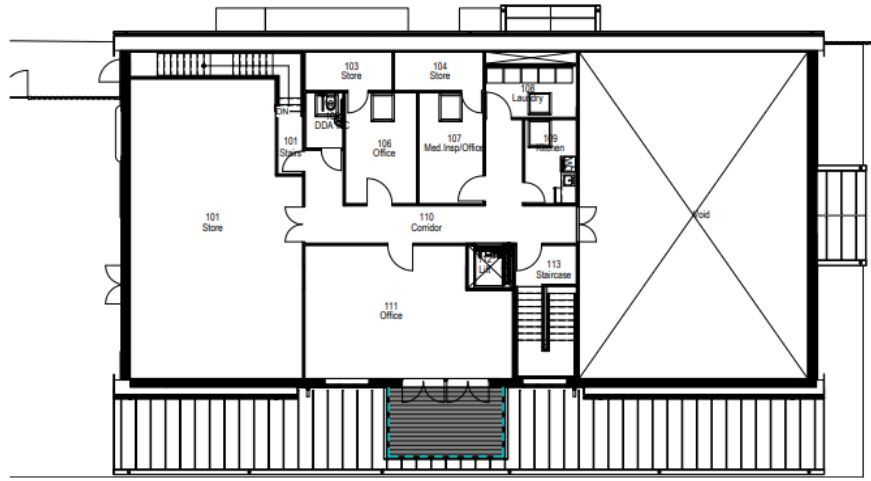
COMMUNITY ENHANCEMENTS  
at  
LONG LANE  
RINGWOOD  
HAMPSHIRE  
BH24 3BX

RINGWOOD TOWN COUNCIL

PROPOSED PAVILION  
ELEVATIONS & ISOMETRICS

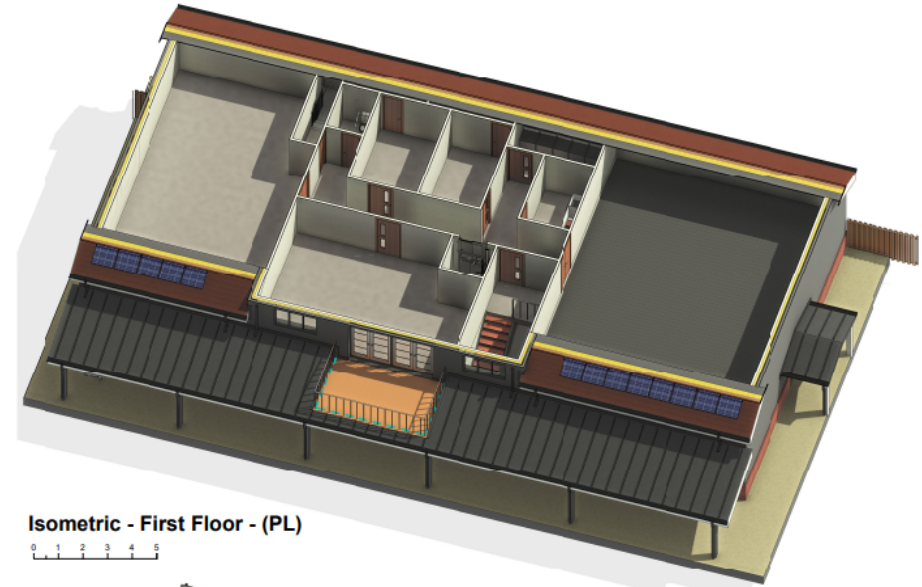


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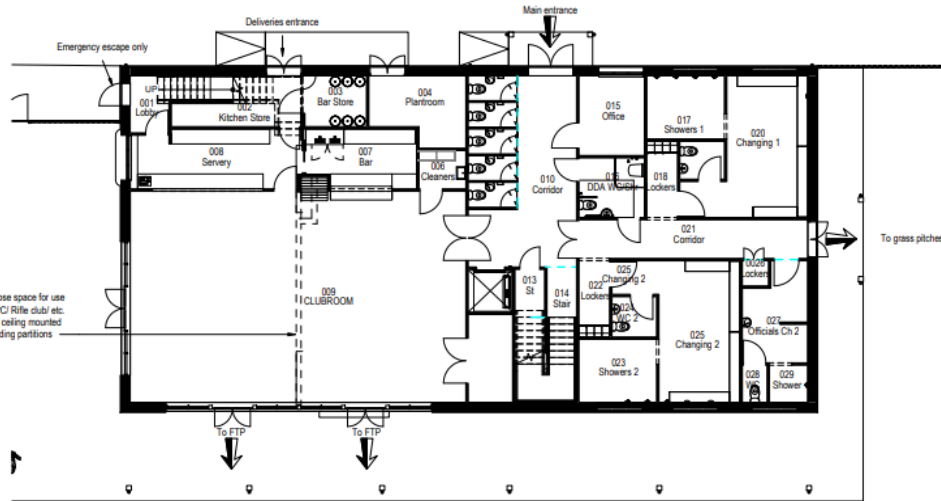
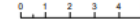


**First Floor - Phase 1 (PL)**

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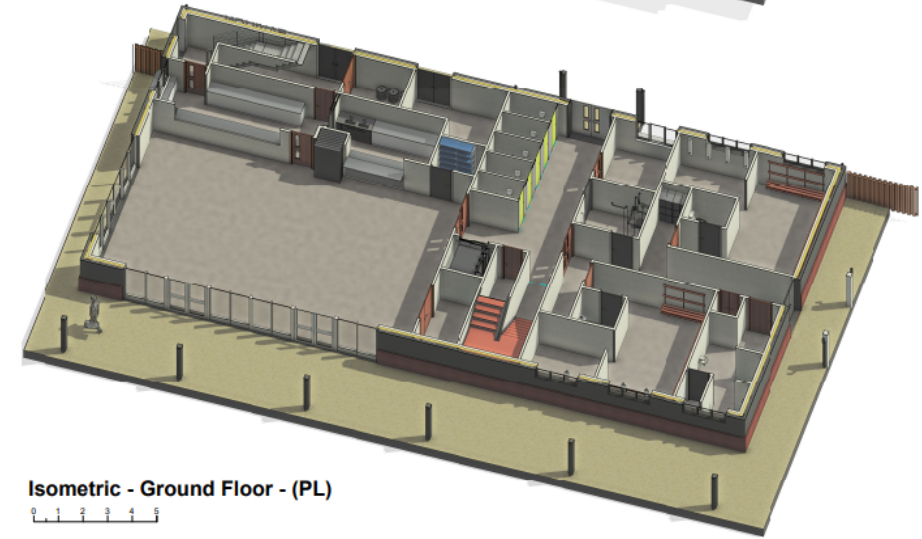


**Isometric - First Floor - (PL)**



**Ground Floor - Phase 1 (PL)**

1 : 100



**Isometric - Ground Floor - (PL)**

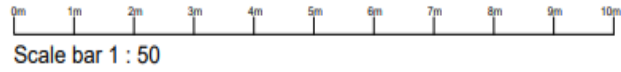


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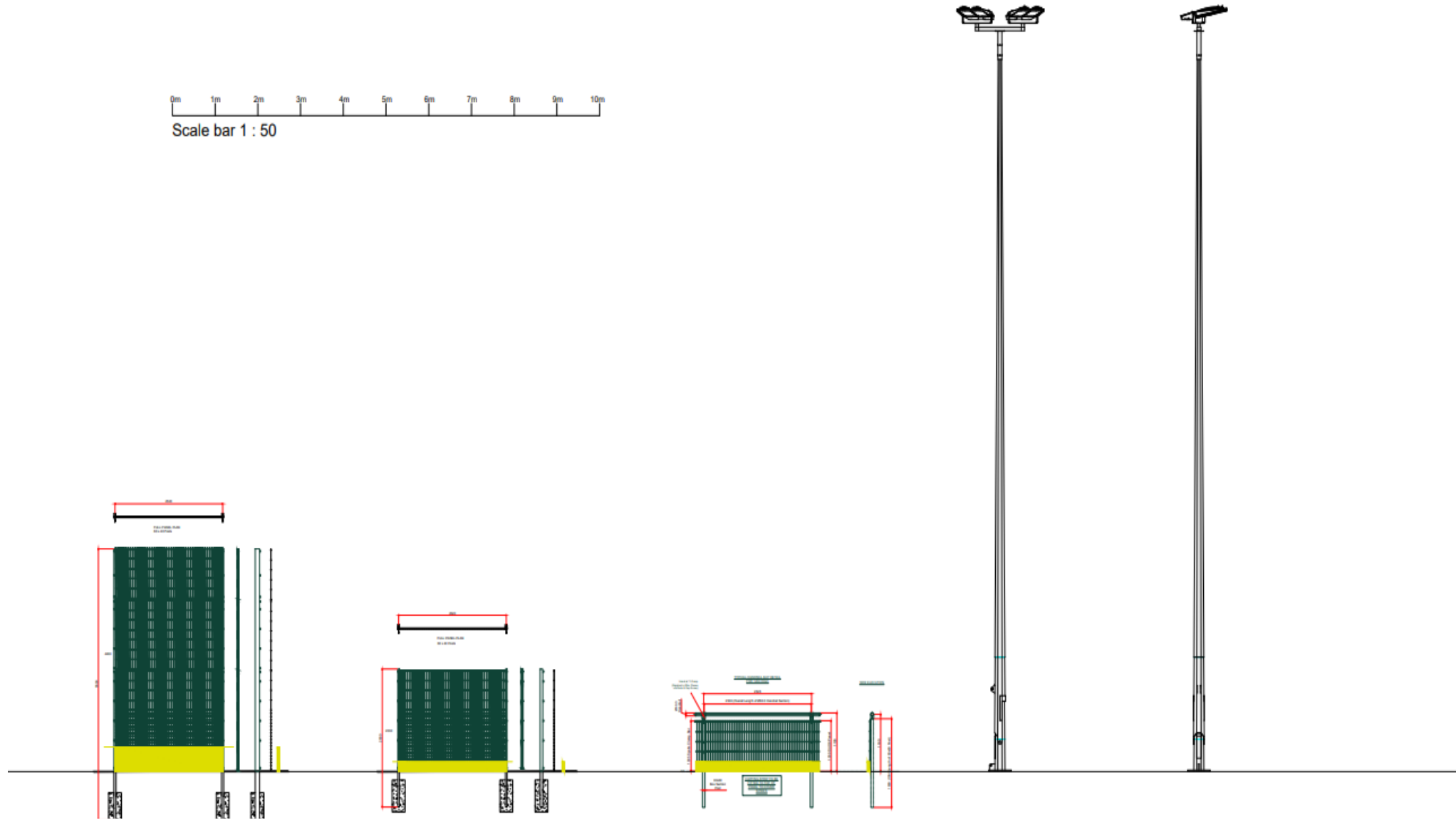
COMMUNITY ENHANCEMENTS  
at  
LONG LANE







49

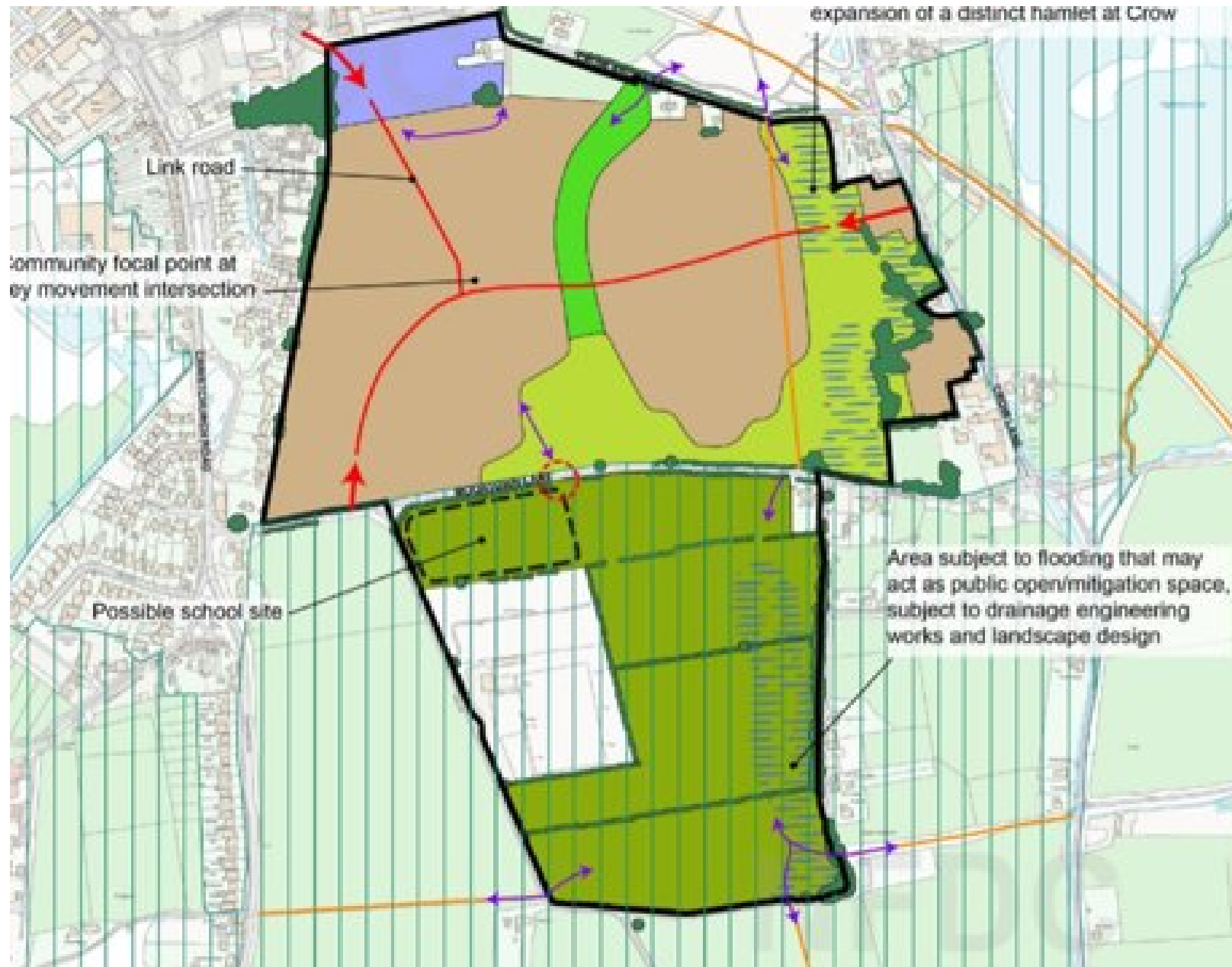


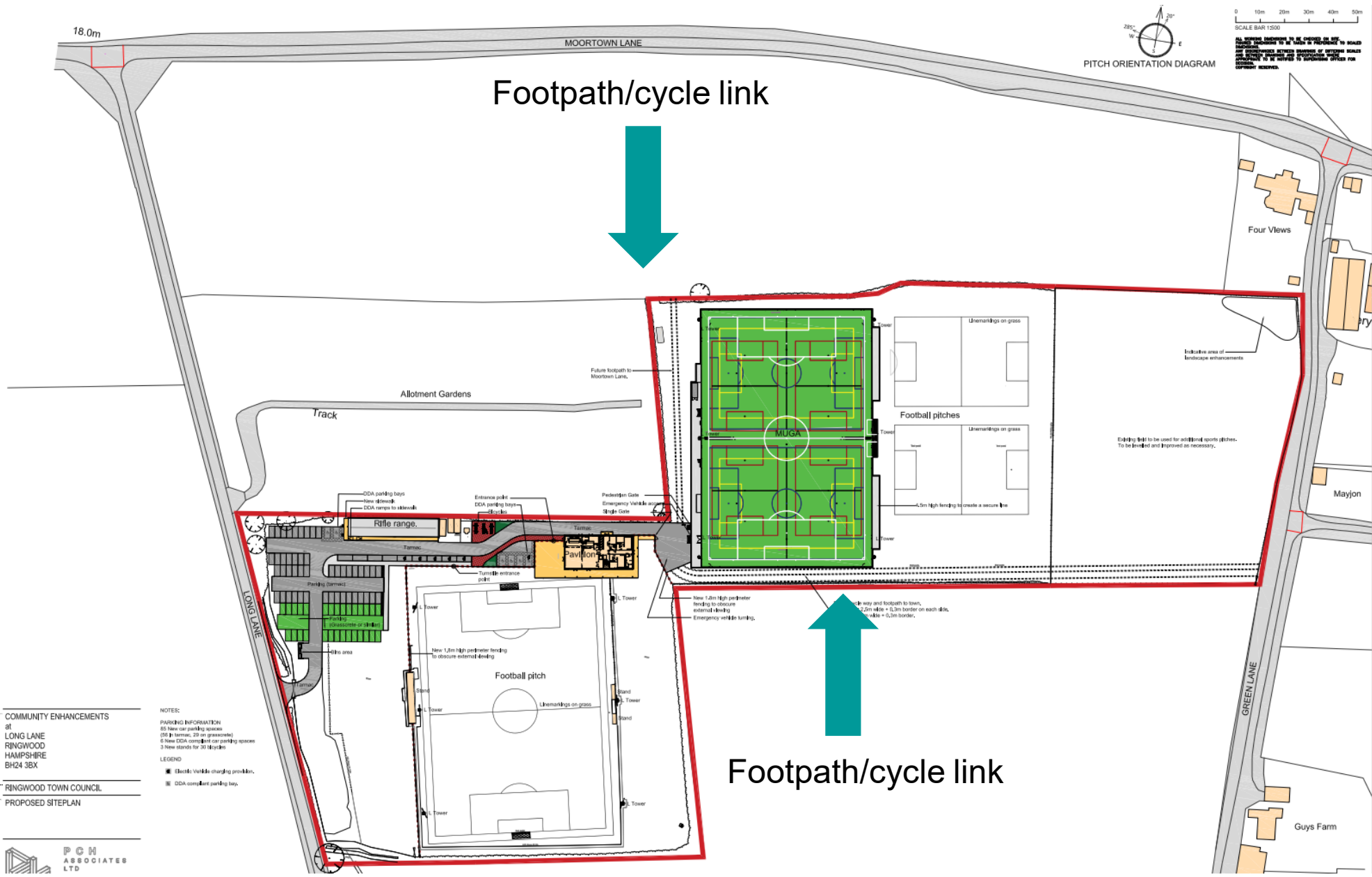


- Inappropriate development in the Green belt

### Other Material Considerations

- Principle/Policy/Strategic Site Allocation
- Landscape and visual impacts
- Transportation & Highway issues
- Neighbour amenity
- Ecology
- Impact on flooding/drainage
- Benefits - sport and recreation





COMMUNITY ENHANCEMENTS at  
 LONG LANE  
 RINGWOOD  
 HAMPSHIRE  
 BH24 3BX

NOTES:  
 PARKING INFORMATION  
 85 New car parking spaces  
 500 (to include 20 on grassland)  
 5 New DDA compliant car parking spaces  
 3 New stands for all-terrain vehicles

LEGEND  
 ■ Electric Vehicle charging provision.  
 ■ DDA compliant parking bay.

RINGWOOD TOWN COUNCIL  
 PROPOSED SITEPLAN





Existing club house



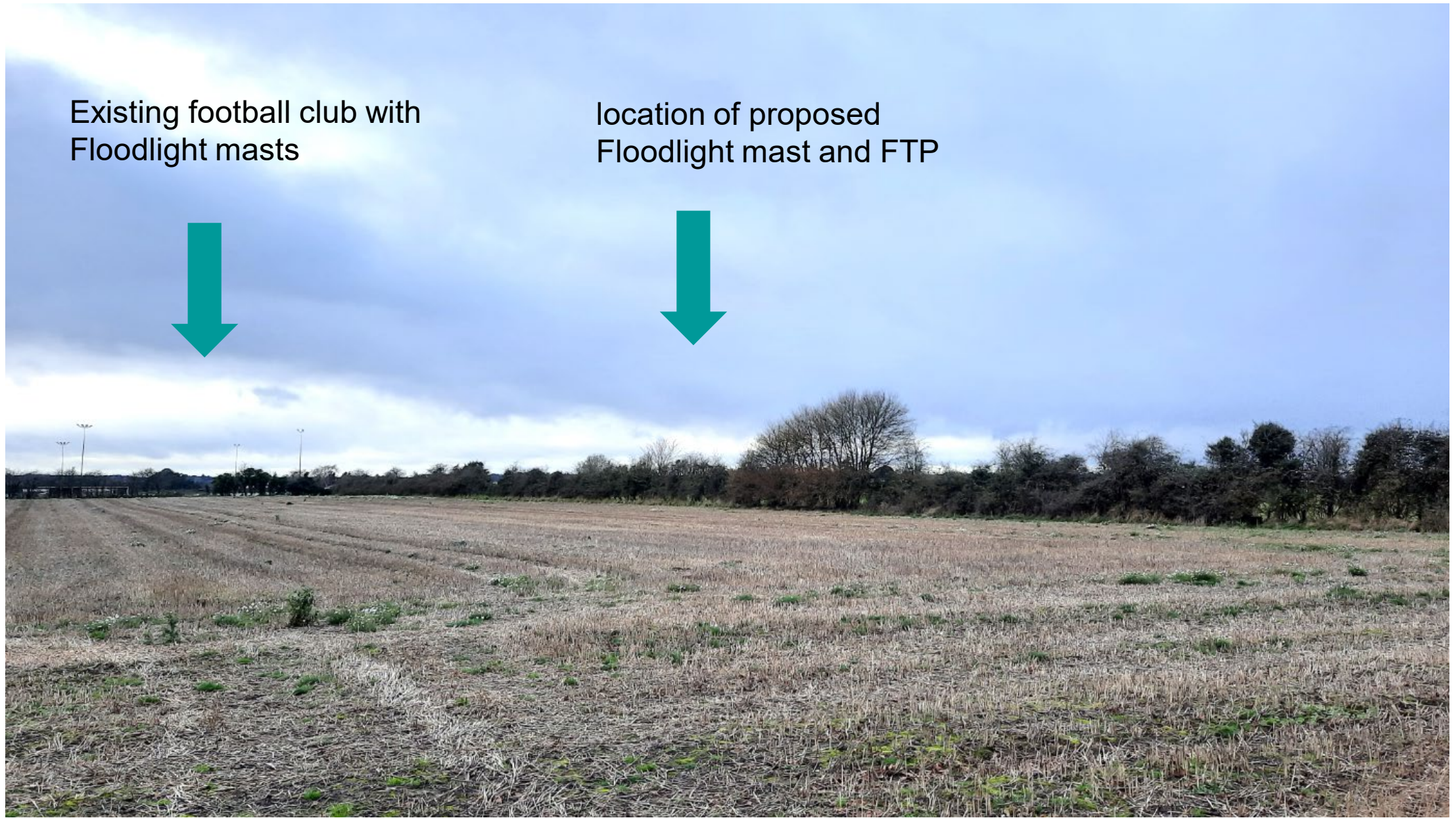
Proposed building

ic - View 2 - (PL)

Existing football club with  
Floodlight masts



location of proposed  
Floodlight mast and FTP



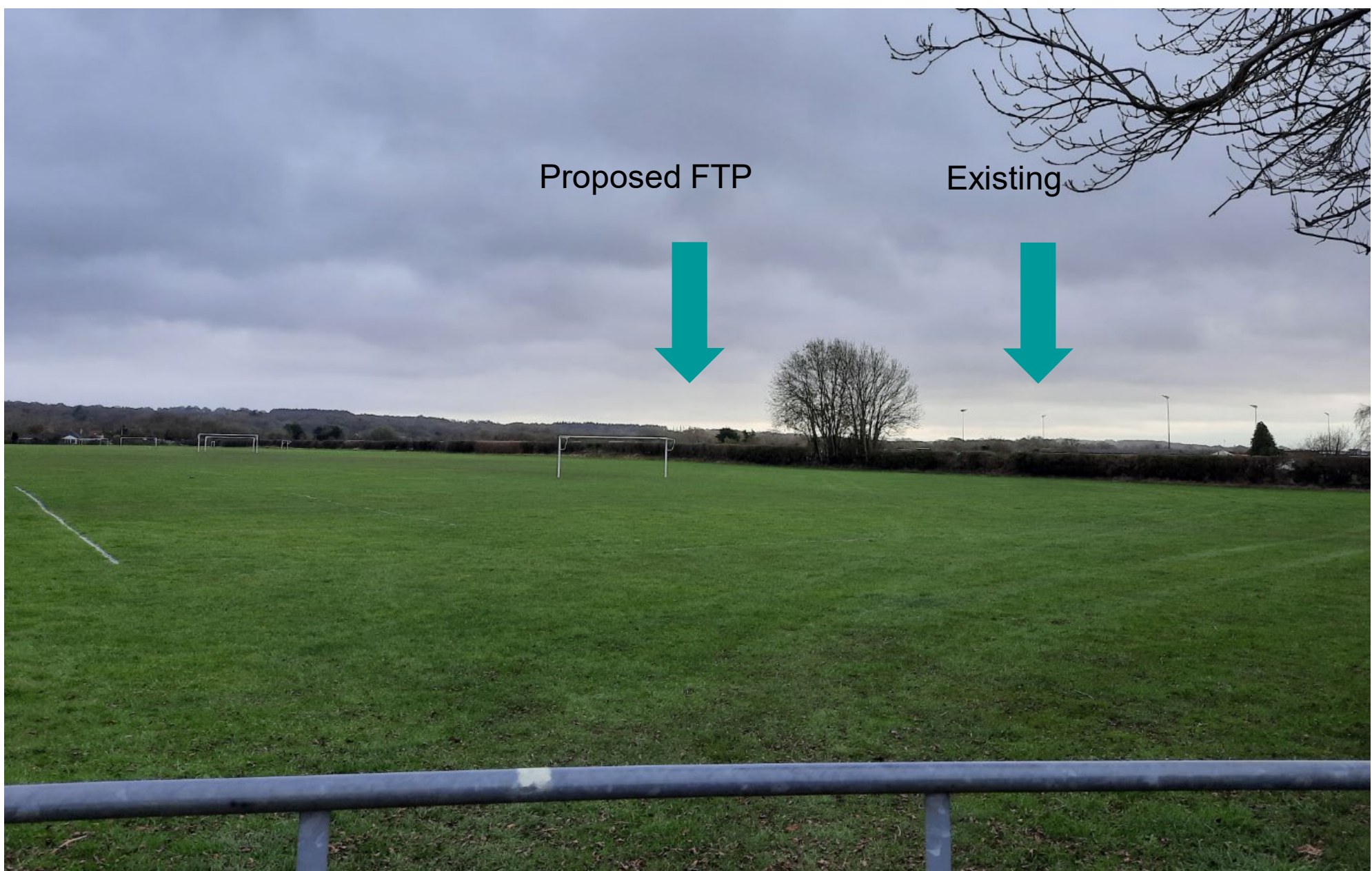
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Existing football club  
with Floodlight masts

Location of proposed Floodlight  
mast





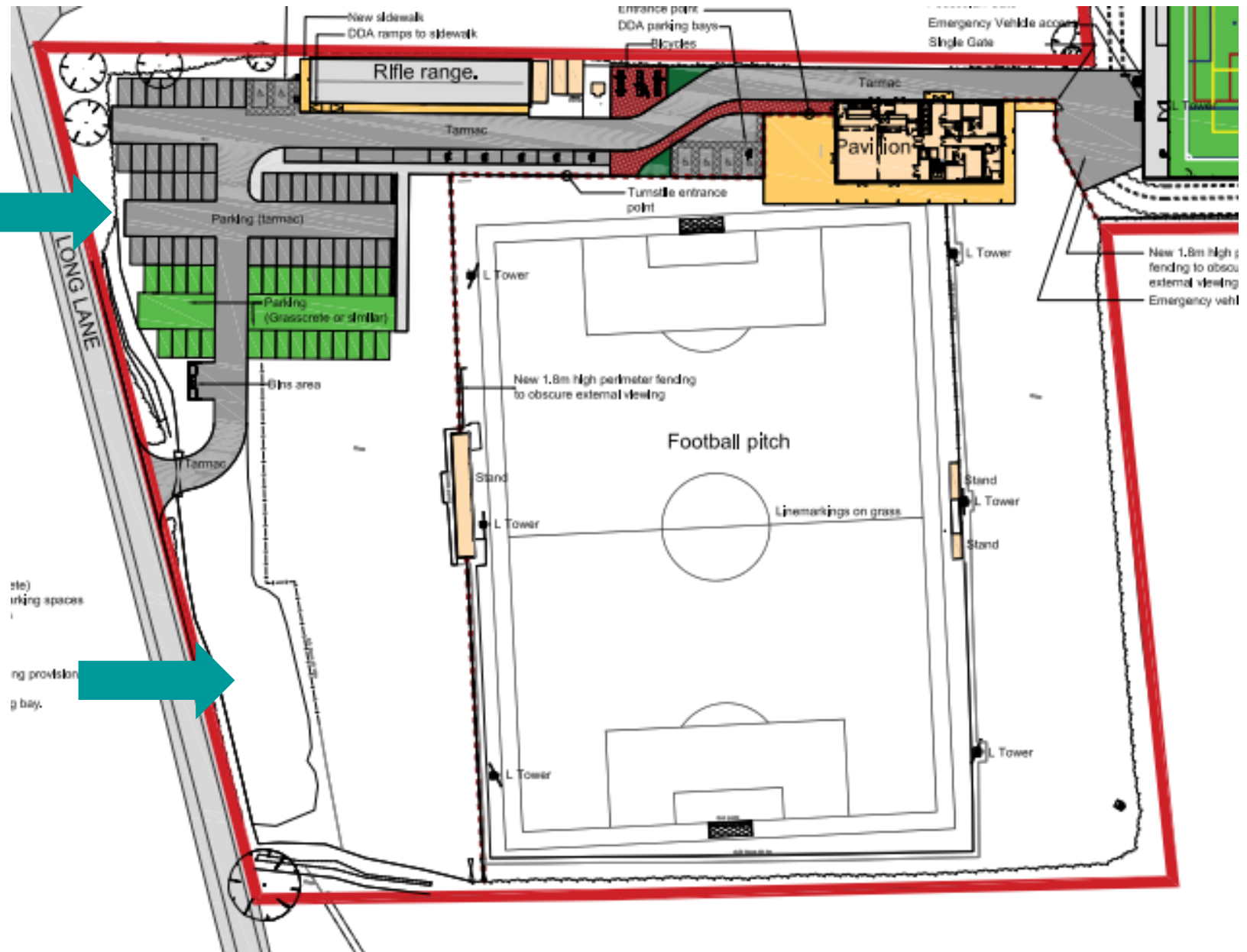
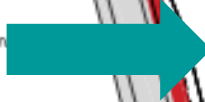
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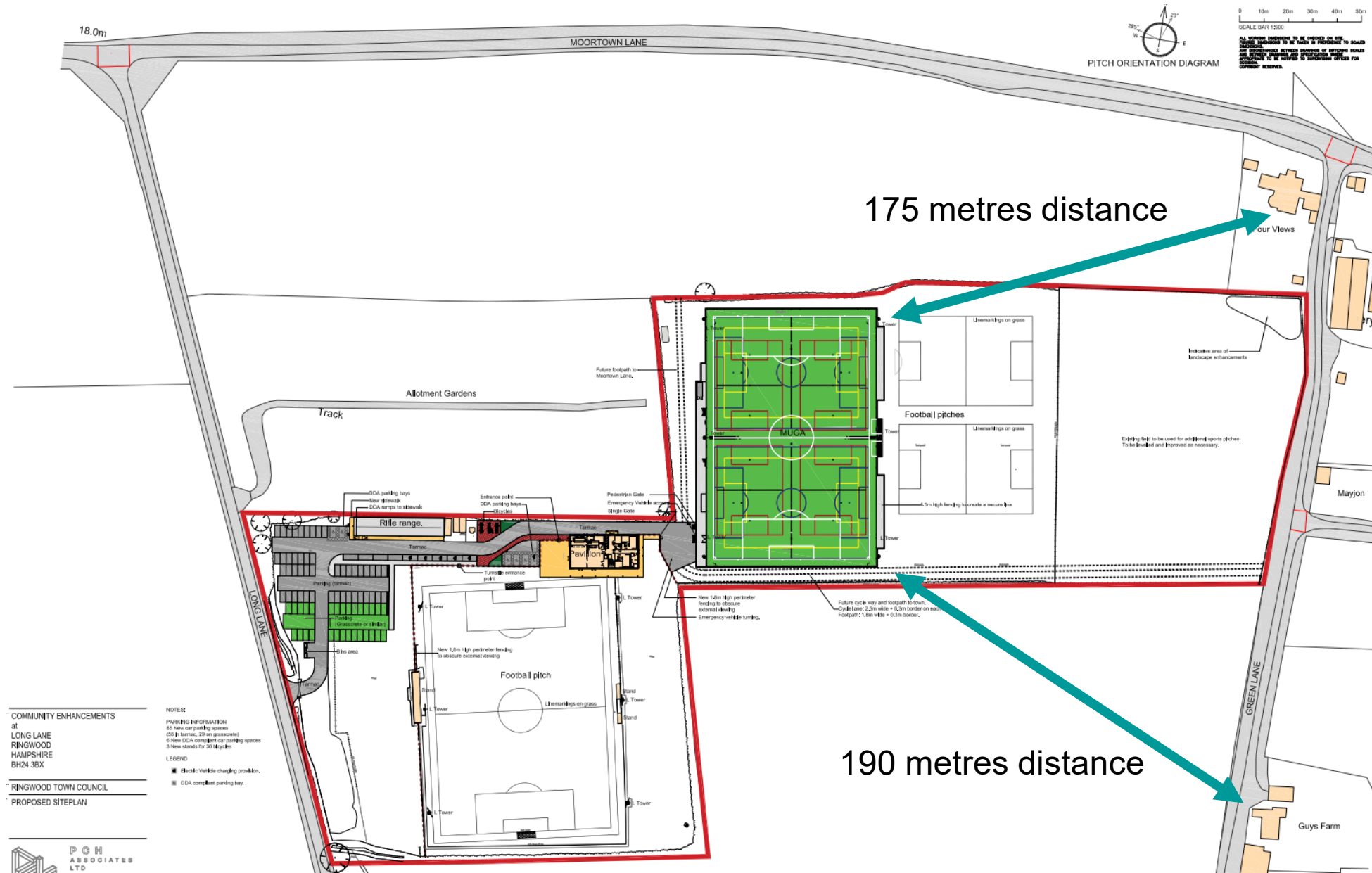
85 car parking spaces



Overflow car park





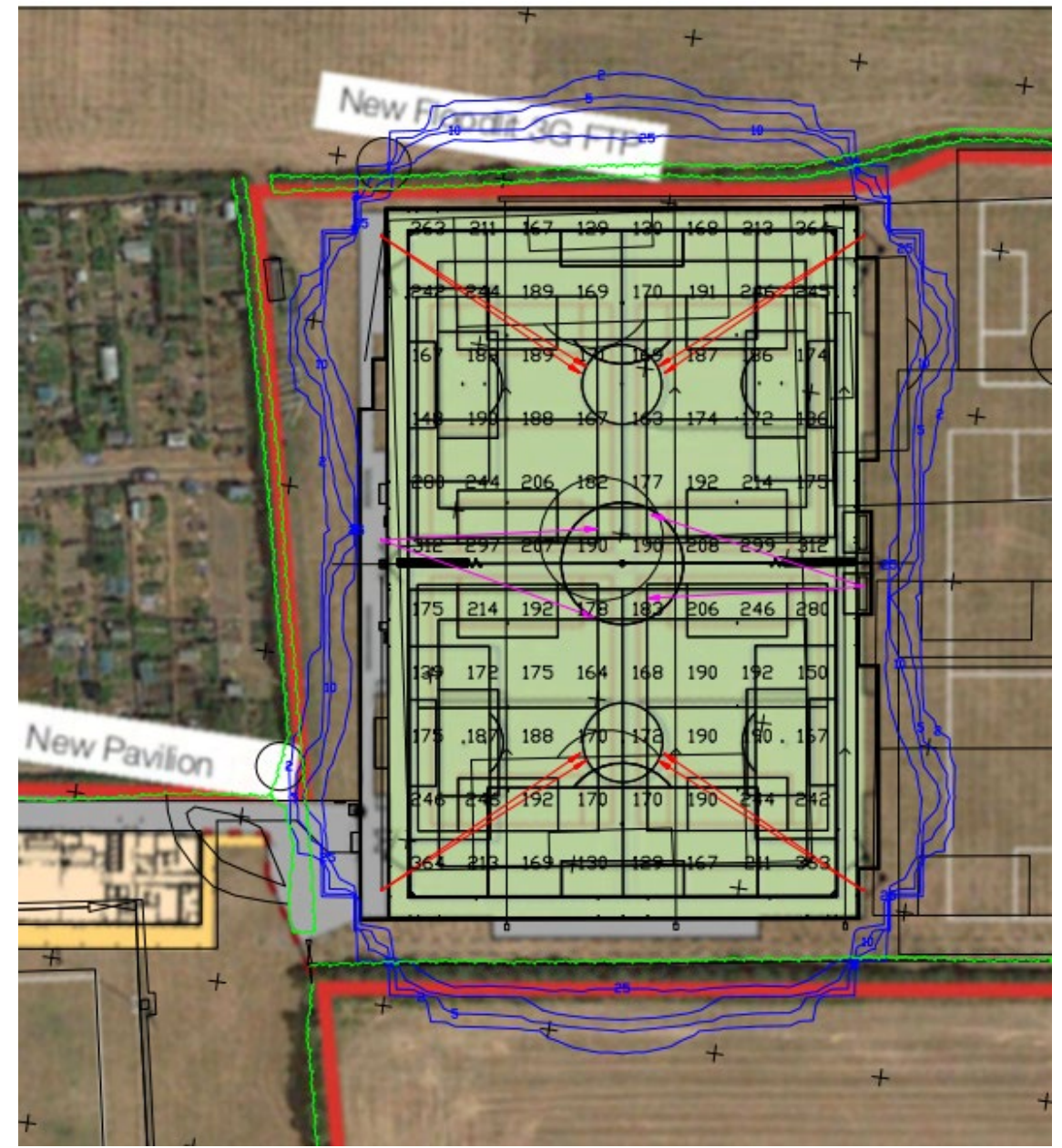
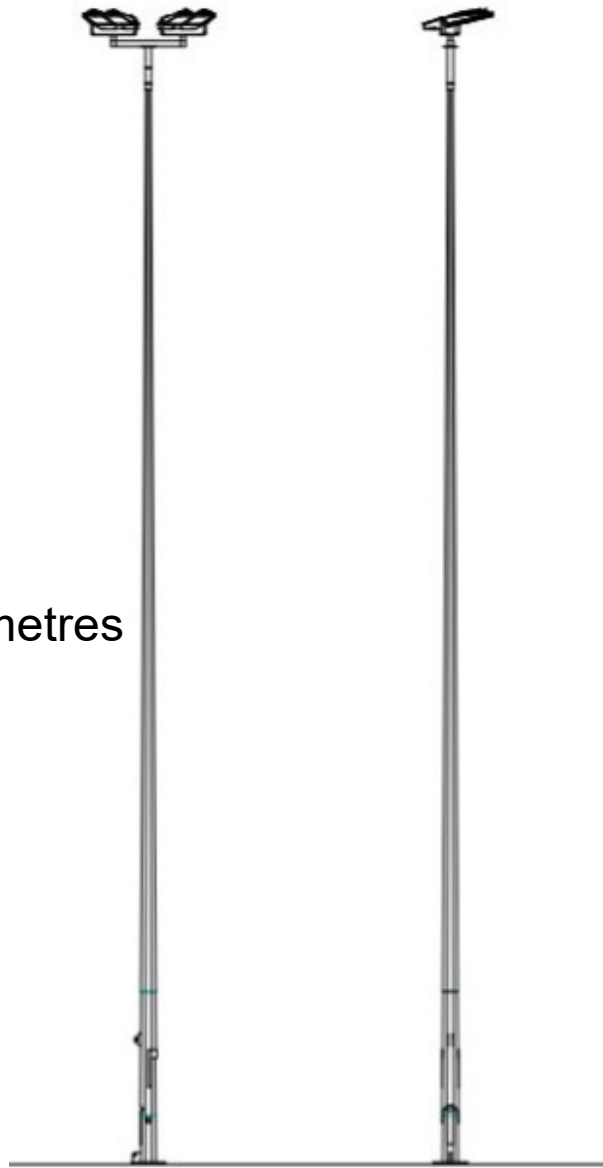




62



15 metres





63





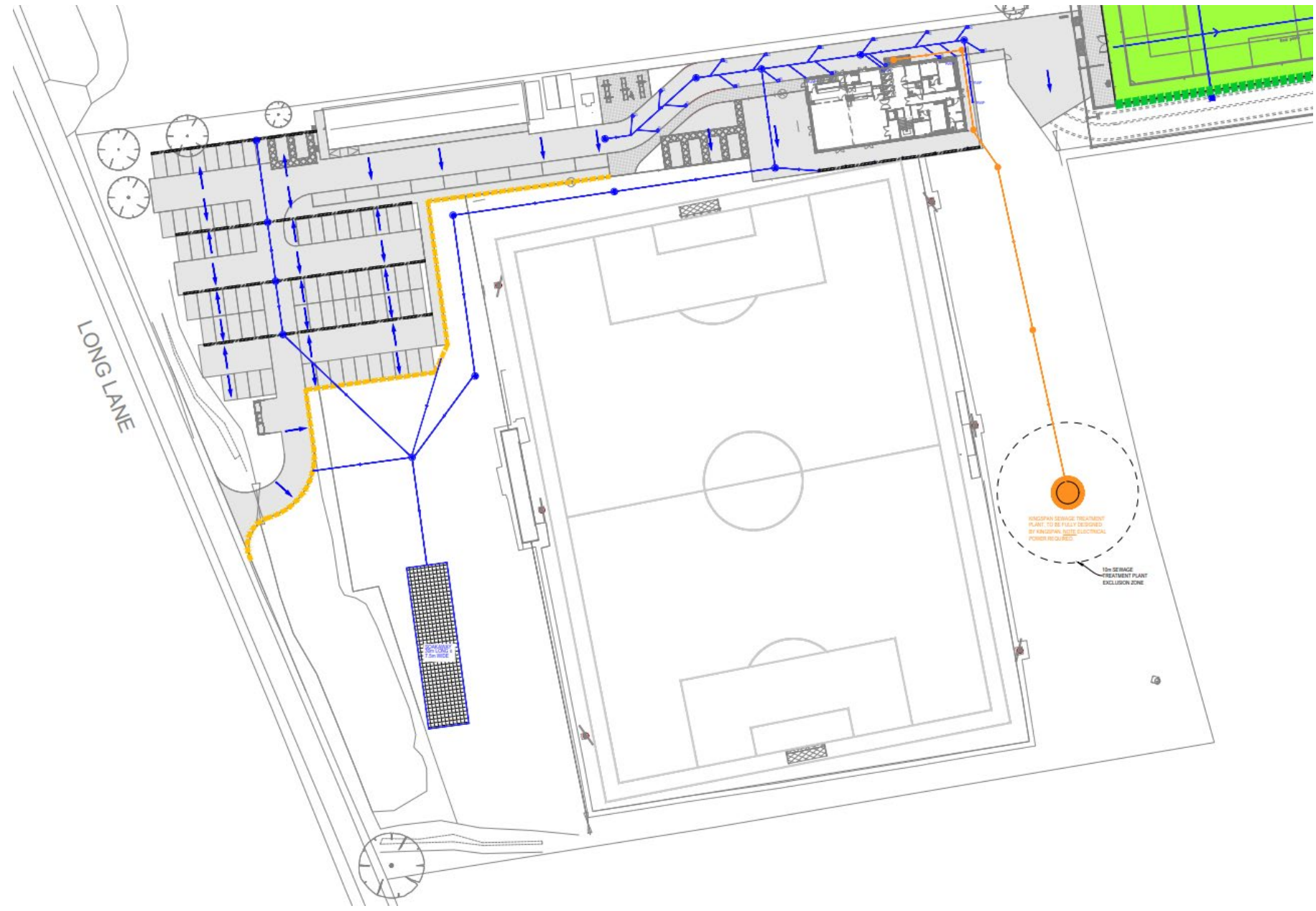
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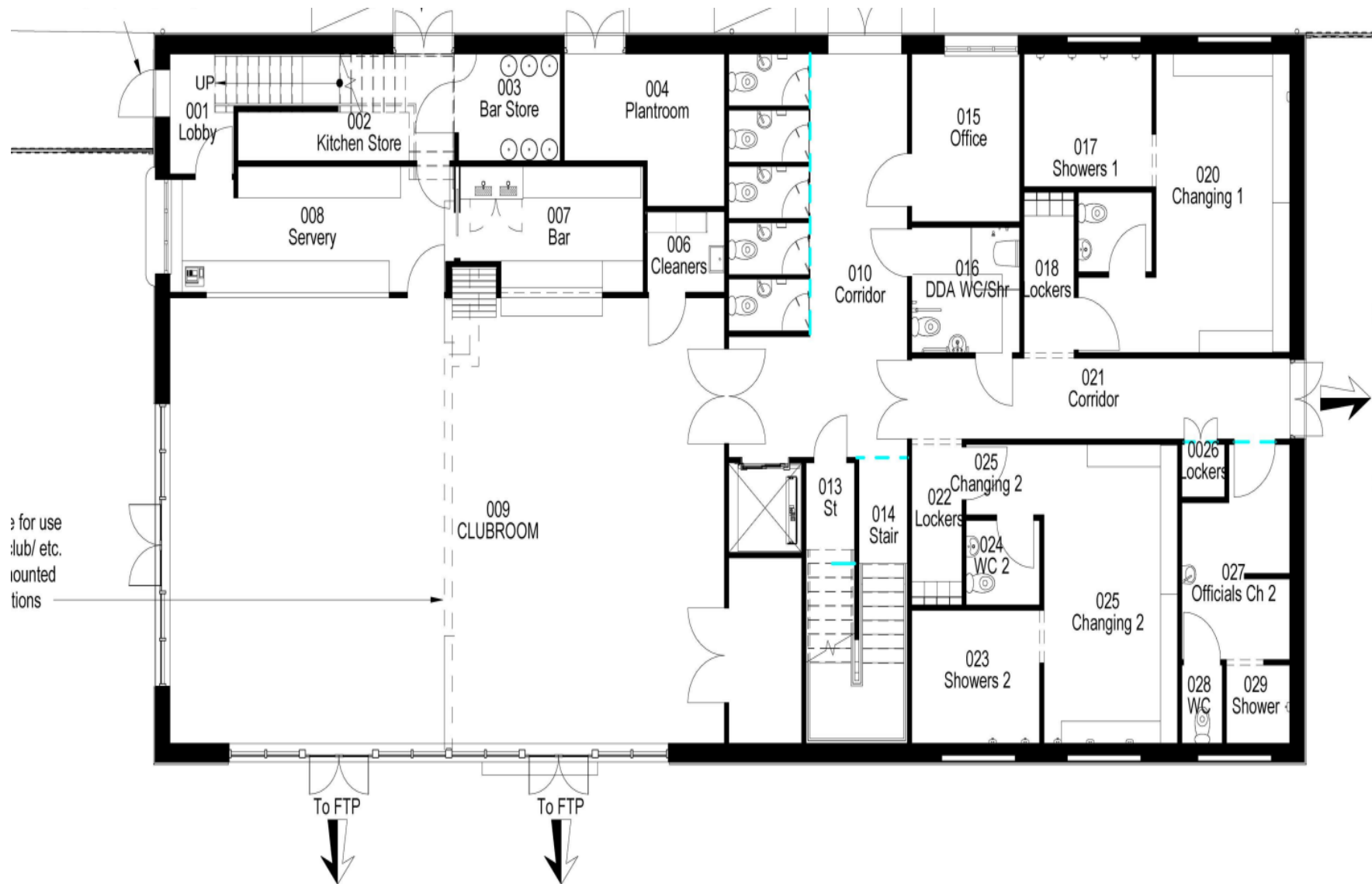


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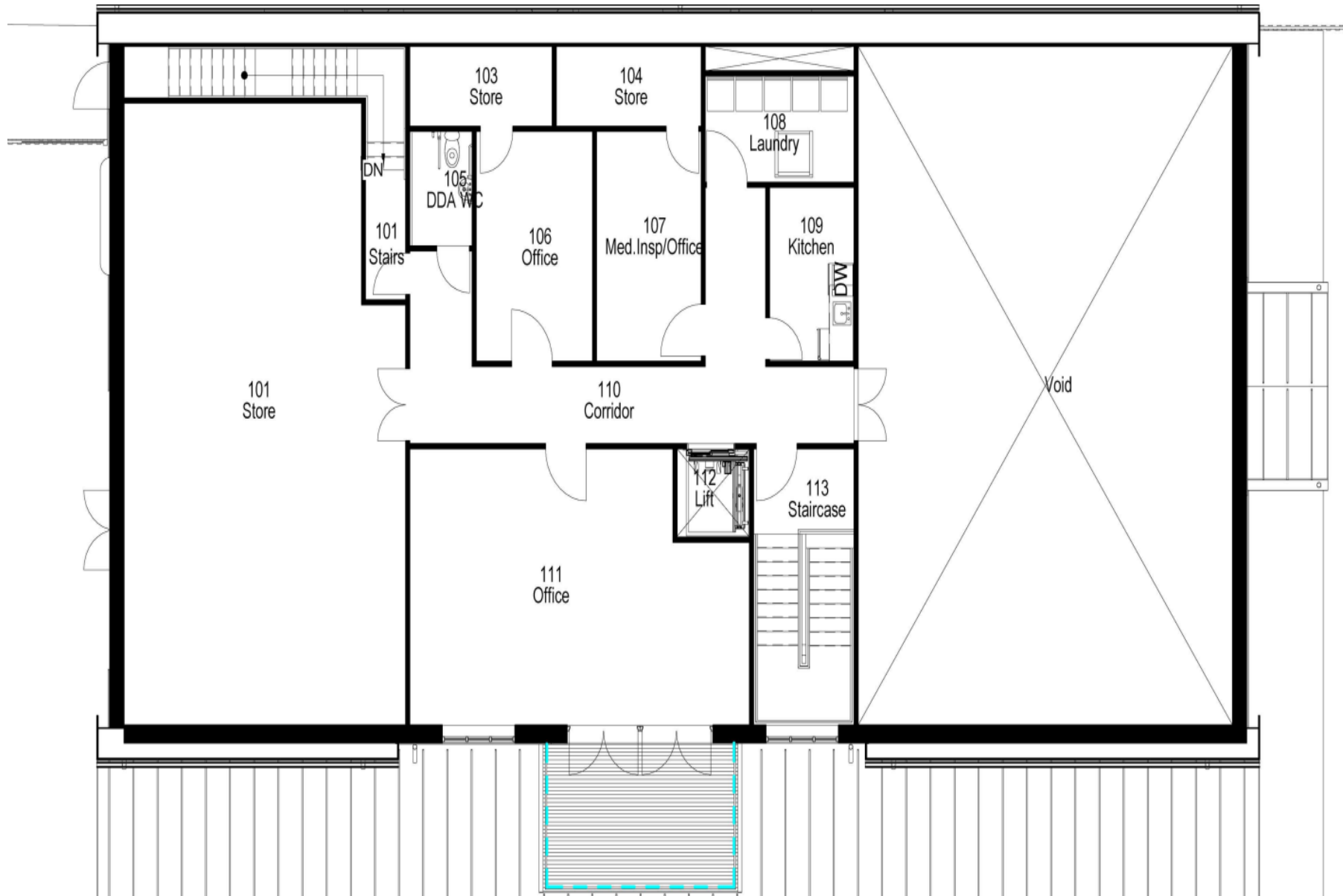




# Summary and planning balance



70

























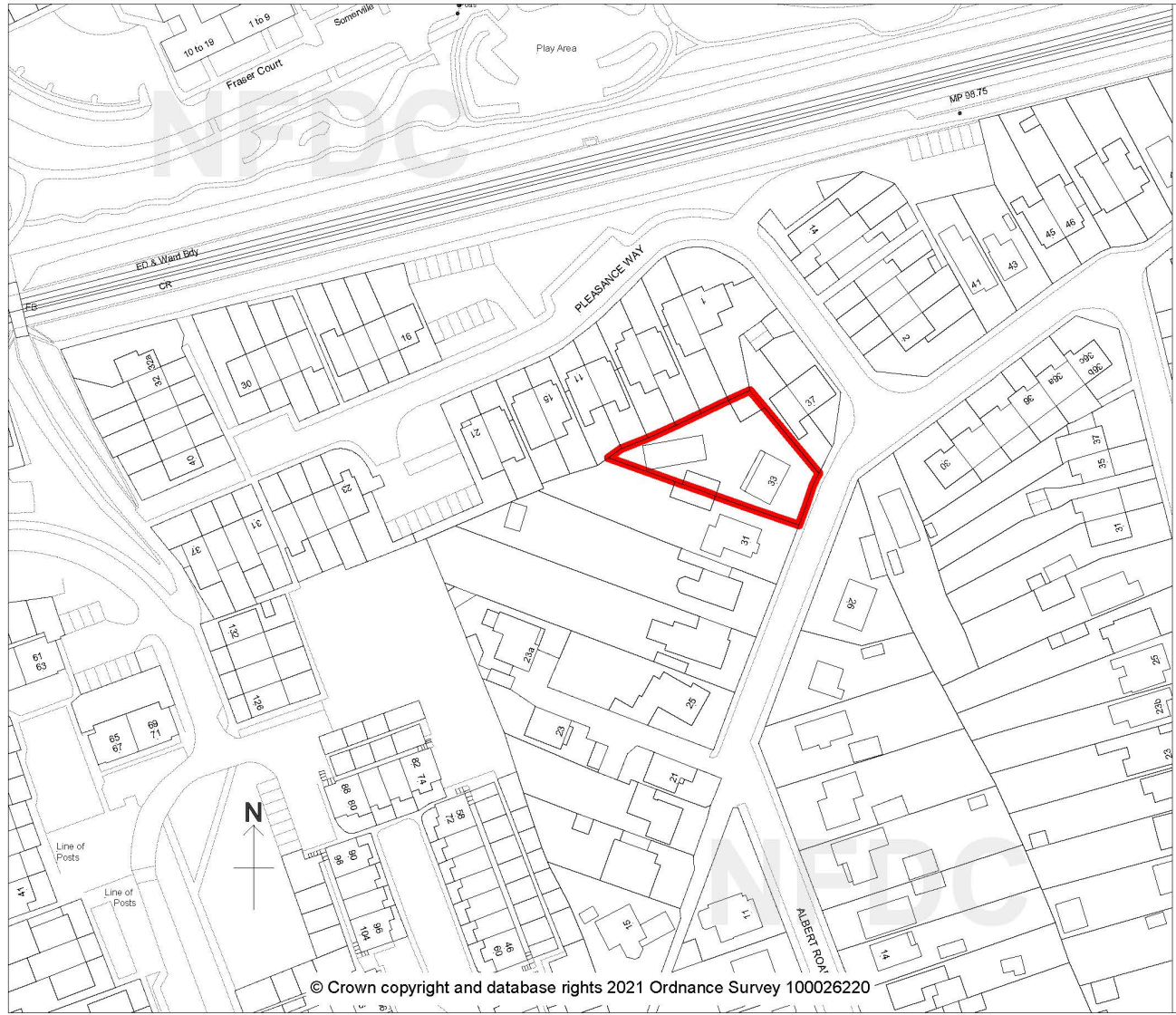
# Planning Committee

08 December 2021

33 Albert Road,  
New Milton

**Schedule 3c**

**App No 21/11230**



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# New Forest DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

December 2021

33 Albert Road  
New Milton

21/11230

Scale 1:1250

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scale.



**DRAYCOTT**  
CHARTERED SURVEYORS

82 High Street  
Lymington  
Hampshire  
SO41 5AN  
Tel: 01590 673282  
Email: surveyors@draycotts.co.uk

Project: 33 Albert Road,  
New Milton,  
BH25 6SP

Client: Mrs Wells-Bryant

Scale: 1:250 Date: 04.07.2018

Paper Size: A3 Drawn By: DS

Drawing Status: Proposal

Drawing Detail: Site Plan - Proposed

Drawing No: 036

Reviser:

84

Towards no.35



Towards Pleasance Way

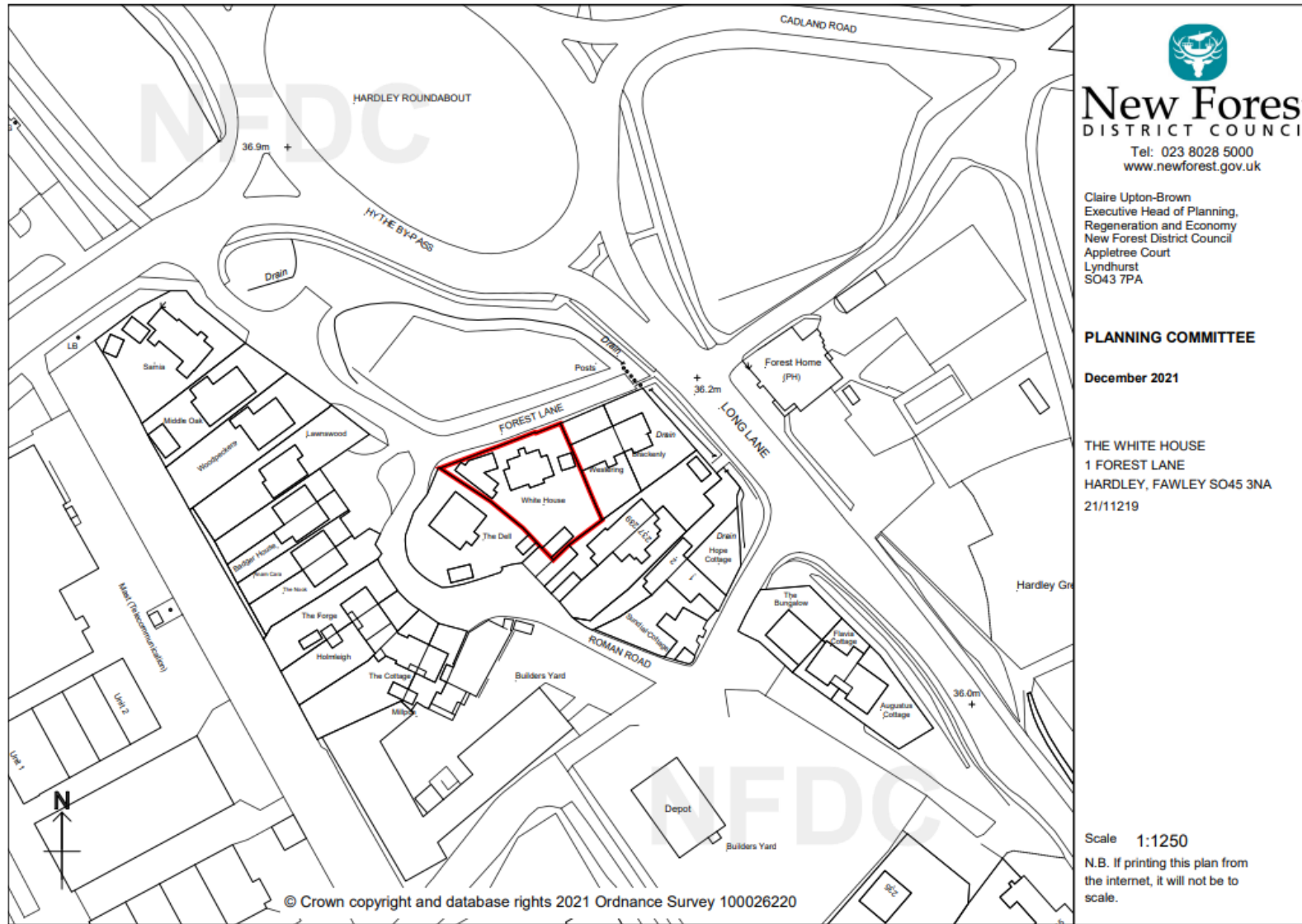


# Planning Committee

08 December 2021

The White House,  
1 Forest Lane  
Hardley  
Fawley  
SO45 3NA  
**Schedule 3d**

**App No 21/11219**



**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**December 2021**

THE WHITE HOUSE  
1 FOREST LANE  
HARDLEY, FAWLEY SO45 3NA  
21/11219

Scale 1:1250

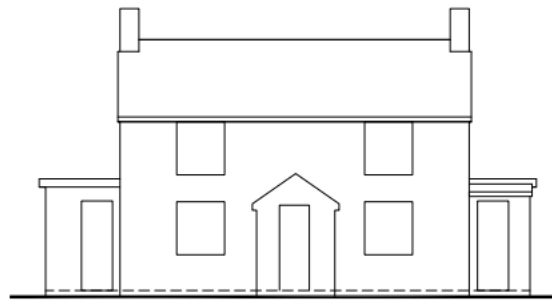
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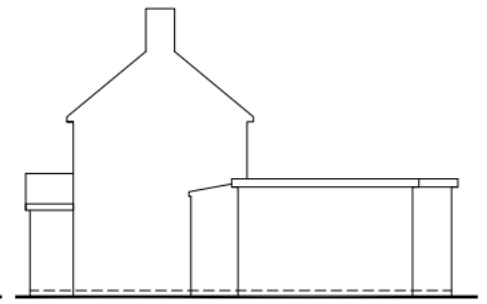




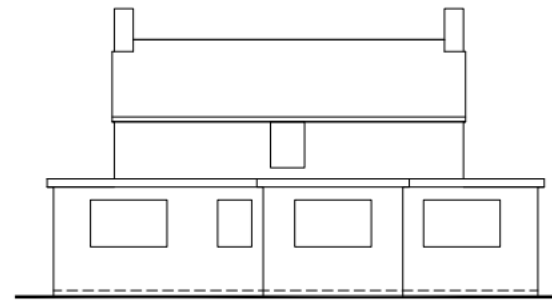
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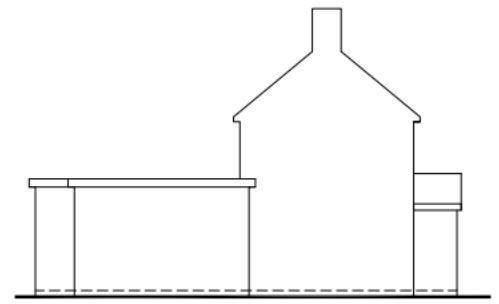
Front View  
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Side View  
Scale 1:100

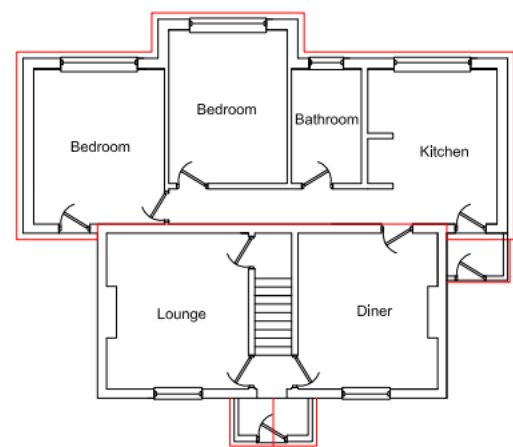


Rear View  
Scale 1:100

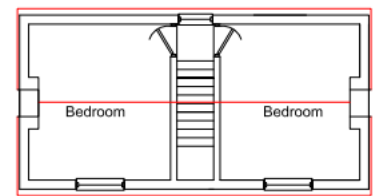
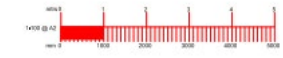


Side View  
Scale 1:100

06



Ground Floor Plan  
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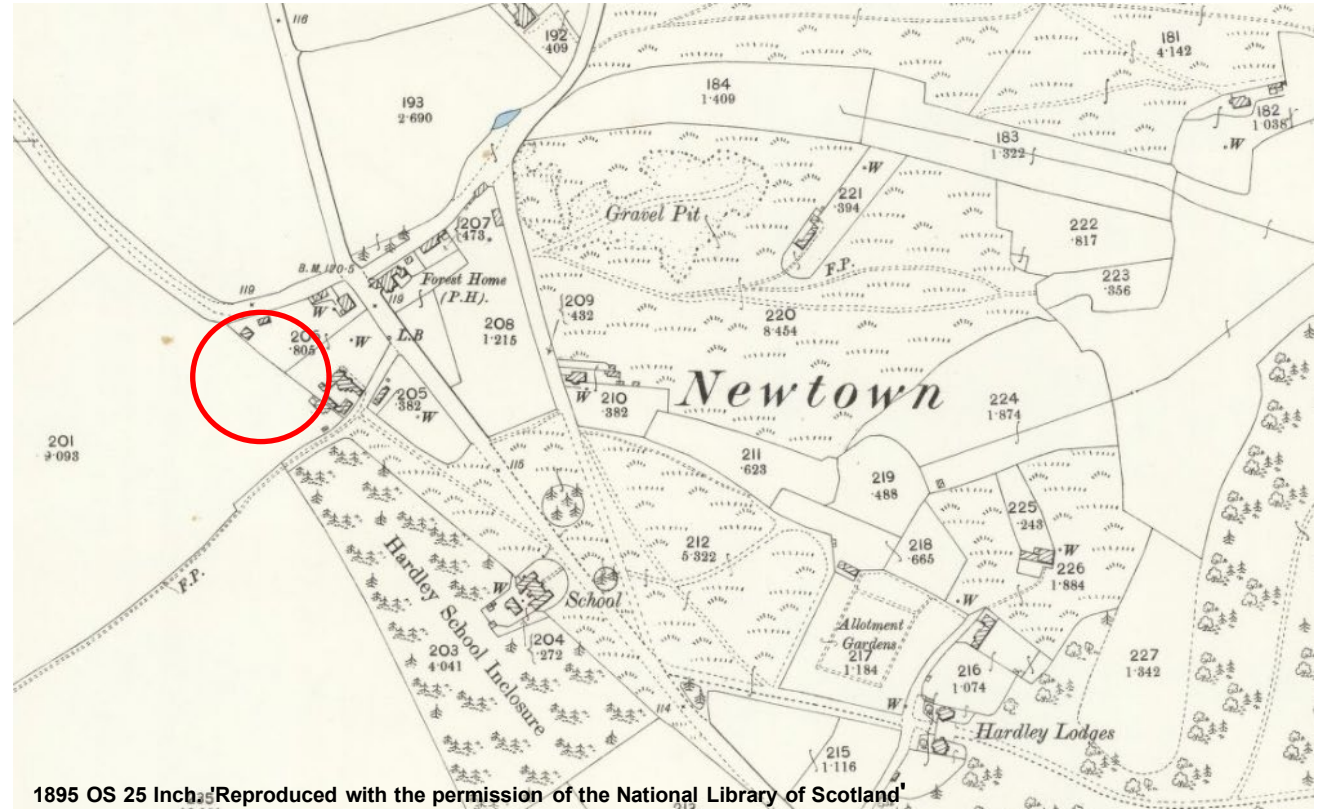


First Floor Plan  
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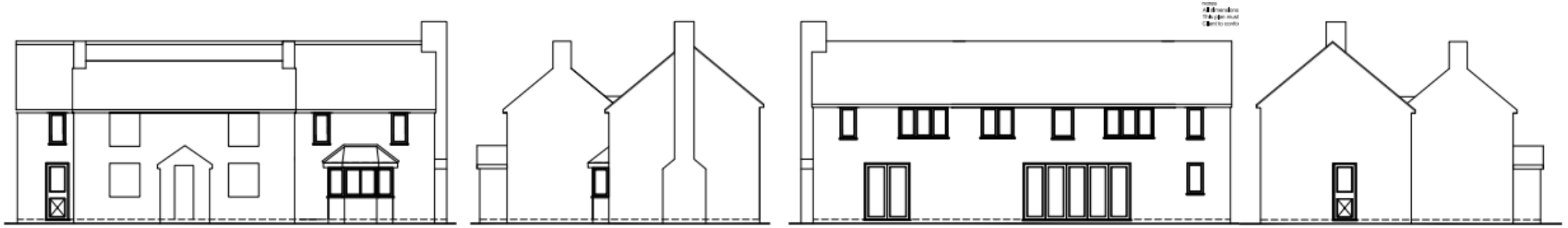


- Surviving example of late- 19<sup>th</sup> century vernacular ‘New Forest Cottage’
- First identifiable on 1895 OS map
- Considered unlisted heritage asset that evidences earlier vernacular traditions associated with Commoner traditions and way of life
- Rare survival in Hardley/Holbury area

94







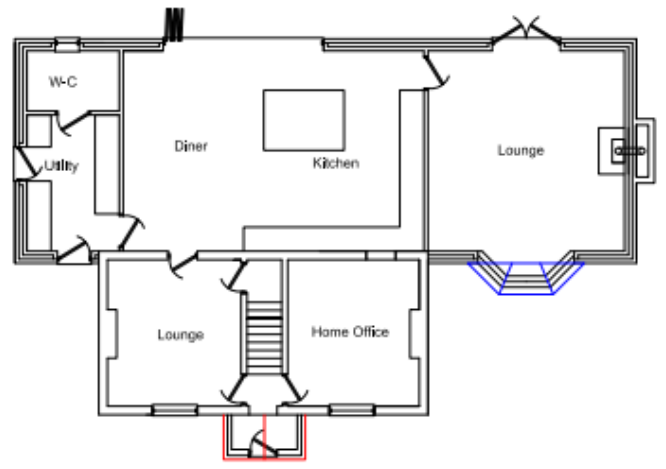
Front View  
Scale 1:100

Side View  
Scale 1:100

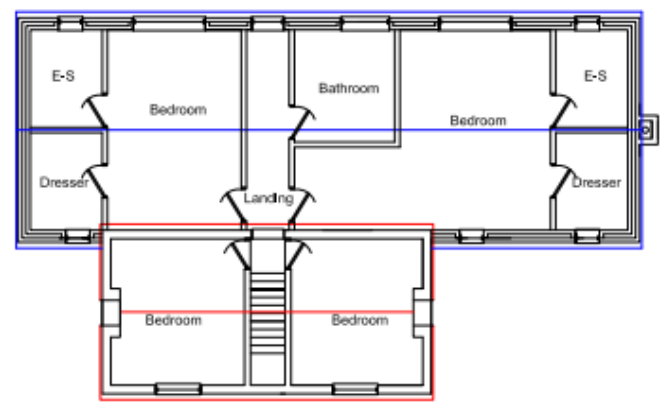
Rear View  
Scale 1:100

Side View  
Scale 1:100

96



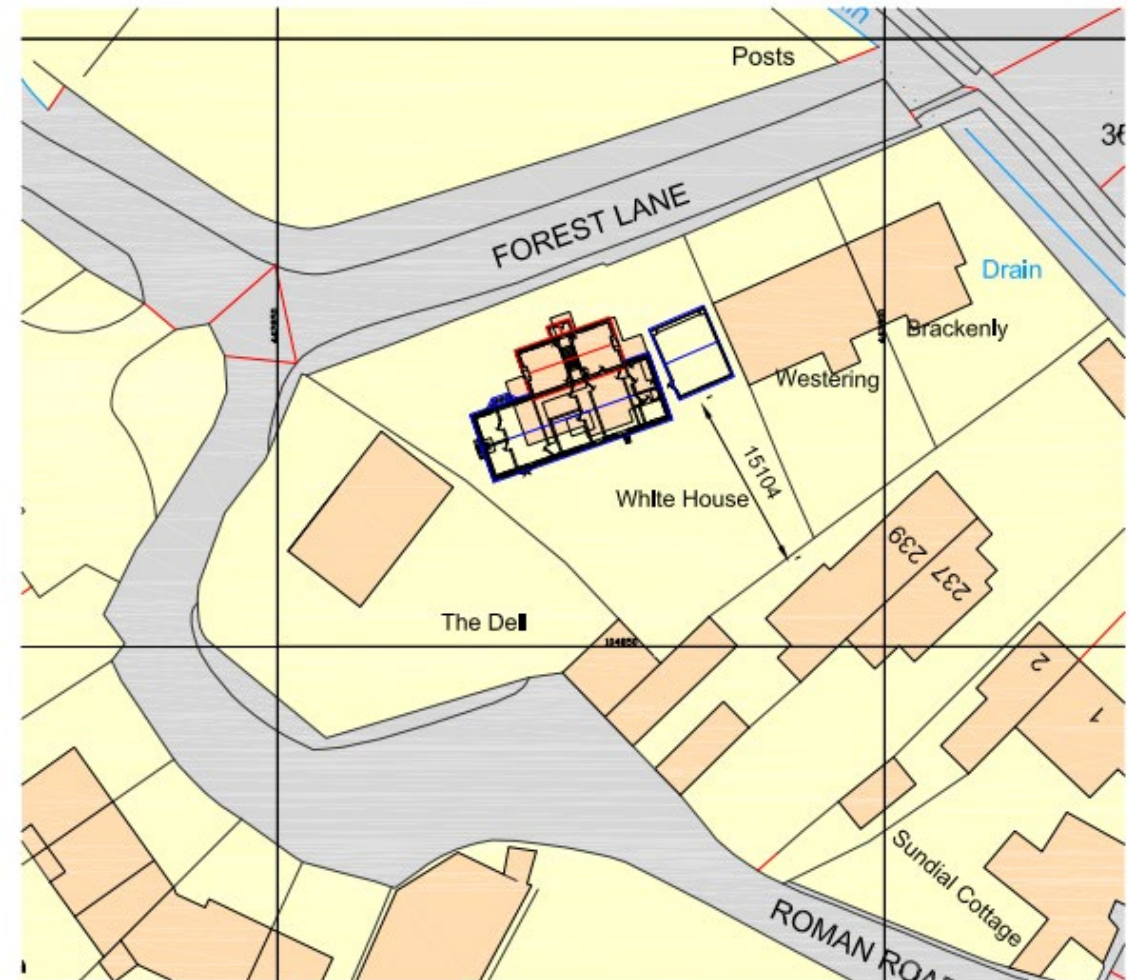
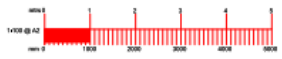
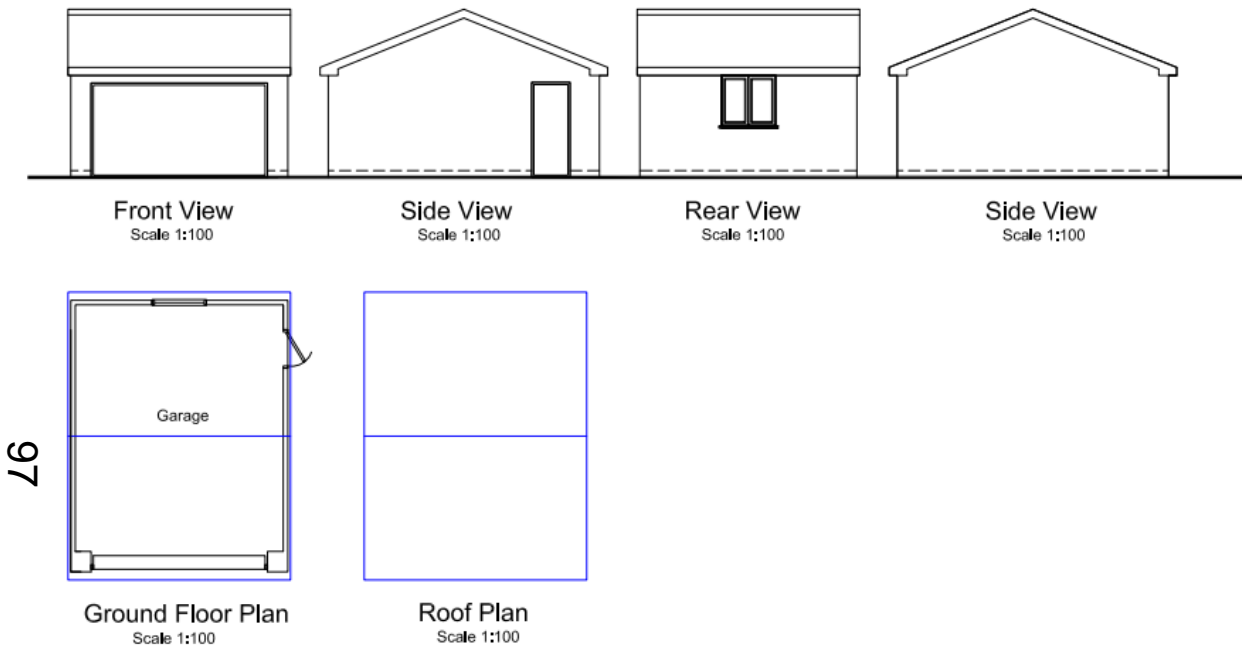
Ground Floor Plan  
Scale 1:100



First Floor Plan  
Scale 1:100

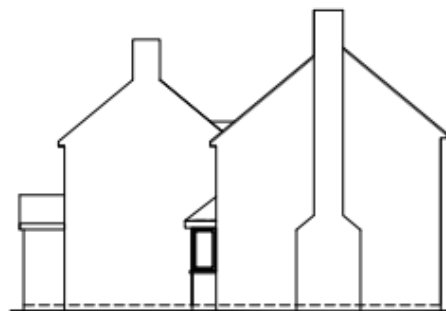




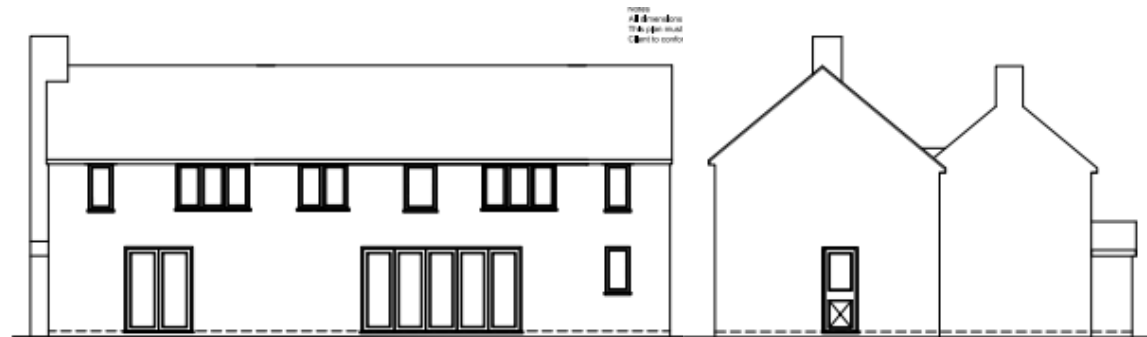




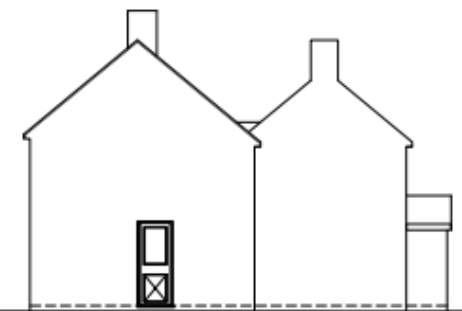
Front View  
Scale 1:100



Side View  
Scale 1:100



Rear View  
Scale 1:100



Side View  
Scale 1:100



- Disproportionate and imposing in scale compared to the original dwelling
- Scale and design do not respect historic character or value of vernacular cottage
- Benefit of removal of the flat roof extension is outweighed by impact of proposed extension
- The impact on the character of the area and dominance within the street scene justify a refusal in this instance
- No amenity or highways impact

# Planning Committee

08 December 2021

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PLANNING COMMITTEE – 8 DECEMBER 2021

## COMMITTEE UPDATES

### **Item 3a – Former Police Station, Southampton Road, Lymington (Application 21/10938) (Pages 5-28)**

To clarify in respect of the contribution towards off-site affordable housing – the initial contribution figure of £975,000 did not take into account the cost of developing the site in respect of providing adequate Nitrate mitigation.

The costs for Nitrate mitigation for the proposed development are approximately £50,000, however factoring the costs of Nitrate mitigation through the viability assessment calculations has the effect of reducing the Benchmark Land Value (BLV) with the result that the maximum viable affordable housing contribution is only reduced by £5,000 to £970,000. The details of how this has been calculated are set out within the Bruton Knowles Viability Assessment Report.

The applicants have accepted the revised affordable housing contribution of £970,000.

### **Item 3b - Ringwood Town Football and Social Club, Long Lane, Ringwood (Application 21/11170) (Pages 29-62)**

#### **1 additional letter of objection has been received.**

Is this site, in an agricultural setting with narrow roads, suitable for a professional football complex. Having land bordering the site, concerns raised in relation to trespass to retrieve stray footballs. Is adequate fencing planned to limit this? At present, the floodlights illuminate the surrounding fields.

#### **Additional condition**

In relation to contaminated land. There is no unacceptable risk of harm, but condition required to ensure if any unexpected contamination is found during construction, the appropriate actions will be taken to minimise risks and ensure the site is suitable for its proposed use.

#### Condition wording

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the [Local] Planning Authority in writing, until an investigation and risk assessment has been undertaken in accordance with Environment Agency's technical Land Contamination Risk Management (LCRM) guidance. Where remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the [Local] Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the

intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

**Agenda Item 3d – 21/11219. The White House, 1 Forest Lane, Hardley, SO45 3NA**

Revision to report conclusion (section 11 of the report):

The proposed scale and mass would result in an extension that would be so disproportionate to the original dwelling that the impact on the character of the area and dominance within the street scene justify a refusal in this instance.