

PLANNING COMMITTEE - WEDNESDAY, 9TH FEBRUARY 2022

## UPDATES FOR COMMITTEE

**Agenda No    Item**

5.    **Presentation on Planning Applications (Pages 3 - 180)**
  
6.    **Committee Updates (Pages 181 - 186)**

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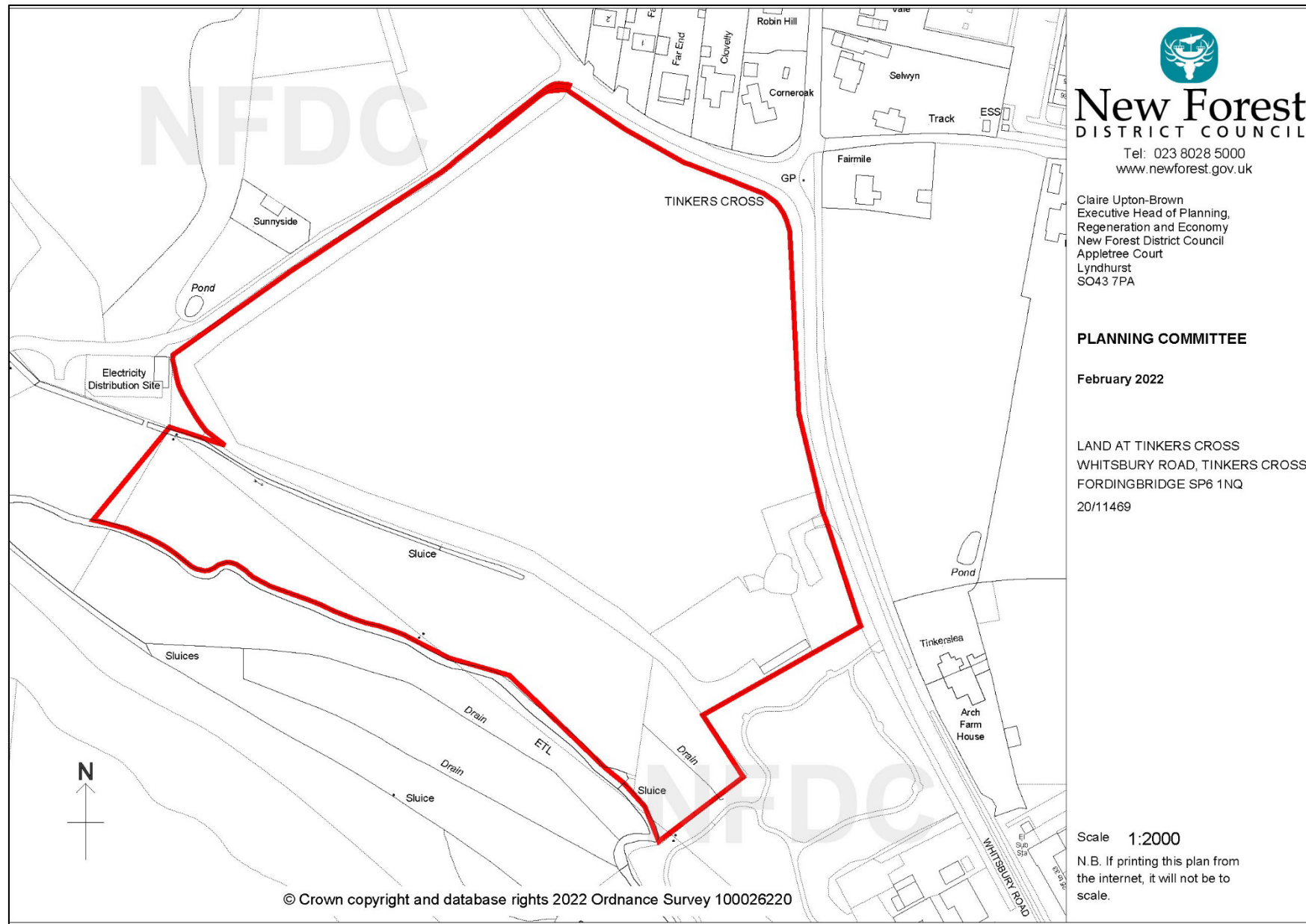
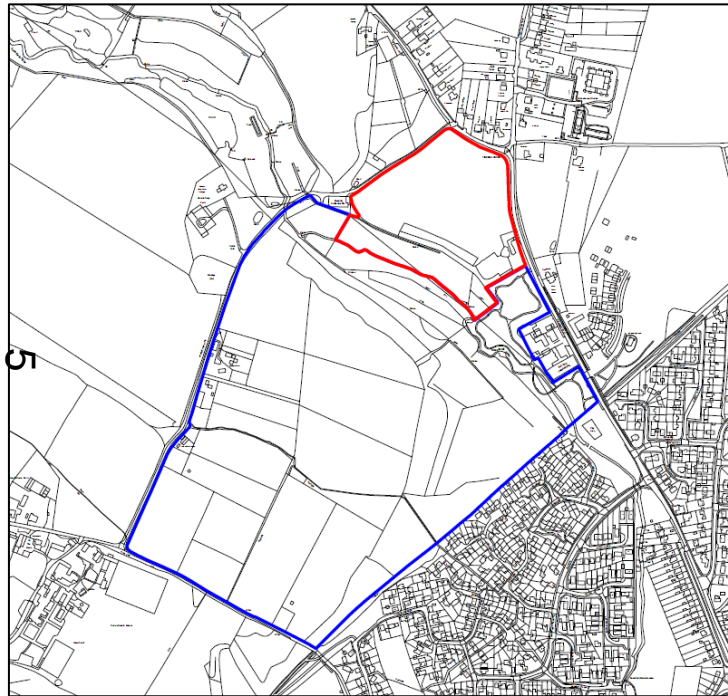
# Planning Committee

09 February 2022

Agenda Item 5

4 Land at Tinkers Cross,  
Whitsbury Road  
Fordingbridge  
**Schedule 3a**

**App No 20/11469**



**New Forest**  
DISTRICT COUNCIL

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Claire Upton-Brown  
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Regeneration and Economy  
New Forest District Council  
Appletree Court  
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SO43 7PA

**PLANNING COMMITTEE**

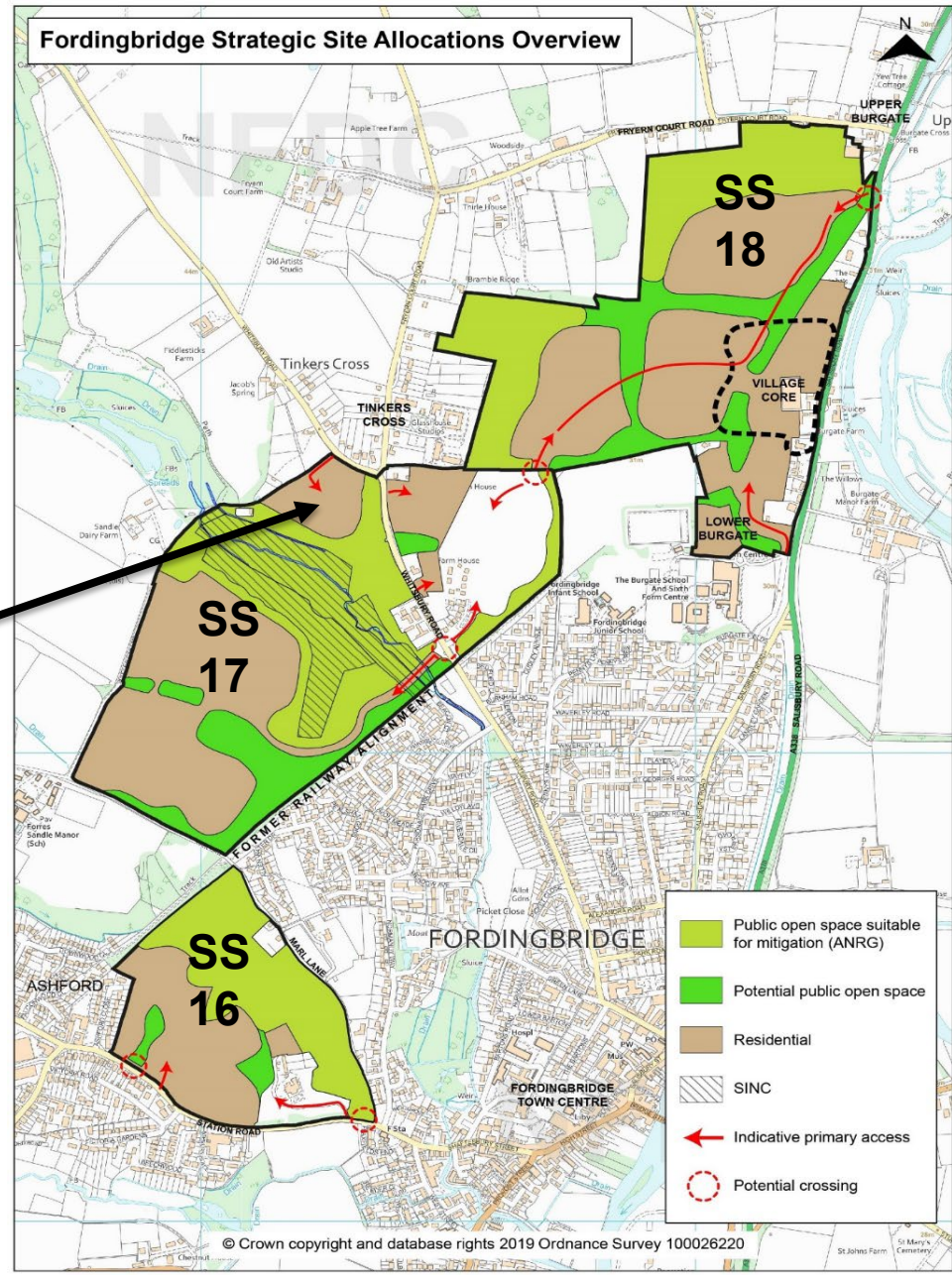
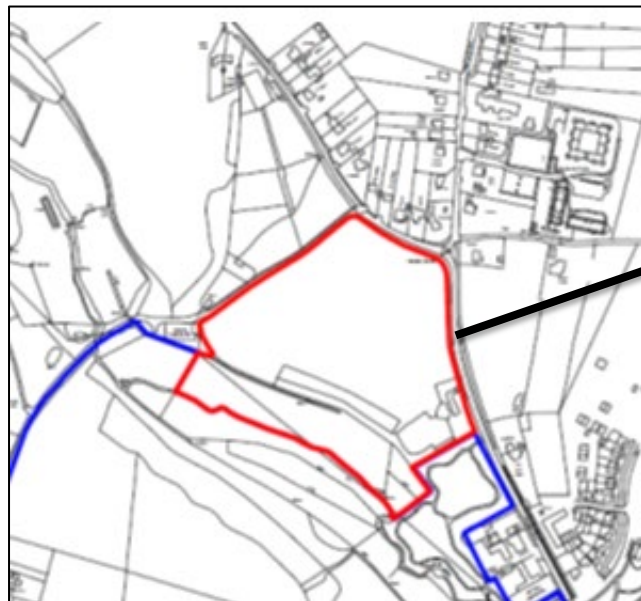
February 2022

LAND AT TINKERS CROSS  
WHITSBURY ROAD, TINKERS CROSS  
FORDINGBRIDGE SP6 1NQ  
20/11469

Scale 1:2000

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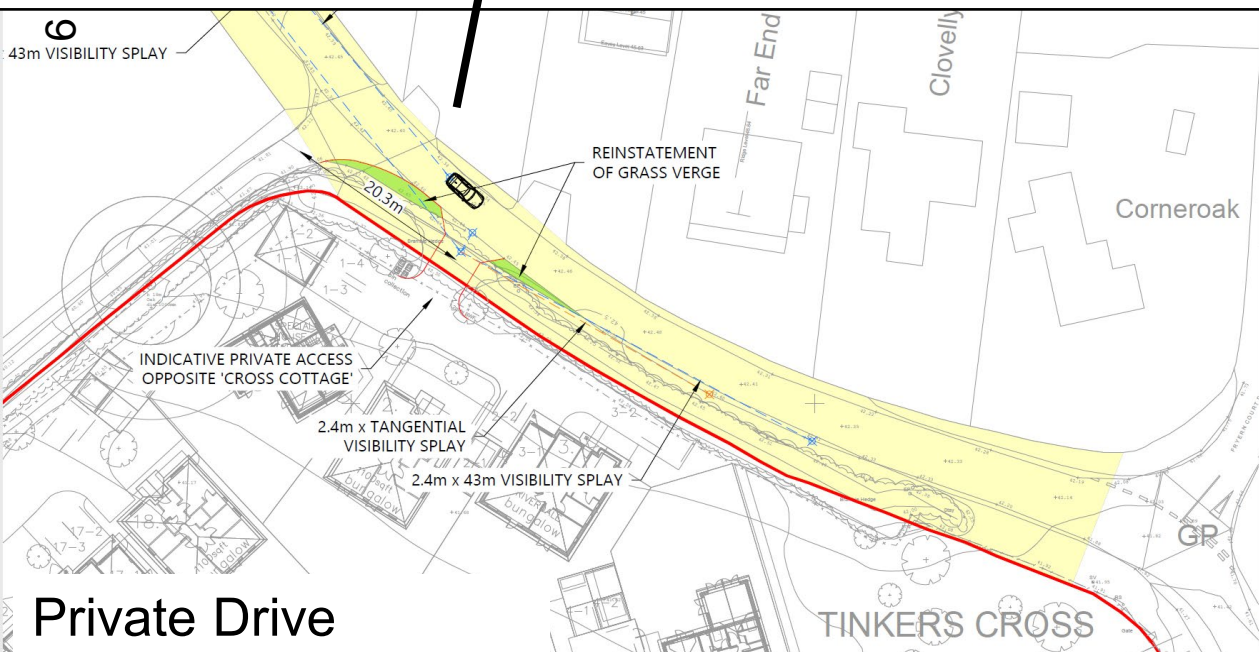
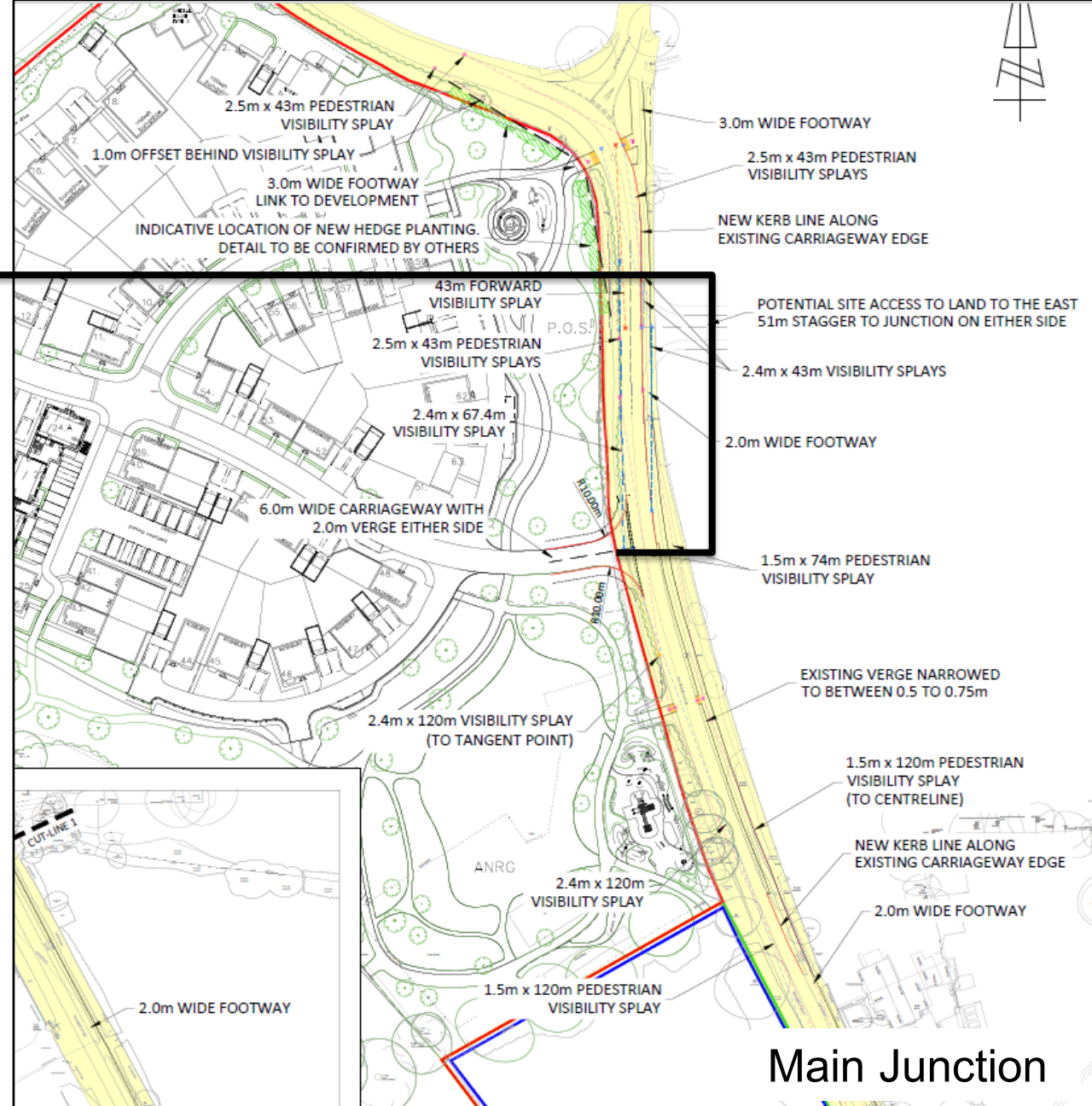


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8













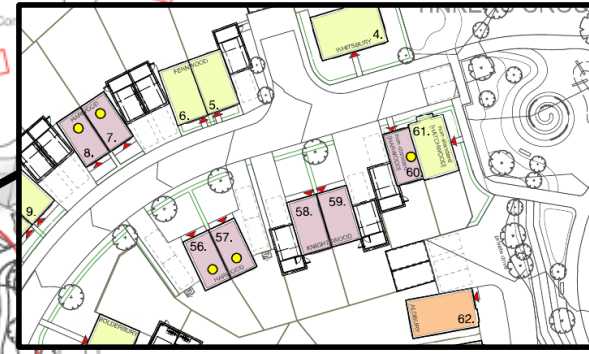
Private Drive

Main Junction

**LEGEND:**

 one bed apartment	 two bed apartment	 two bed house
 three bed house	 four bed house	
 all rent 7 No.	 shared ownership 7 No.	 first homes 5 No.

Affordable units







12











Looking north to Tinkers Cross



Looking south towards Augustus Park





**Puddleslosh Lane boundary**

**Tinkers Cross**





19

Near junction of Augustus Park showing footway to be widened



Recreation SANG opposite Augustus Park



1A Streetscene Elevation from Whitsbury Road  
Scale: 1:200



1 Streetscene Elevation from Whitsbury Road  
Scale: 1:200



21 5 Streetscene Elevation from East  
Scale: 1:200



3 Streetscene Elevation of Primary Street (north)  
Scale: 1:200



PLOT 40-41: HATCHWOOD

PLOT 42-44: HATCHWOOD / A3M / HATCHWOOD

4 Courtyard East Elevation  
Scale: 1:100

22



PLOT 26 - 27: HOUSE TYPE A2S

PLOT 24 - 25: APARTMENT BLOCK

PLOT 22 - 23: APARTMENT BLOCK

PLOT 19 - 21: APARTMENT BLOCK

3 Apartment Courtyard West Elevation  
Scale: 1:100

23



7 Apartment Courtyard South Elevation  
Scale: 1:100

PLOT 26-27: A2S

PLOT 42-44: HATCHWOOD / A3M / HATCHWOOD



PLOT 40-41: HATCHWOOD

PLOT 19 - 25: APARTMENT BLOCK

1 Apartments North Elevation  
Scale: 1:100

24



Plot 1  
Special Type 3

Plot 18

Plot 17

Plot 16

Plot 15

Plot 14

Plot 36  
Special Type 2

Plot 35

Plot 34

6 Streetscene Elevation from Puddleslosh Lane  
Scale: 1:200





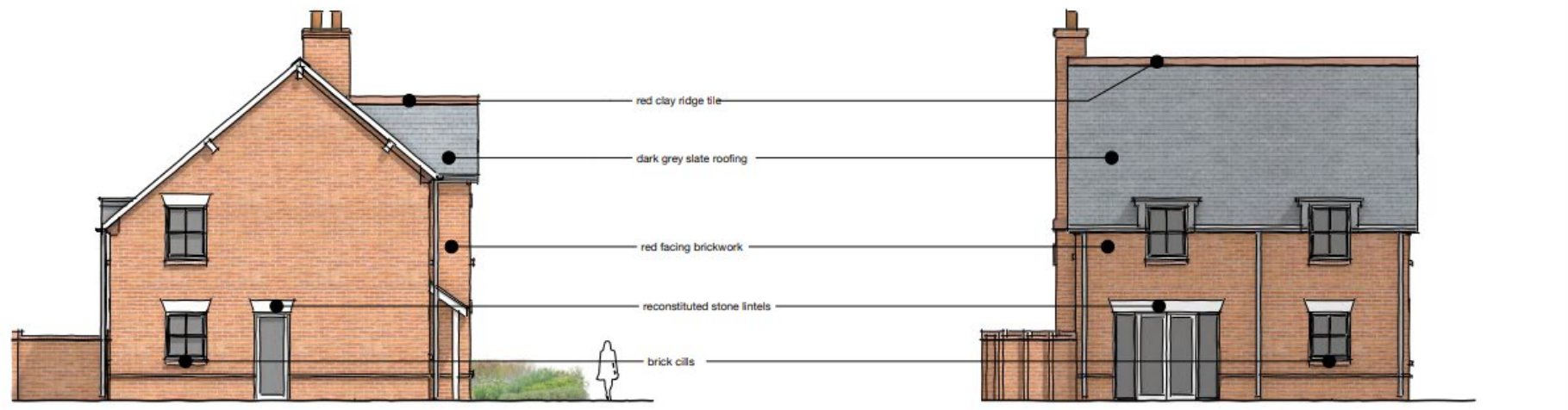
Tinkers Cross  
Pennyfarthing Homes

**Special House Type 2**  
Plot: 36 - 4 bed home  
120 sq.m (1,290sq.ft) GIFA



3 **Special House Type 2 Elevation East**  
Scale: 1:100

4 **Special House Type 2 Elevation North**  
Scale: 1:100

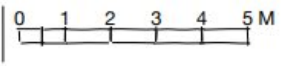


5 **Special House Type 2 Elevation South**  
Scale: 1:100

6 **Special House Type 2 Elevation West**  
Scale: 1:100

Rev E: 06.10.2021 Landscape detail added  
Rev D: 06.09.2021 Update for revised submission  
Rev C: 17.07.2021 Revised footprint and roofline  
Rev B: 04.06.2021 Elevation detail update  
Rev A: 06.05.2021 Update to respond to comments

Tinkers Cross  
Pennyfarthing Homes



Scale to be used for planning purposes only

Special House Type 2 - Elevations  
House Type Drawings  
248014C - TOR - 00-00-DR-A-P333  
Scale 1:100@ A3  
12/2021



### Special House Type 3

Plot: 1 - 3 bed home 134 sq.m (1442 sq.ft) GIFA



2 Special House Type 3 North Elevation  
Scale: 1:100

3 Special House Type 3 South Elevation  
Scale: 1:100

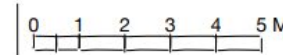


4 Special House Type 3 West Elevation  
Scale: 1:100

5 Special House Type 3 East Elevation  
Scale: 1:100

Rev D: 11.10.2021 Landscape detail added  
Rev C: 06.08.2021 Update for revised submission  
Rev B: 04.06.2021 Elevation detail update  
Rev A: 06.05.2021 Update to respond to comments

Tinker's Cross  
Pennyfarthing Homes



Scale to be used for planning purposes only

Special House Type 3 - Elevations  
House Types  
2459142 - TCR - XX-JX-DR A-P025  
Scale 1:10000 A3  
12/2020





# Planning Committee

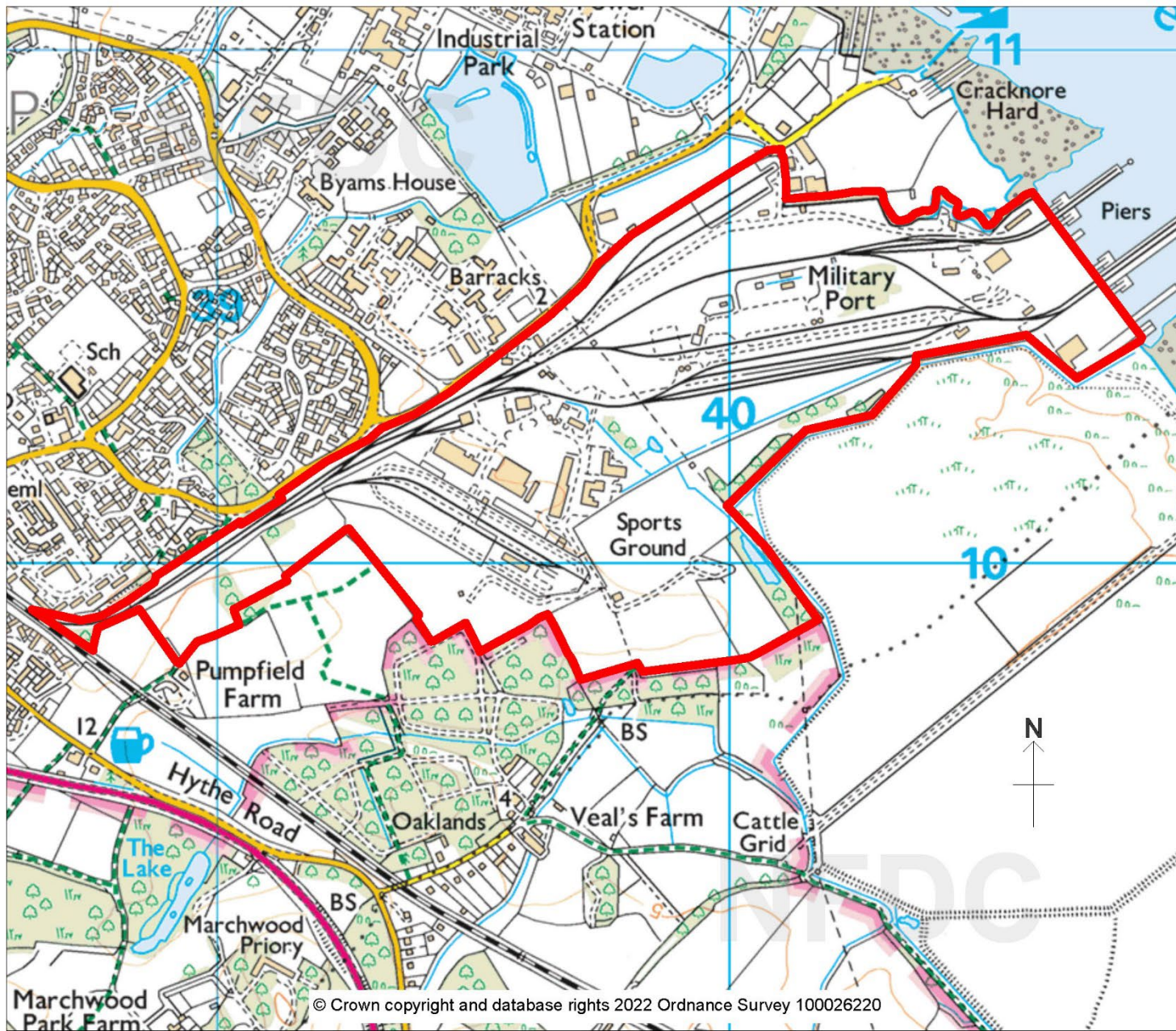
09 February 2022

MARCHWOOD MILITARY PORT  
CRACKNORE HARD  
MARCHWOOD SO40 4ZG

**Schedule 3b**

**App No 21/11156**





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DISTRICT COUNCIL

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Claire Upton-Brown  
Executive Head of Planning,  
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New Forest District Council  
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SO43 7PA

**PLANNING COMMITTEE**

February 2022

Marchwood Military Port  
Cracknore Hard  
Marchwood  
21/11156

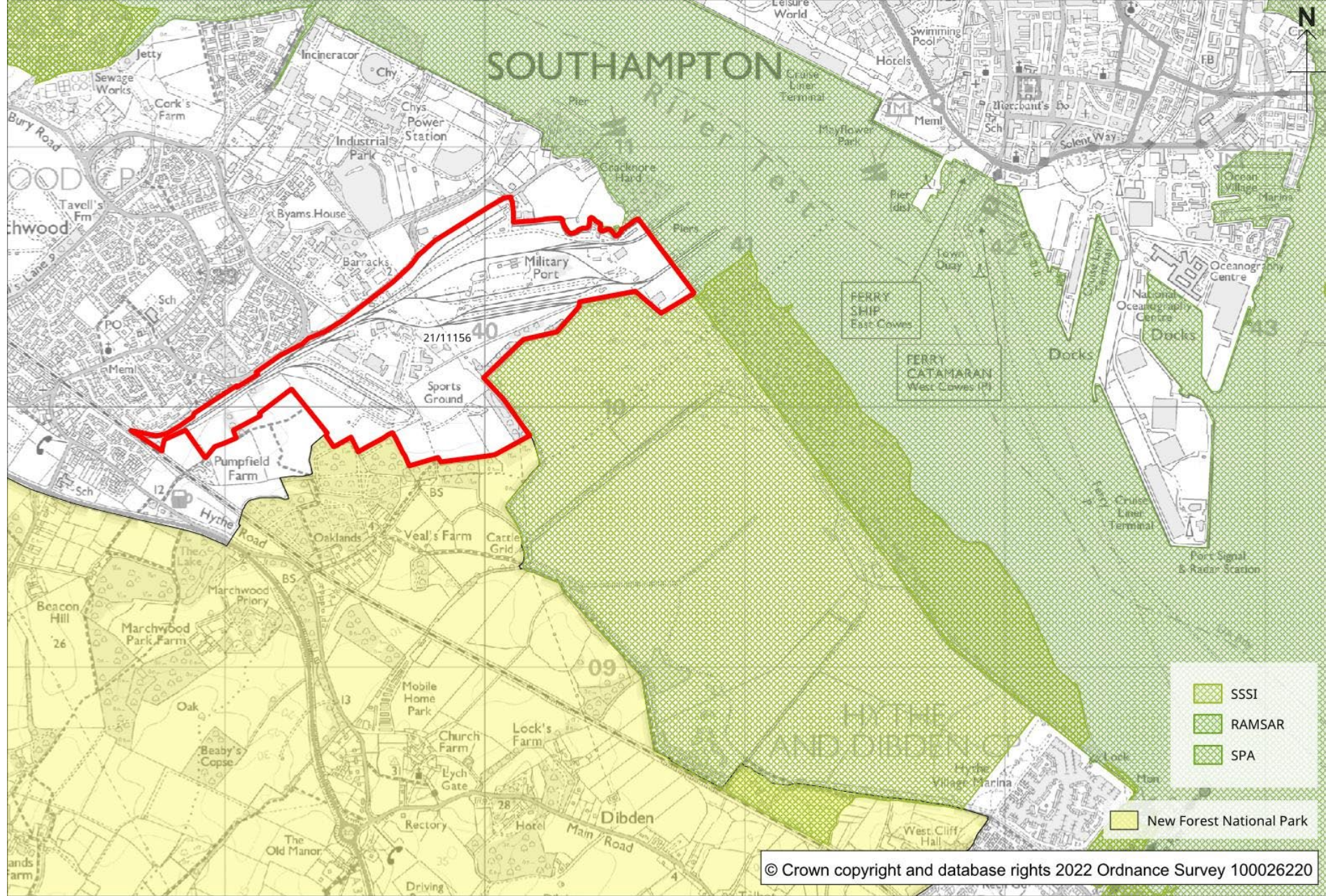
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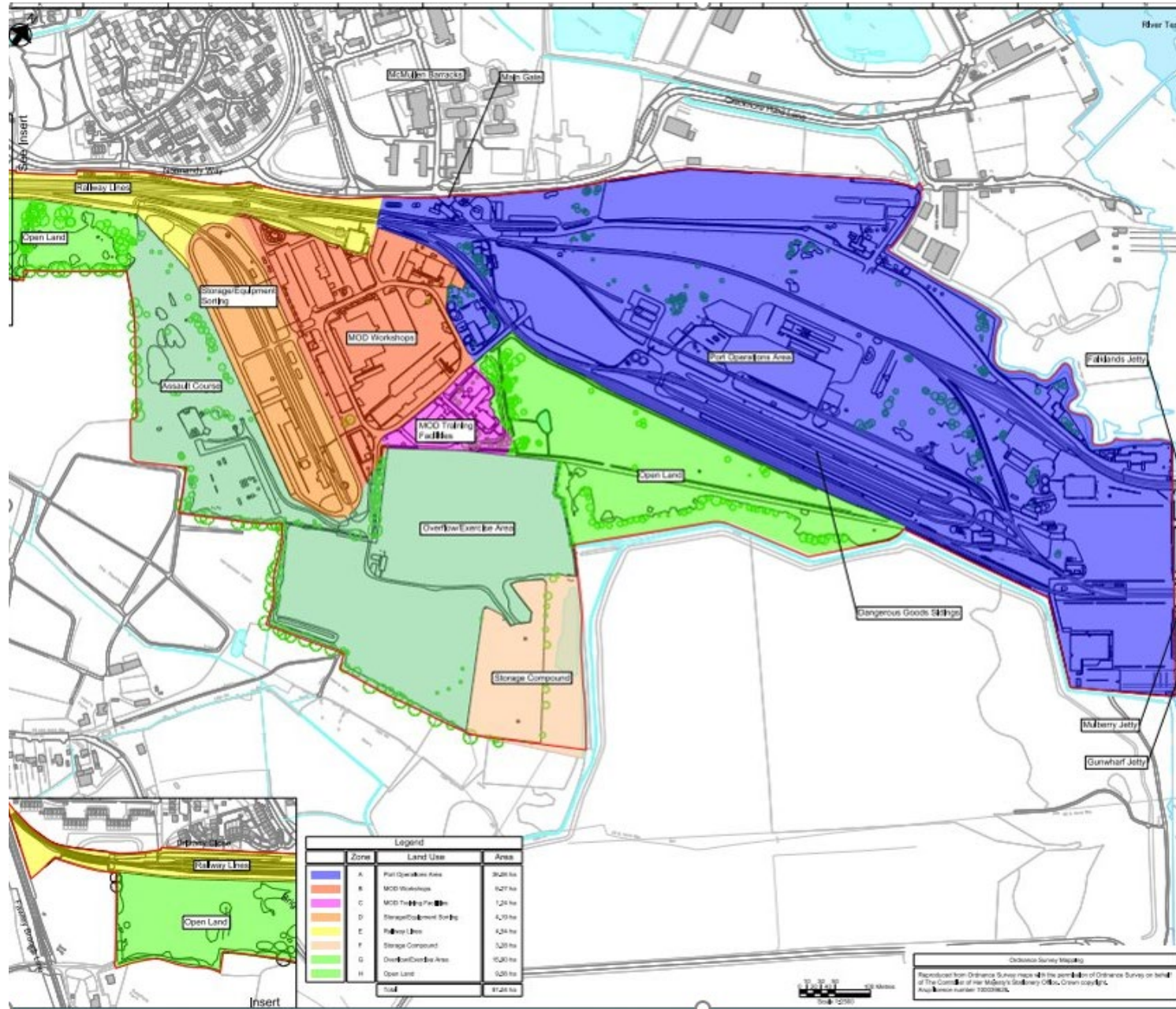


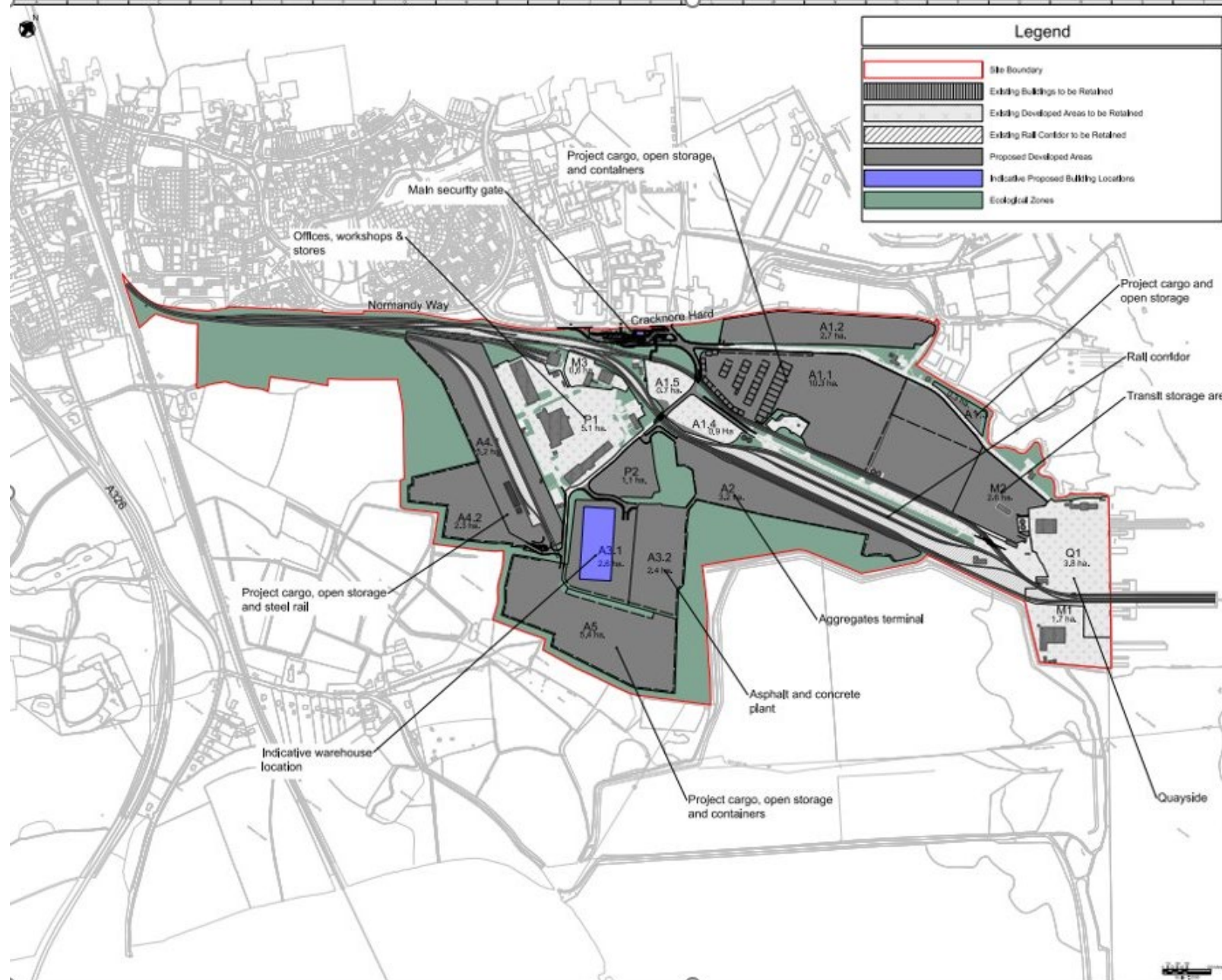


Murchwood Port. Image: Solent Gateway Consultation

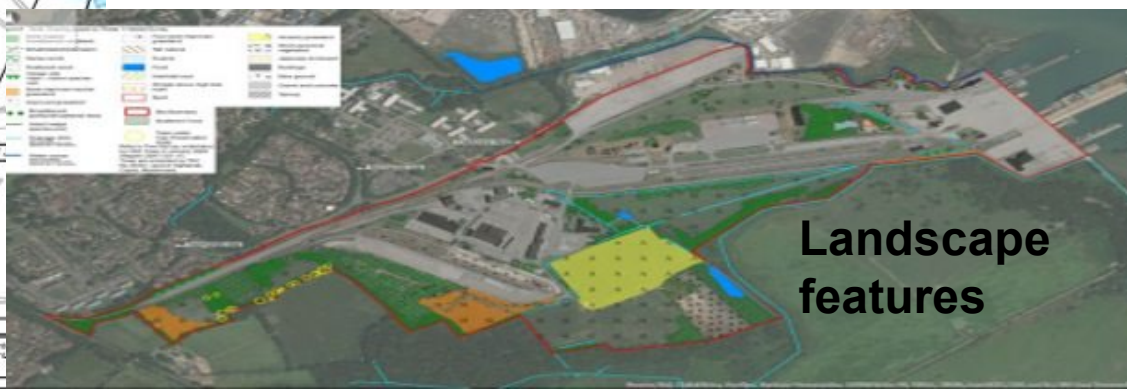
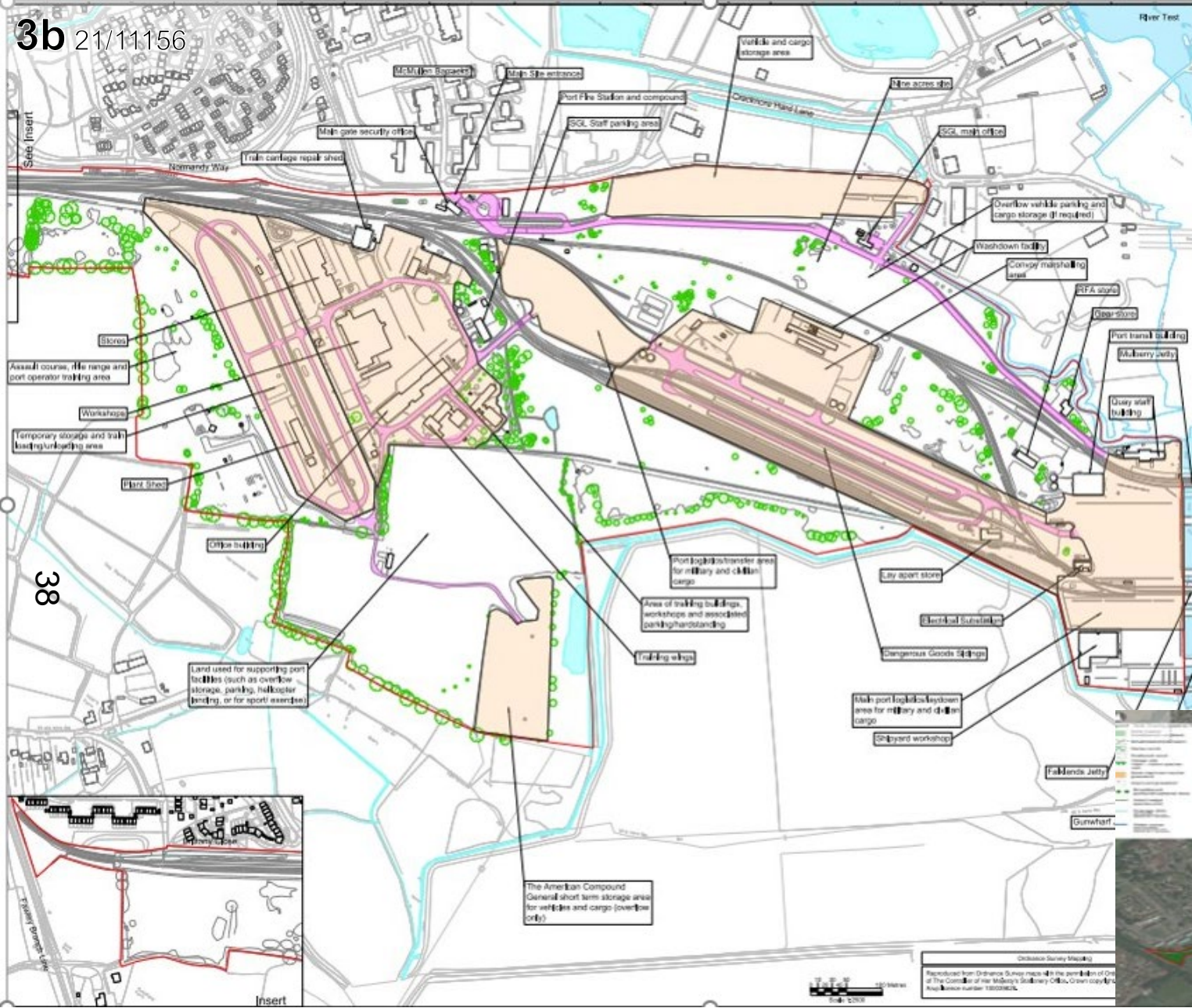


Solent Gateway Consultation Render. Image: Solent Gateway Consultation





37



Full Application- BLUE

Outline Application- PINK

ECOLOGICAL AND LANDSCAPE AREAS - GREEN

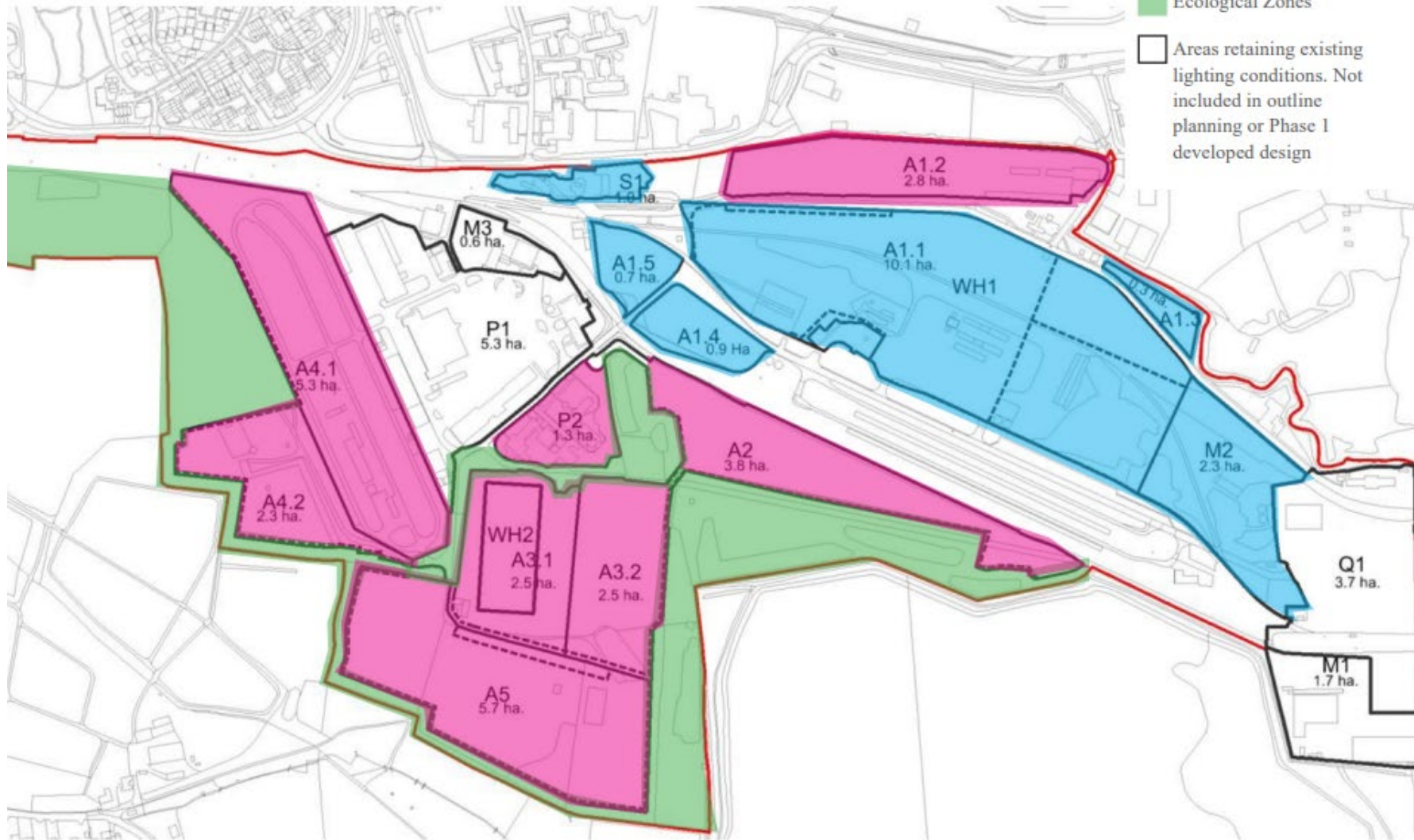
KEY

Developed Design Package

Outline Planning

Ecological Zones

Areas retaining existing lighting conditions. Not included in outline planning or Phase 1 developed design



39

Secondary access to McMullen Barracks

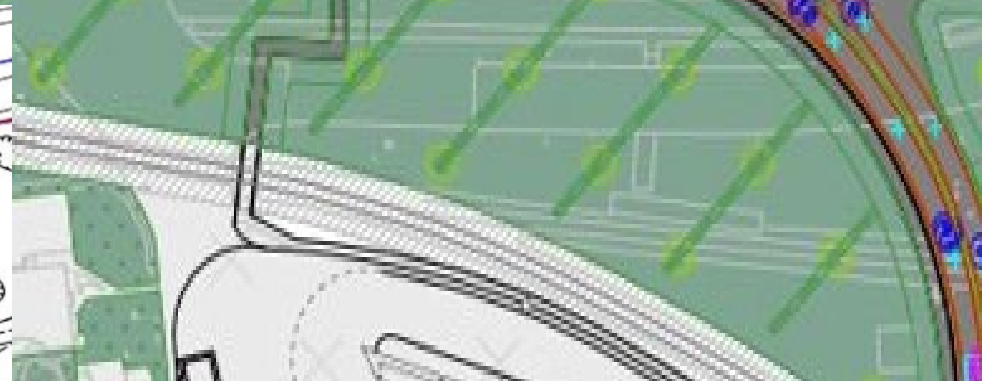
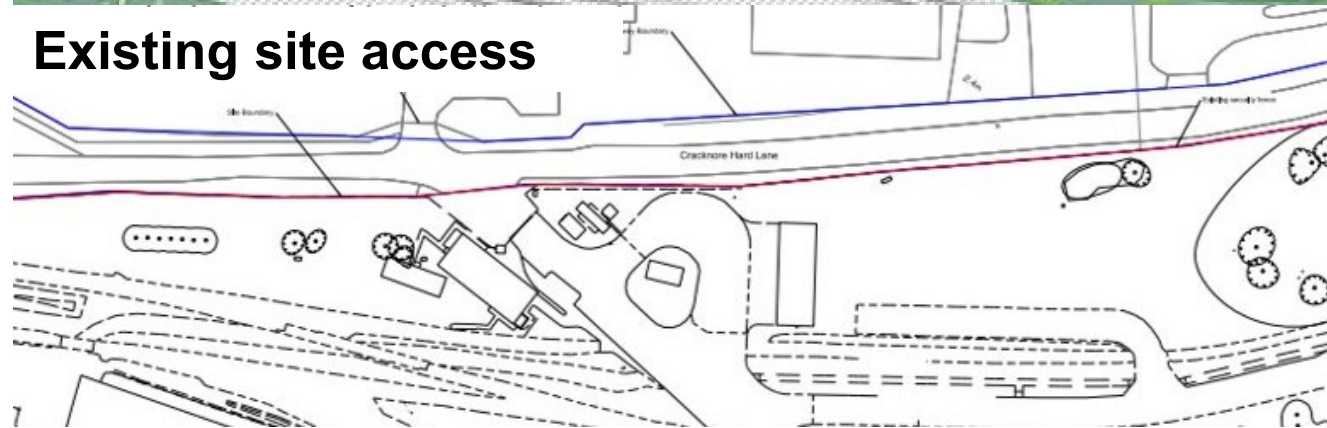
Main access

Secondary access

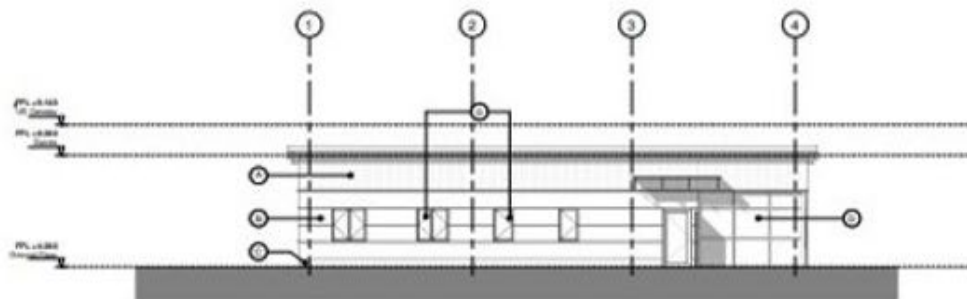


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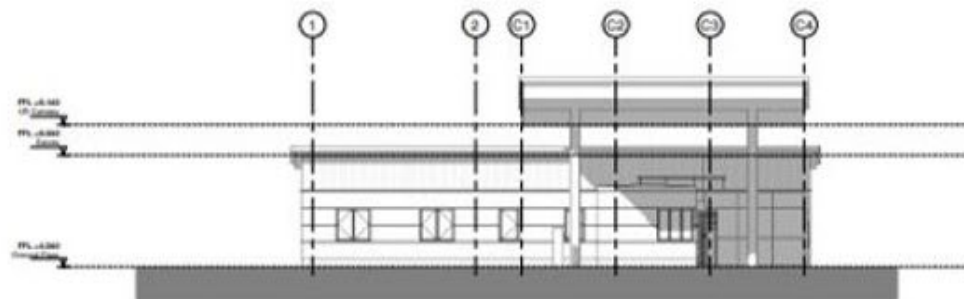
Existing site access



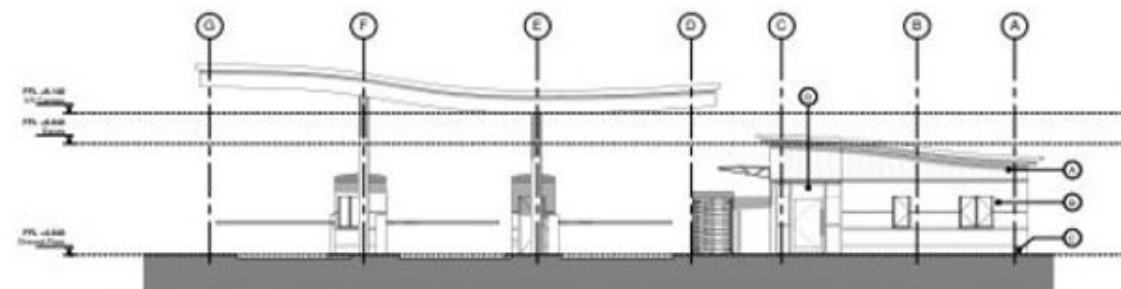




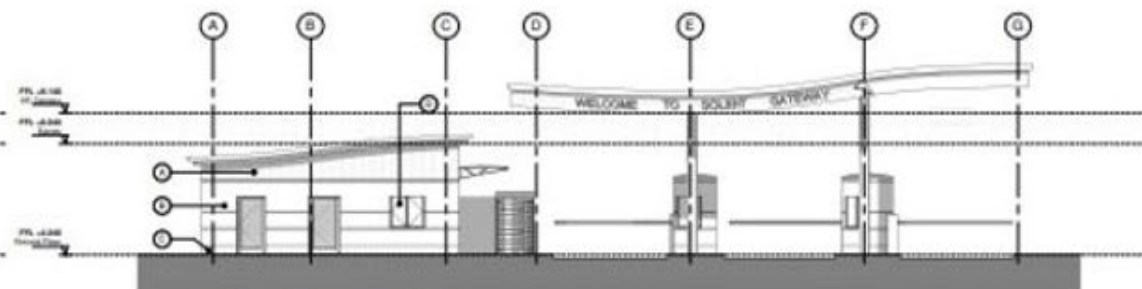
① South East Elevation



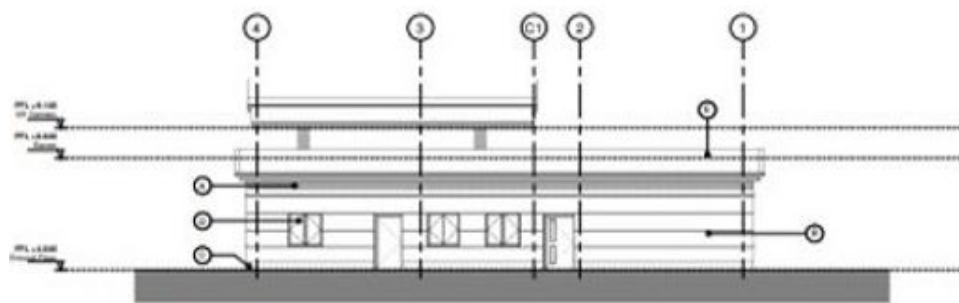
② South East Elevation (with Canopy)



③ North East Elevation

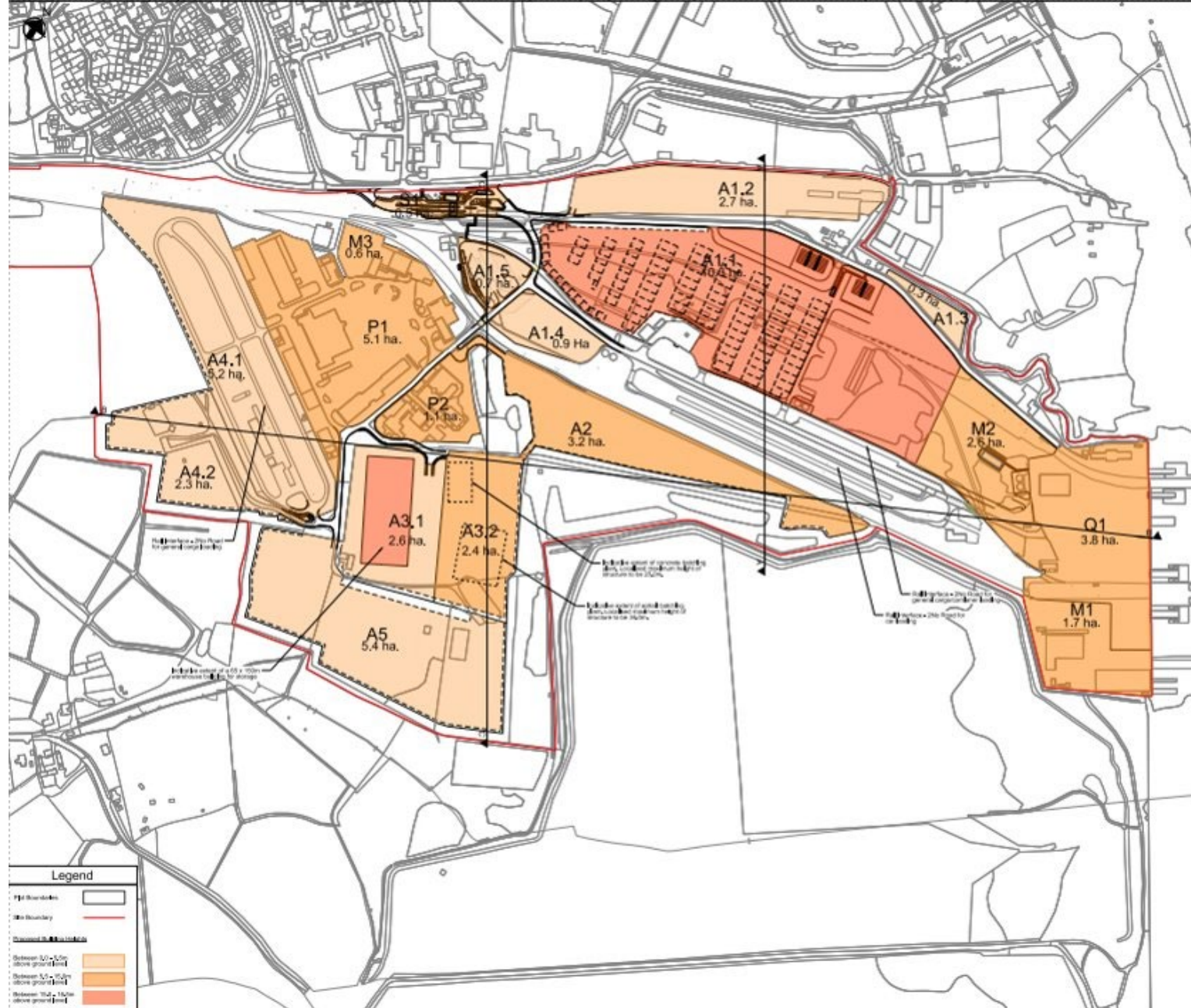


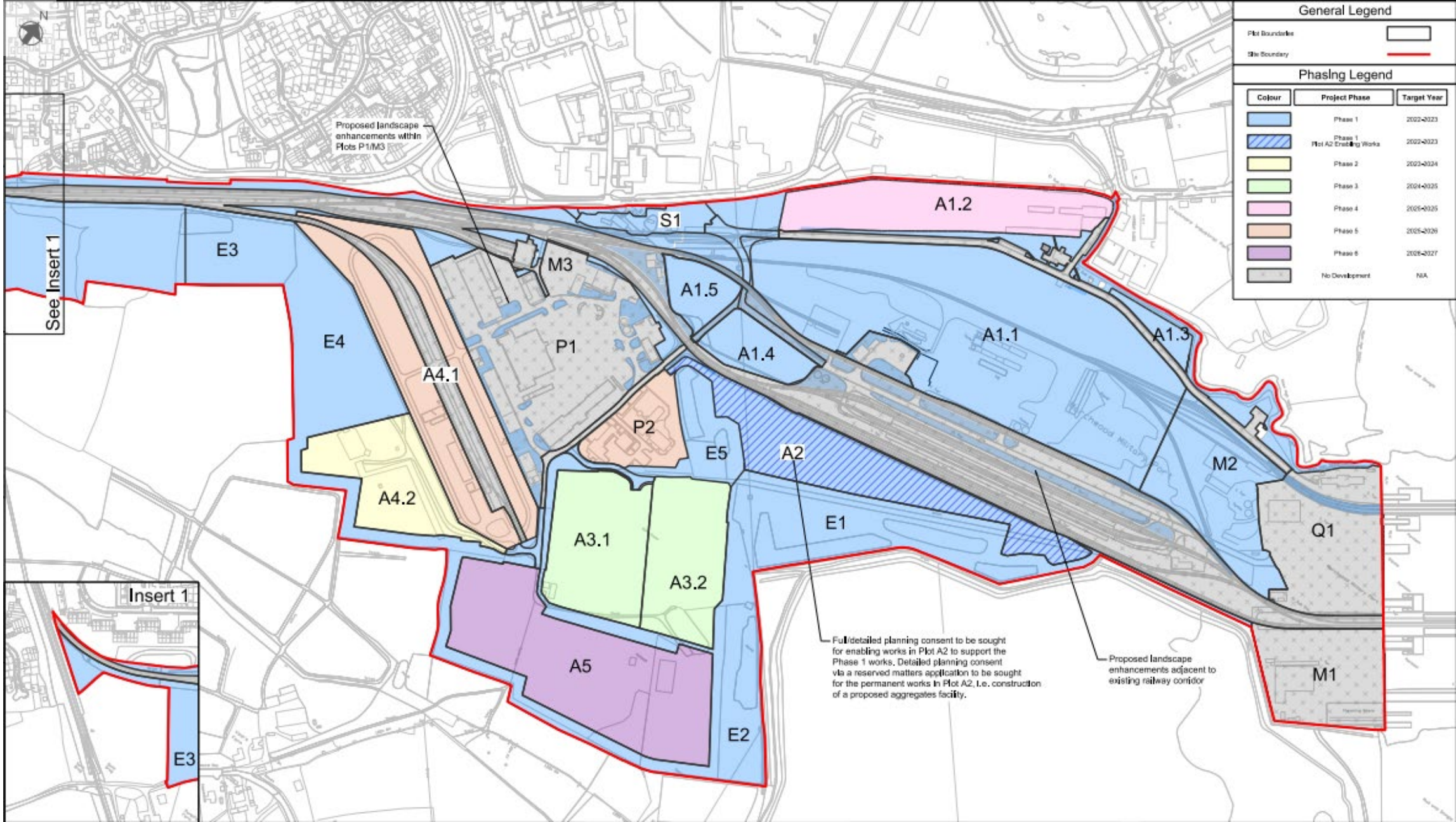
④ South West Elevation



⑤ North West Elevation

	<p><b>INSULATED TRAPEZOIDAL CLADDING SYSTEM</b> (Kingspan QuadCore Trapezoidal Wall Panel, KS1000RW or similar)</p>		<p><b>ENGINEERING BRICK PLINTH</b></p>
	<p><b>INSULATED WALL PANEL SYSTEM</b> (Kingspan QuadCore Architectural Wall Panel, KS600FL or similar)</p>		<p><b>SINGLE PLY ROOF MEMBRANE</b></p>
	<p><b>POLYESTER POWDER COATED ALUMINIUM GLAZING</b> Where required for security purposes, privacy film to be applied to public facing windows.</p>		





43



44









47









49











53



Zoomed in showing existing light column to compound Plot A5



55





Image: Solent Gateway Consultation



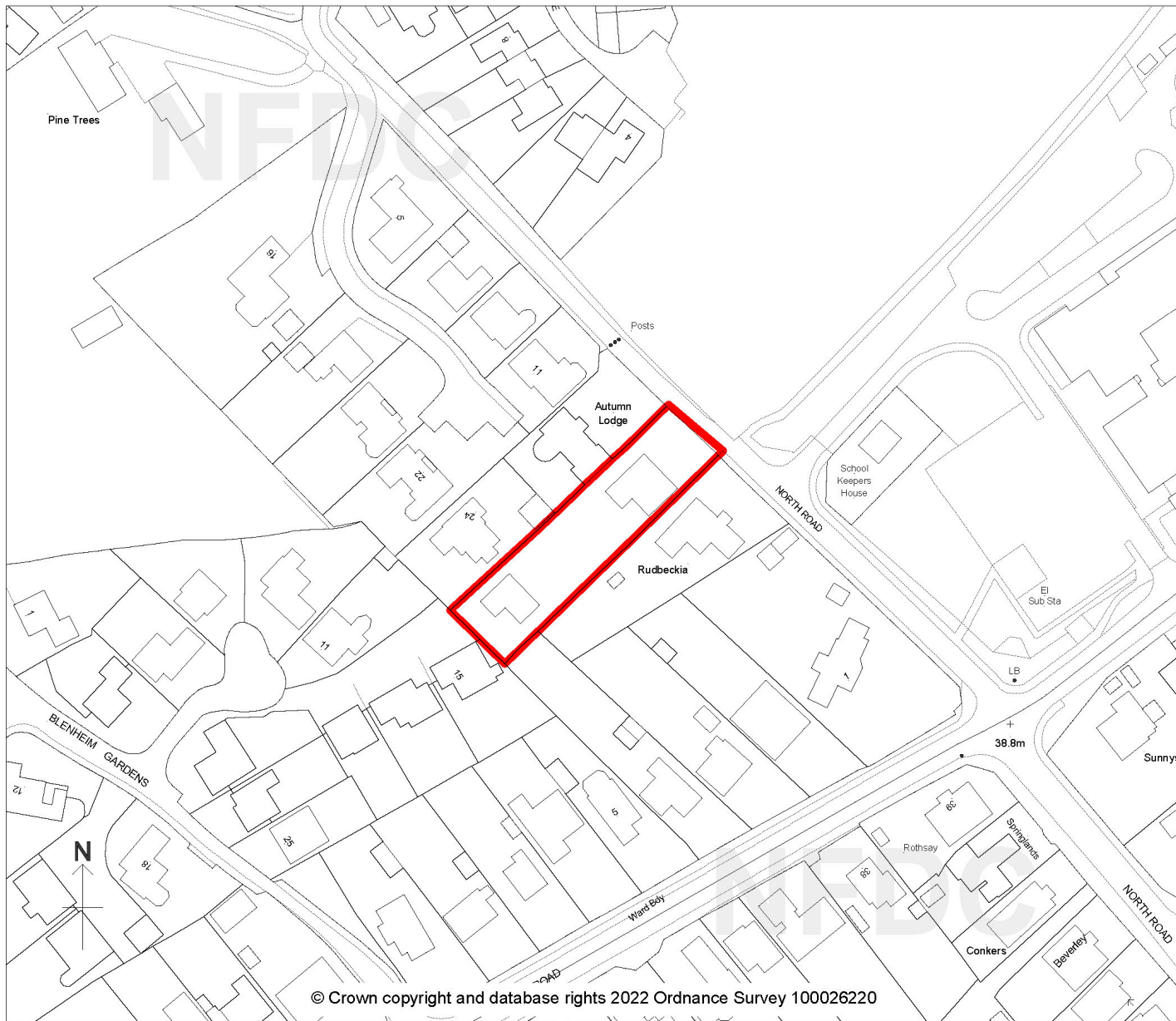
# Planning Committee

09 February 2022

Land Adjacent to Autumn Lodge,  
North Road  
Dibden Purlieu SO45 4RF

**Schedule 3c**

**App No 21/11711**



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SO43 7PA

## PLANNING COMMITTEE

February 2022

LAND ADJACENT AUTUMN LODGE  
NORTH ROAD, DIBDEN PURLIEU  
HYTHE SO45 4RF  
21/11711

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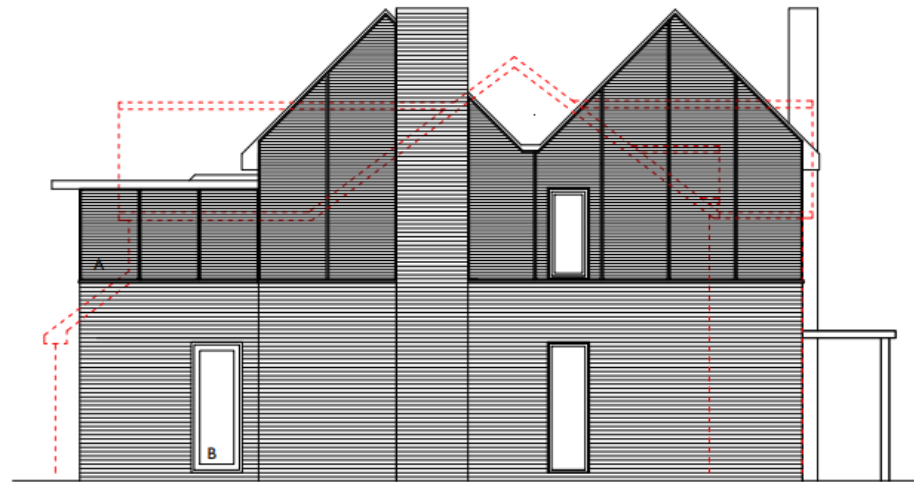
01 North East Elevation



02 North West Elevation

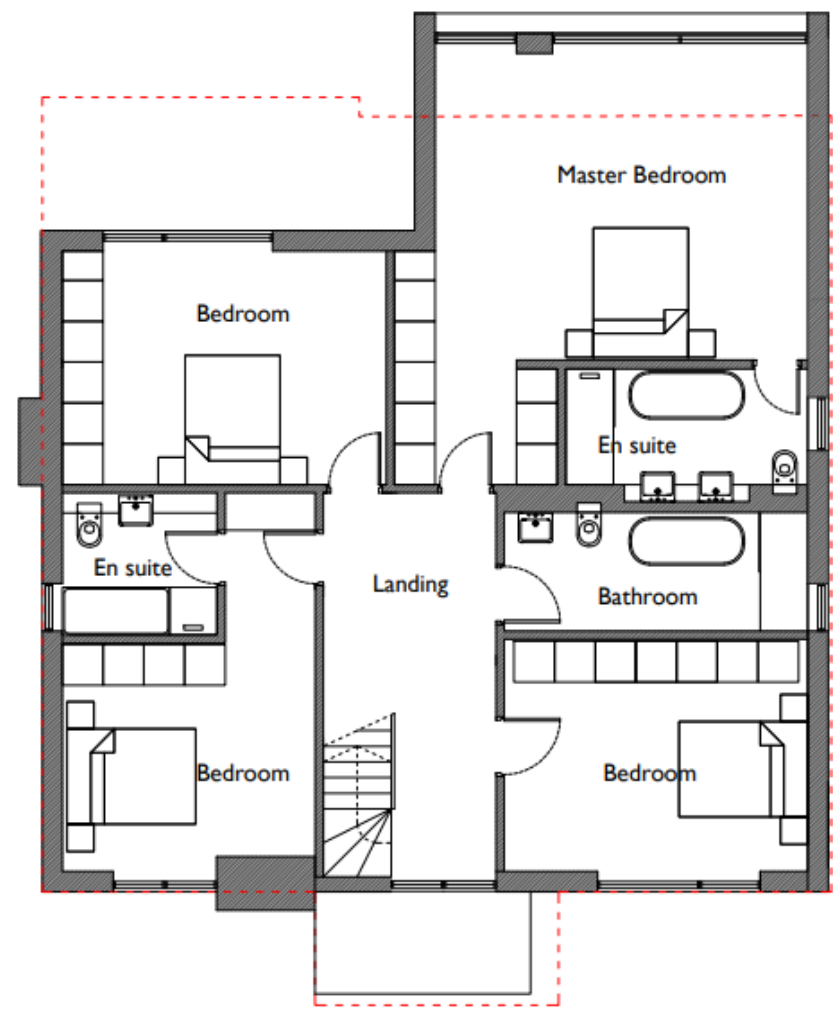
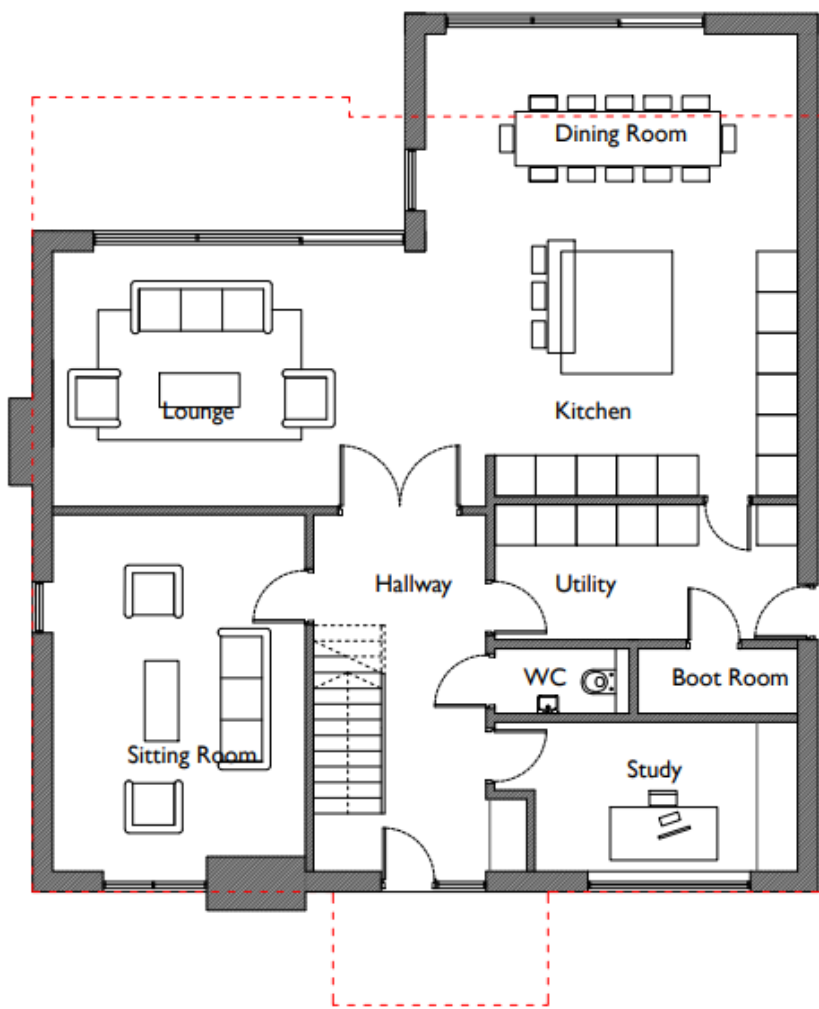


03 South West Elevation

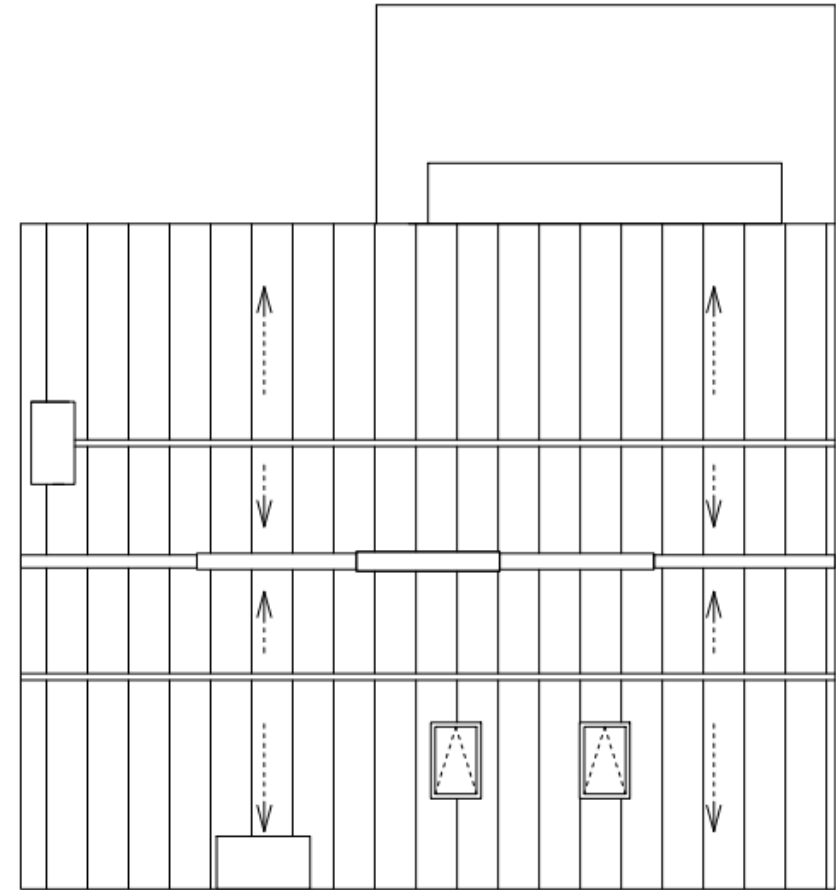
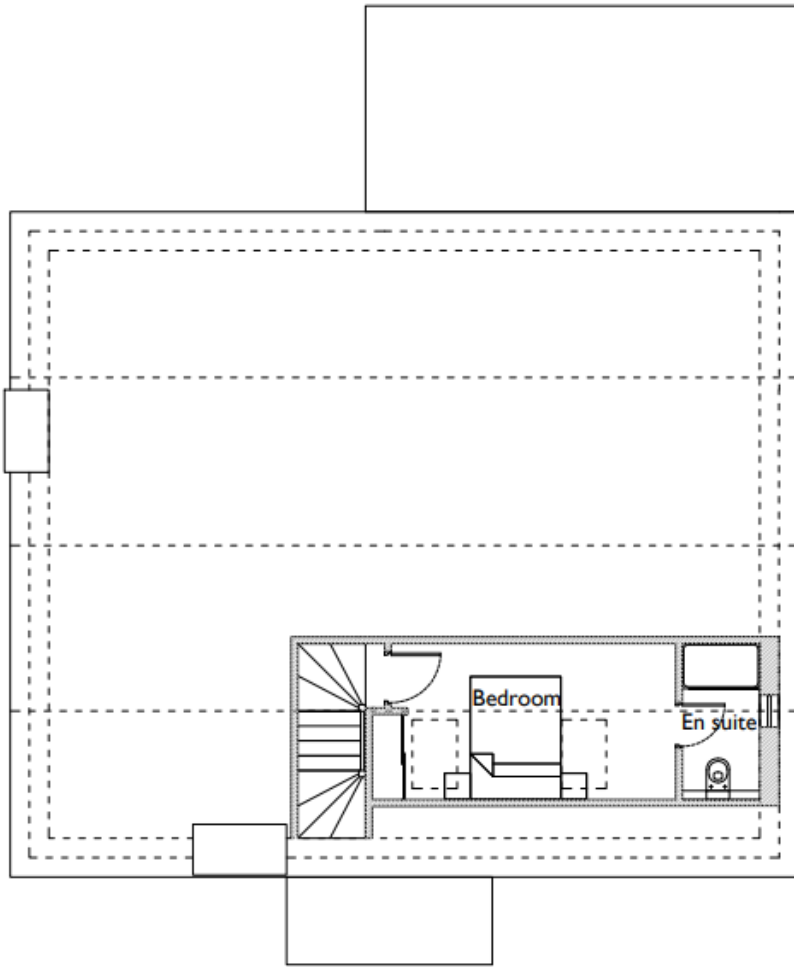


04 South East Elevation

61



62





63





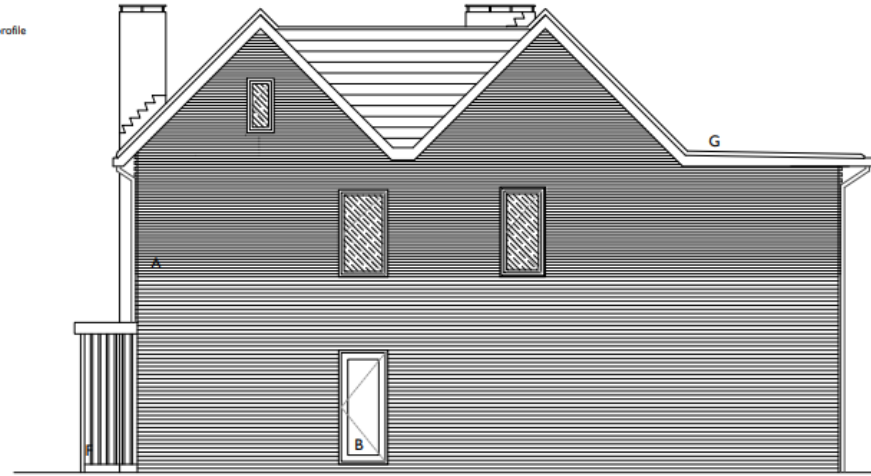
64







01 North East Elevation



02 North West Elevation



03 South West Elevation



04 South East Elevation

65

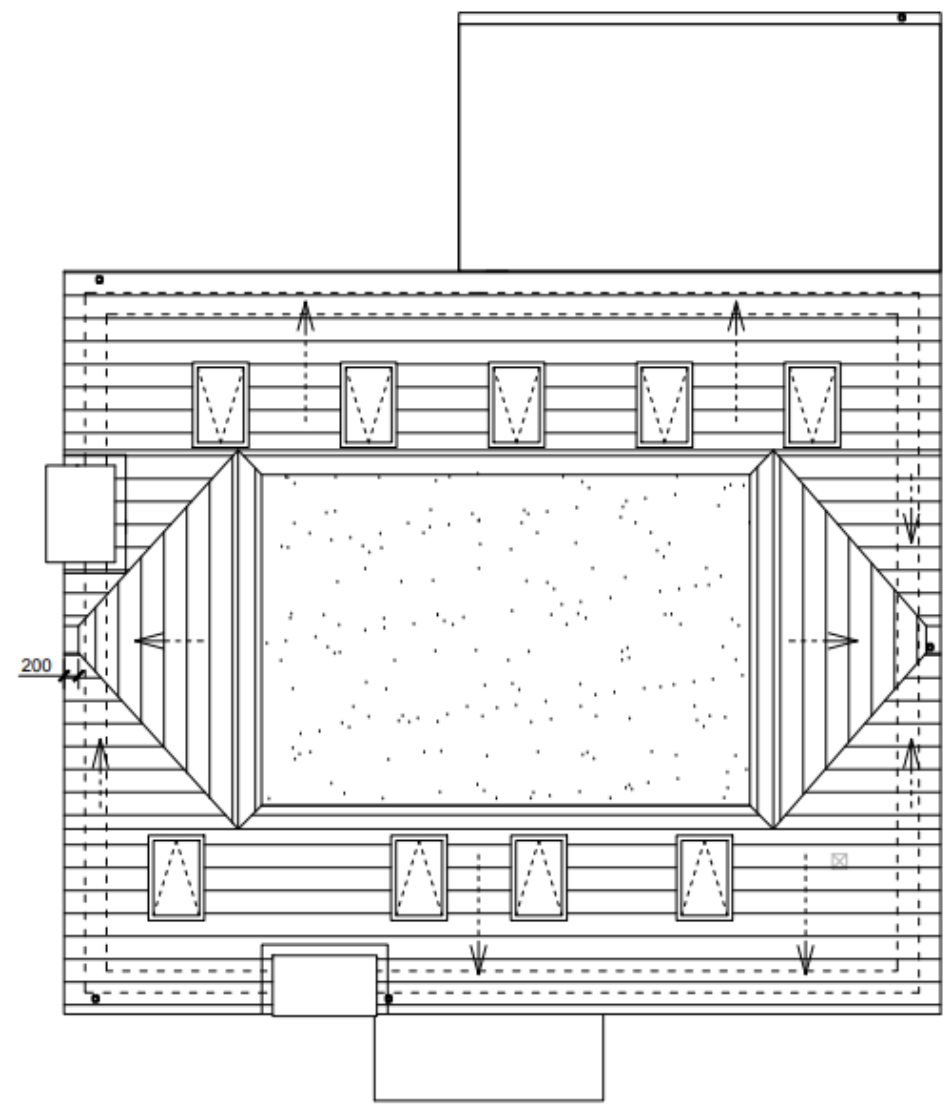
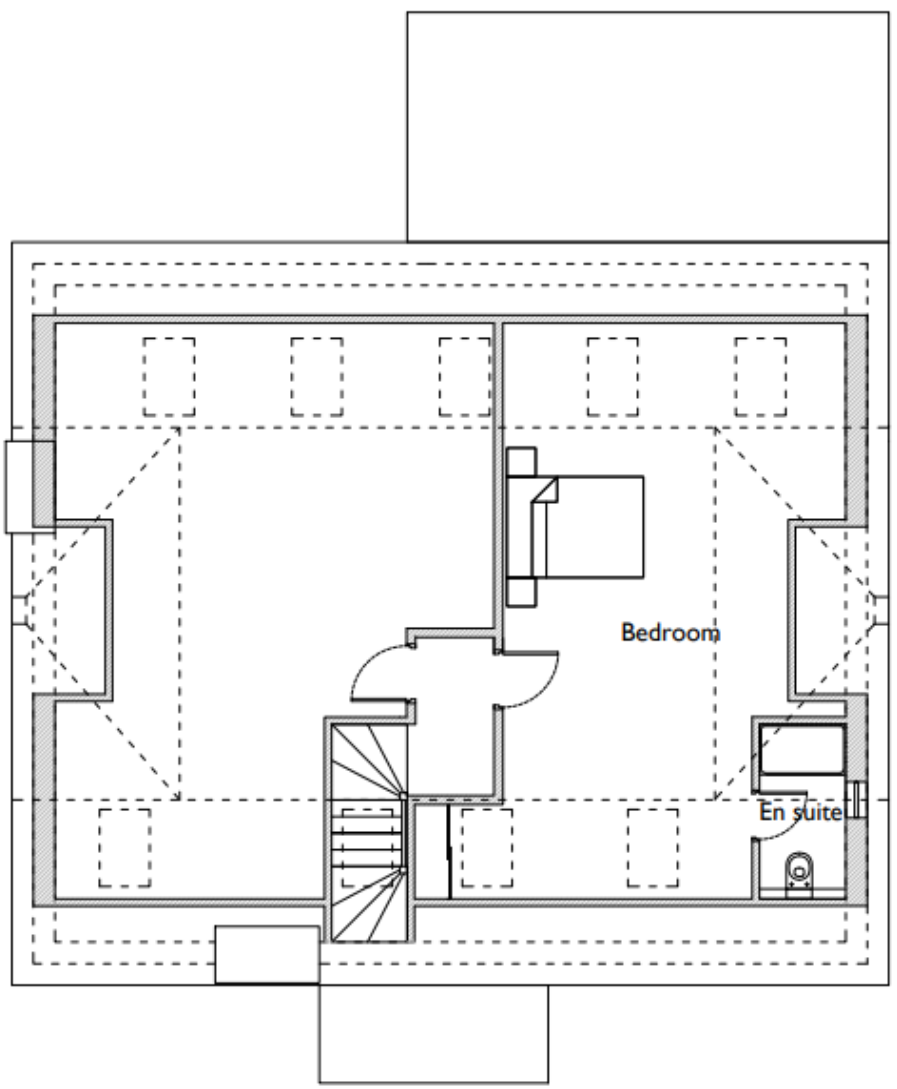


03 South West Elevation



03 South West Elevation

67





69



# Planning Committee

09 February 2022

207-209 LONG LANE,  
HOLBURY  
FAWLEY SO45 2PD

**Schedule 3d**

**App No 21/11538**









74





75





76





77







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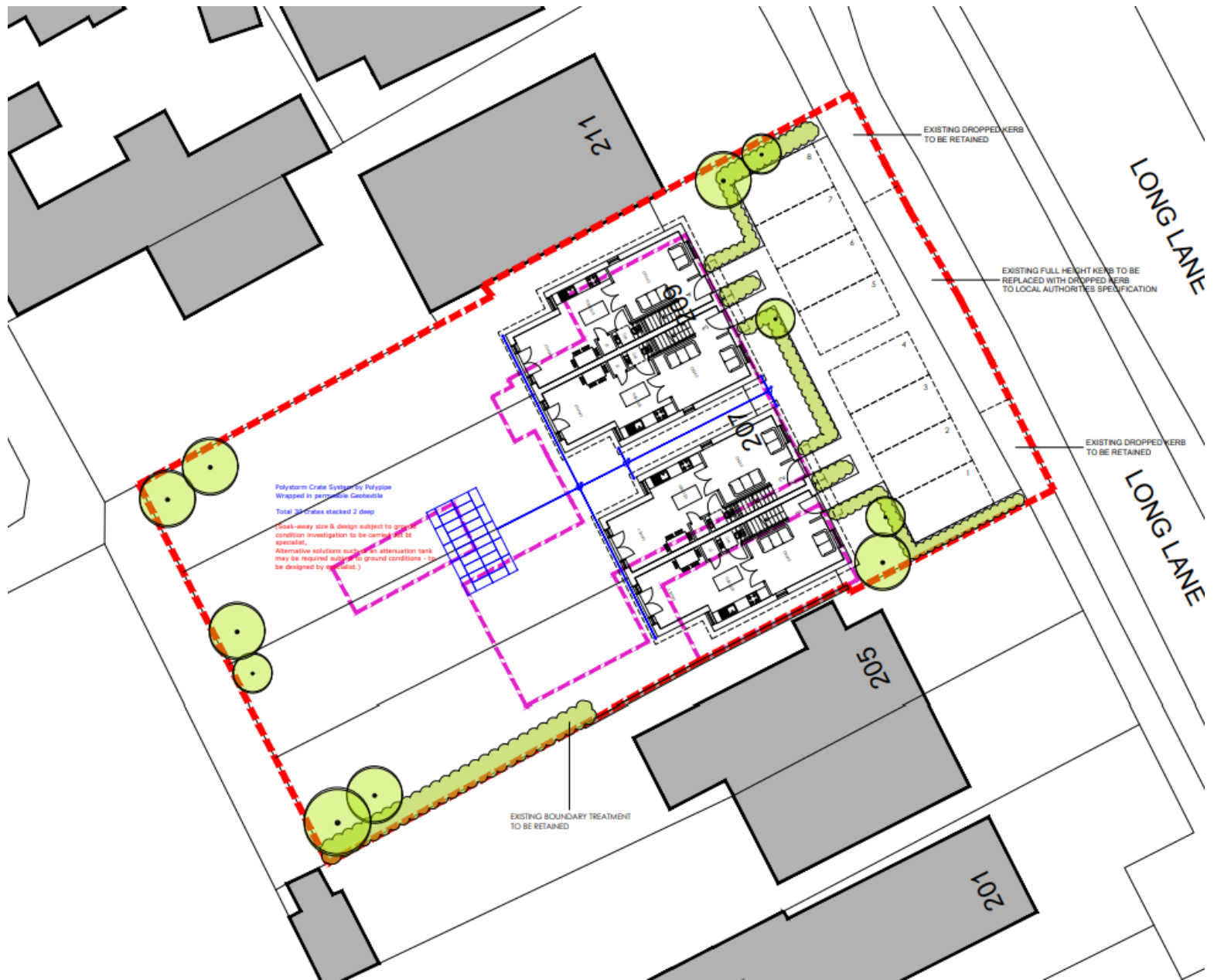


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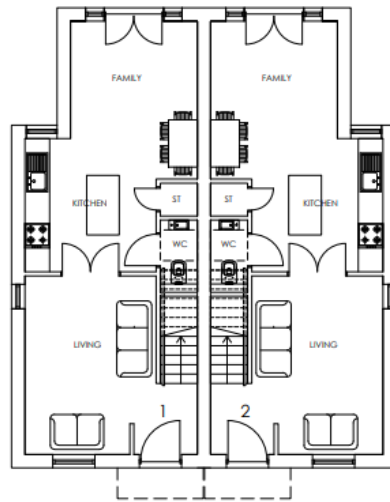


FRONT NORTH EAST ELEVATION  
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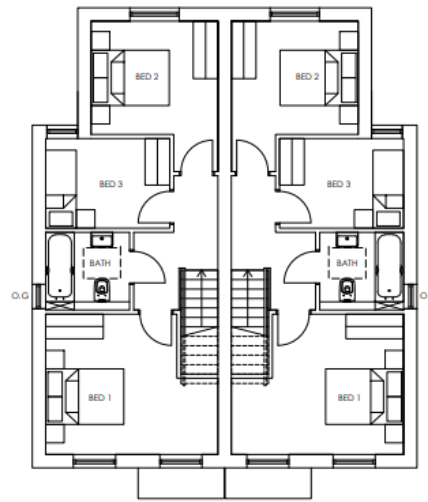
SIDE NORTH WEST ELEVATION  
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REAR SOUTH WEST ELEVATION  
SCALE 1:100

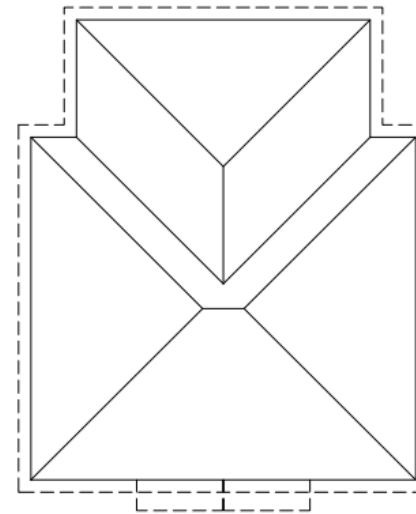
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



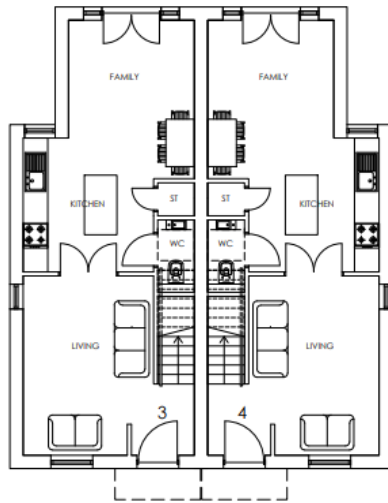
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SIDE NORTH WEST ELEVATION  
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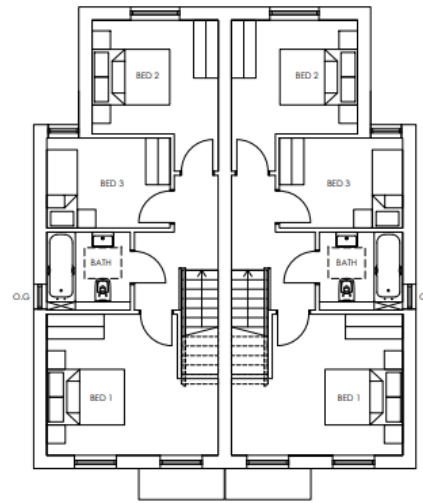
REAR SOUTH WEST ELEVATION  
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SIDE SOUTH EAST ELEVATION  
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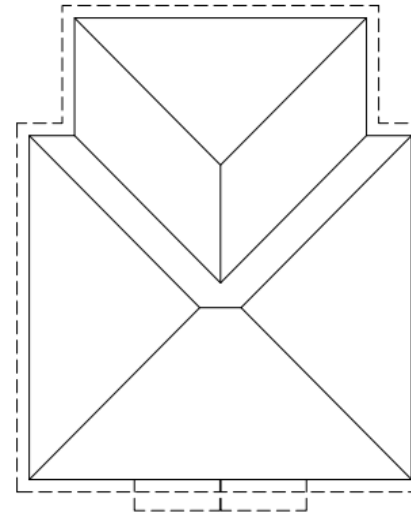
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN





# Planning Committee

09 February 2022

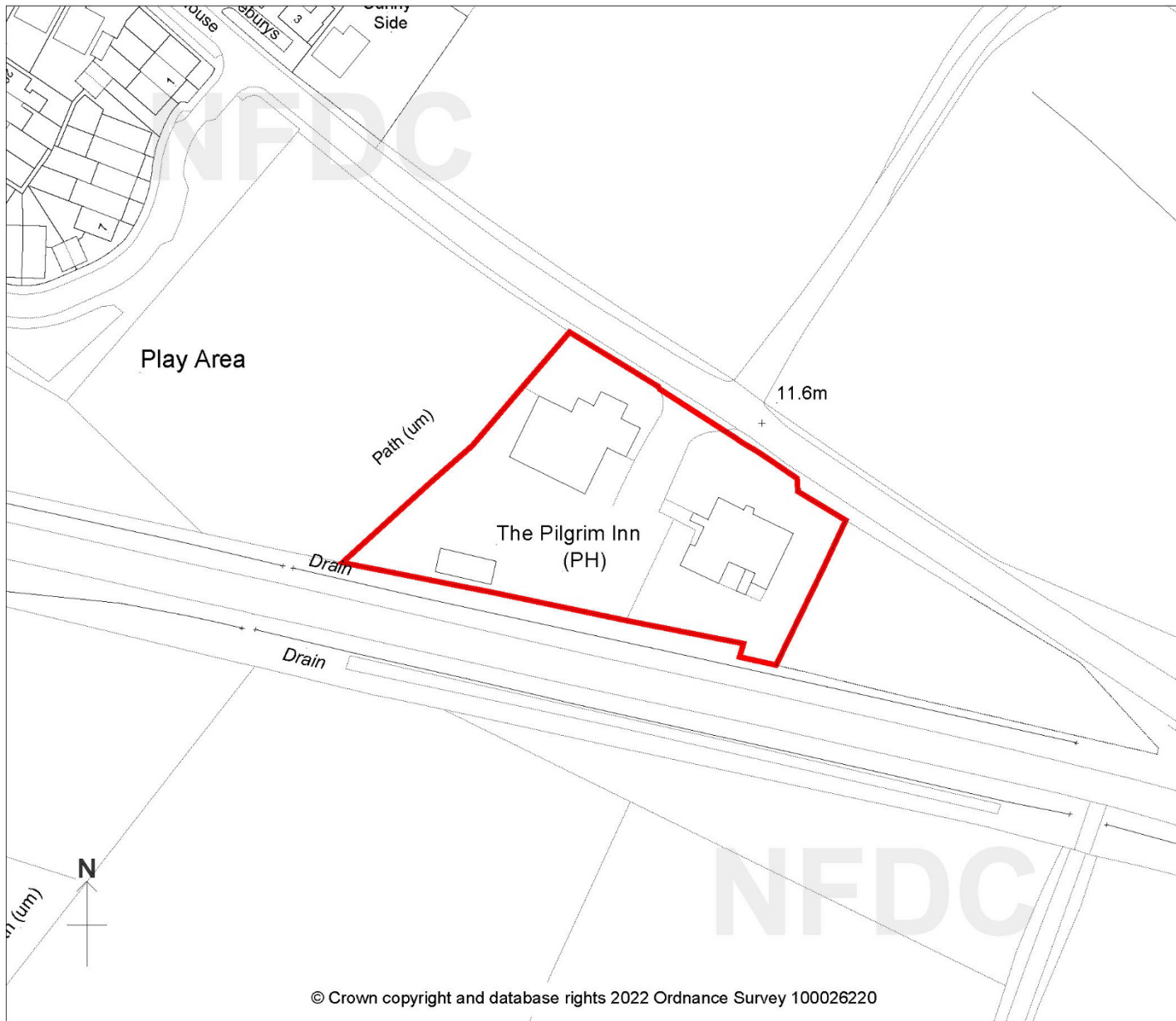
88



The Pilgrim Inn,  
Hythe Road  
Marchwood SO40 4WU

**Schedule 3e**

**App No 21/11667**



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**PLANNING COMMITTEE**

February 2022

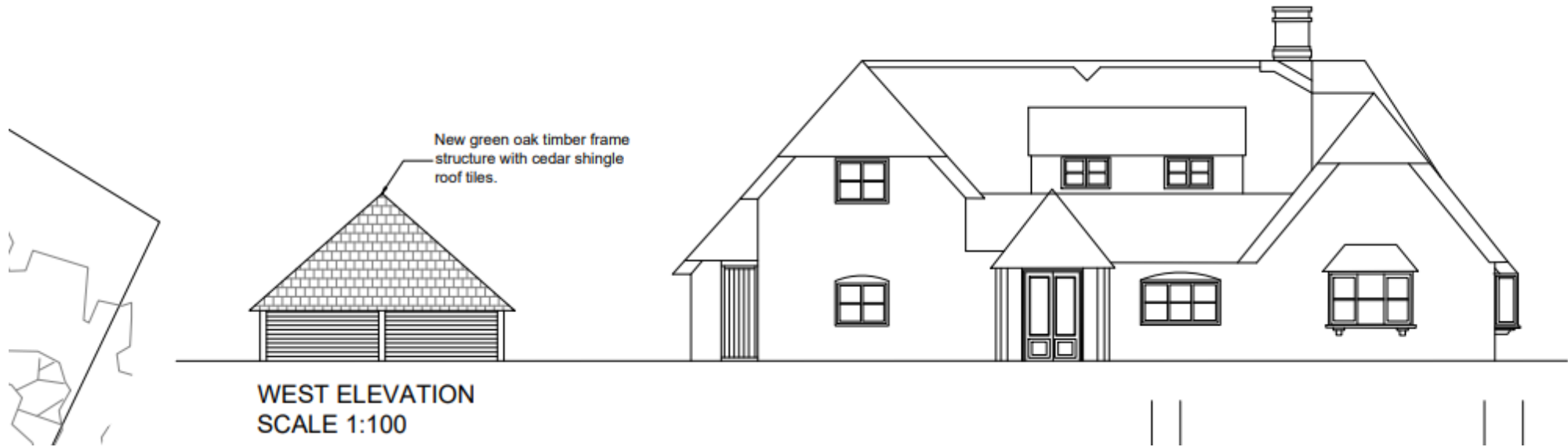
THE PILGRIM INN  
 HYTHE ROAD  
 MARCHWOOD SO40 4WU  
 21/11667

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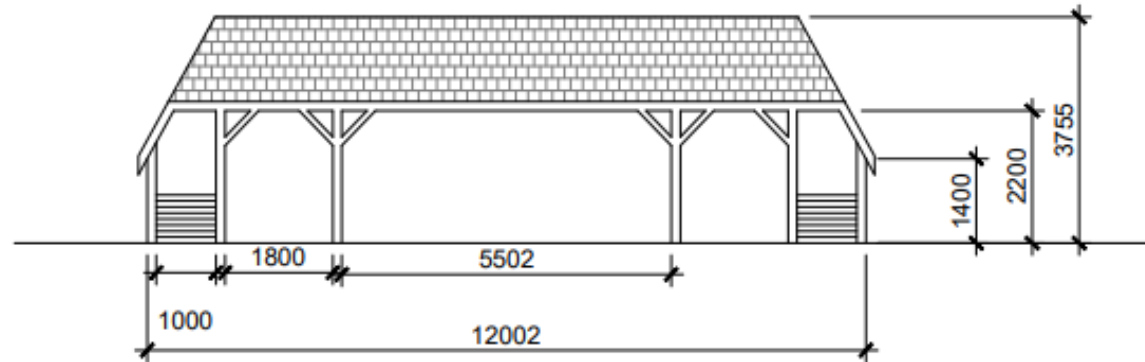


NORTH ELEVATION  
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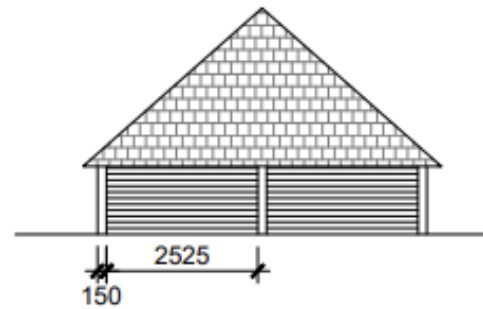
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WEST ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



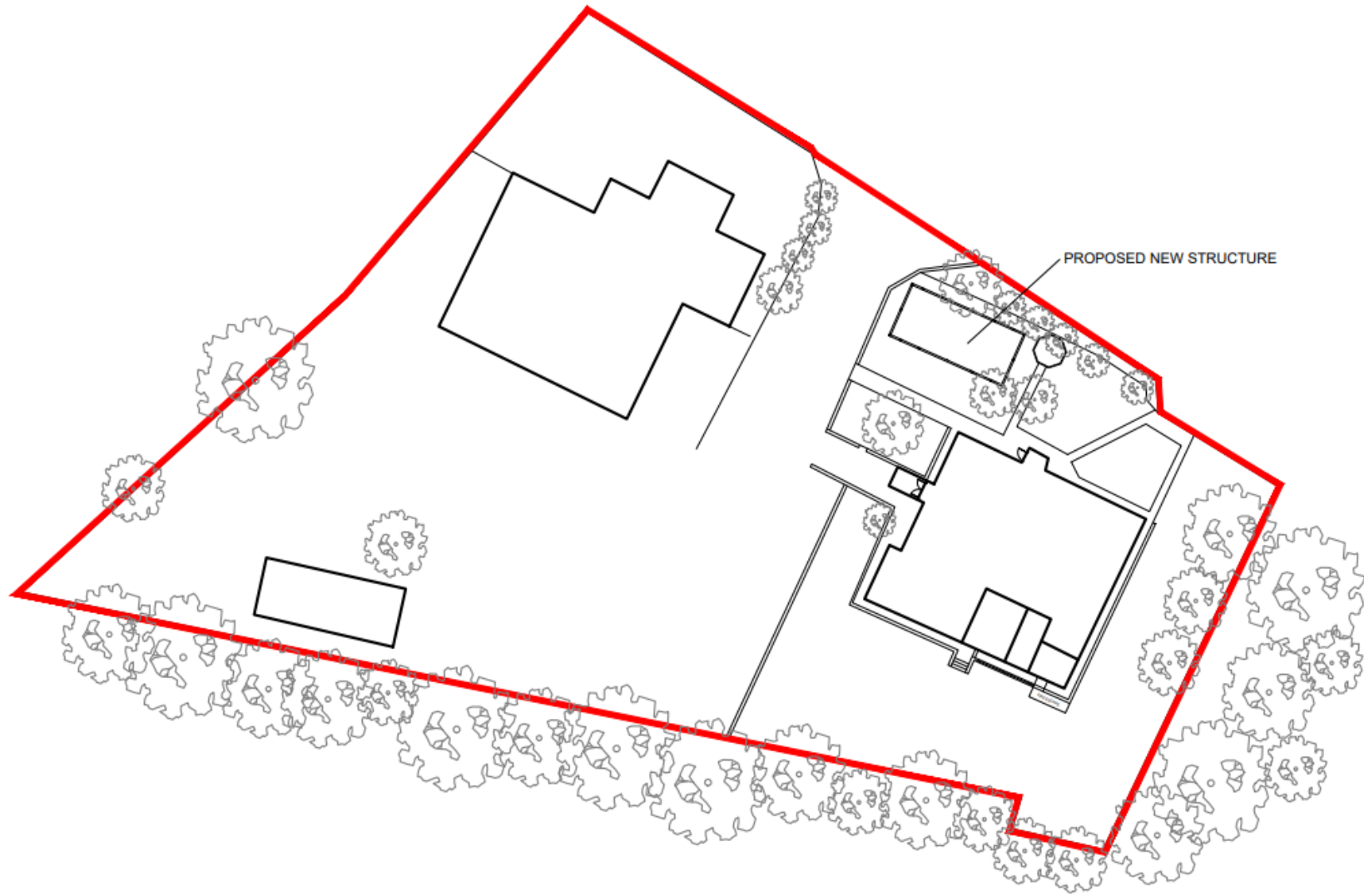
SIDE ELEVATION  
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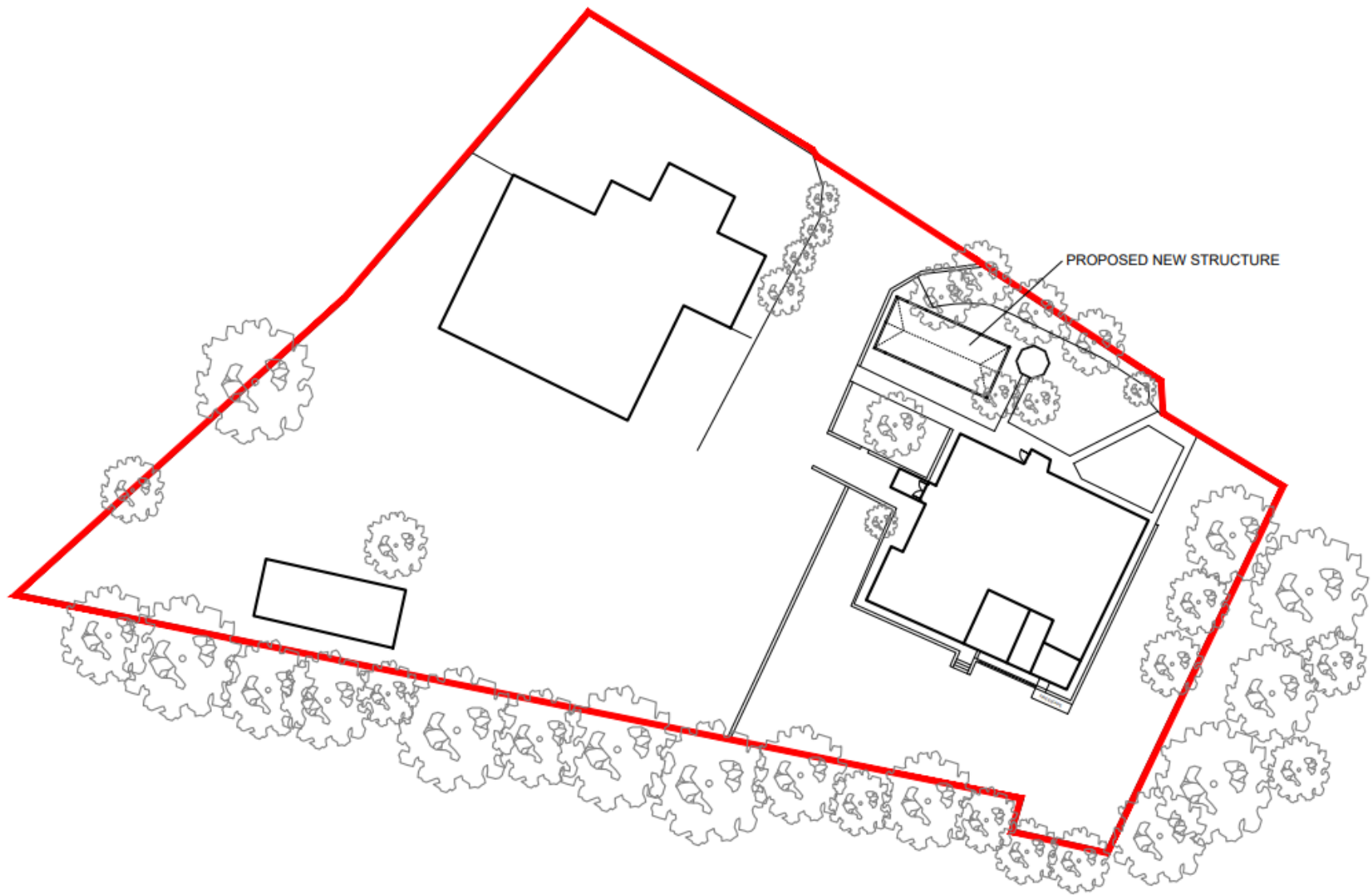


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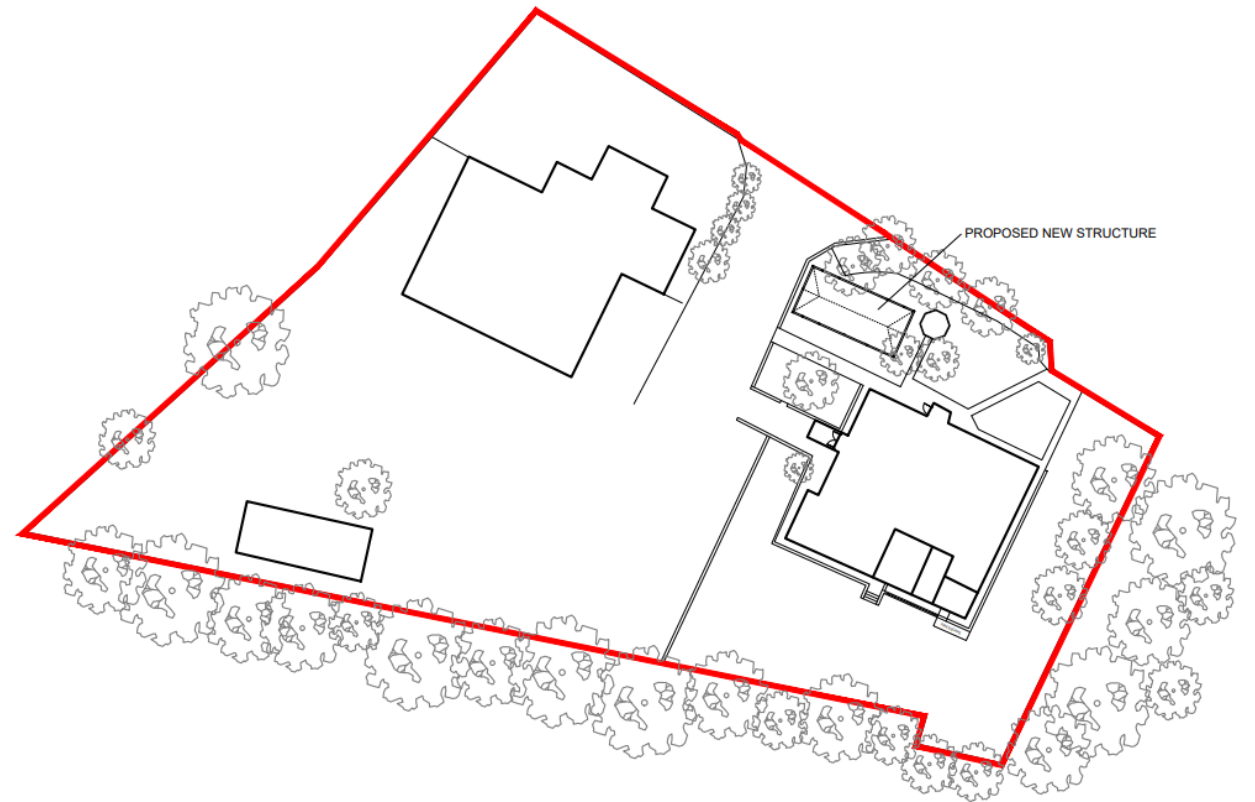
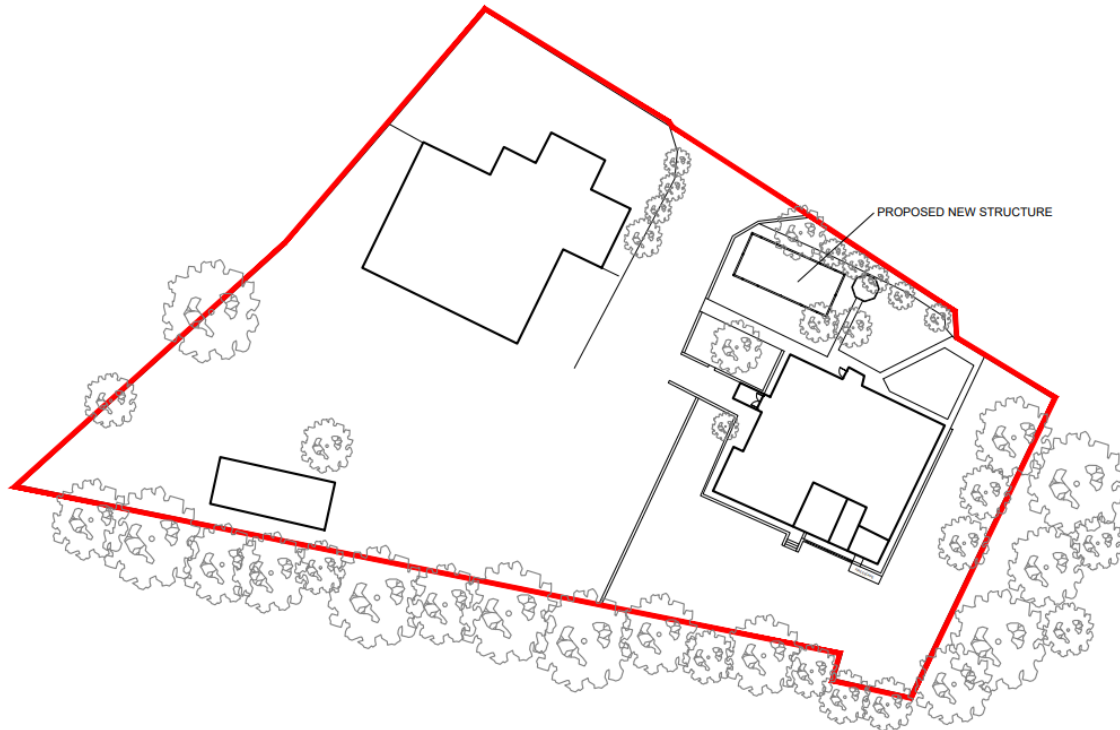








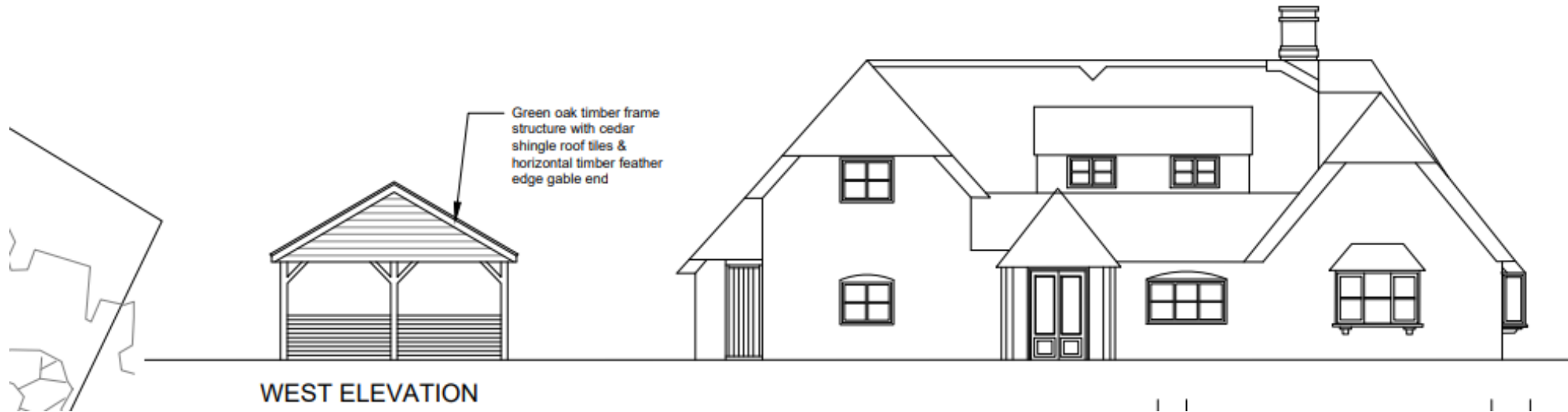
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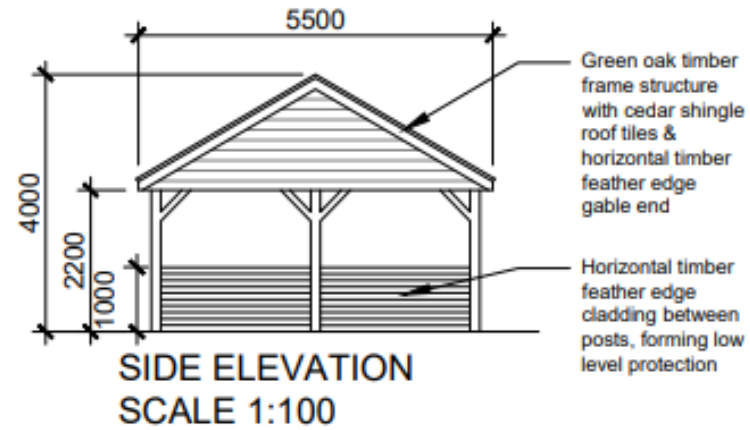
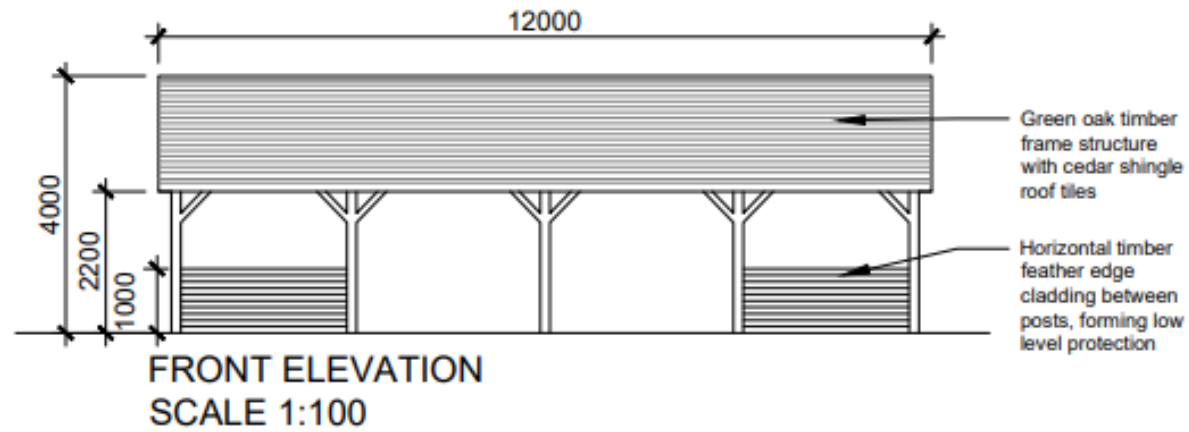


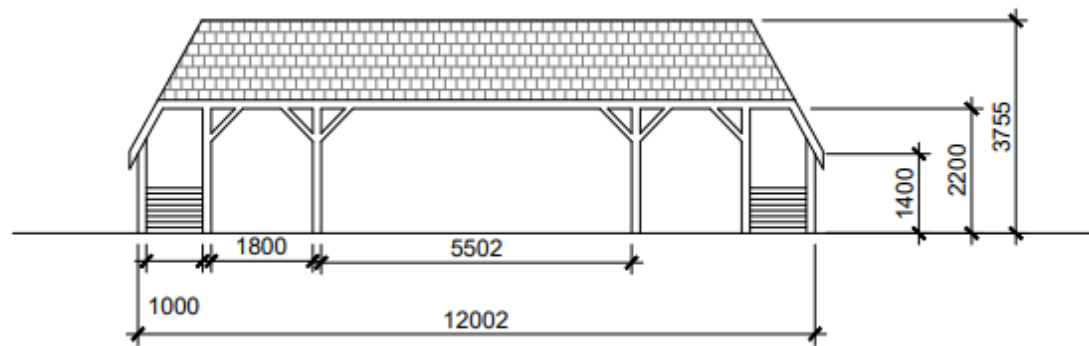
NORTH ELEVATION  
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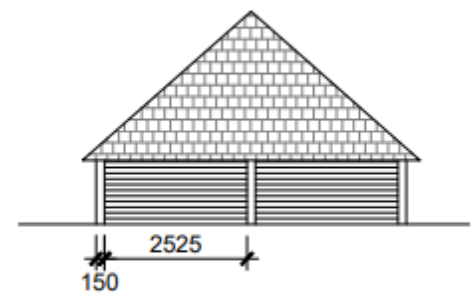


WEST ELEVATION

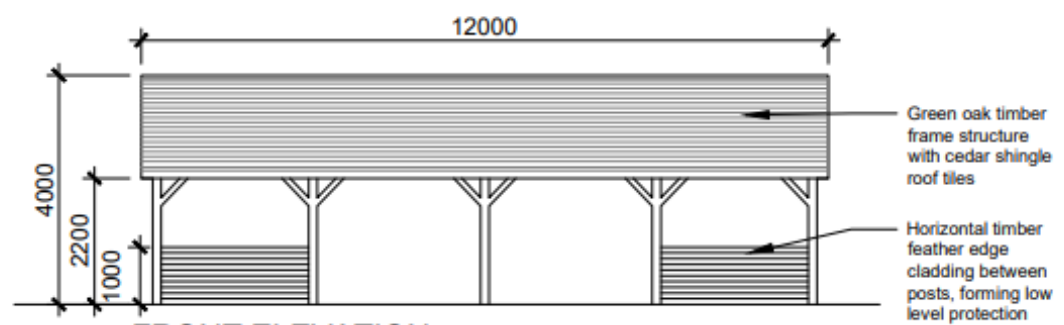




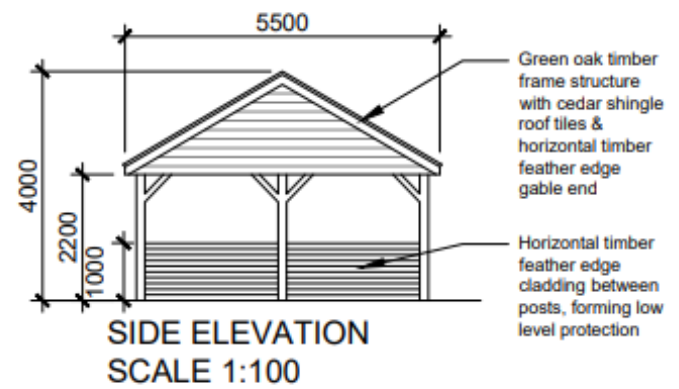
FRONT ELEVATION  
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SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100

100



ELEVATION  
1:100



ELEVATION  
1:100



WEST ELEVATION  
SCALE 1:100



WEST ELEVATION

# Planning Committee

09 February 2022

Pear tree House,  
Tavells Lane  
Marchwood  
**Schedule 3f**

**App No 21/11535**



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# New Forest DISTRICT COUNCIL

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Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

February 2022

Land adjacent to PEARTREE HOUSE  
TAVELLS LANE, MARCHWOOD  
SO40 4WH  
21/11535

Scale 1:1250

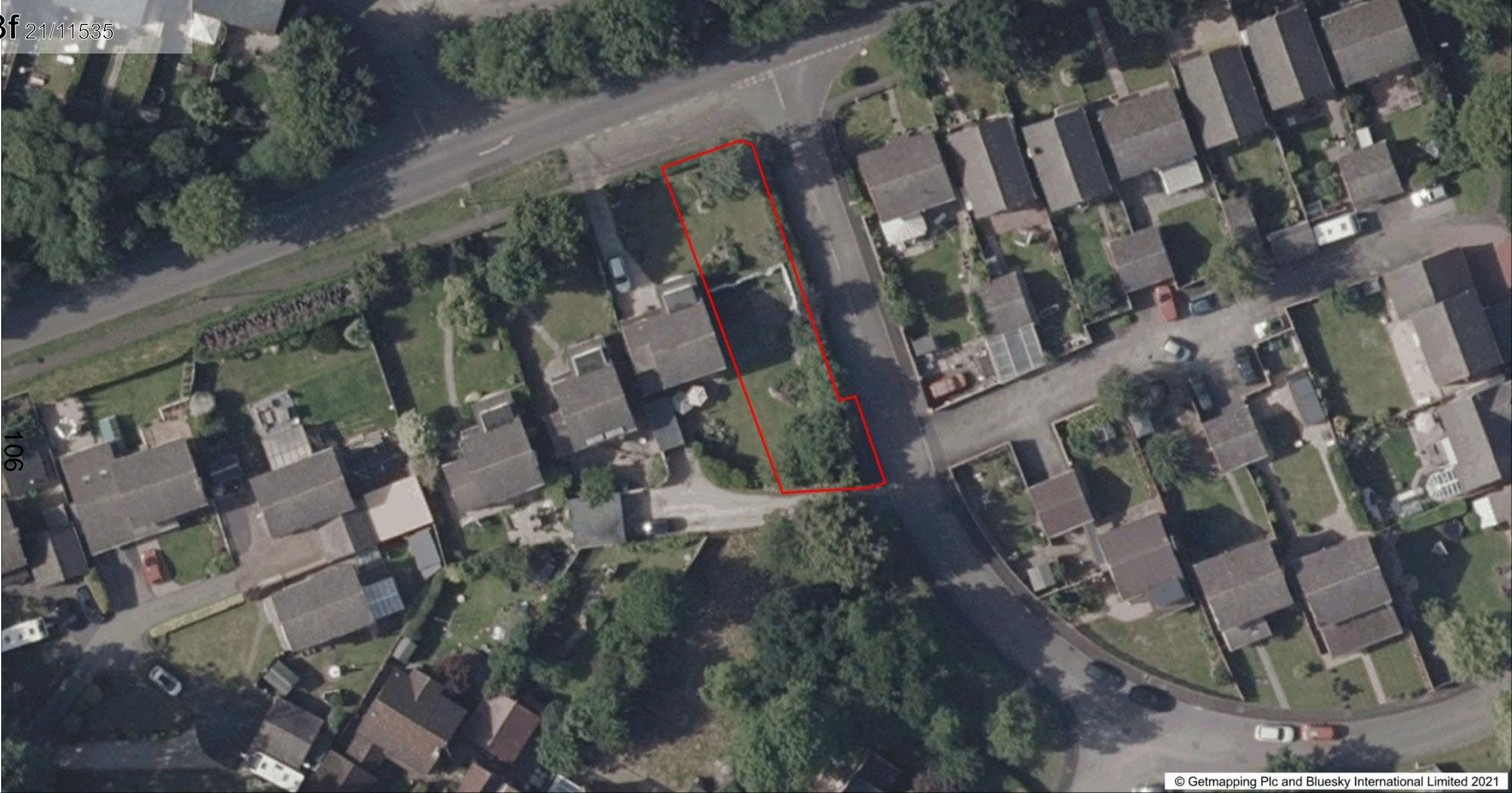
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105

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106



107

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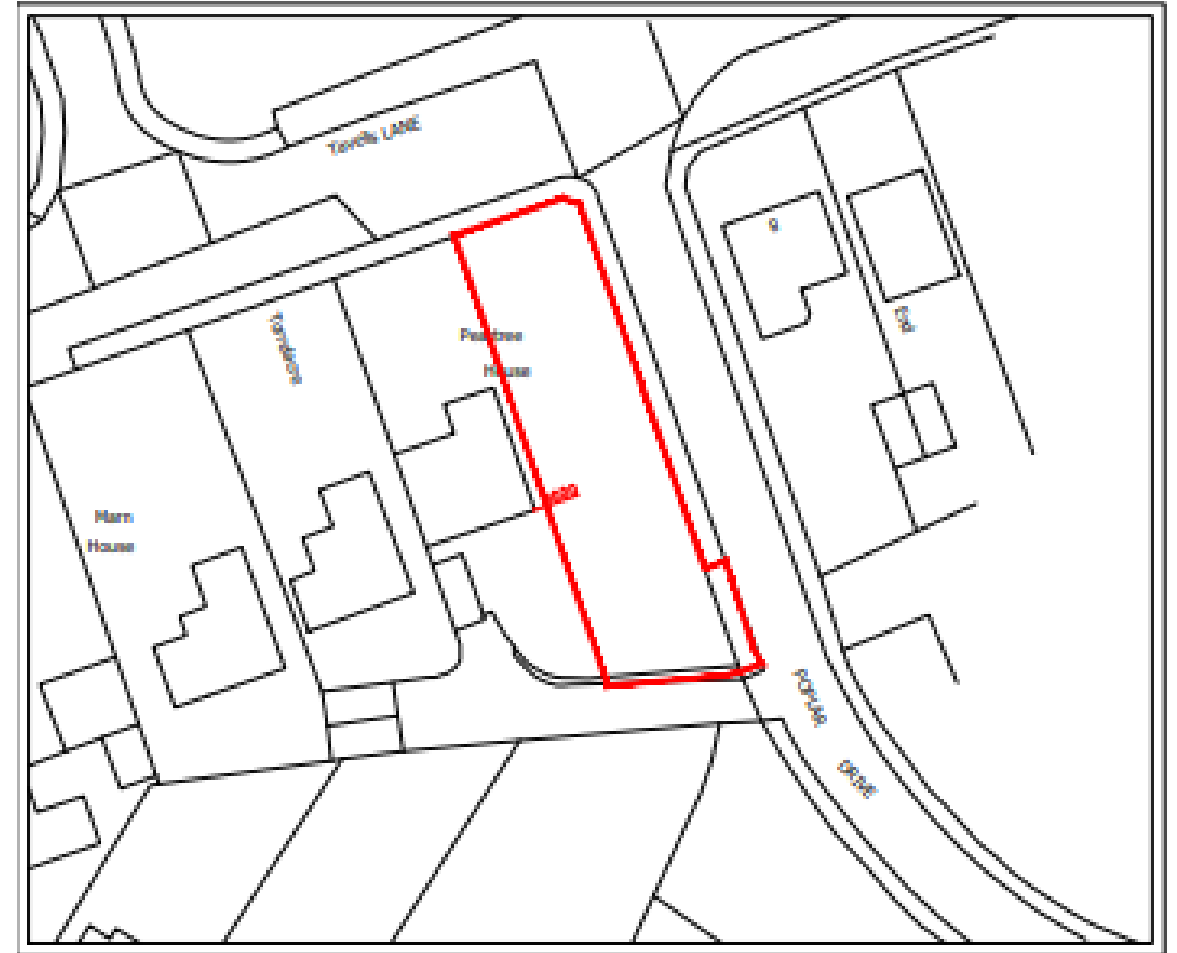






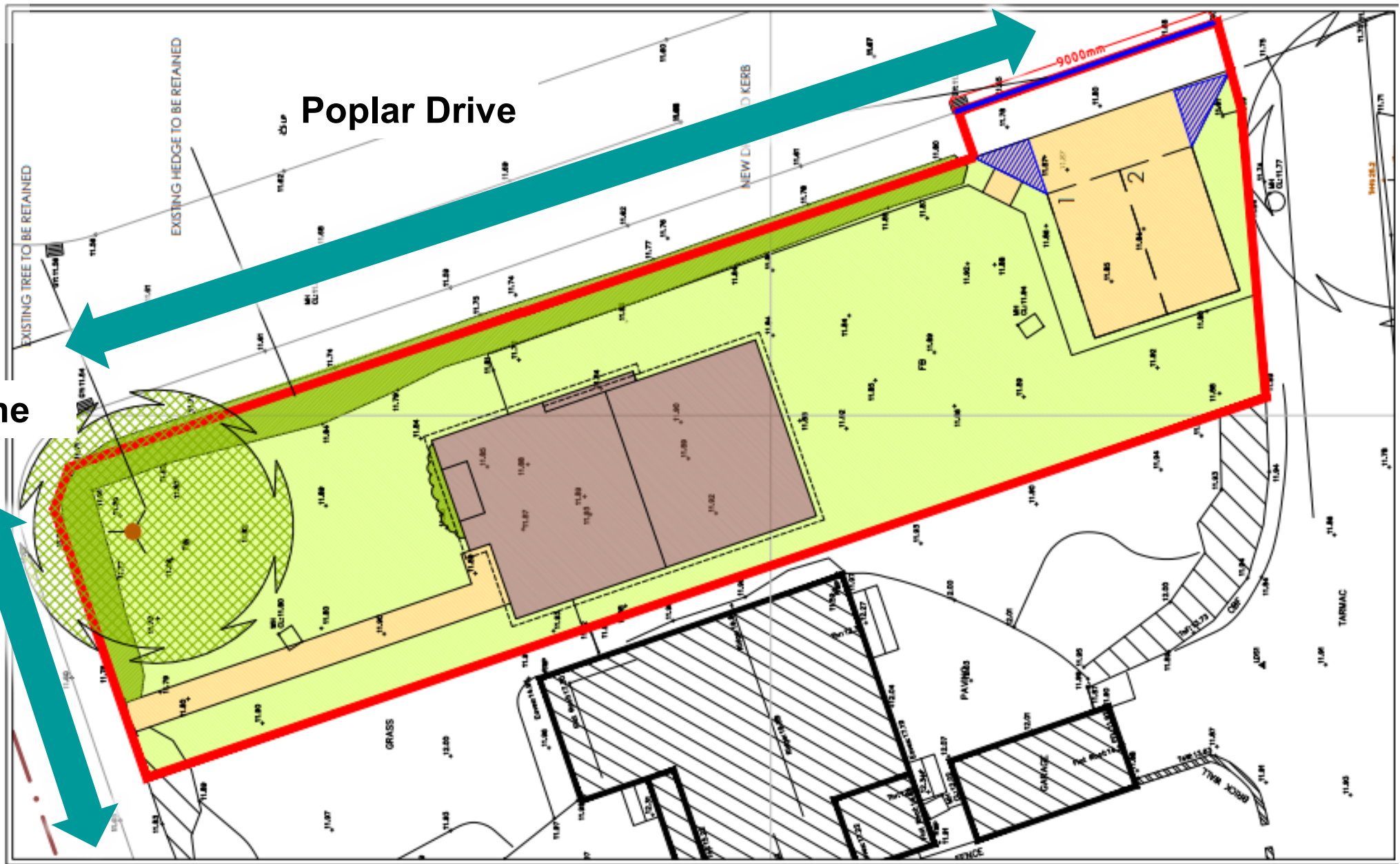








Tavells Lane  
115





NORTH ELEVATION  
SCALE 1:100 @ A1

WEST ELEVATION  
SCALE 1:100 @ A1

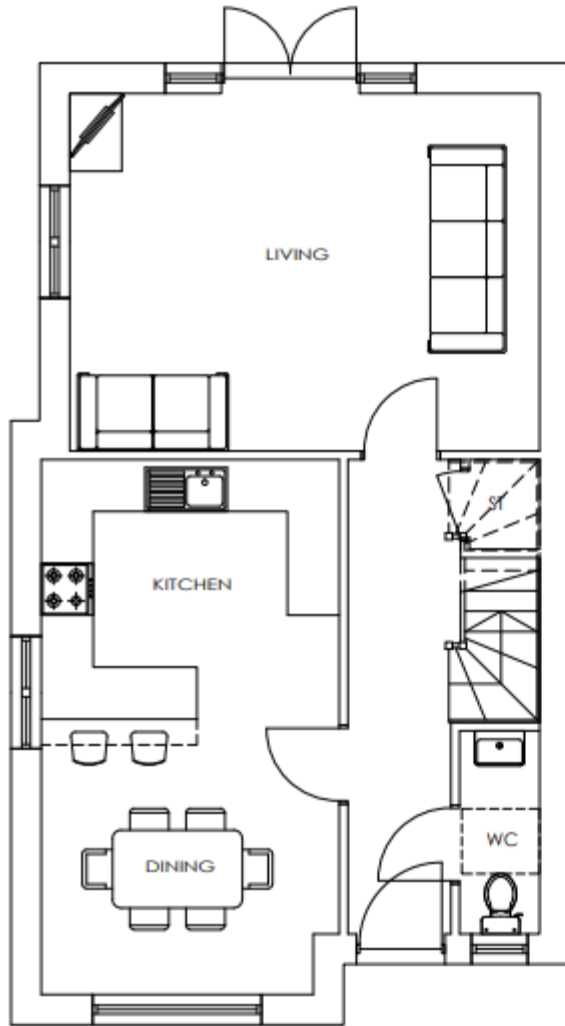
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EAST ELEVATION  
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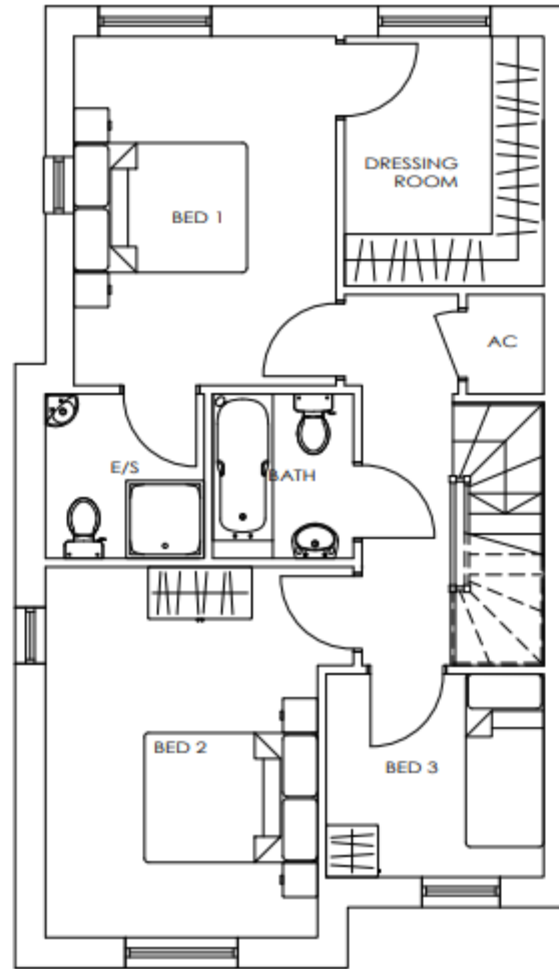




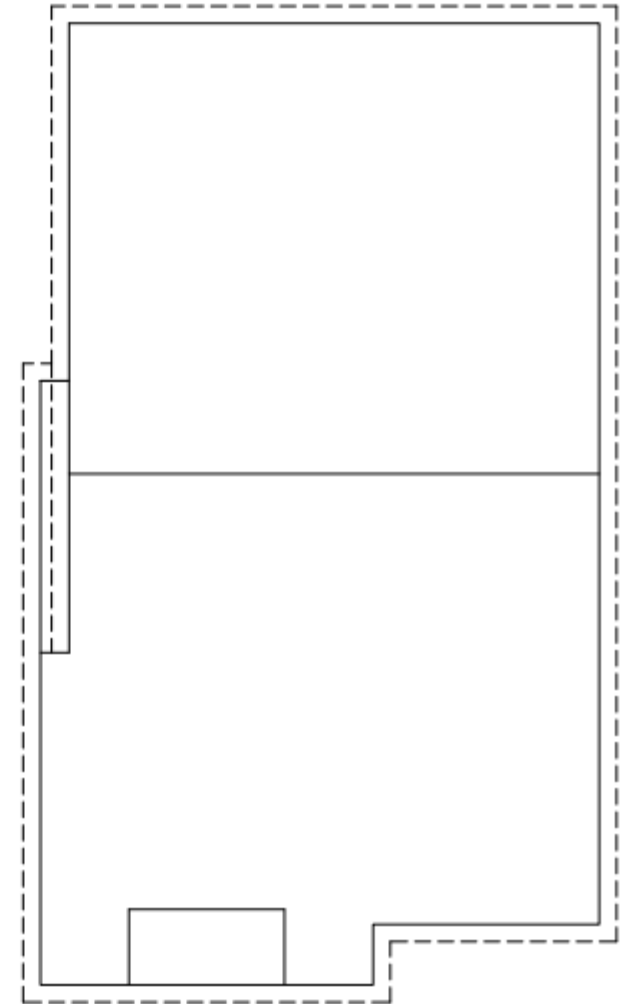
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GROUND FLOOR PLAN  
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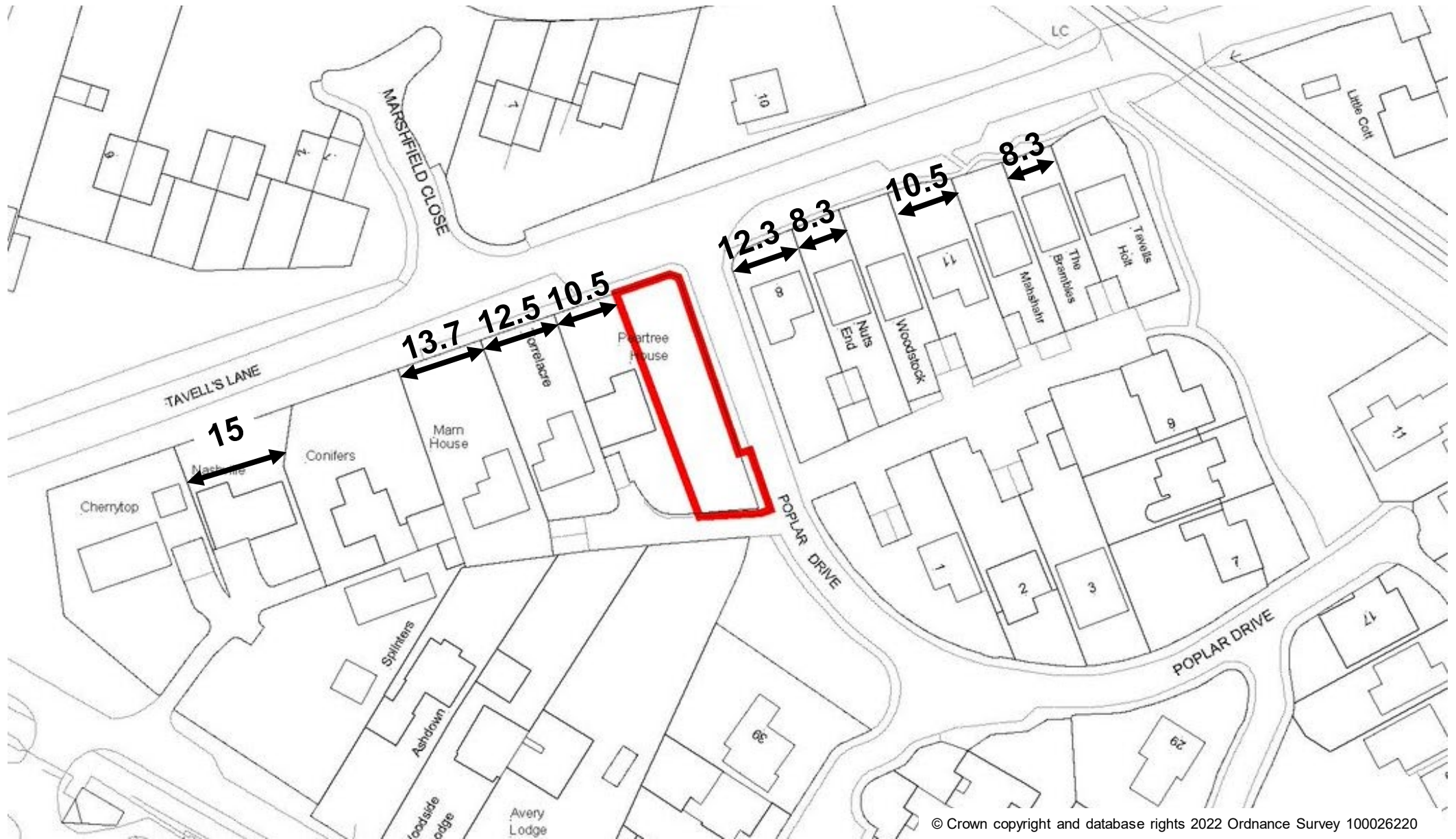


FIRST FLOOR PLAN  
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ROOF PLAN  
SCALE 1:50 @ A1

120





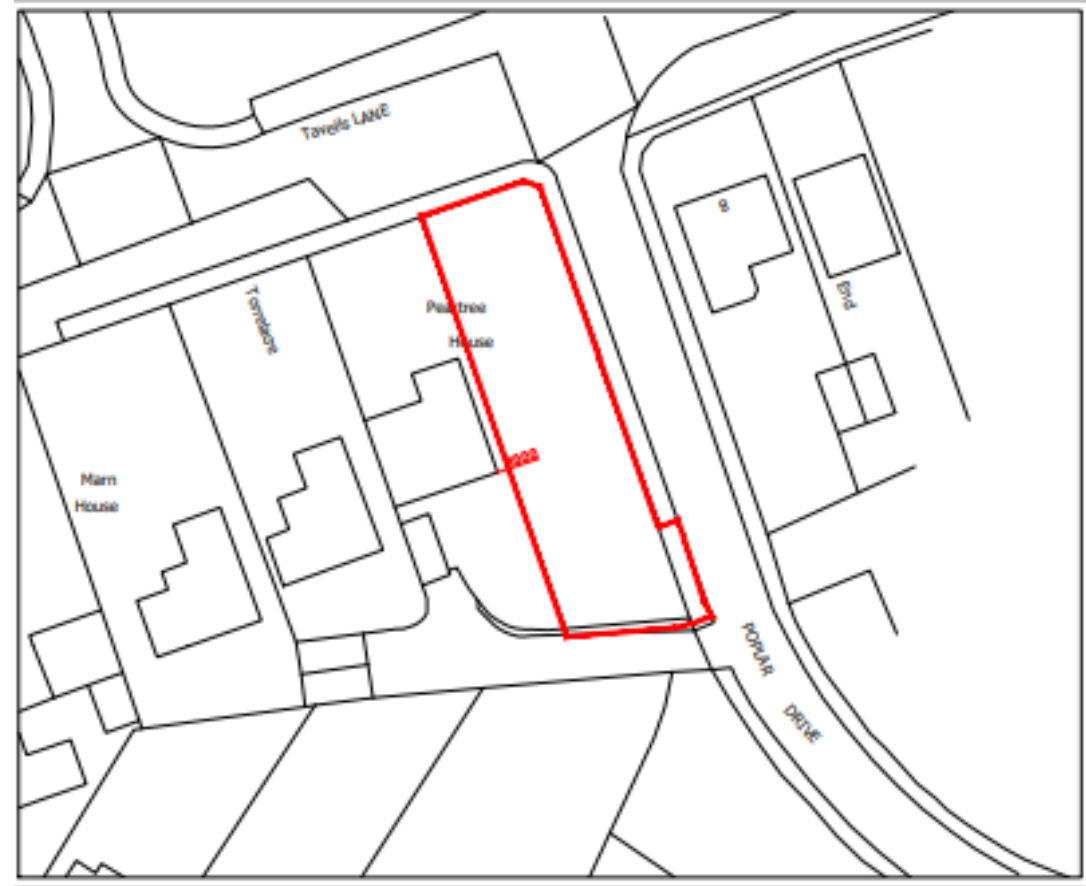




























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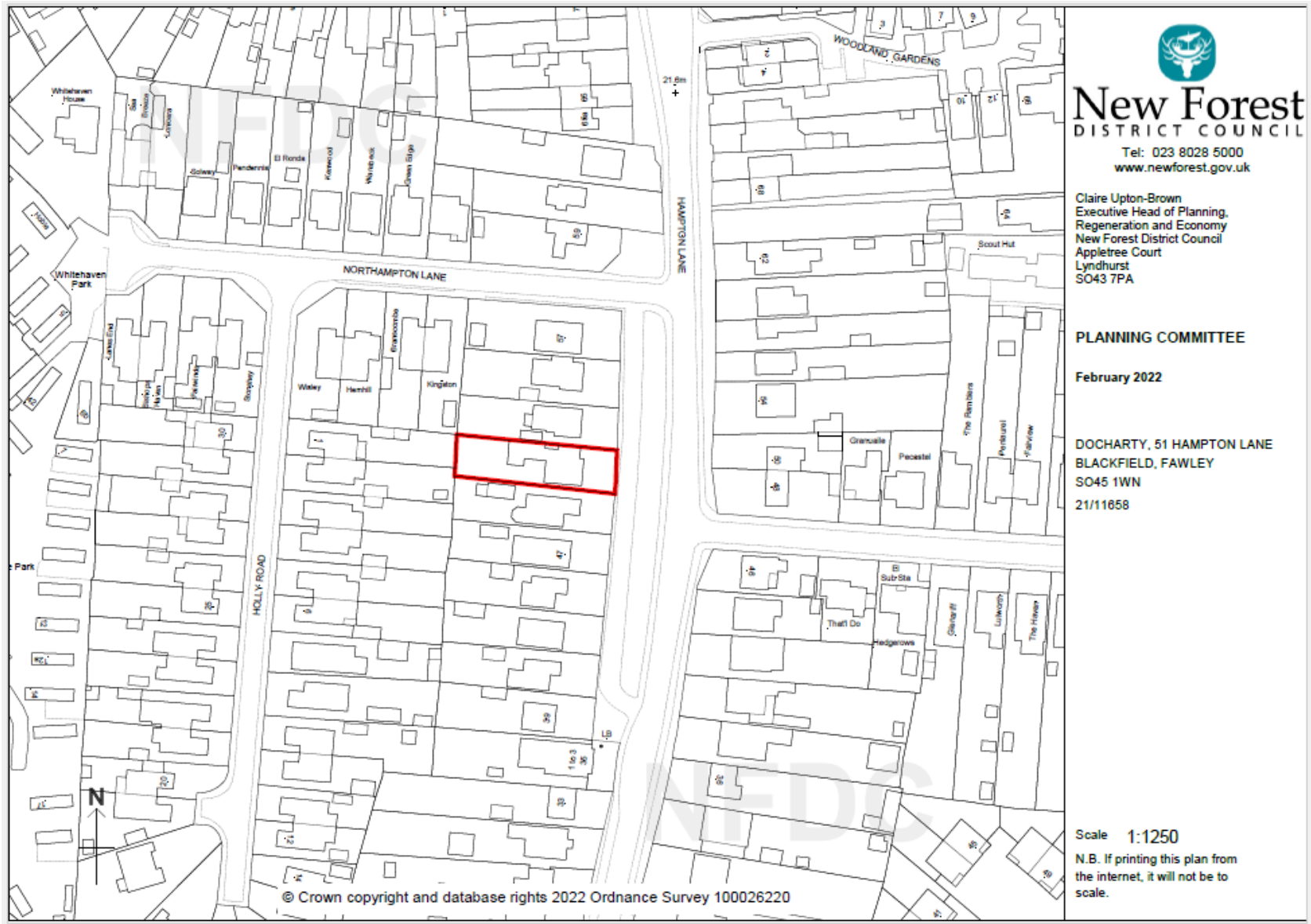
# Planning Committee

09 February 2022

Docharty  
51 Hampton Lane  
Blackfield, Fawley  
SO45 1WN  
**Schedule 3g**

**App No 21/11658**





**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**

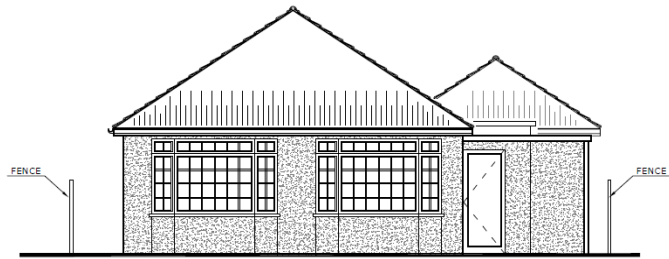
February 2022

DOCHARTY, 51 HAMPTON LANE  
BLACKFIELD, FAWLEY  
SO45 1WN  
21/11658

Scale 1:1250

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EXISTING FRONT ELEVATION  
SCALE: 1/100 @A3



EXISTING SIDE ELEVATION  
SCALE: 1/100 @A3



EXISTING SIDE ELEVATION  
SCALE: 1/100 @A3



EXISTING REAR ELEVATION  
SCALE: 1/100 @A3

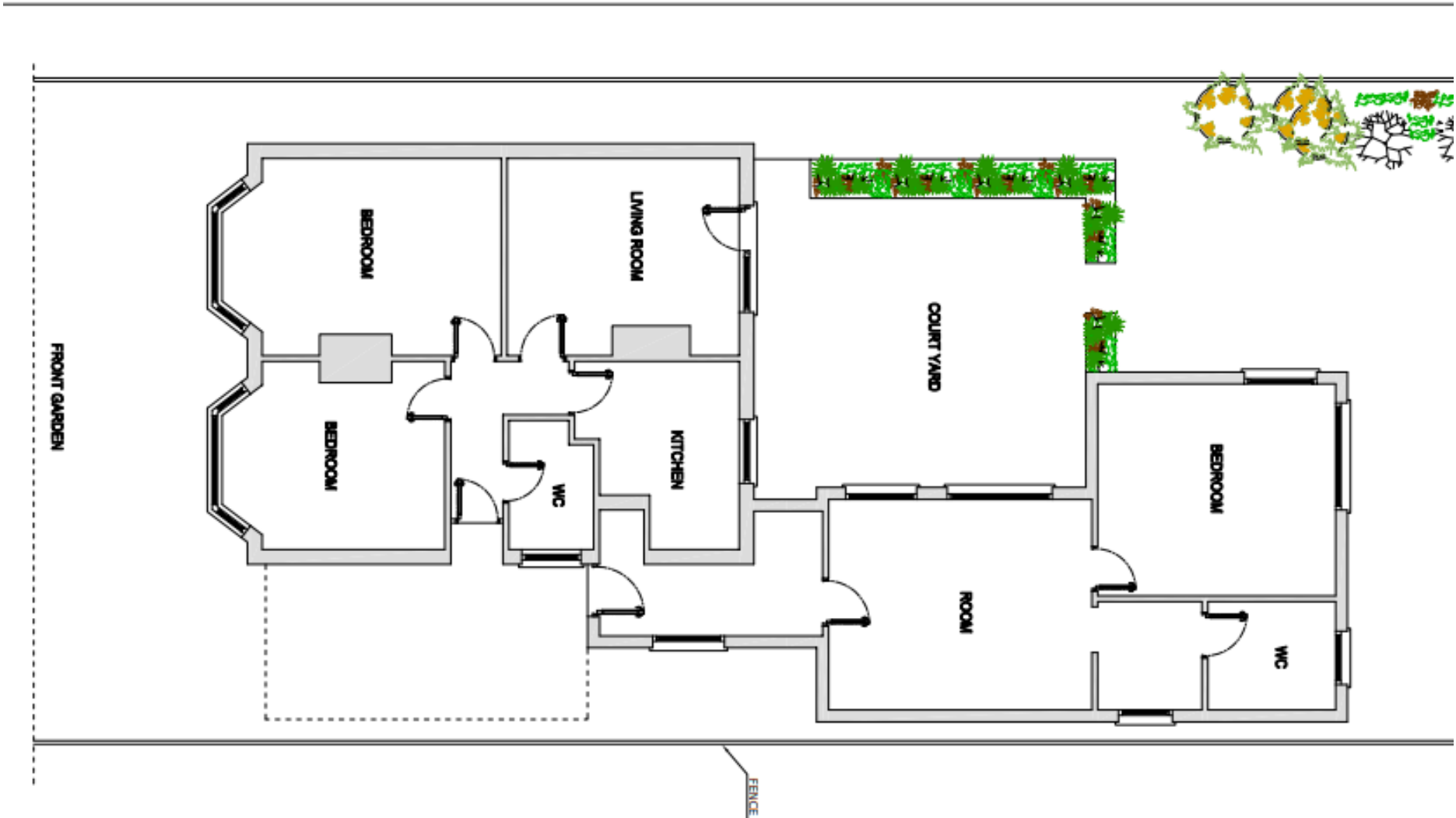


Delta Tech Ltd  
Architecture & Construction  
86-90 PAUL STREET, LONDON EC2A 4NE  
TOWN PLANNING CONSULTANTS &  
ARCHITECTURAL DESIGN  
info@delattechtd.com  
www.delattechtd.com

51 HAMPTON LANE  
SOUTHAMPTON  
SO45 1WN

EXISTING  
- ELEVATIONS

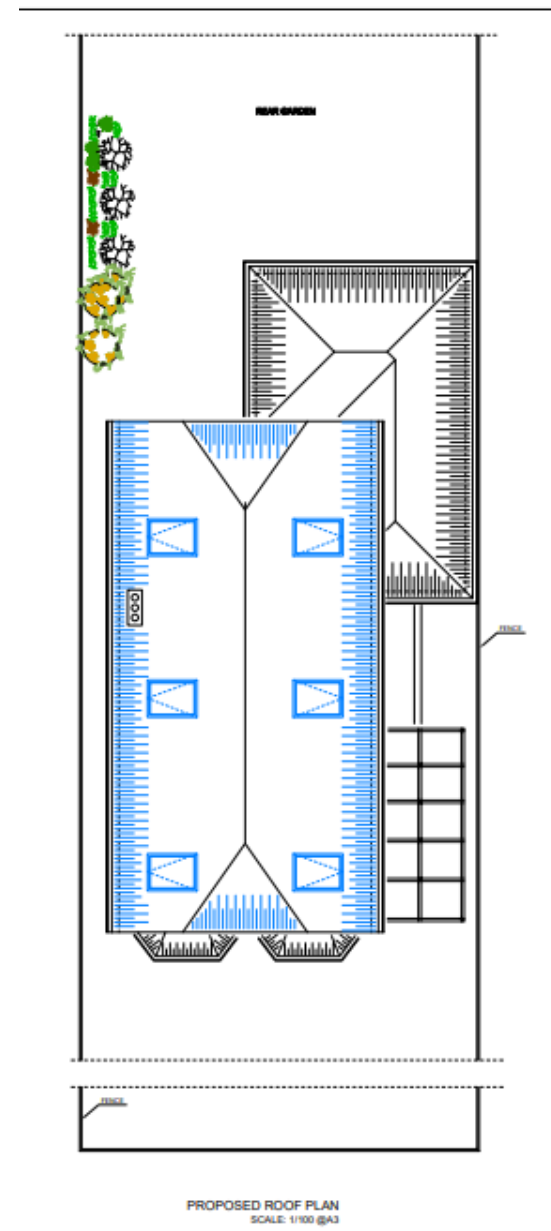
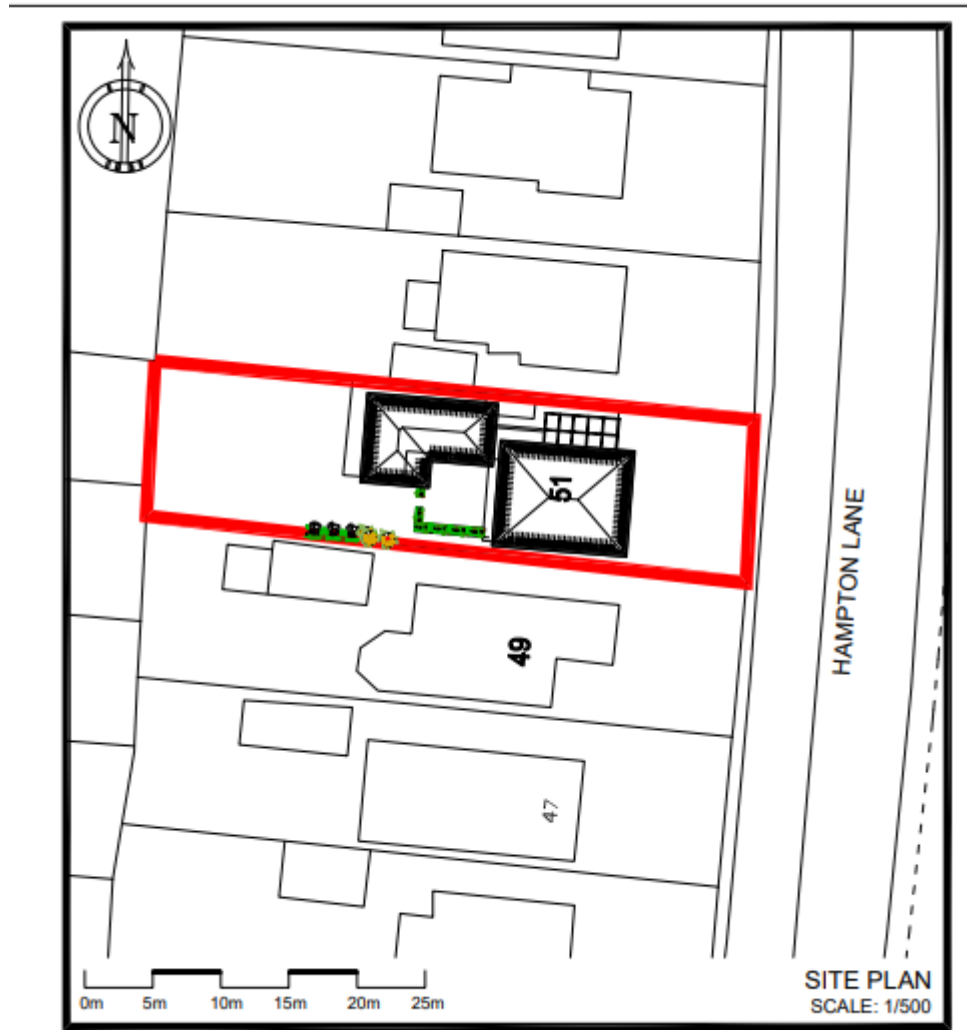
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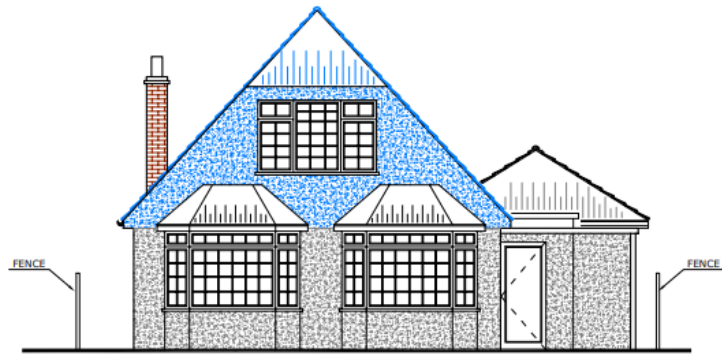




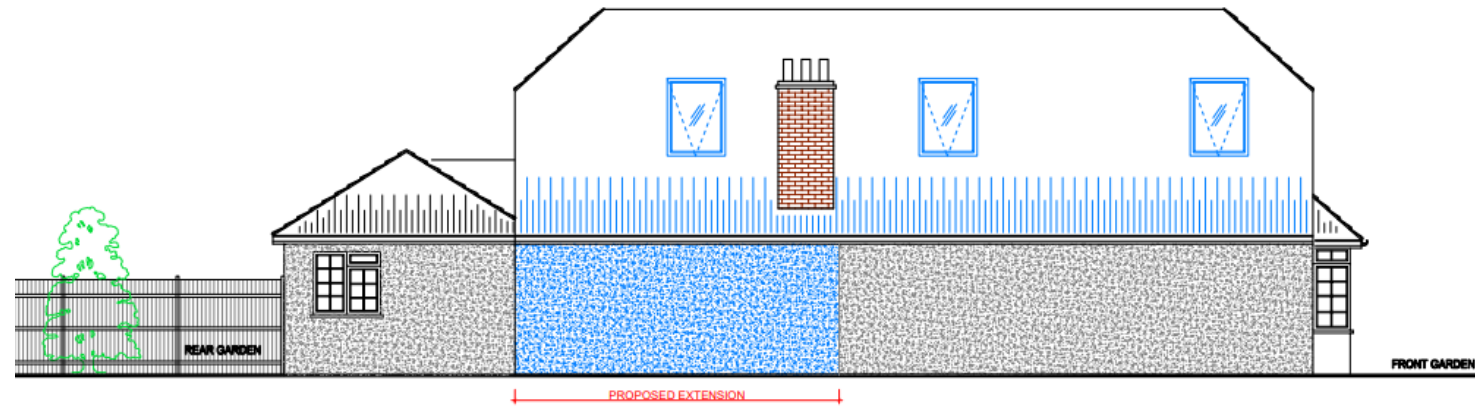




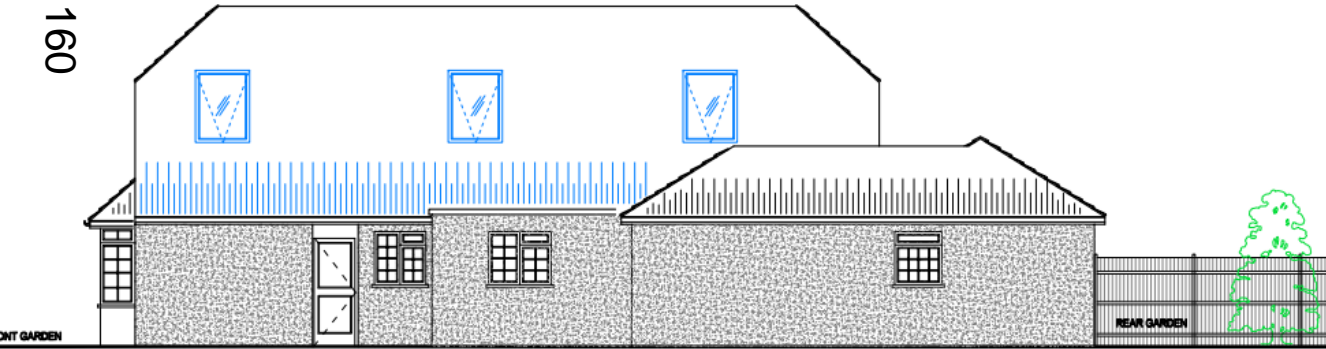




PROPOSED FRONT ELEVATION  
SCALE: 1/100 @A3

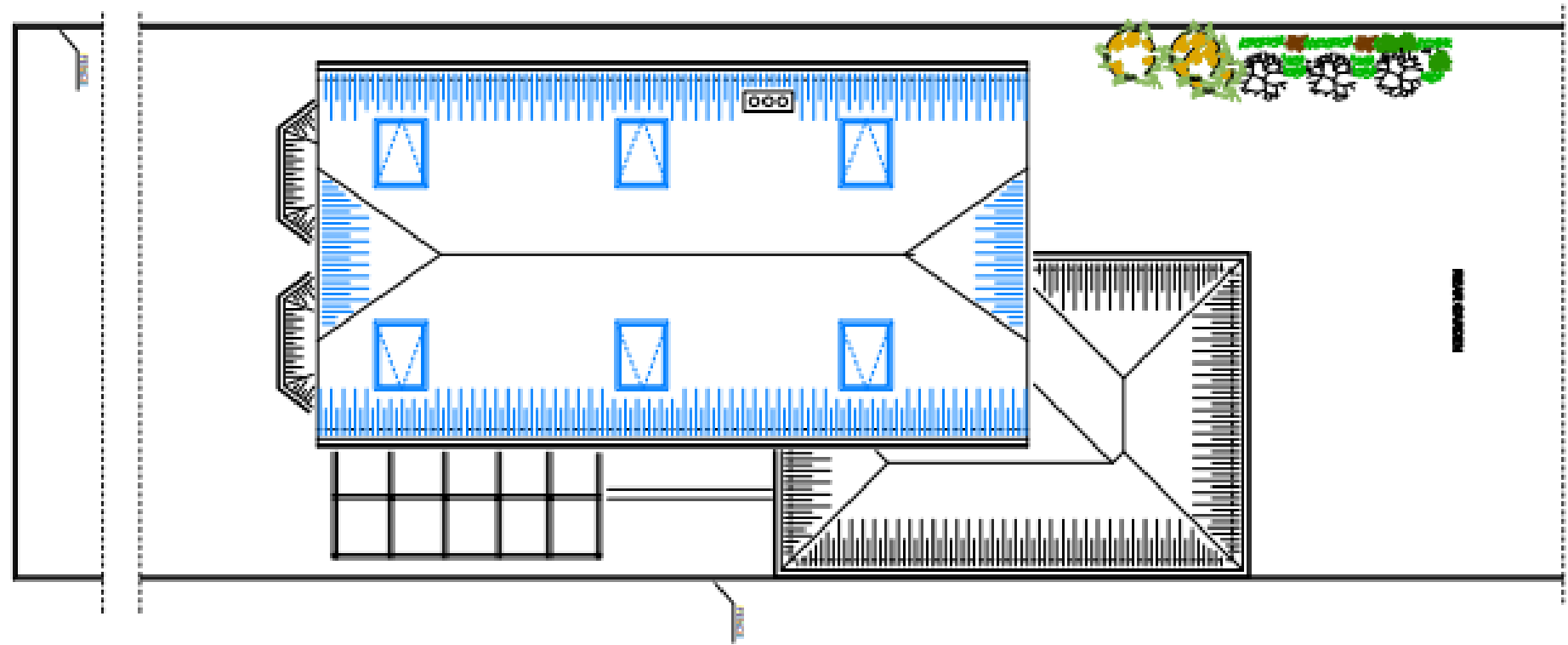


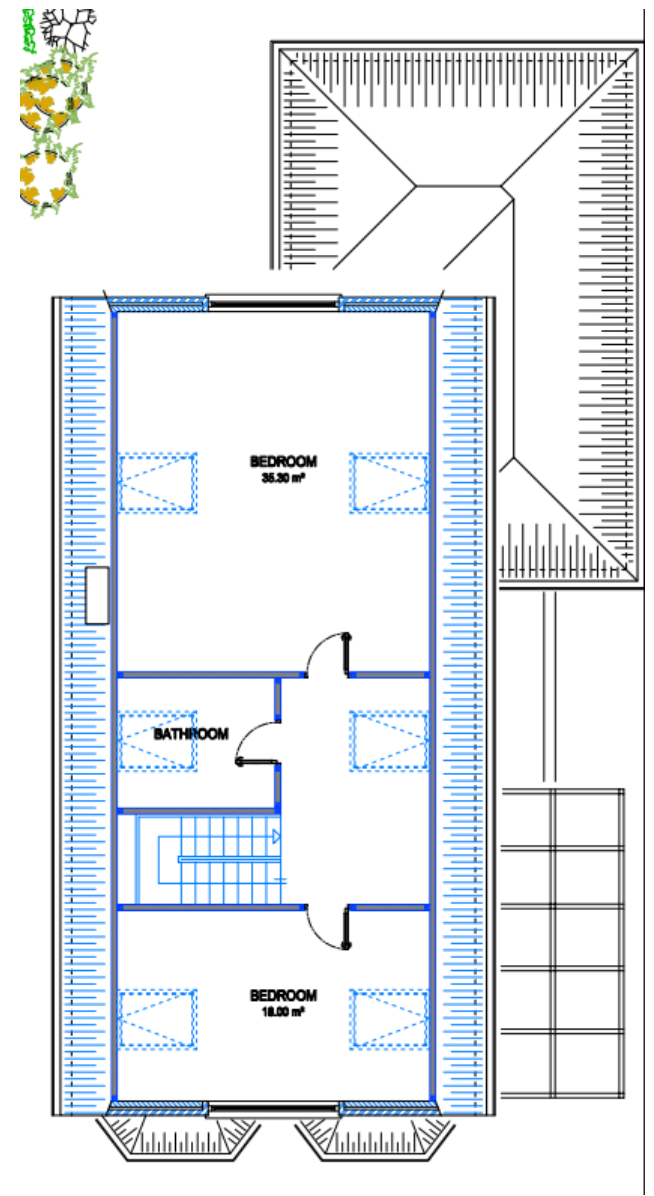
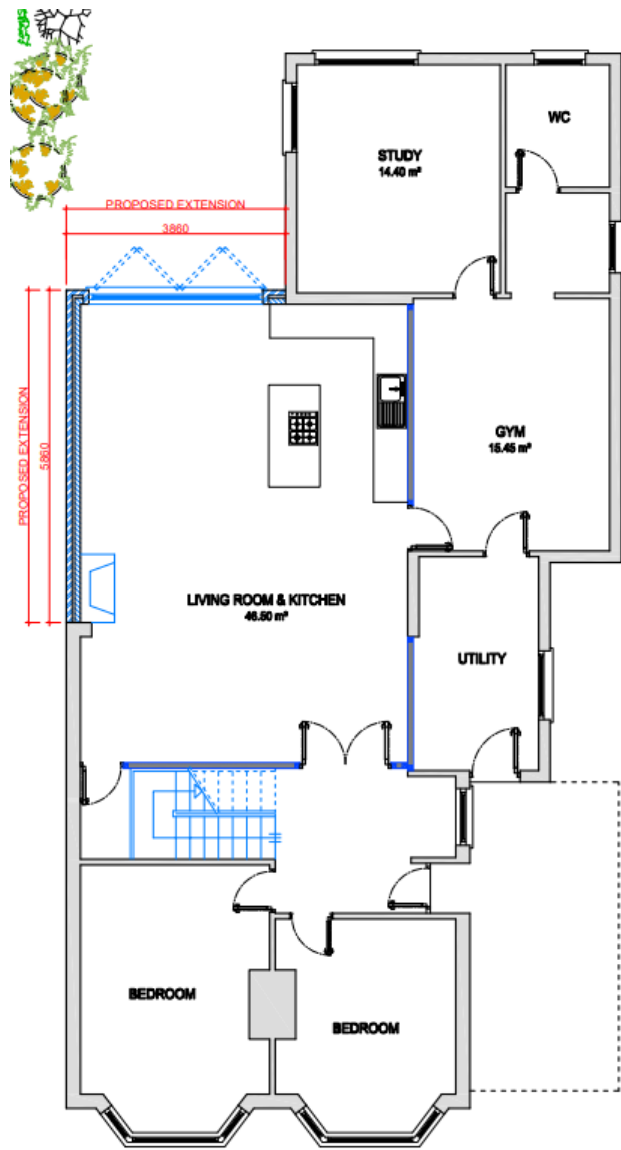
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PROPOSED ROOF PLAN  
SCALE: 1:100 (PH)





# Planning Committee

09 February 2022

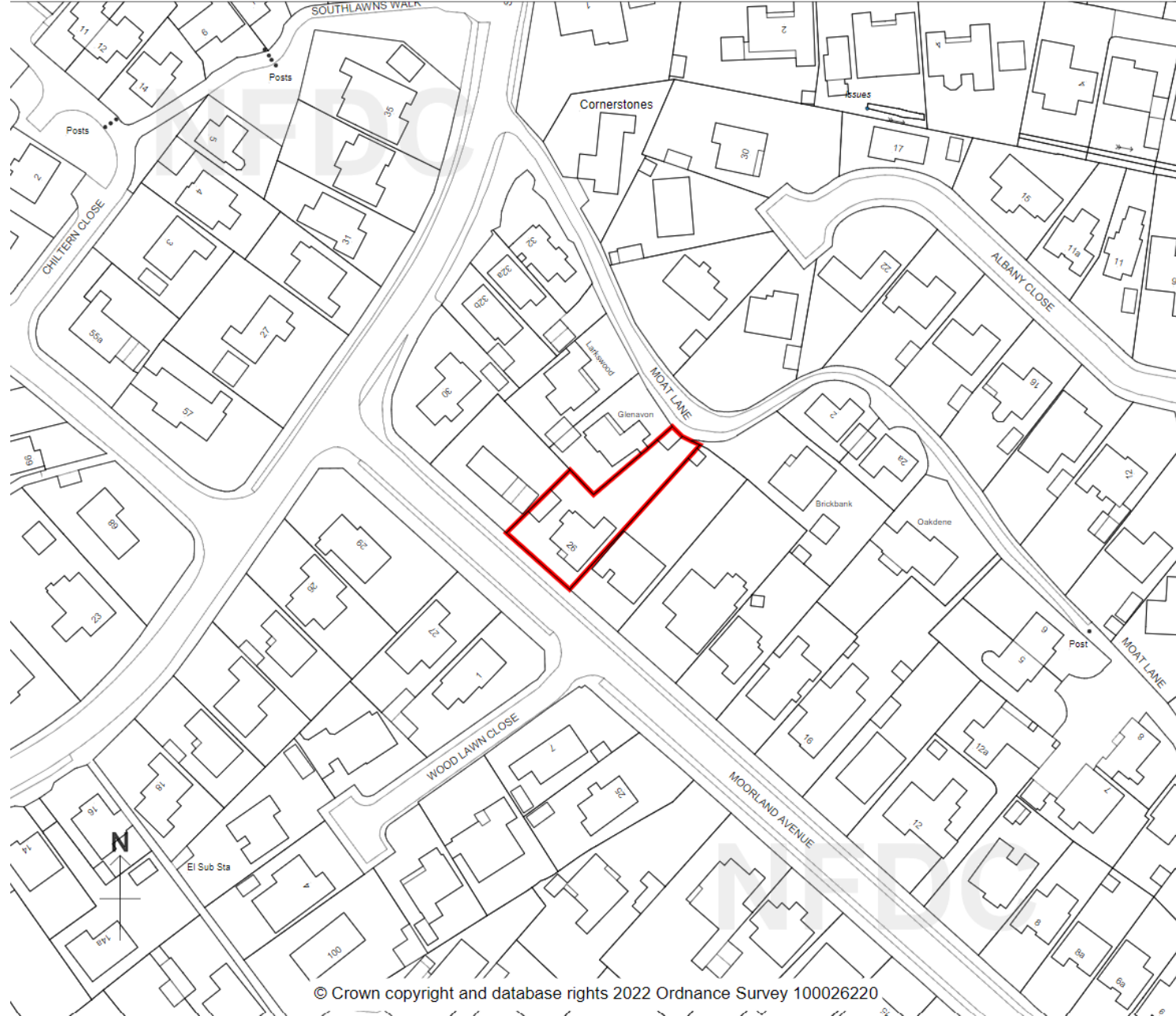
26 Moorland Avenue

Barton on Sea

New Milton

**Schedule 3h**

**App No 21/11442**



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# New Forest DISTRICT COUNCIL

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

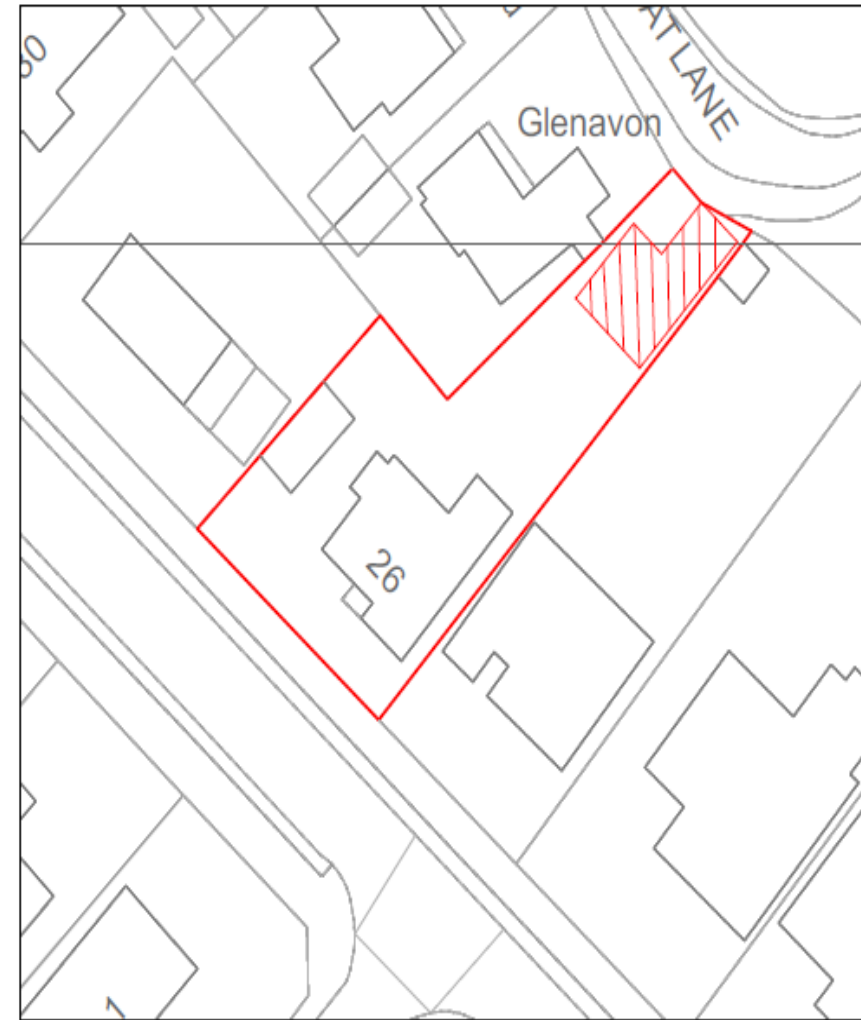
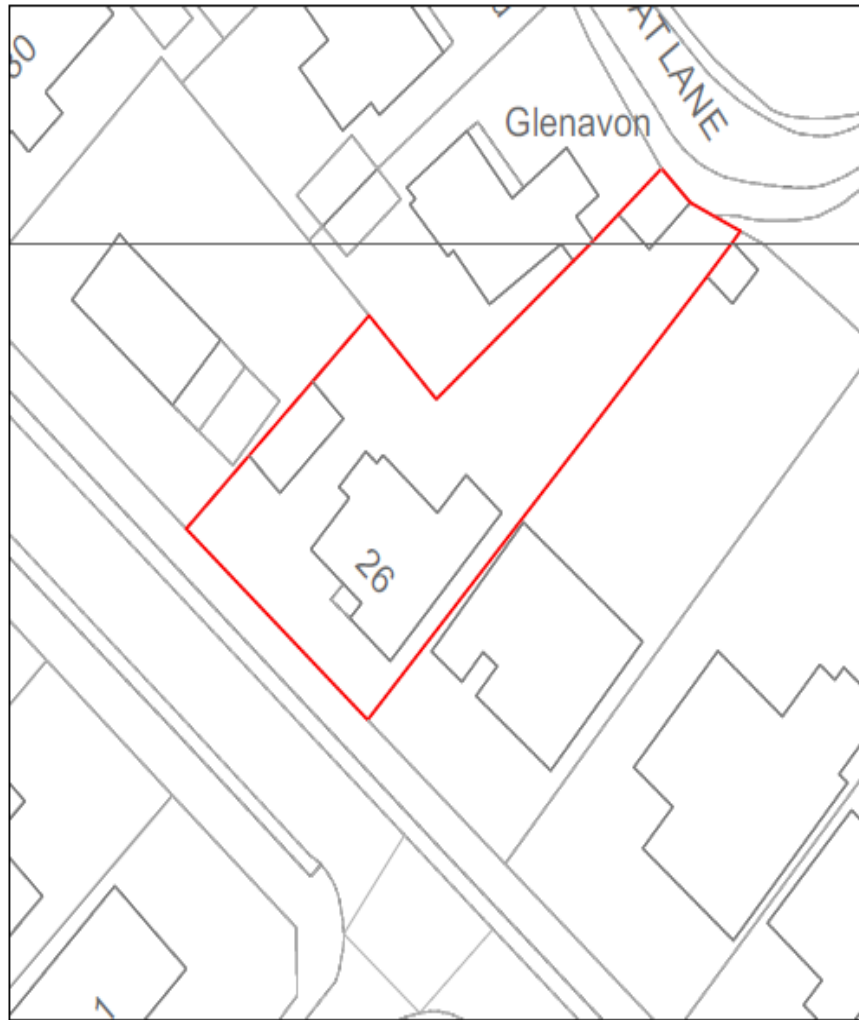
## PLANNING COMMITTEE

February 2022

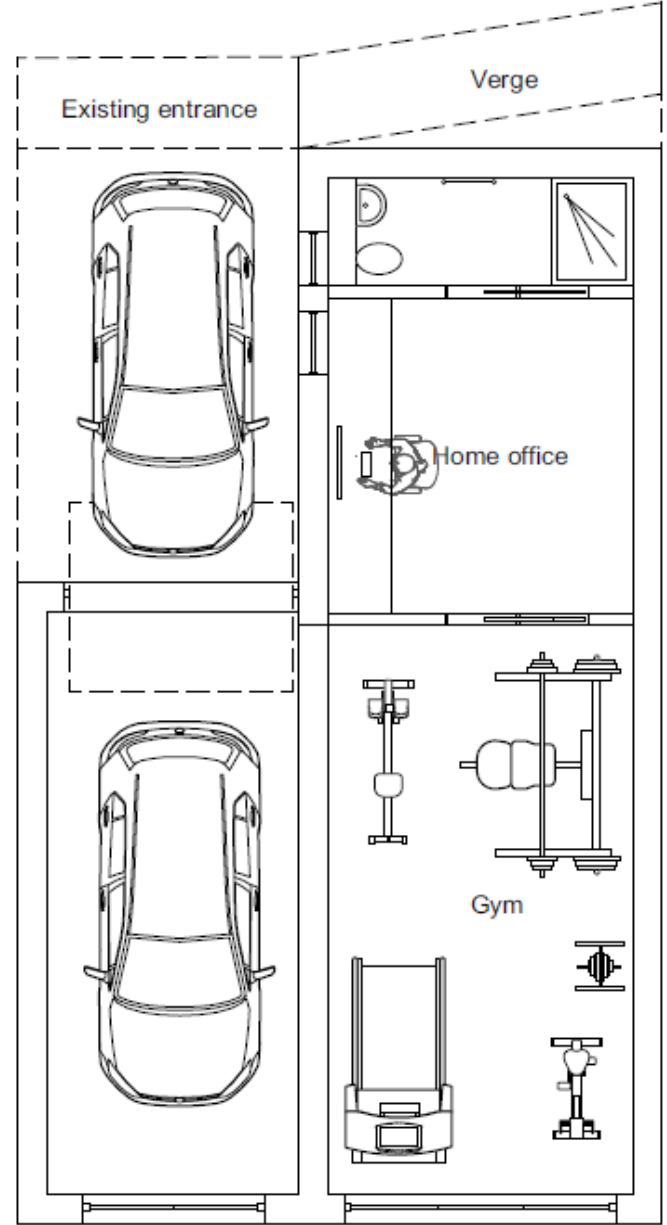
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BARTON-ON-SEA  
NEW MILTON BH25 7DD  
21/11442

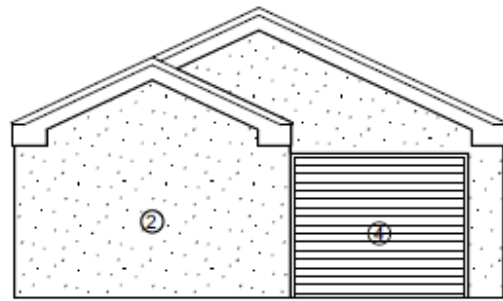
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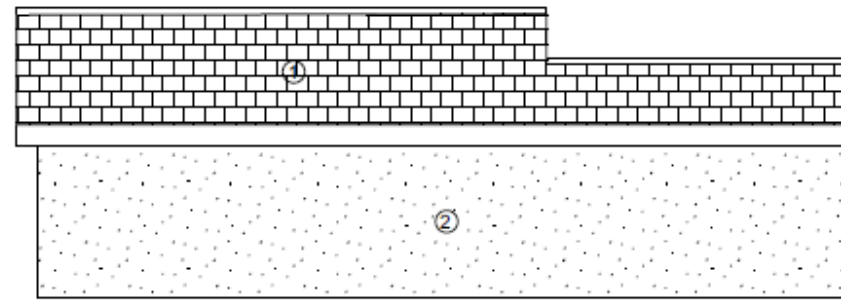


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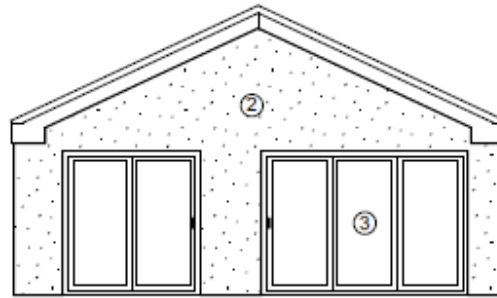




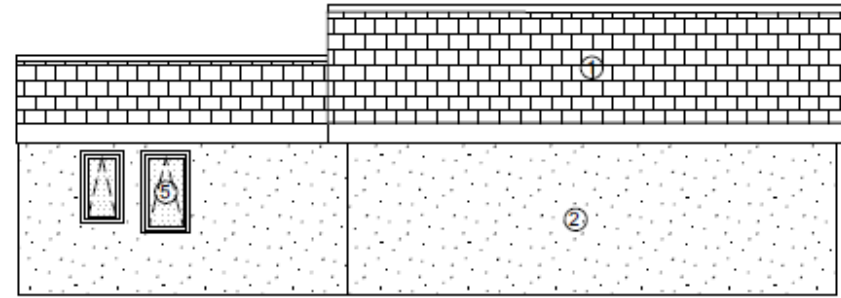
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WEST ELEVATION



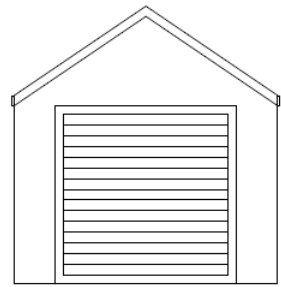
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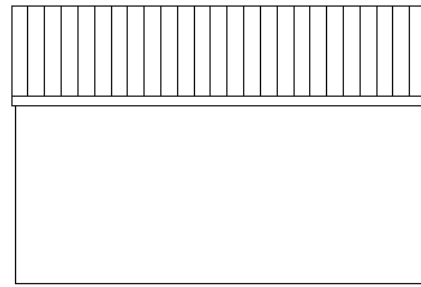
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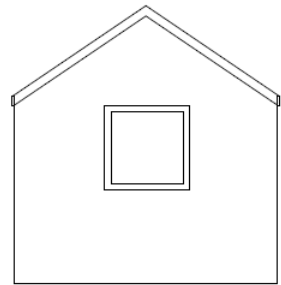




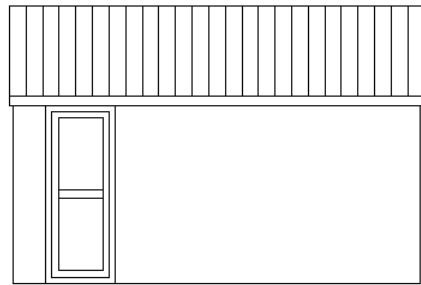
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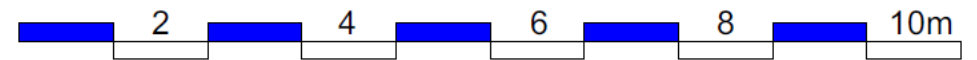
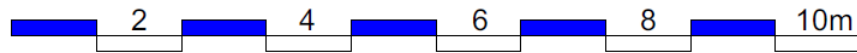
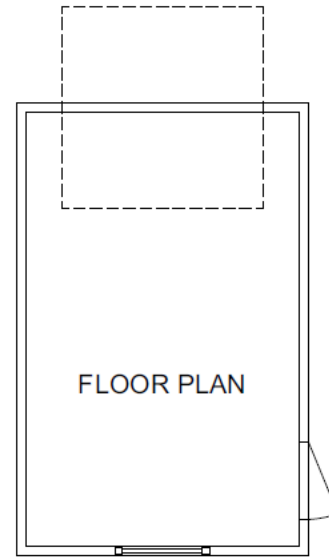
WEST ELEVATION



SOUTH ELEVATION

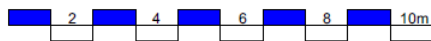
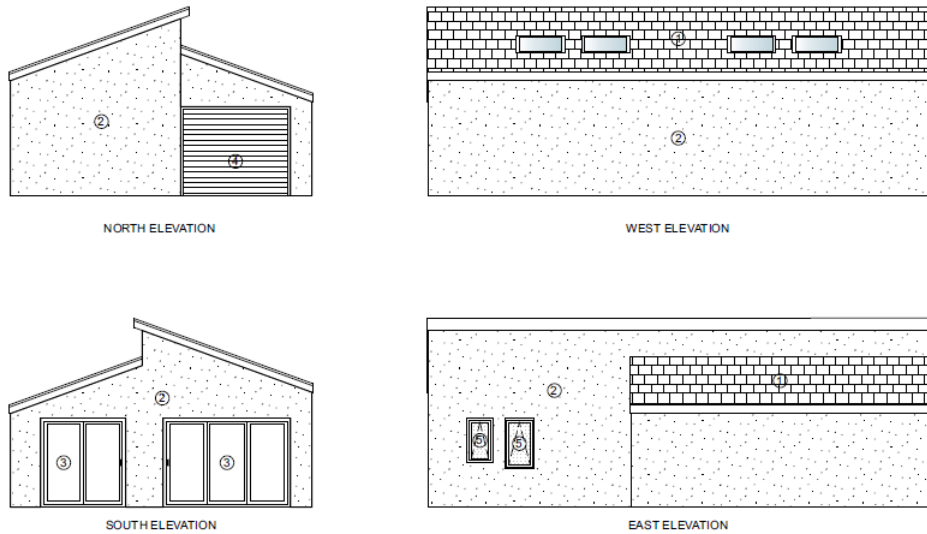


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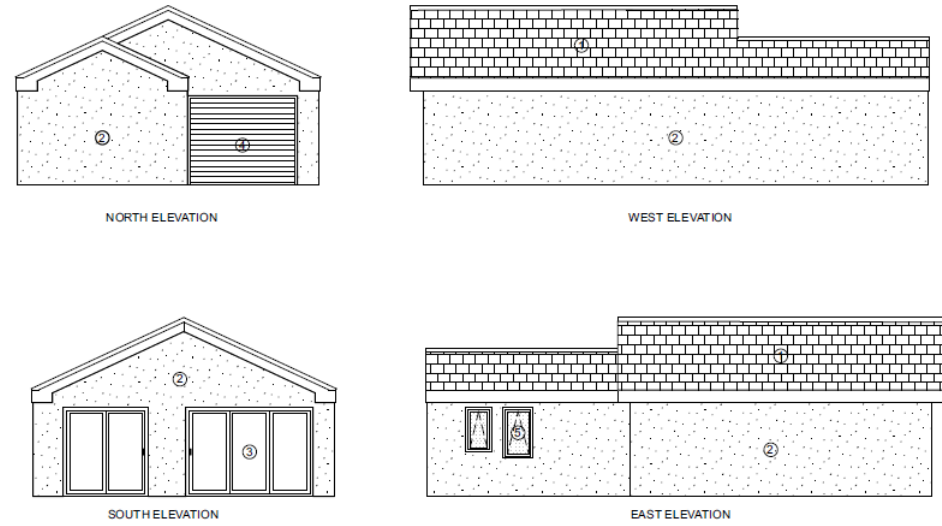


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### Superseded Elevations



### Amended Elevations





171



173



171 Existing garage





175



Brickbank



176







178

Glenavon





# Planning Committee

09 February 2022

PLANNING COMMITTEE – 9 FEBRUARY 2022

## COMMITTEE UPDATES

**Item 3a – Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge (Application 20/11469) (Pages 5-56)**

### 8. CONSULTEE COMMENTS

#### Wessex Water

The Surface Water Drainage Strategy (17/12/20 vs S2) shows surface water draining ultimately to Sweatfords Water via SuDS attenuation features. The Flood Risk Assessment and Surface Water Drainage Strategy (2078-FRA-001) states the surface water network may be offered for adoption by Wessex Water. Details of our adoption standards can be found here <https://www.wessexwater.co.uk/services/building-and-developing/sector-guidance-on-sewerage-and-water-adoption-agreements>

We acknowledge the comments of the Open Spaces Officer from November 2021 and concur that French drain siltation and compaction will need to be addressed.

The application does not appear to make reference to the foul water strategy outline details of which is contained in my submission of 7<sup>th</sup> May. Since this time Wessex Water has made comment on the proposed foul attenuation tank submitted under planning application 21/10052 and designed to mitigate foul flows from the Tinkers Cross development. We have advised our concerns relating to the outline design of this tank in terms of access arrangements and await further discussion with Highways and the applicant.

### 9. REPRESENTATIONS

One further letter of objection dated 31 January 2022 from a local resident which re-iterates concerns already expressed in Section 9 of this report with particular emphasis on too high a density taking other strategic site proposals, impact on protected areas through recreational pressure, and unsustainable extra car traffic.

One further letter of objection from a local resident dated 7 February querying what are applicant's plans to replace gas boilers. Other concerns as set out previously re-iterated.

### 13. RECOMMENDATION

#### Condition 2

Add approved highway access plans

ITB12264-GA-043 – Rev B – Private driveway access

ITB12264-GA-035 – Rev H - Proposed site access- Whitsbury Road

Condition 6

Amend to include words.... *including all boundary details*..... after planting and hard landscape on line 3 of condition as printed.

Condition 22

Delete as duplicated by printed condition 3

Condition 27 as printed

3<sup>rd</sup> line of condition add the words .....*and phasing agreement* .... after in accordance with any plans

Condition 30 as printed

Add the words .....*or alternatively in accordance with any phasing agreement with the LPA*.....after the words hereby approved in first sentence

Approved plans to be plural rather than singular on second line of condition as printed.

**Item 3b – Marchwood Military Port, Cracknore Hard, Marchwood (Application 21/11156) (Pages 57-130)**

The Committee report states on page 73 that “*Due to the objection made by Sport England, there is a requirement under Paragraph 7 of the Town and Country Planning (Consultation) Direction 2021 to refer the application to the Secretary of State before any decision can be issued.*”

Following re-examination of the requirements, under the 2021 Direction, the land does not fit any of the criteria set out in (a)– which are:

- Is land of a local authority; or
- Is currently used by an educational institution as a playing field; or
- has at any time in the five years before the application was received been used by an educational institution as a playing field.

Both (a) and (b) criteria of the Direction need to be met to require a referral. None of the (a) criteria are met, and therefore there is no requirement to refer the application to the Secretary of State

The recommendation is changed as set out at the end of the update report

Sport England has been advised of this.

These changes along with other updates are set out below:

## 9. REPRESENTATIONS

One letter of objection received summarised as follows:

- Concerns about road and rail access to the site.
- Road access is already limited due to the amount of heavy goods traffic
- Rail services divide the village, and the level crossing is manually operated
- How will these limitations be addressed and who will bear these costs?
- Planned expansion should be put on hold until transport infrastructure issues are addressed.

## 10. ASSESSMENT

Section 10.2 Principle of development.

Page 73 DELETE last paragraph of this section.

Section 10.3 Transport

Page 79 First paragraph DELETE last sentence.

The applicant's agent has the following comments on the committee report

Section 10.3 Transport

Page 74 Traffic generation heading - second paragraph. The TA does consider LGV trips. LGV trips are included within the HGV category within the TA.

Page 80 Rail heading -second paragraph. The applicant confirms that they secured freight train movement slots with Network Rail some time ago in relation to its existing operation. The site does not currently use all those slots. The applicant is confident that the slots that are currently available to the company are sufficient for the more intensive use of the site arising from the proposed development.

Page 83 Third Party comments heading - first paragraph. The applicant's agent confirms that the Marchwood Industrial Park traffic flows were taken into account in the TA.

## 12. OTHER CONSIDERATIONS

The applicant's agent has confirmed that it has been agreed with the MMO that the concerns that the MMO had raised have been addressed within the ES submitted with the current planning application.

## 13. RECOMMENDATION

**Amended Recommendation**

**DELETE (i)**

**Change (ii) to (i)**

**Amend new (i) (ii) a. to omit reference to HCC completion of Phase 2 of the highways works**

**Add new (i) (iii)**

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

i) the completion of planning obligations entered into by way of Section 106 Agreement to secure:

(i) Off-site Biodiversity Net Gain

a. provision prior to the first use or occupation of completed Phase 1 of the development hereby approved.

b. retain, management and maintenance for a period of 30 years.

(ii) Highways works linked to a S278 agreement

a. Financial contribution of £400,000 for improvements to A35/A326 Rushington roundabout to be made prior to the first use or occupation of completed Phase 1 of the development hereby approved.

b. Off site Highway improvement works to be undertaken and completed prior to the first use or occupation of completed Phase 1 of the development hereby approved as follows:

i. A footway link along Normandy Way from its junction with Cracknore Hard linking to Autumn Road.

ii. A footway link on Autumn Road linking to Dapple Place and associated uncontrolled pedestrian crossings.

iii. Minor cycle improvements.

iv. Directional cycle signage on Cracknore Hard, Normandy Way, Main Road and Cork Lane.

c. Travel Plan and assessment monitoring fee of £16,500.00

d. A Travel Plan bond of £25,500.

(iii) An employment and skills plan.

(ii) The imposition of the conditions set out in the report.

**Item 3e – The Pilgrim Inn, Hythe Road, Marchwood (Application 21/11667) (Pages 157-166)**

**UPDATE CONDITIONS:**

The proposed conditions are amended to the following:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

2884-100      SITE LOCATION PLAN



2884-202A PROPOSED BLOCK PLAN

2884-201C PROPOSED SITE PLAN & ELEVATIONS

Reason: To ensure satisfactory provision of the development.

3. The external facing materials used for the roof shall consist of cedar shingles.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**Item 3f – Land adjacent to Peartree House, Tavells Lane, Marchwood (Application 21/11535) (Pages 167-182)**

3 additional letters of objection concerned with access and impact on public highway safety including danger to pedestrians. Concerns that the proposal will be a cramped form of development within this spacious setting and design is out of keeping. The proposed access is directly opposite existing gates and access. Overlooking concerns.

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