

PLANNING COMMITTEE - WEDNESDAY, 12TH OCTOBER, 2022

UPDATES FOR COMMITTEE

Agenda No Item

4. **Presentation on Planning Applications** (Pages 3 - 142)

5. **Committee Updates** (Pages 143 - 144)

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Planning Committee

12 October 2022

Planning Committee 12 October 2022

Applications Presentations


Planning Committee
App No 22/10907

Land at Cygnus Gardens,
Ditden
SO45 5JH
Schedule 2a

3 2a 22/10907


Planning Committee
App No 21/10578

Barn to east of Sandle Lodge
Main Road
Sandleheath SP6 1PF
Schedule 2b

17 2b 21/10578


Planning Committee
App No 20/11267

Land of Selwyn
Fryem Court Road
Burgate
Fordingbridge
SP6 1NG
Schedule 2c

32 2c 20/11267


Planning Committee
App No 22/10202


5a Bridge Street
Fordingbridge
SP6 1AH
Schedule 2d

43 2d 22/10202


Planning Committee
App No 21/10343


23 High Street
Fordingbridge
SP6 1AS
Schedule 2e

54 2e 21/10343


Planning Committee
App No 22/10898

Land of 24 Poplar Drive
Marchwood
SO40 4XH
Schedule 2f

70 2f 22/10898


Planning Committee
App No 22/10863


14 Meadow Close
Ringwood
BH24 1RX
Schedule 2g

92 2g 22/10863


Planning Committee
App No 22/10884


Resubmission of 22/10339
3 Fairlie Park,
Ringwood
BH24 1TU
Schedule 2h

105 2h 22/10884


Planning Committee
App No 22/10857

196 Ringwood Road,
Totton,
SO40 8EB
Schedule 2i

121 2i 22/10857


Planning Committee
App No 22/10346

Land Rear of 87-99 Long Lane,
Holbury
Schedule 2j

128 2j 22/10346

4

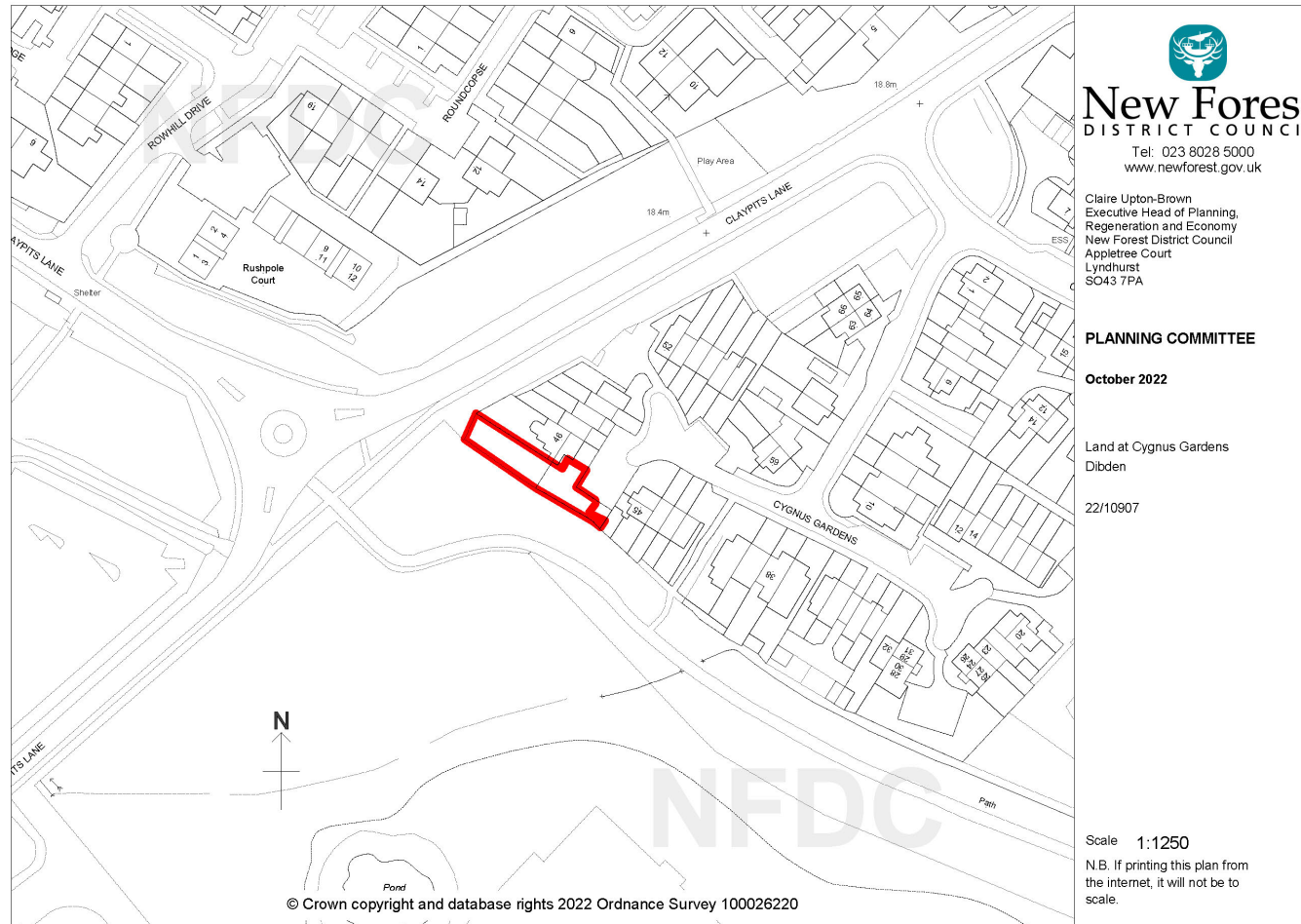
Planning Committee

App No 22/10907

Land at Cygnus Gardens,
Dibden
SO45 5UH
Schedule 2a

Red line plan

9



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

October 2022

Land at Cygnus Gardens
Dibden

22/10907

Scale 1:1250

N.B. If printing this plan from
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scale.

Aerial Photograph



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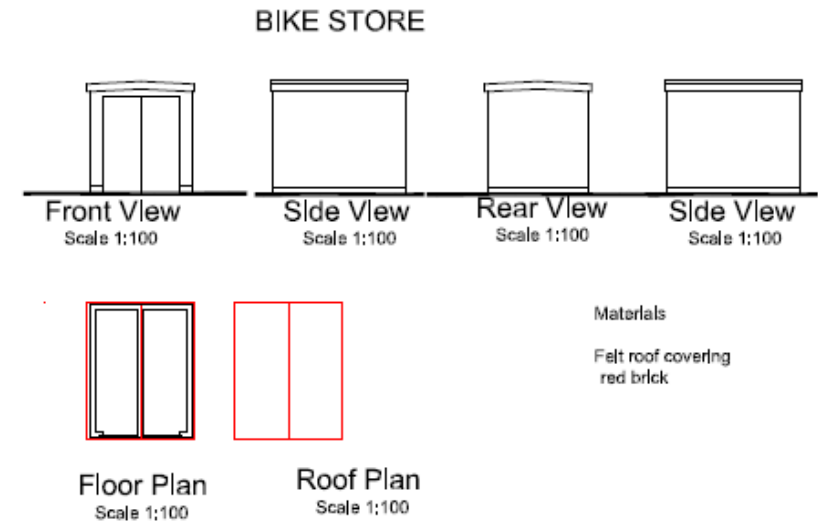
Location, block plan and bike store



Site Location Plan
Scale 1:1250

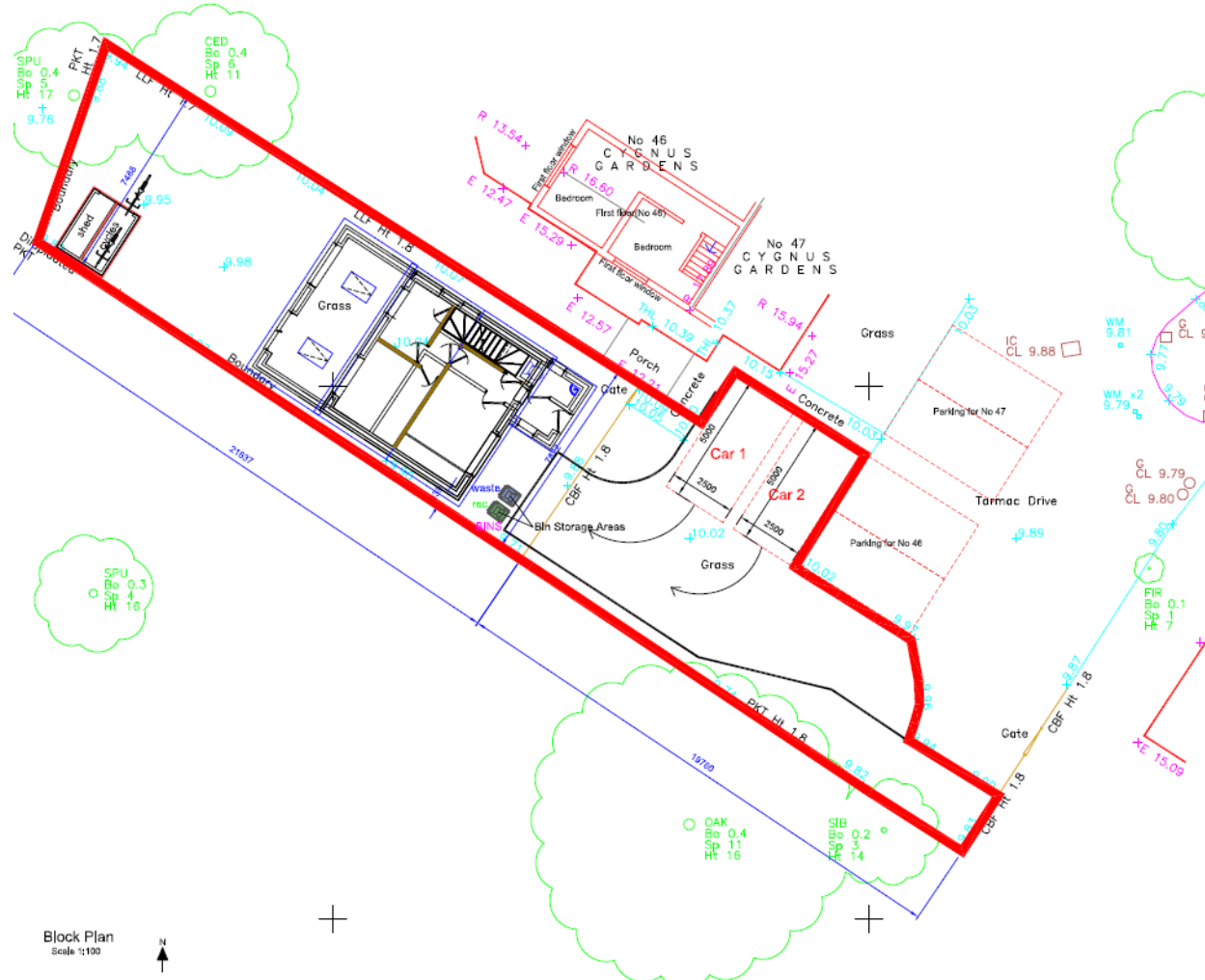


Block Plan
Scale 1:500



Site layout, parking and access plan

6

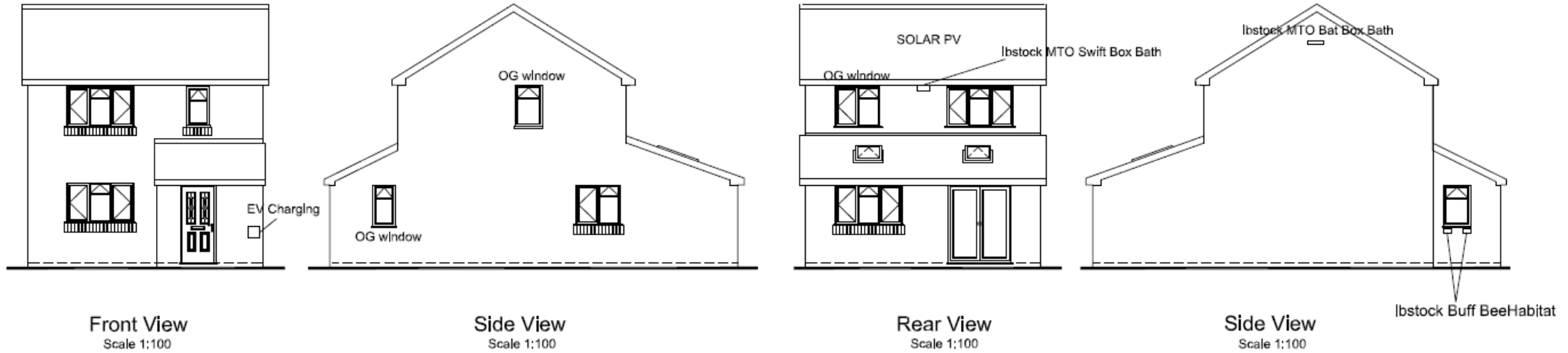


Block Plan
Scale 1:100

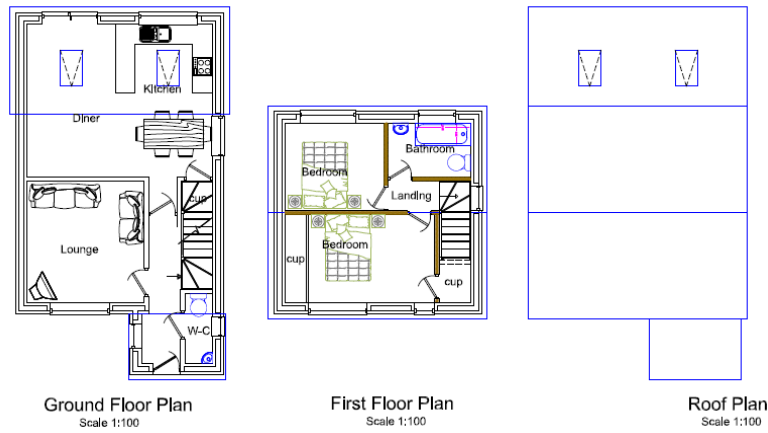
7

2a 22/10907

Proposed elevations and floor plans



10



Site photographs



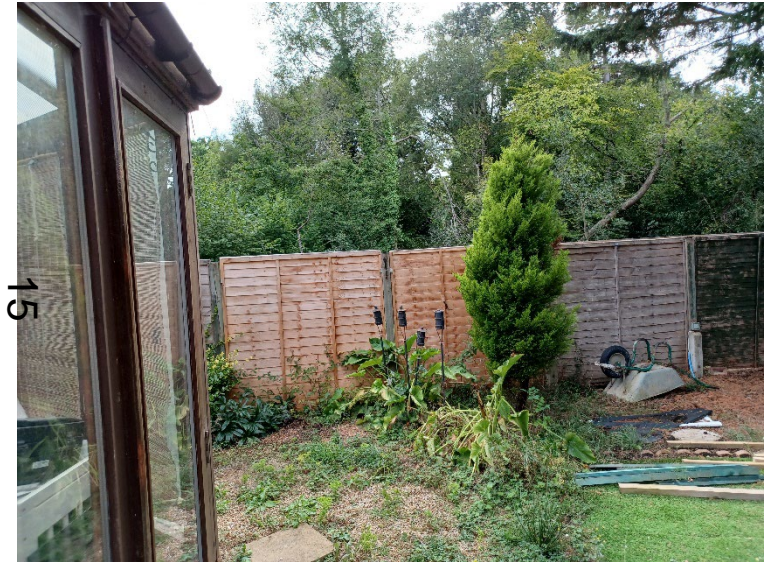
Site photographs



Site photographs



Site photographs: Within no. 46 Cygnus Gardens



Conclusions

- The application site lies in a sustainable location within the settlement boundary of Dibden Purlieu
- The design and layout of the site are considered to be generally in character and will not adversely harm the appearance of the area
- The issues raised by the Parish Council and objectors can be addressed by planning conditions and through the design and layout of the site. Parking and access are adequate to serve this modest dwelling
- Permitted Development rights can be withdrawn to ensure the development remains of an appropriate scale to protect matters of amenity and highway safety
- Conditions can be applied to include ecological enhancements within the building and the site
- The new dwelling will help to address the current shortfall in housing land availability and the tilted balance as set out in the NPPF is engaged. The small size of the property will assist in meeting a housing need as a potential starter home.
- The planning balance is therefore one of approval subject to a S106 Unilateral Undertaking or S106 obligation to secure the necessary habitat mitigation and air quality contributions, and appropriate planning conditions

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Recommendation

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

- i) the completion of a S106 Unilateral Undertaking or a planning obligation under S106 by, 16 December 2022, to secure recreational habitat mitigation and air quality contributions
- ii) the imposition of the conditions set out below

17



New Forest

DISTRICT COUNCIL

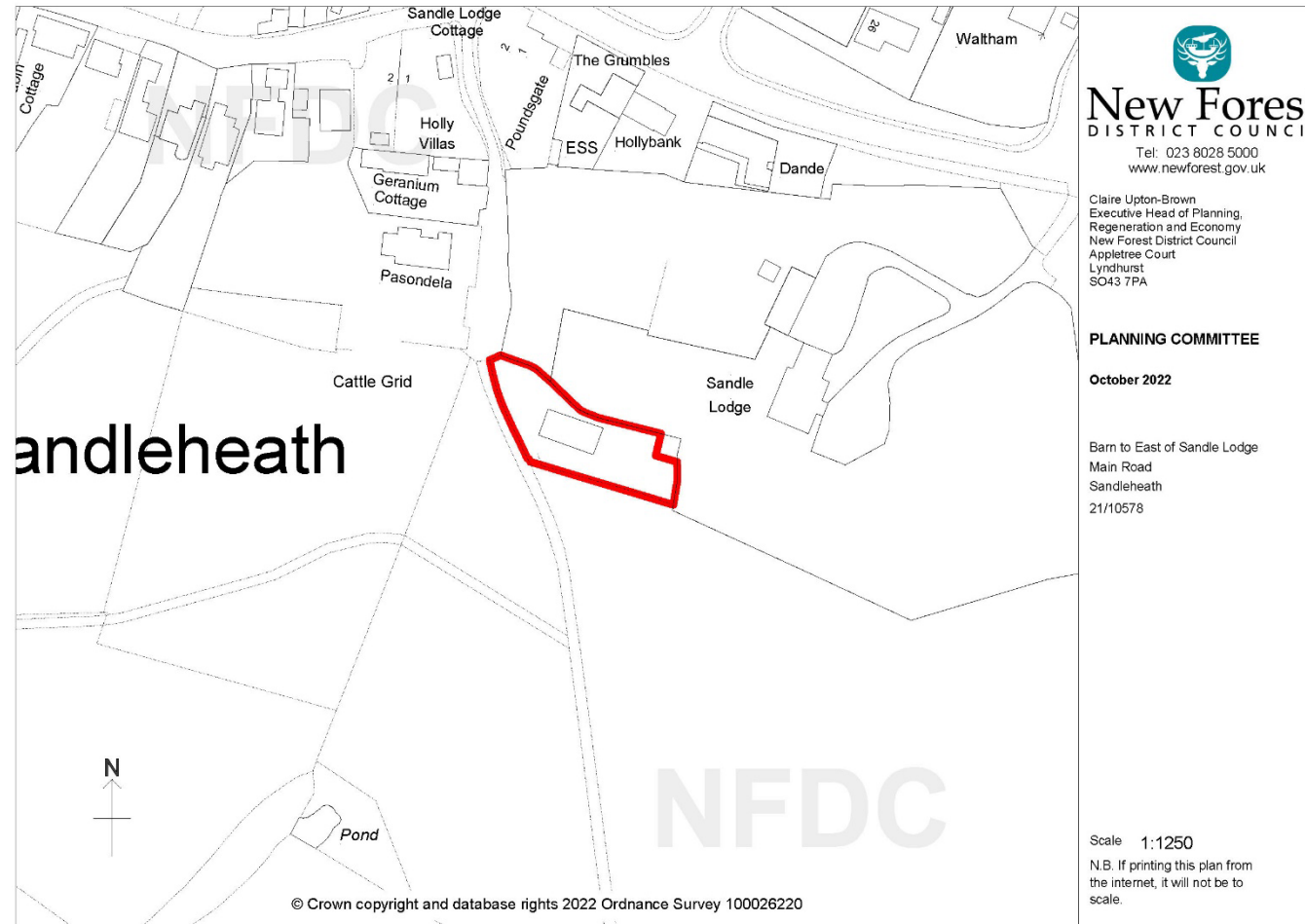
Planning Committee

App No 21/10578

Barn to east of Sandle Lodge
Main Road
Sandleheath SP6 1PF
Schedule 2b

Red Line Plan

20



Aerial Photograph



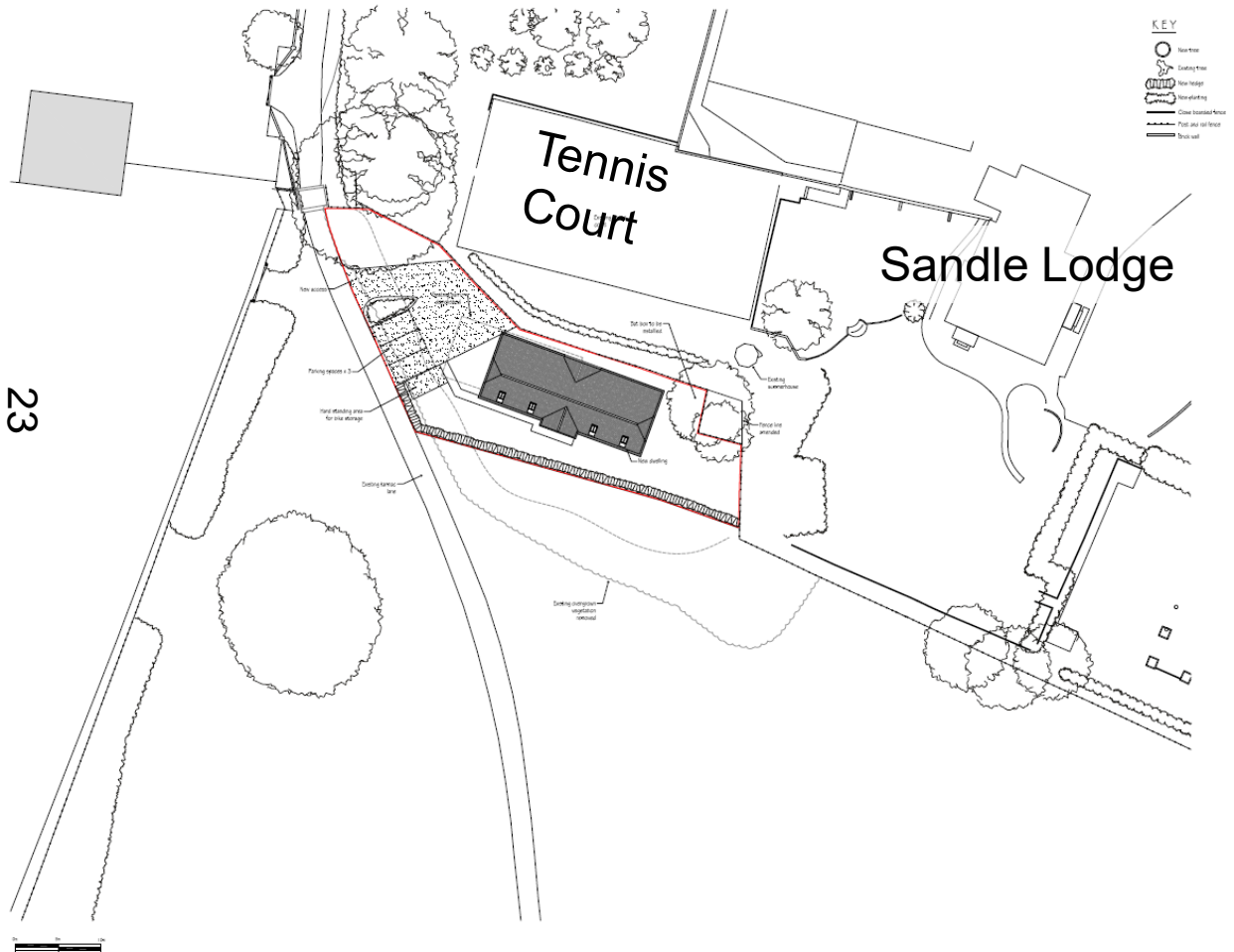
21

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Relationship to Local Plan Built up area



Site layout plan and settlement boundary

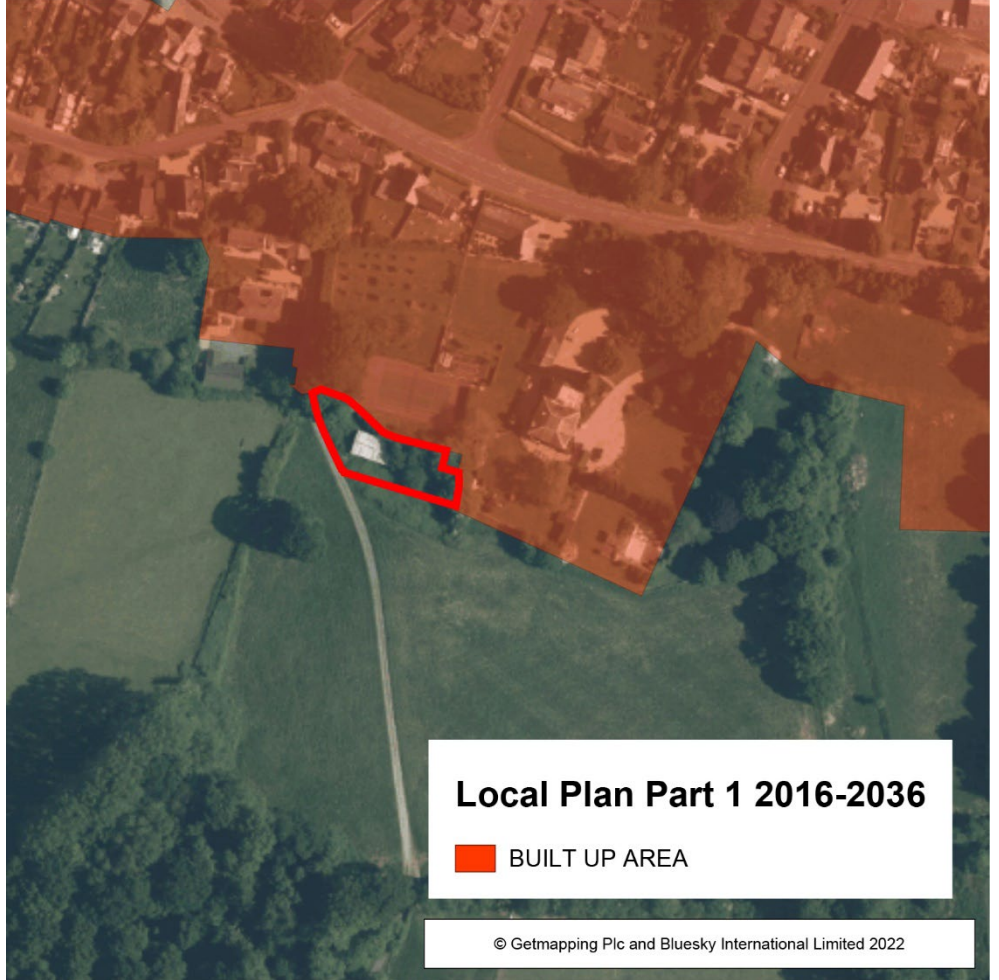


23

1	Not shown	18/04/21
2	Not shown	18/04/21
3	Not shown	18/04/21
4	Not shown	18/04/21
5	Not shown	18/04/21
<p>Copyright, S.A. Copyright and Sandle Lodge are the work of the author and are hereby acknowledged. All other content, including any third party content, is the property of the respective owners. This drawing is prepared for the use of the client and is not to be used for any other purpose without the written consent of Fowler Architecture and Planning.</p>		
<p>Project: SANDLE LODGE, Sandehealth</p>		
<p>Drawing: Site plan</p>		
Scale: 1:200 @A1	Drawn by: JC	18/12/21
A-191108-100	Sheet: 5	

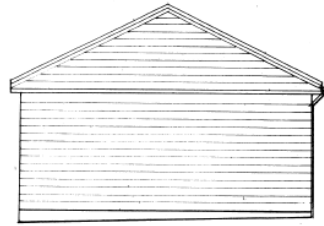
FOWLER ARCHITECTURE & PLANNING

19 High Street
Fowsey
Wiltshire
SN9 5AF
tel (01672) 569444
fax (01672) 569488
enquiries@fasp.co.uk

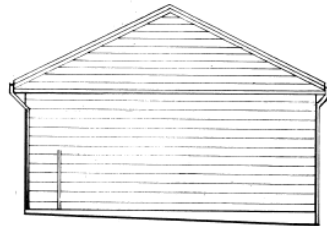


Existing elevations

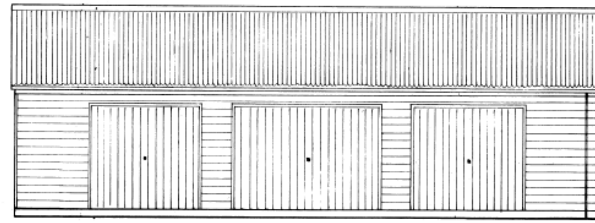
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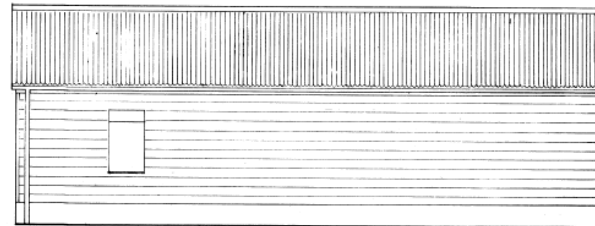
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



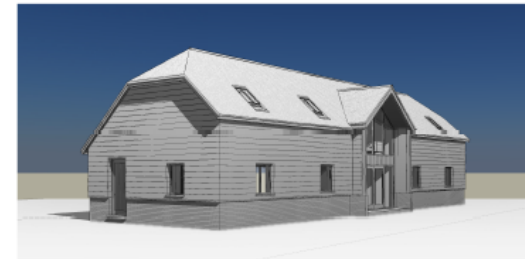
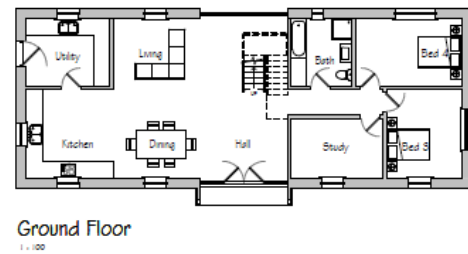
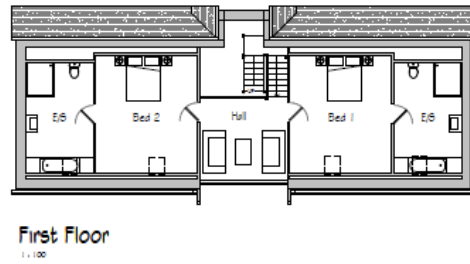
SOUTH WEST ELEVATION

Revisions	
No.	Description

Client	
A.HOGARTH QC	
Job Title	
AGRICULTURAL BARN SANDLE LODGE SANDLEHEATH SP6 1PF	
Drawing Title	
ELEVATIONS AS EXISTING	
Scale	
1:50	
Date	Drawn by
JAN 2016	
Dwg. No.	
MBN AH/1	

Proposed elevations and floor plans

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Previous approval and current application

Previous approval 20/10487

Current application 21/10578



South Elevation
1:100



East Elevation
1:100



West Elevation
1:100



East Elevation
1:100



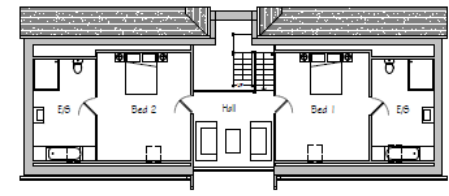
South Elevation
1:100



North Elevation
1:100



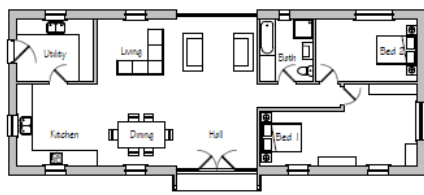
West Elevation
1:100



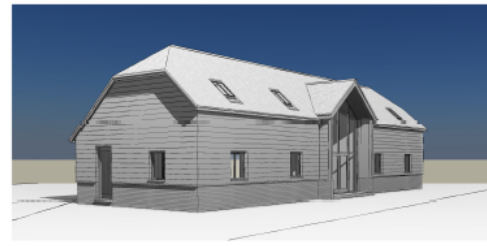
First Floor
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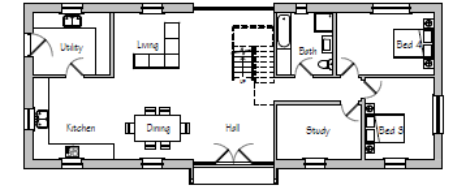
North Elevation
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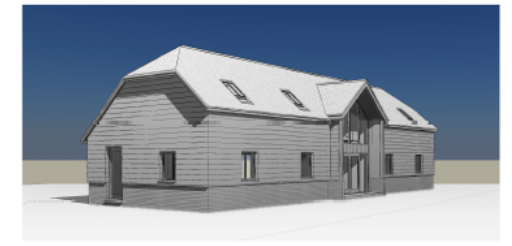
Ground Floor
1:100



3D View



Ground Floor
1:100



3D View

Photographs of access point onto Main Road

27



Junction visibility



28



Access road to site



Application site photographs

30



Site context photograph



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Recommendation

- Conclusion

- The proposal would make a modest contribution towards meeting the Councils' housing land supply targets
- Raises no significant concerns in respect of its impact upon the character of the area, adjoining amenity, ecology or highway safety.
- It has mitigated its impact upon European sites through completion of the legal agreement and is accordingly recommended for approval, subject to conditions.

- Recommendation

- **GRANT** subject to conditions set out below

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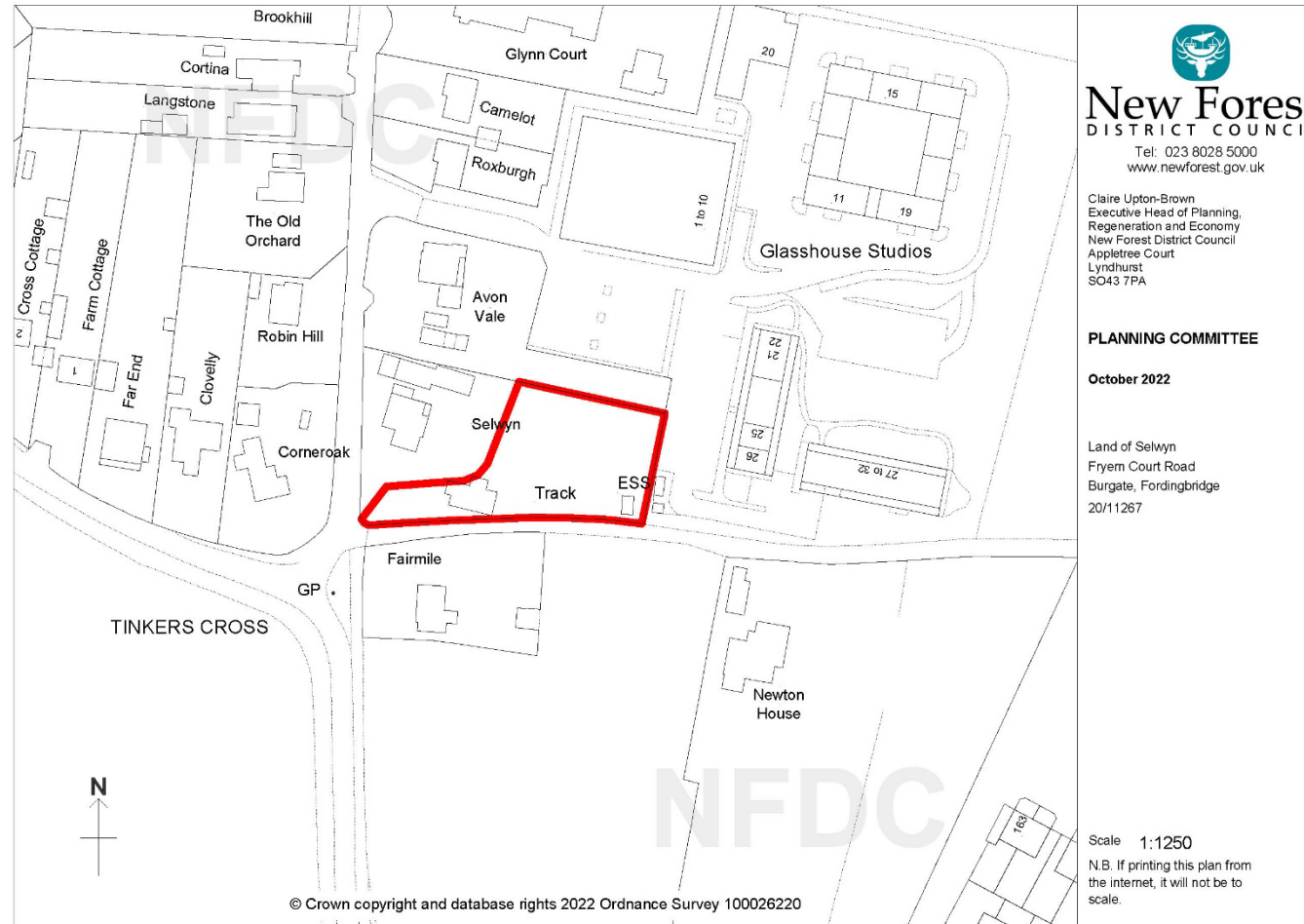
Planning Committee

App No 20/11267

Land of Selwyn
Fryern Court Road
Burgate
Fordingbridge
SP6 1NG
Schedule 2c

Red Line Plan

35



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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

October 2022

Land of Selwyn
Fryem Court Road
Burgate, Fordingbridge
20/11267

Scale 1:1250

N.B. If printing this plan from
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scale.

Aerial Photograph



36

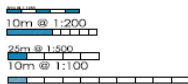
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Site layout plan

37



SITE PLAN
BASED ON TOPO INFORMATION
SCALE 1:200



BLOCK PLAN
SCALE 1:500
BASED ON OLS INFORMATION
GLS/ENCL/MS/00000000



LOCATION PLAN
SCALE 1:500
BASED ON OLS INFORMATION
GLS/ENCL/MS/00000000

NOTES

1. The site is shown on the attached site plan.
2. The site is shown on the attached site plan.
3. The site is shown on the attached site plan.
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19. The site is shown on the attached site plan.
20. The site is shown on the attached site plan.

- LEGEND**
- SITE BOUNDARY
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - INDICATIVE PLANTING




SITE AREA: 0.14 HECTARES / 0.35 ACRES	
2 X 3 BED BUNGALOWS	
2 X PARKING SPACES PER UNIT	
PROPOSED G/A ACCESS SET @ 208.7 SQM	
A	BOUNDARY LINE AMENDED 26.11.20 JA
No.	Revision
ISS#	BY

PROPOSED DEVELOPMENT,
R/O SELWYN,
FRYERN COURT ROAD,
FORDINGBRIDGE,
HAMPSHIRE,
SP6 1HG.

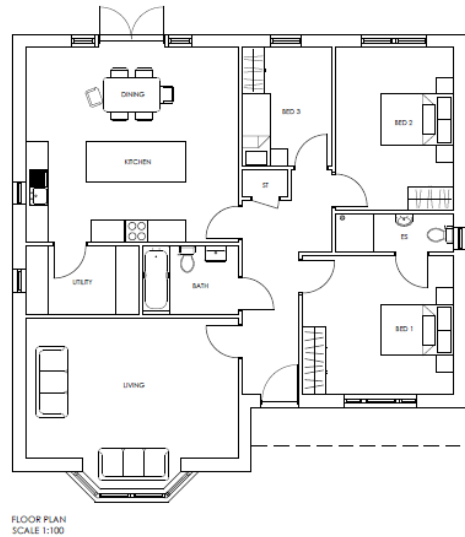
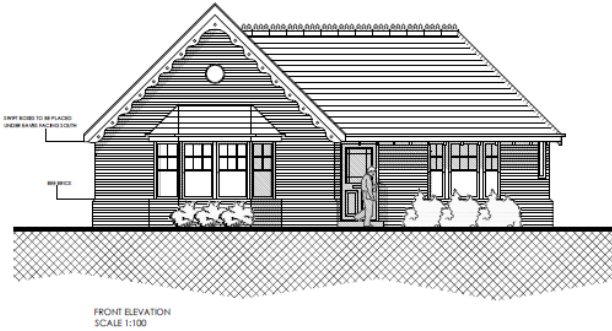
SITE, BLOCK AND LOCATION PLANS

scale	AS SHOWN @ A1	checked									
date	OCTOBER 2020	checked	JA								
9344 / 200		<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>									
ARC Architecture Ltd.											
Chapel Studios, 14 Purwell, Chichester, Dorset, BH23 1EP											
Tel: +44 (0)1202 475619											
Email: info@arcarchitecture.co.uk											
Web: www.arcarchitecture.co.uk											

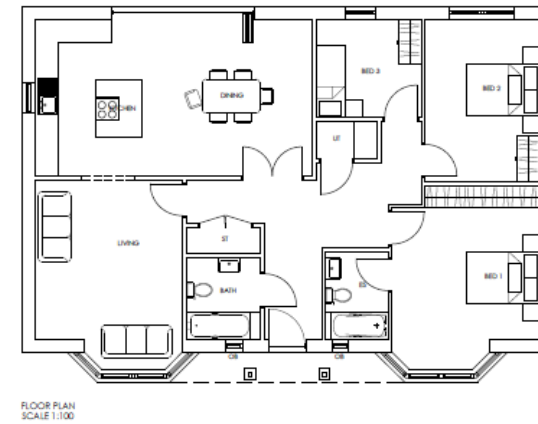


Elevations and floor plans

Unit 1



Unit 2



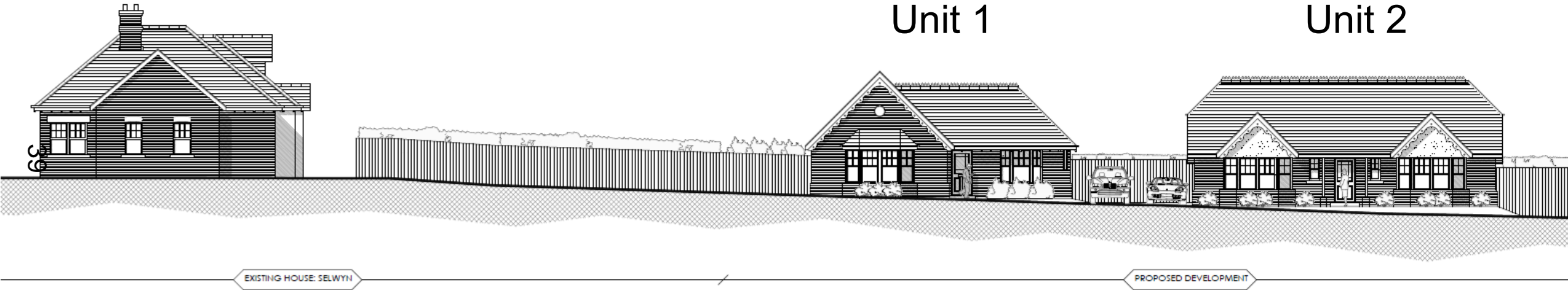
38

Proposed street scene

Host dwelling Selwyn

Unit 1

Unit 2



INDICATIVE SITE SCENE A-A
SCALE 1:100

Site photographs



Site photographs



Conclusions

- In this case it is considered that the principle of development is acceptable
- The benefits of the proposed development, including housing provision of an appropriate form and scale demonstrably outweigh the disbenefits.
- The proposal complies with adopted Development Plan Policies and national policy, which seek to protect the character of localities, ecology and the conservation status of European wildlife sites.

Recommendation

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:
 - the completion, by 16th December 2022 of a planning obligation entered into by way of a Section 106 Agreement to secure recreational habitat mitigation and air quality monitoring contributions
 - the imposition of the conditions set out below
- BUT, in the event that the Agreement is not completed by 16th December 2022, Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **REFUSE PERMISSION** for the reason set out below
 - The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area / Ramsar site and the Solent Maritime Special Area of Conservation, would not be adequately mitigated
 - The proposed development would therefore unacceptably increase recreational and air quality pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the New Forest District Local Plan Part 1 and Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document and the Supplementary Planning Document - Mitigation Strategy for European Sites



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DISTRICT COUNCIL

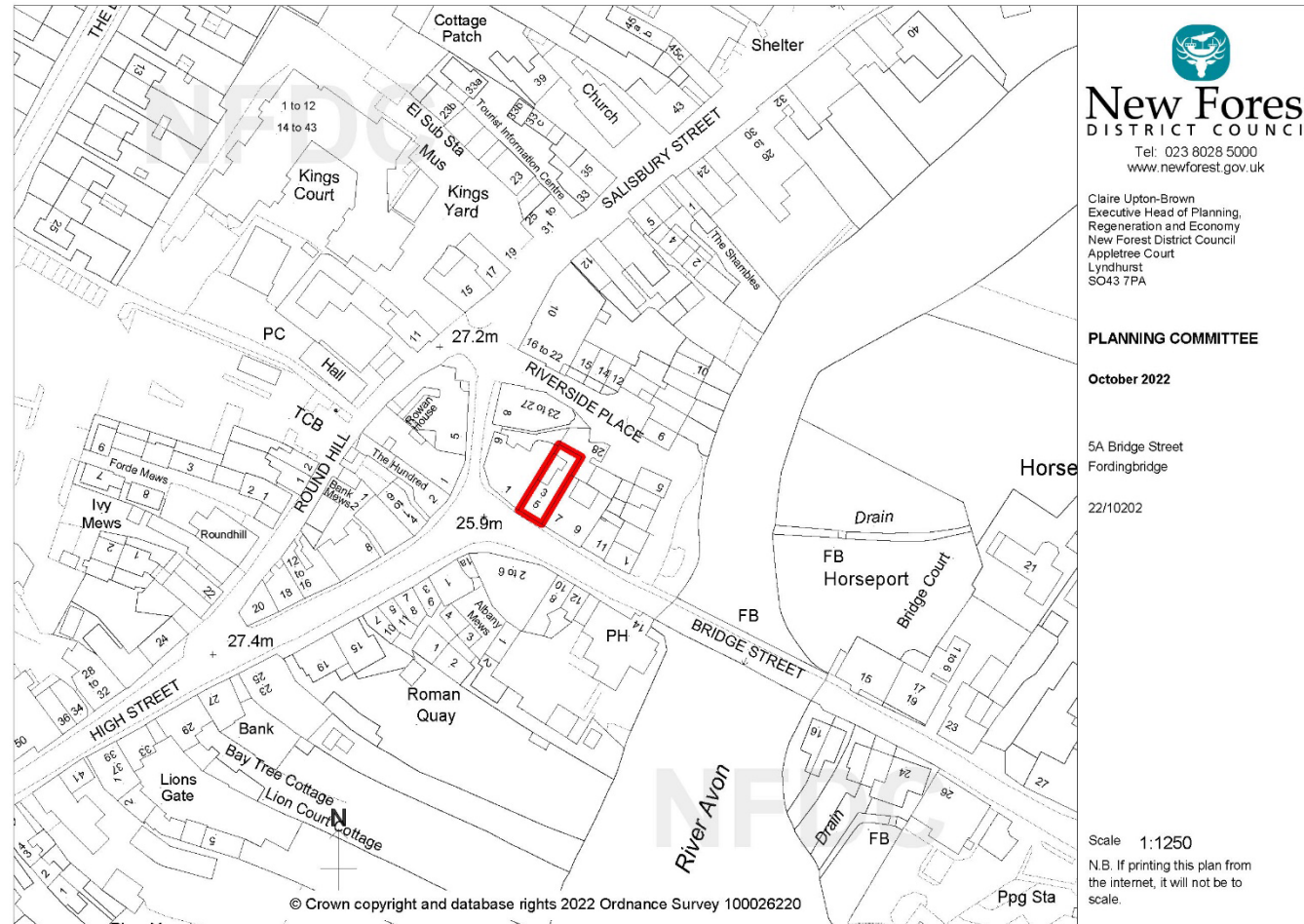
Planning Committee

App No 22/10202

5a Bridge Street
Fordingbridge
SP6 1AH
Schedule 2d

Red Line Plan

46



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Claire Upton-Brown
Executive Head of Planning,
Regeneration and Economy
New Forest District Council
Appletree Court
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PLANNING COMMITTEE

October 2022

5A Bridge Street
Fordingbridge

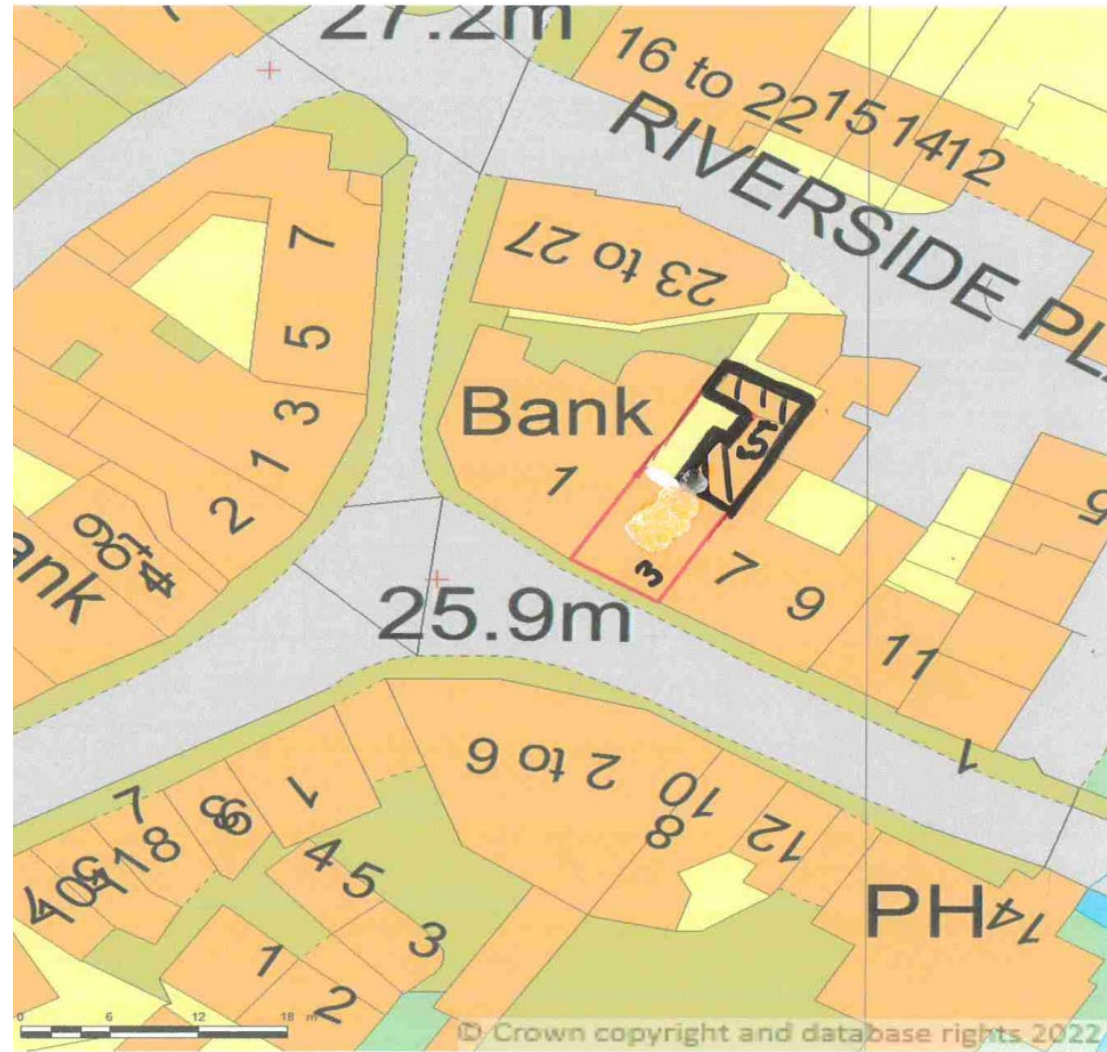
22/10202

Scale 1:1250

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scale.

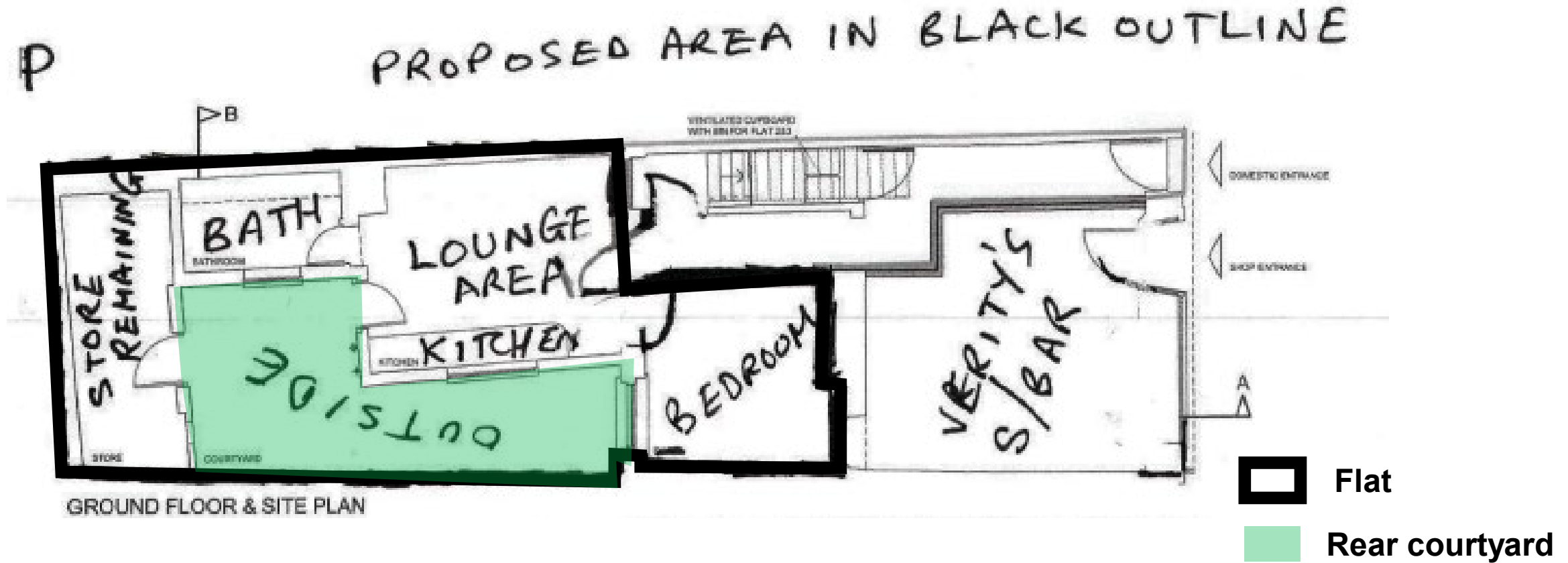
Block Plan

47



Existing and proposed ground floor plan

48

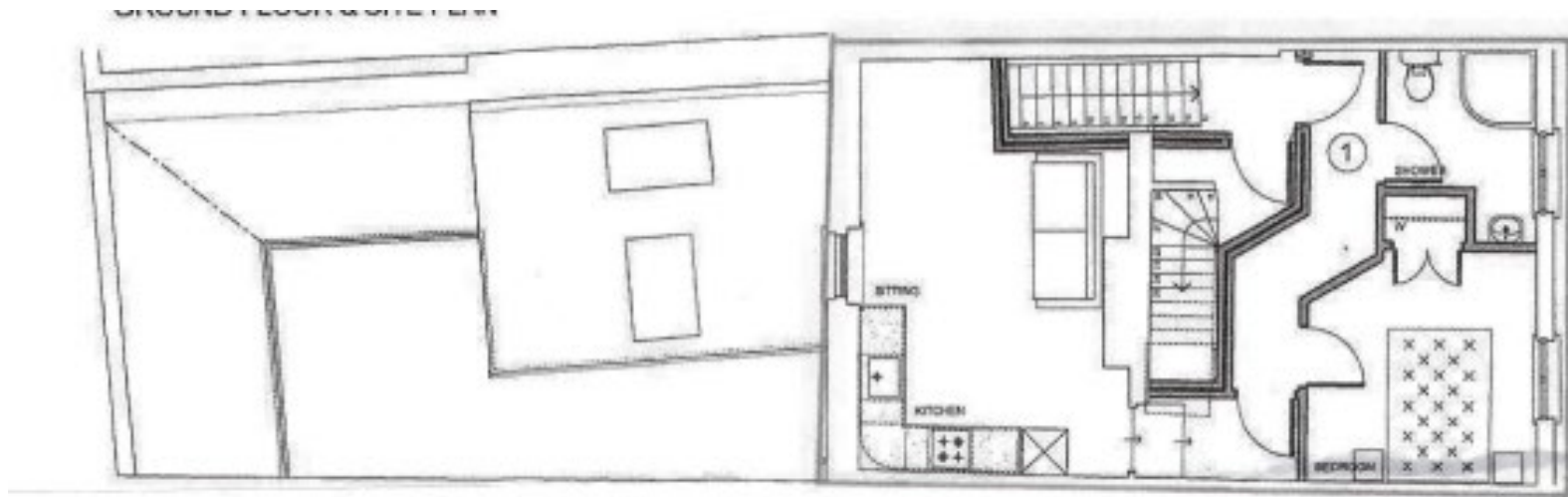


Existing and proposed elevations (Unchanged)

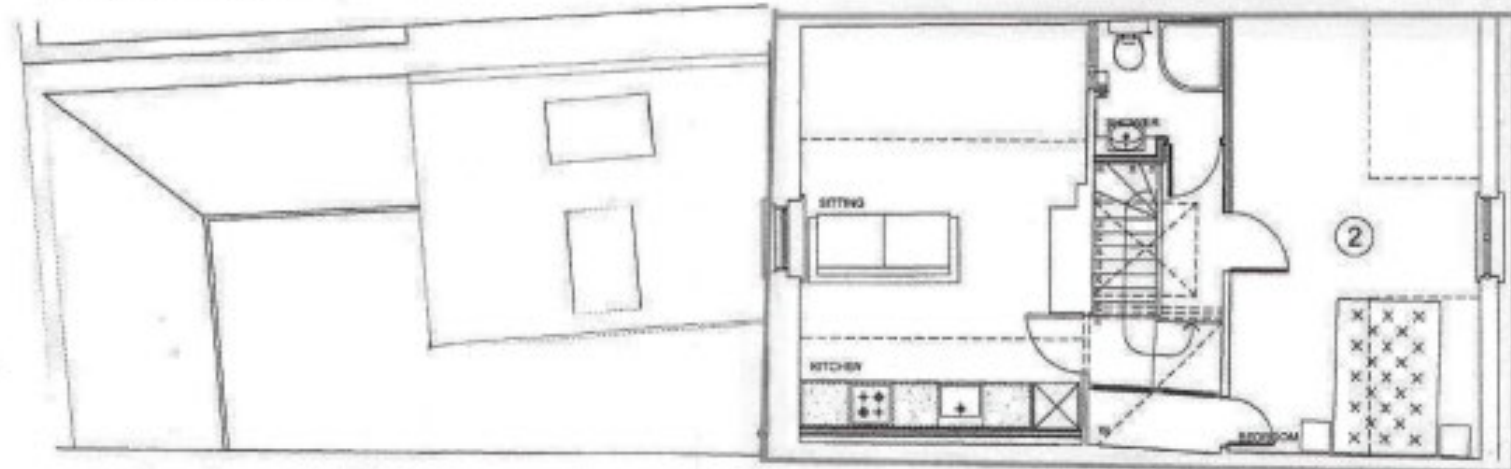
49



Existing first and second floor plans (Unchanged)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

50

Front elevation

51



Street scene

52



50

2d 22/10202

Rear entrance and courtyard



Recommendation

- The proposed development would make a modest contribution to housing stock in the District
- It would preserve the character of the area and the Fordingbridge Conservation Area
- It would not undermine the vitality or viability of the town centre
- It has satisfied flood risk concerns
- It would not result in any loss of amenity to adjoining or future occupiers, have any significant highway safety implications or impact ecological interests
- The proposal has mitigated its impact on protected European sites by the completion of a Unilateral Undertaking in relation to recreational habitat and air quality impacts

THE RECOMENDATION IS TO GRANT CONSENT SUBJECT TO CONDITIONS SET OUT IN THE REPORT

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New Forest

DISTRICT COUNCIL

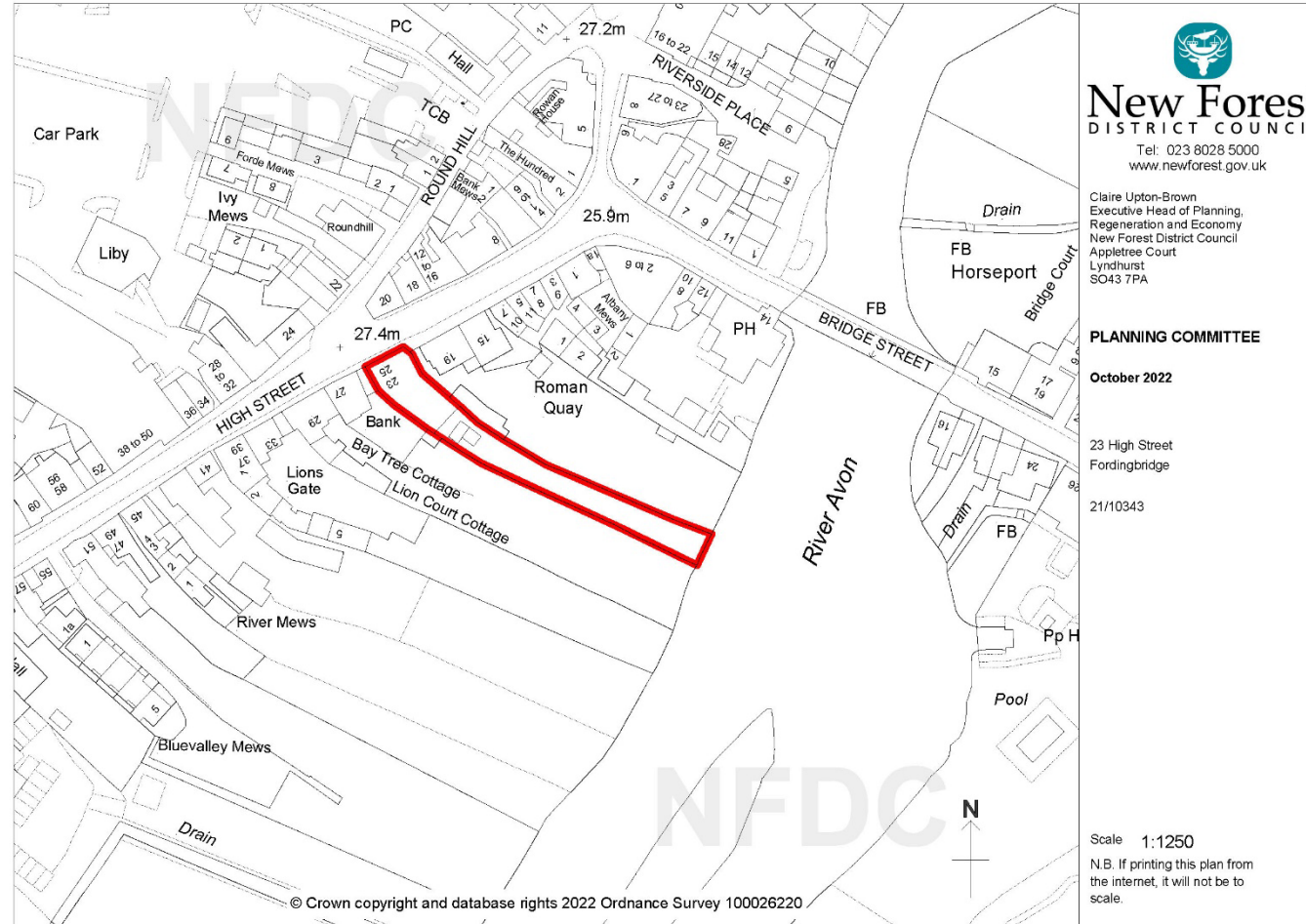
Planning Committee

App No 21/10343

23 High Street
Fordingbridge
SP6 1AS
Schedule 2e

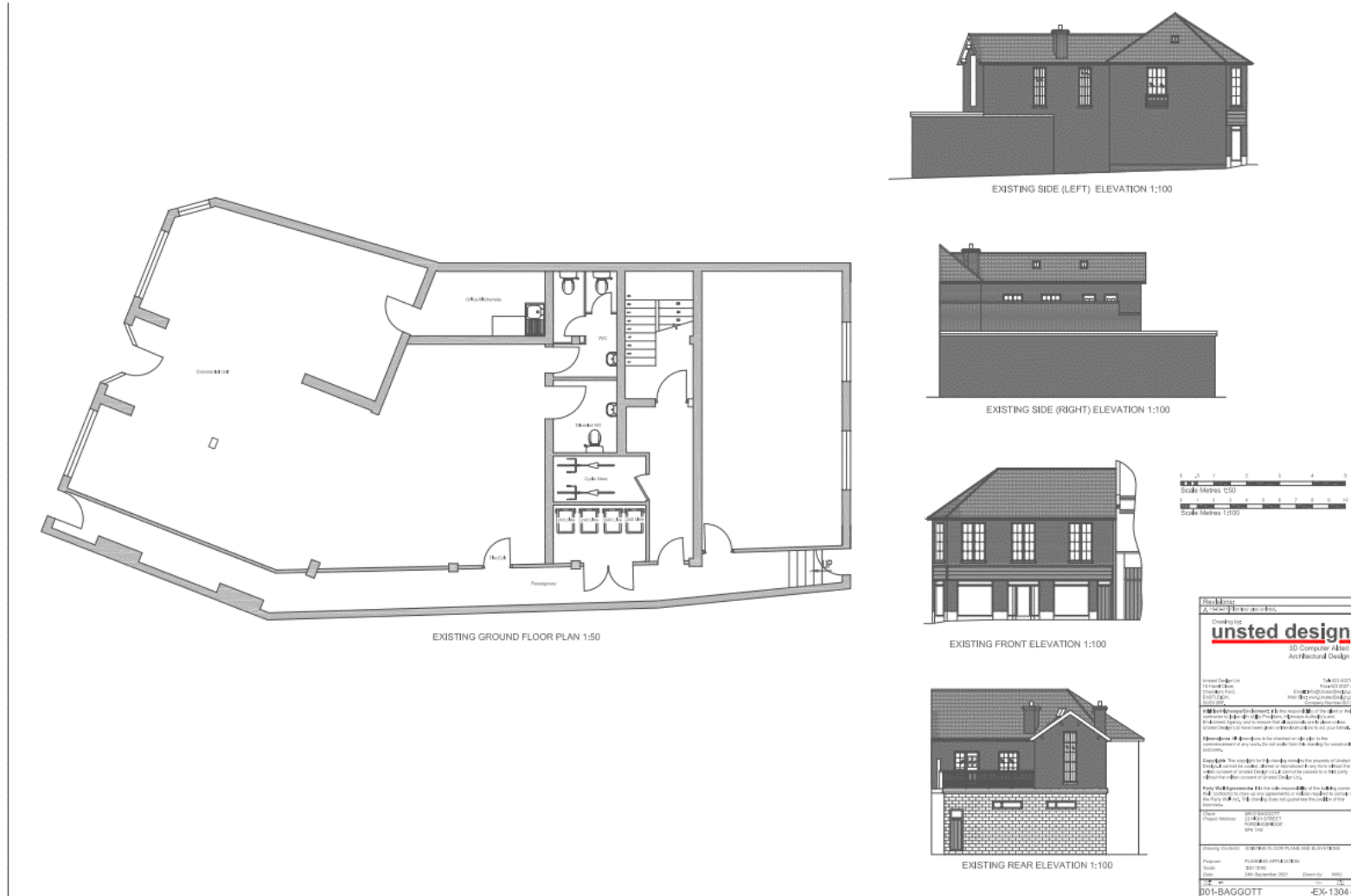
Red Line Plan

57



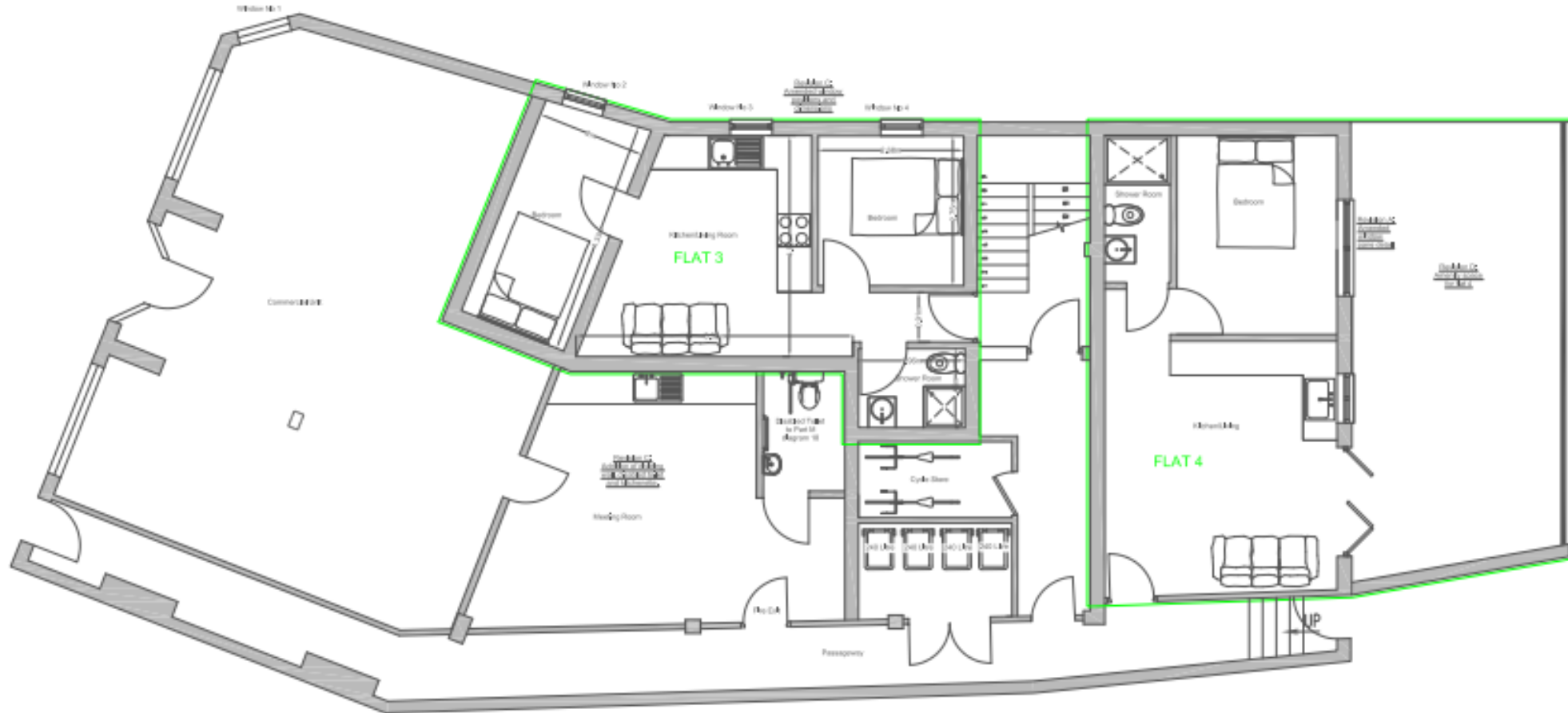
Existing ground floor plans and elevations

59



Proposed floor plans - ground floor

61



PROPOSED GROUND FLOOR PLAN 1:50

Proposed elevations



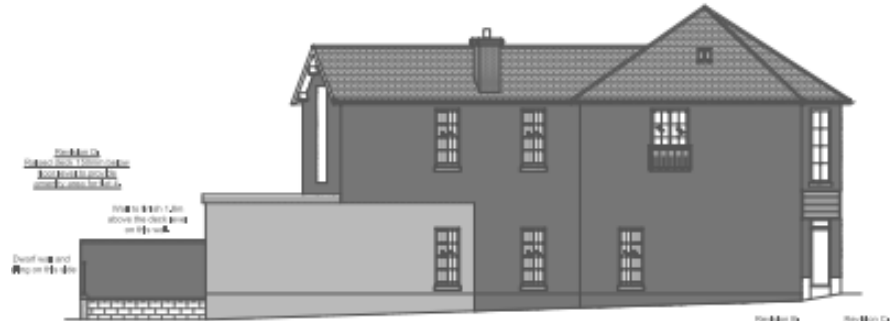
PROPOSED FRONT ELEVATION 1:100

Front



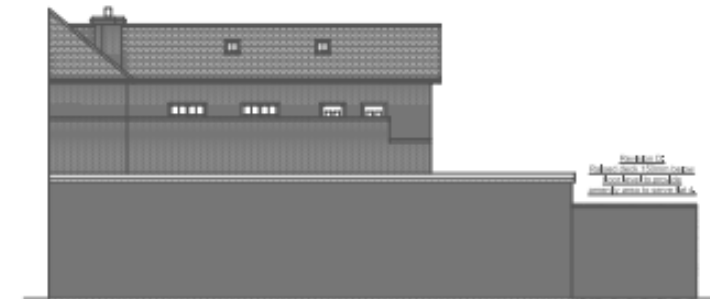
PROPOSED REAR ELEVATION 1:100

Rear



PROPOSED SIDE (LEFT) ELEVATION 1:100

North-east side



PROPOSED SIDE (RIGHT) ELEVATION 1:100

South-west side

Existing and Proposed elevations

EXISTING



EXISTING REAR ELEVATION 1:100

PROPOSED



PROPOSED REAR ELEVATION 1:100

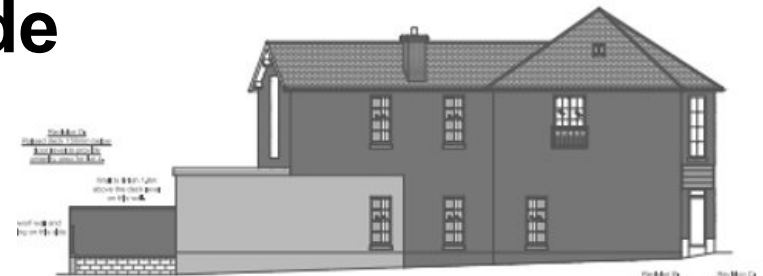
Rear

63

North-east side



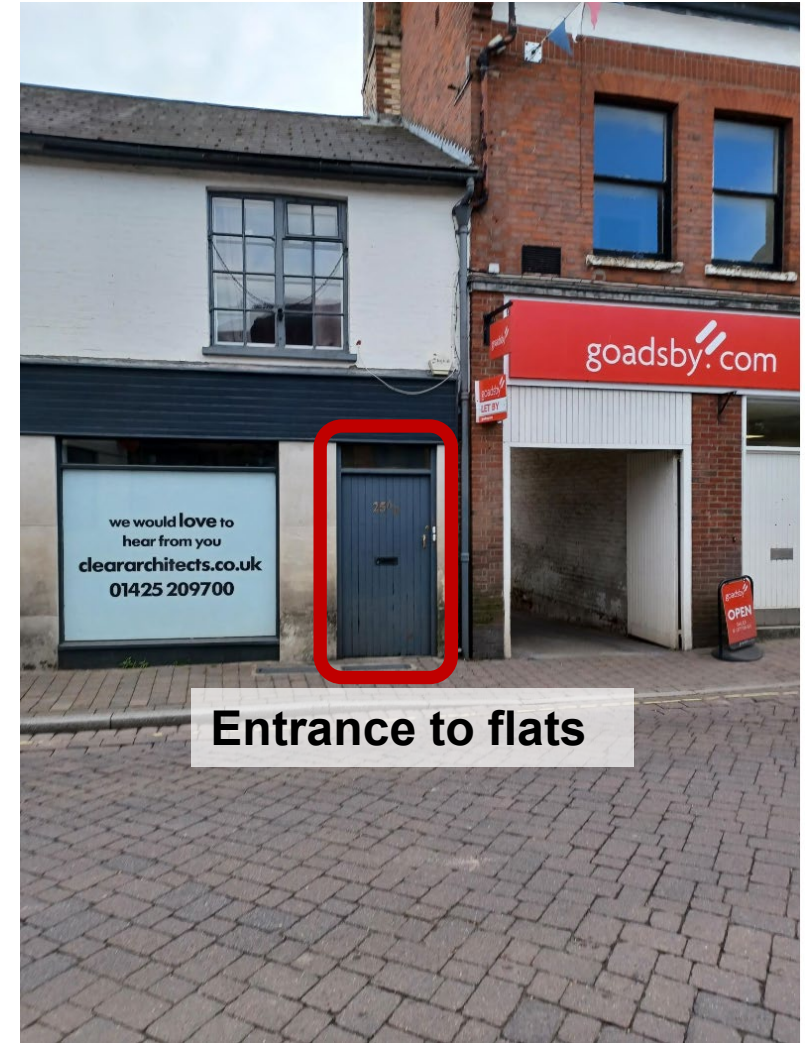
EXISTING SIDE (LEFT) ELEVATION 1:100



PROPOSED SIDE (LEFT) ELEVATION 1:100

Front elevation

64



Entrance to flats

Street scene

65



Looking north-east



Looking south-west

Side elevation

66



Side elevation – facing 19/21

67



65

2e 21/10343

Side elevation - facing 27



Rear elevation and amenity area

69



67

2e 21/10343

Recommendation

- The proposed development would make a modest contribution to housing stock in the District
- It would preserve the character of the area and the Fordingbridge Conservation Area
- It would not undermine the vitality or viability of the town centre
- It has satisfied flood risk concerns
- It would not result in any loss of amenity to adjoining or future occupiers, have any significant highway safety implications or impact ecological interests
- The proposal has mitigated its impact on protected European sites subject to the completion of a legal agreement in relation to recreational habitat and air quality impacts

RECOMMENDATION is Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to the completion of a legal agreement to secure air quality monitoring and habitat mitigation contributions and the conditions set out in the report.



New Forest

DISTRICT COUNCIL

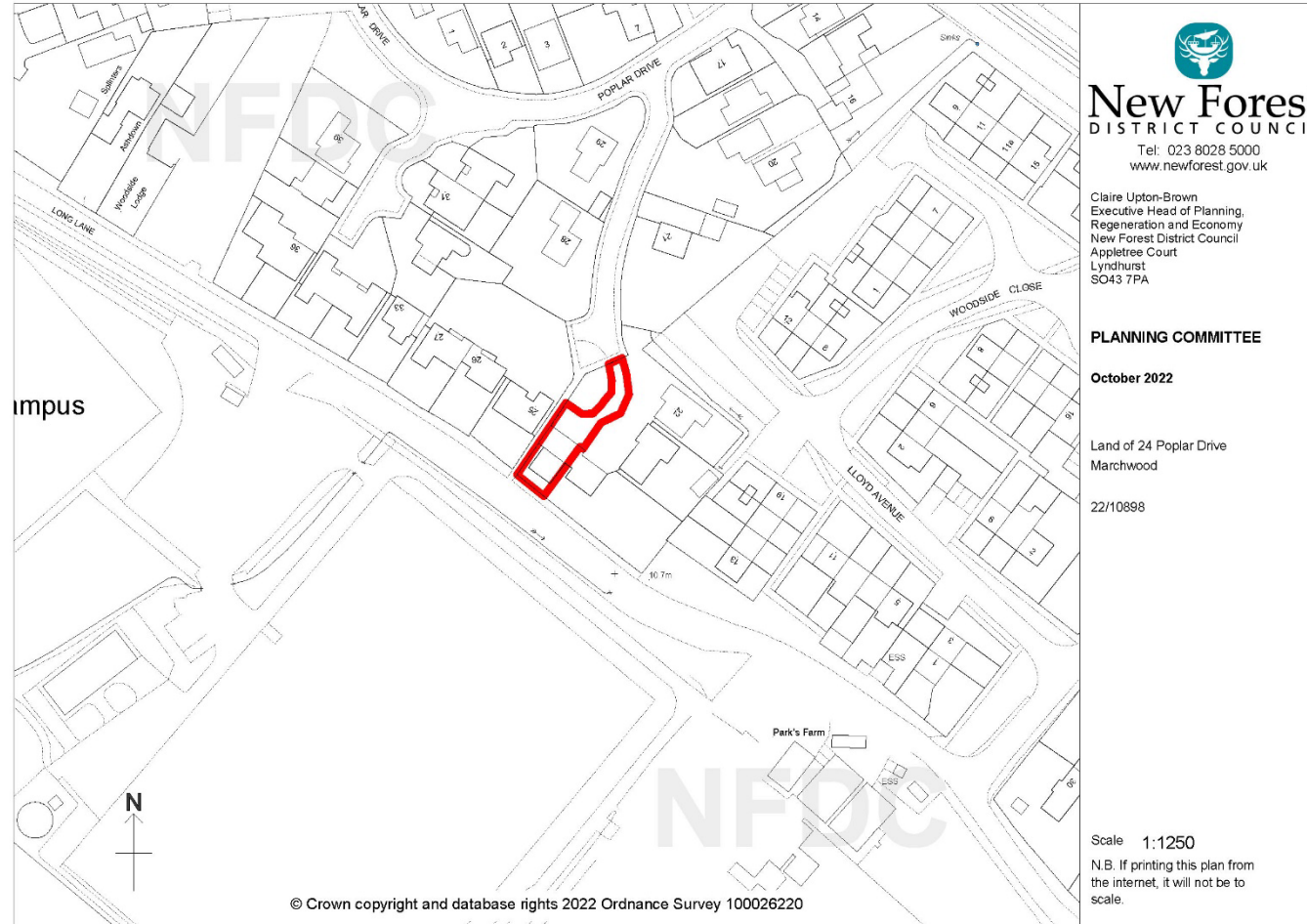
Planning Committee

App No 22/10898

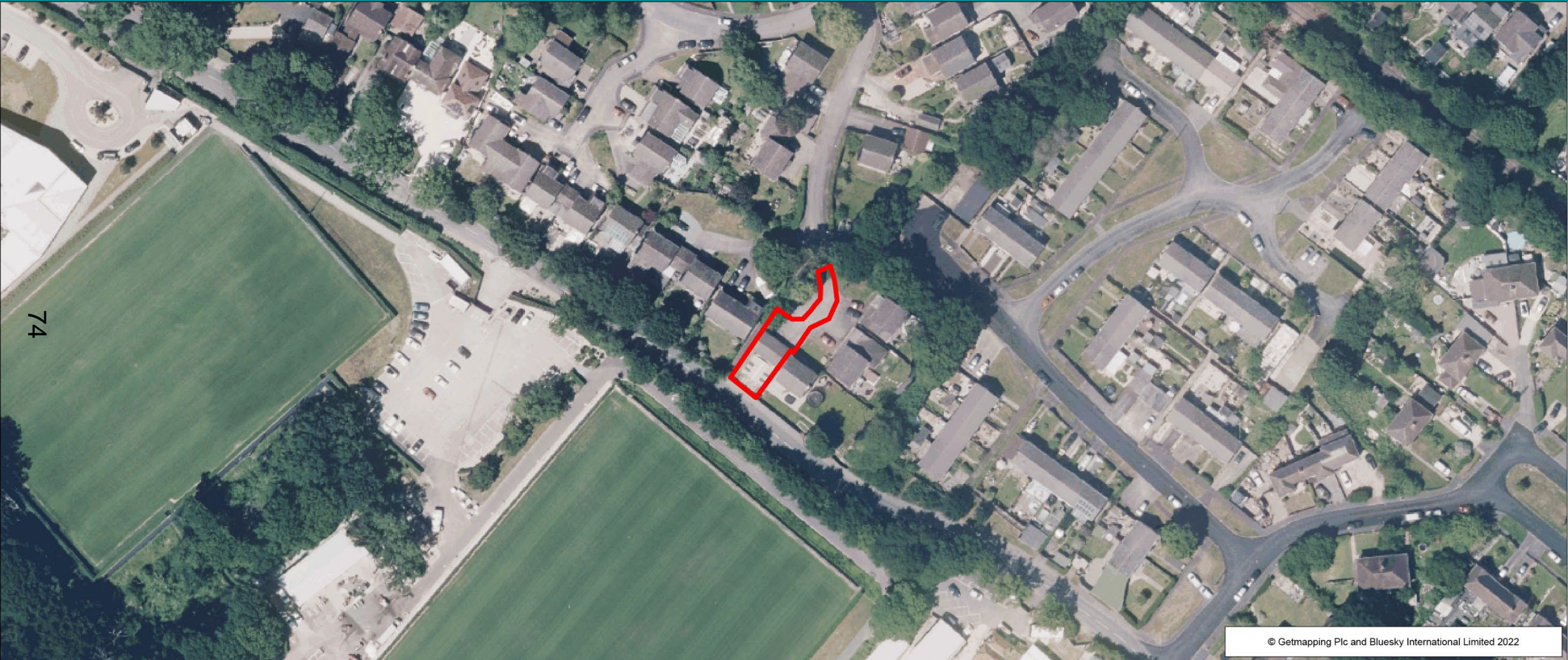
Land of 24 Poplar Drive
Marchwood
SO40 4XH
Schedule 2f

Red Line Plan

73



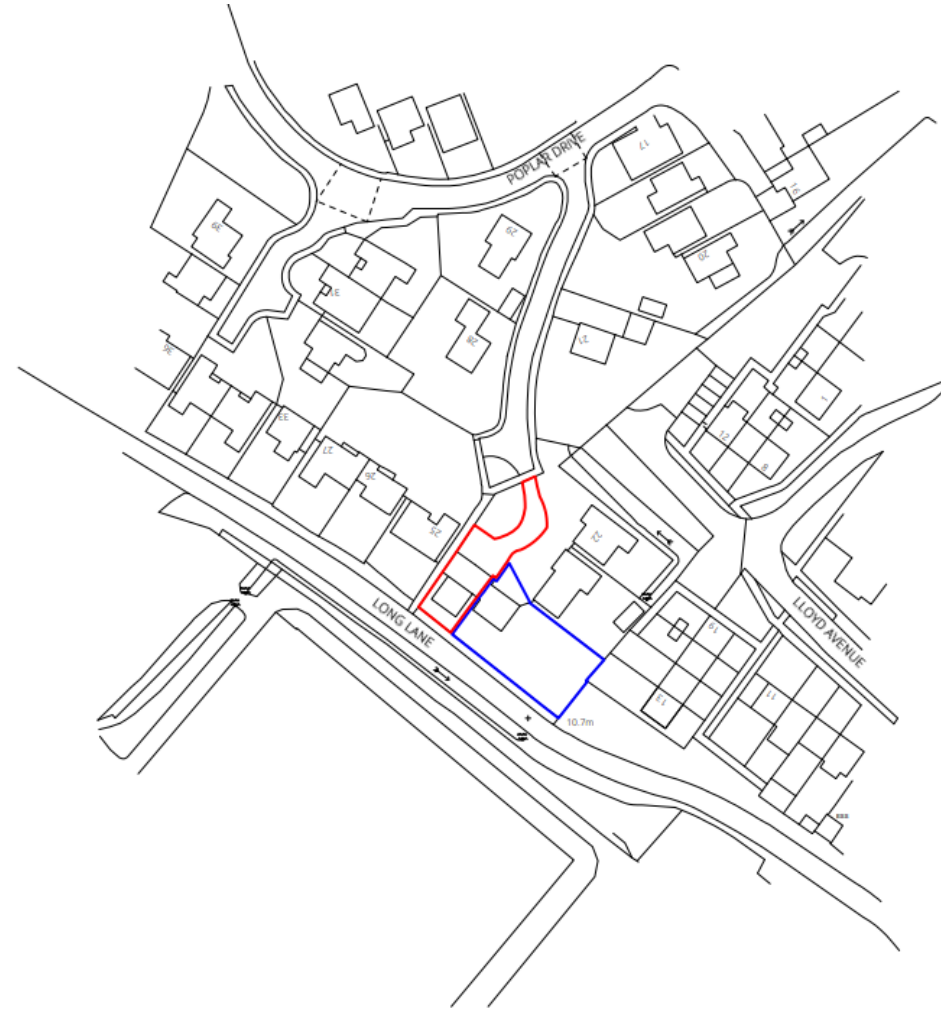
Aerial photograph



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Site location plan

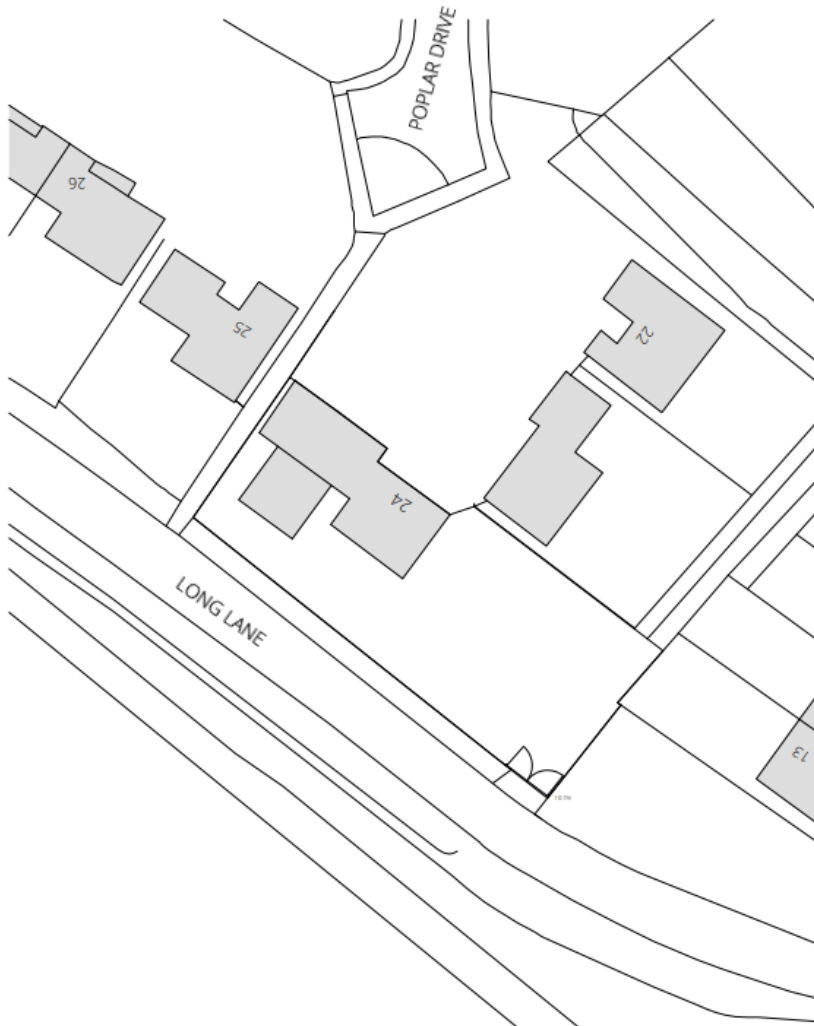
75



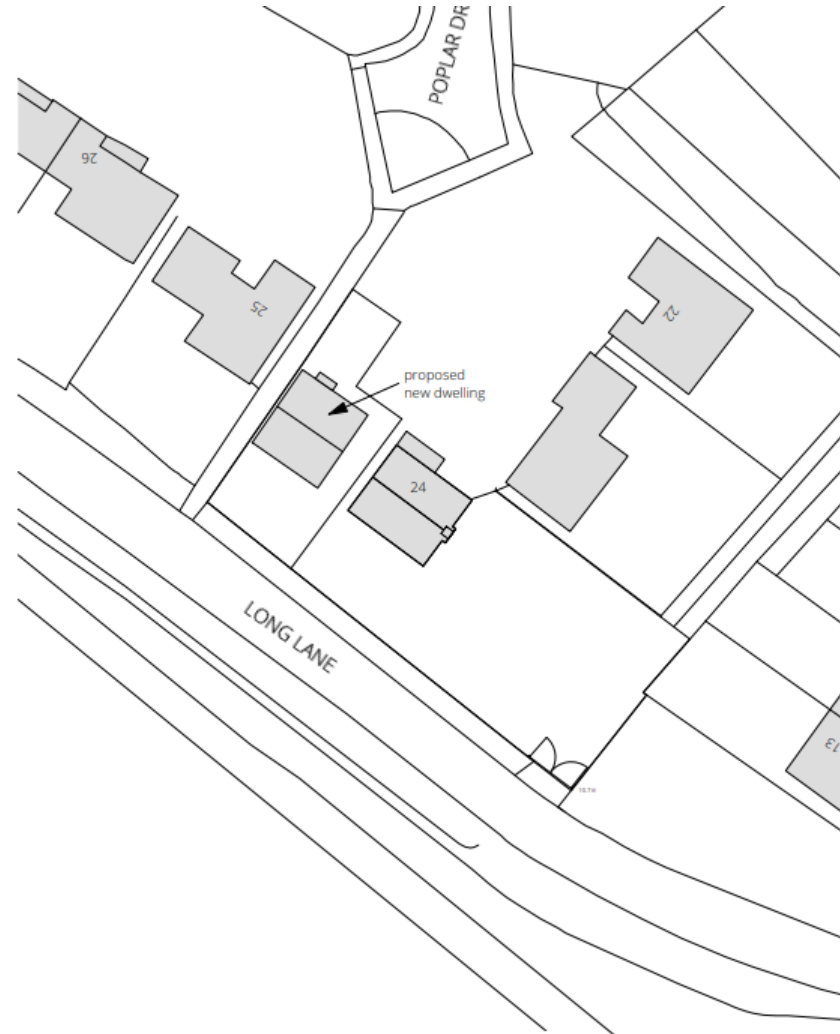
Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Block plan as existing (l) and proposed (r)

76



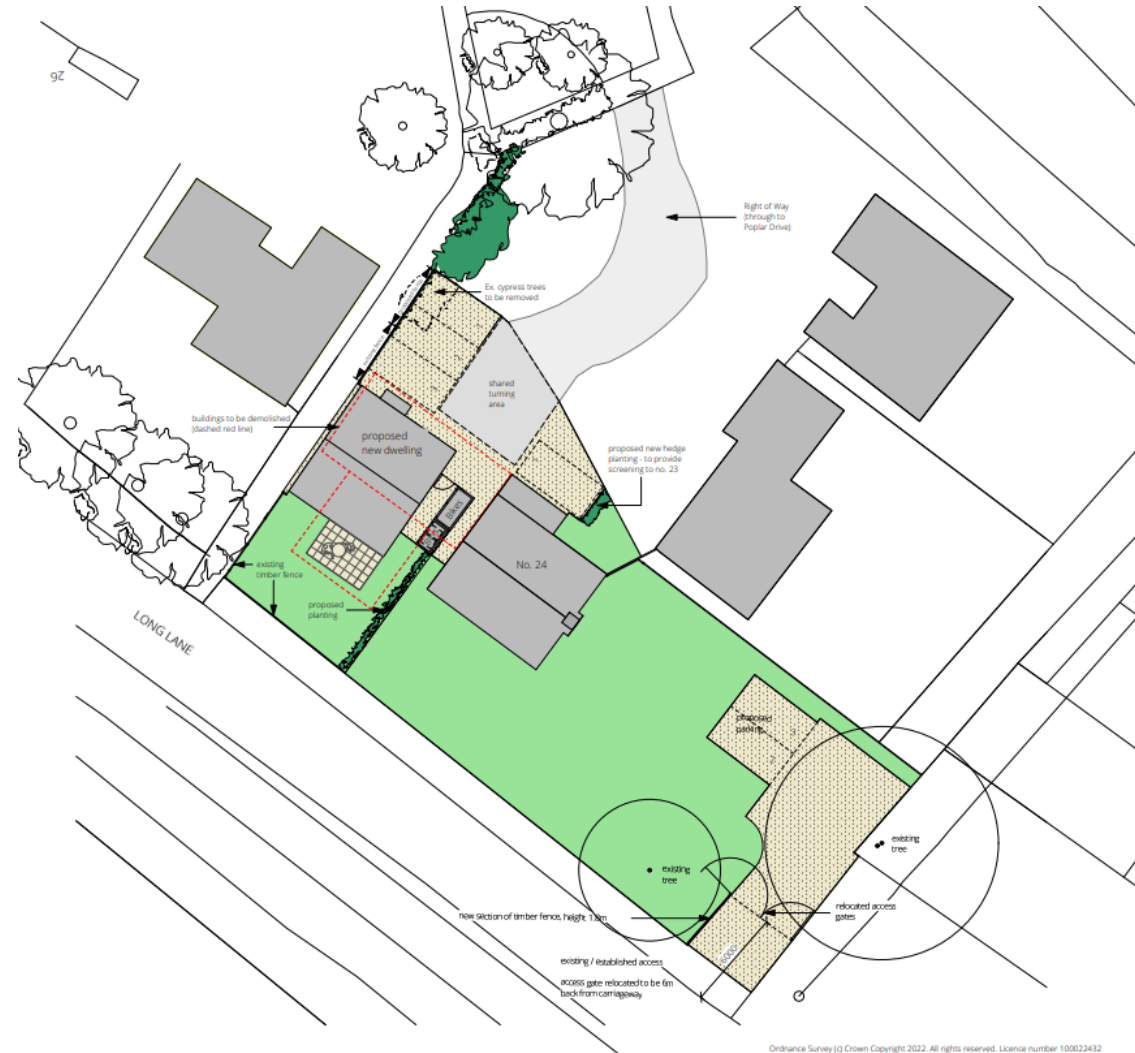
Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Site plan as proposed

77



Site plan as proposed (closer view)

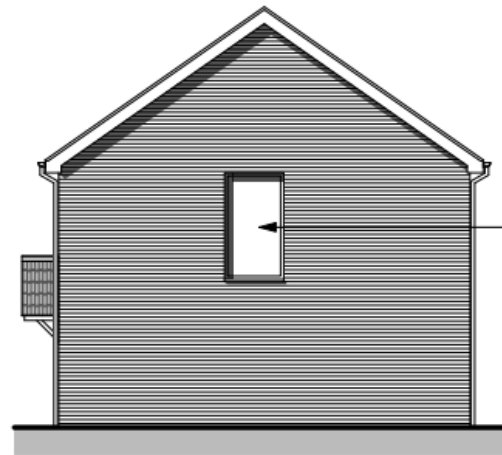
78



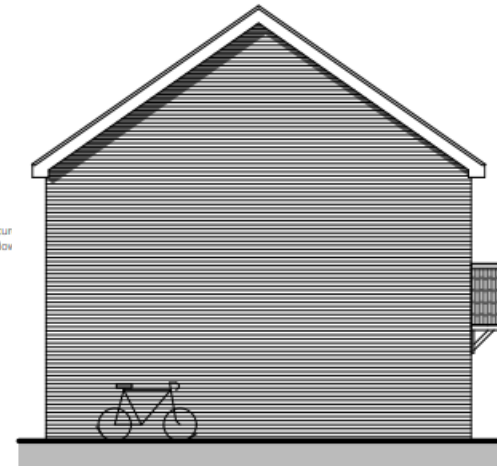
Proposed elevations



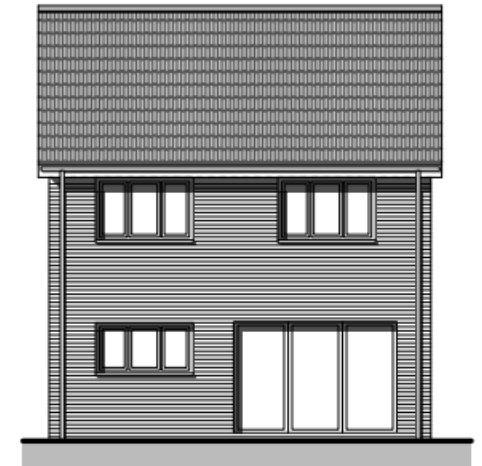
North East Elevation



North West Elevation

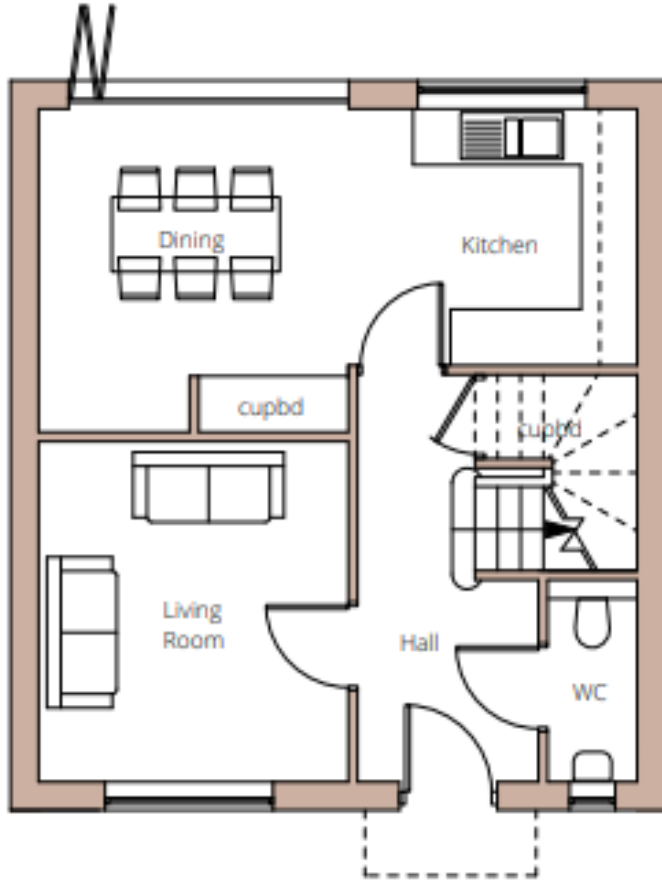


South East Elevation

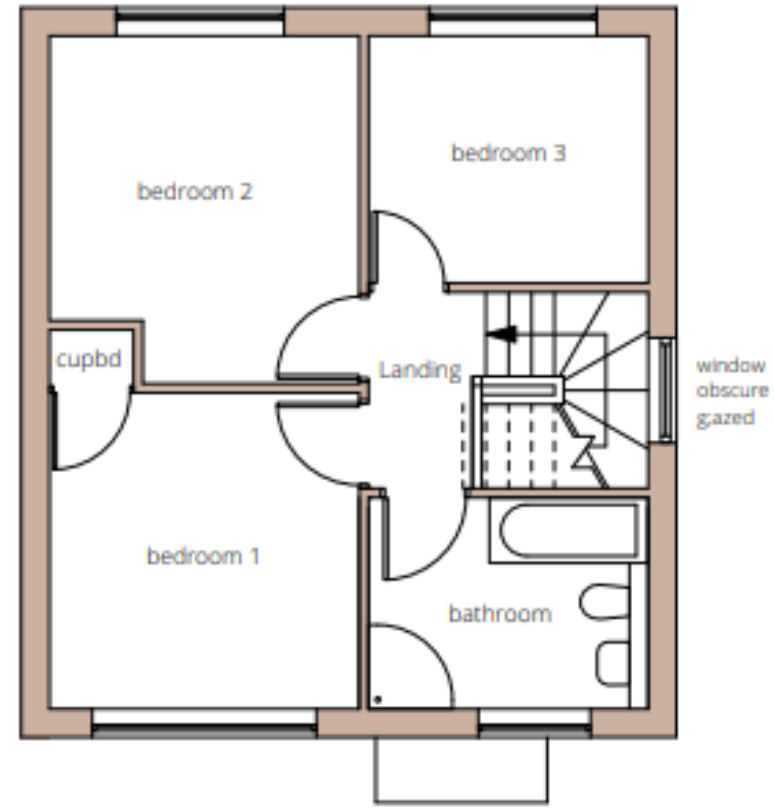


South West Elevation

Proposed floor plans



Ground Floor Plan



First Floor Plan

80

Site photographs



81

Site photograph – existing front of no.24



82

Site photos – existing front of no.24



83

Path between 24 and 25 Poplar Drive (looking south) towards Long Lane

84



Views from Long Lane



View from Long Lane

88



Path viewed from Long Lane

87



85

2f 22/10898

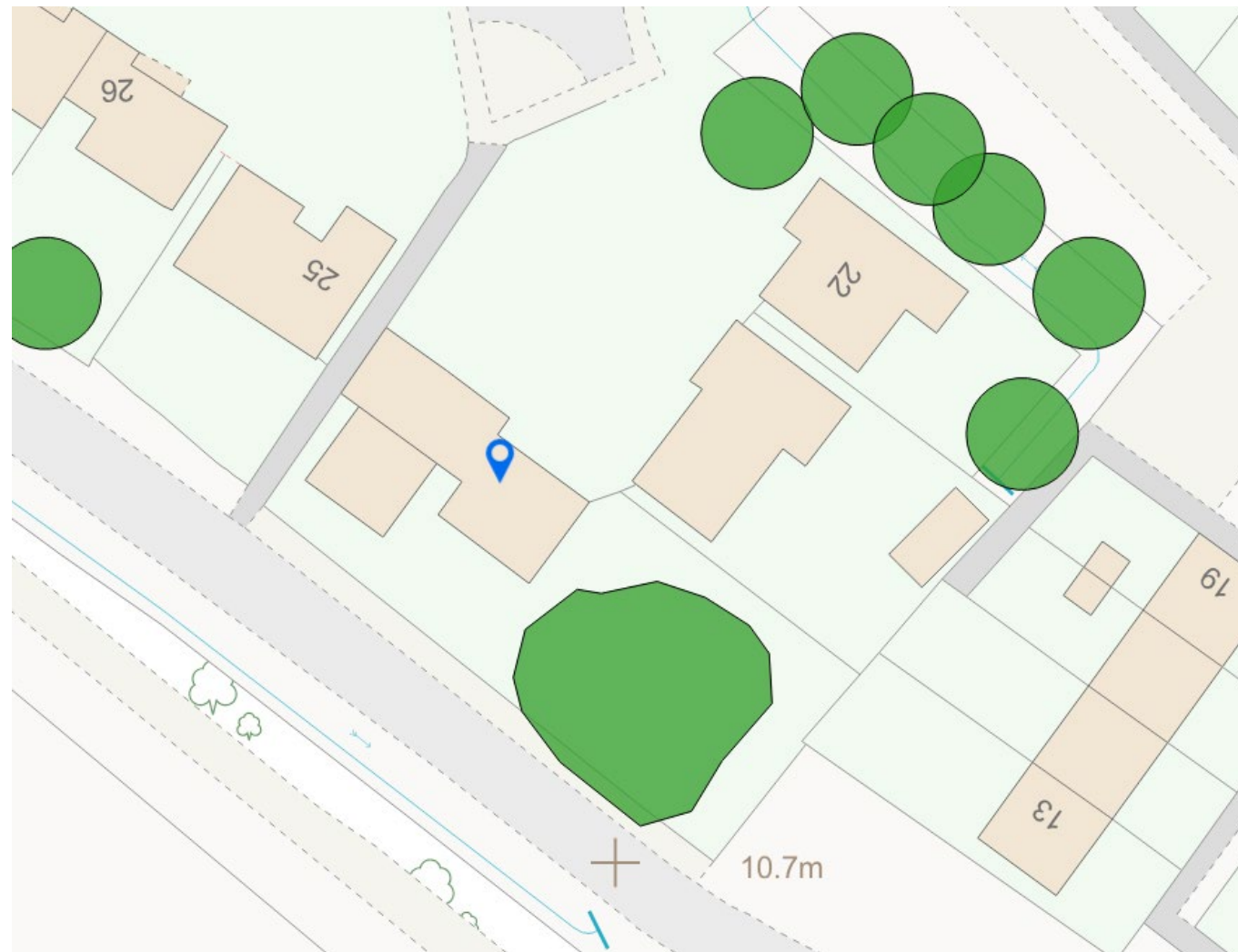
Existing gated access from Long Lane to garden of 24

88



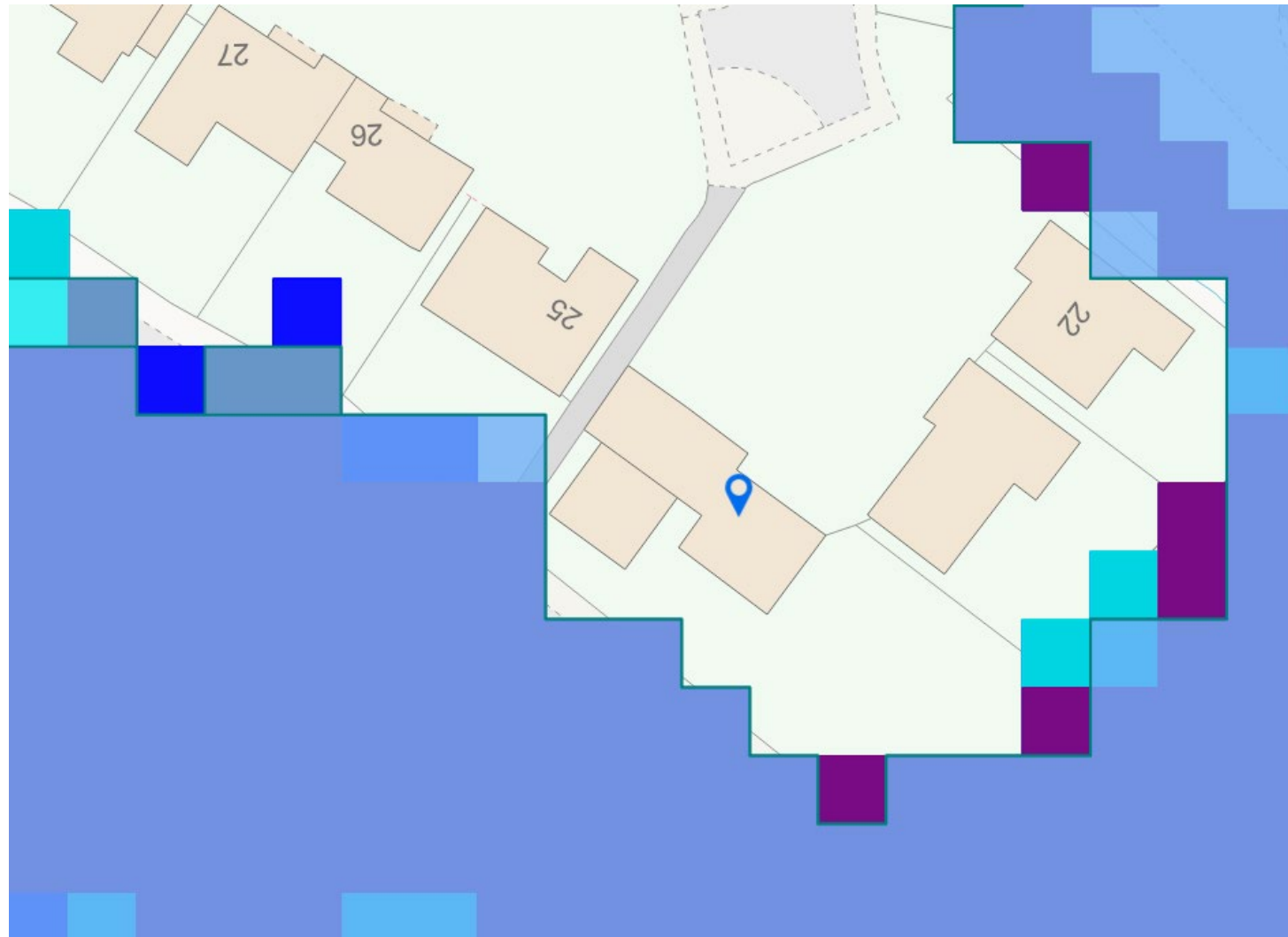
Tree preservation orders shown in green

89



Flood risk extract

90



EA published fluvial flood zones

91



Recommendation

- That delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:
 - (i) the completion by the landowner, of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure habitats mitigation and air quality monitoring contributions, as set out within Section 10 of the officer report, and
 - (ii) the imposition of the conditions set out within the report

92



New Forest

DISTRICT COUNCIL

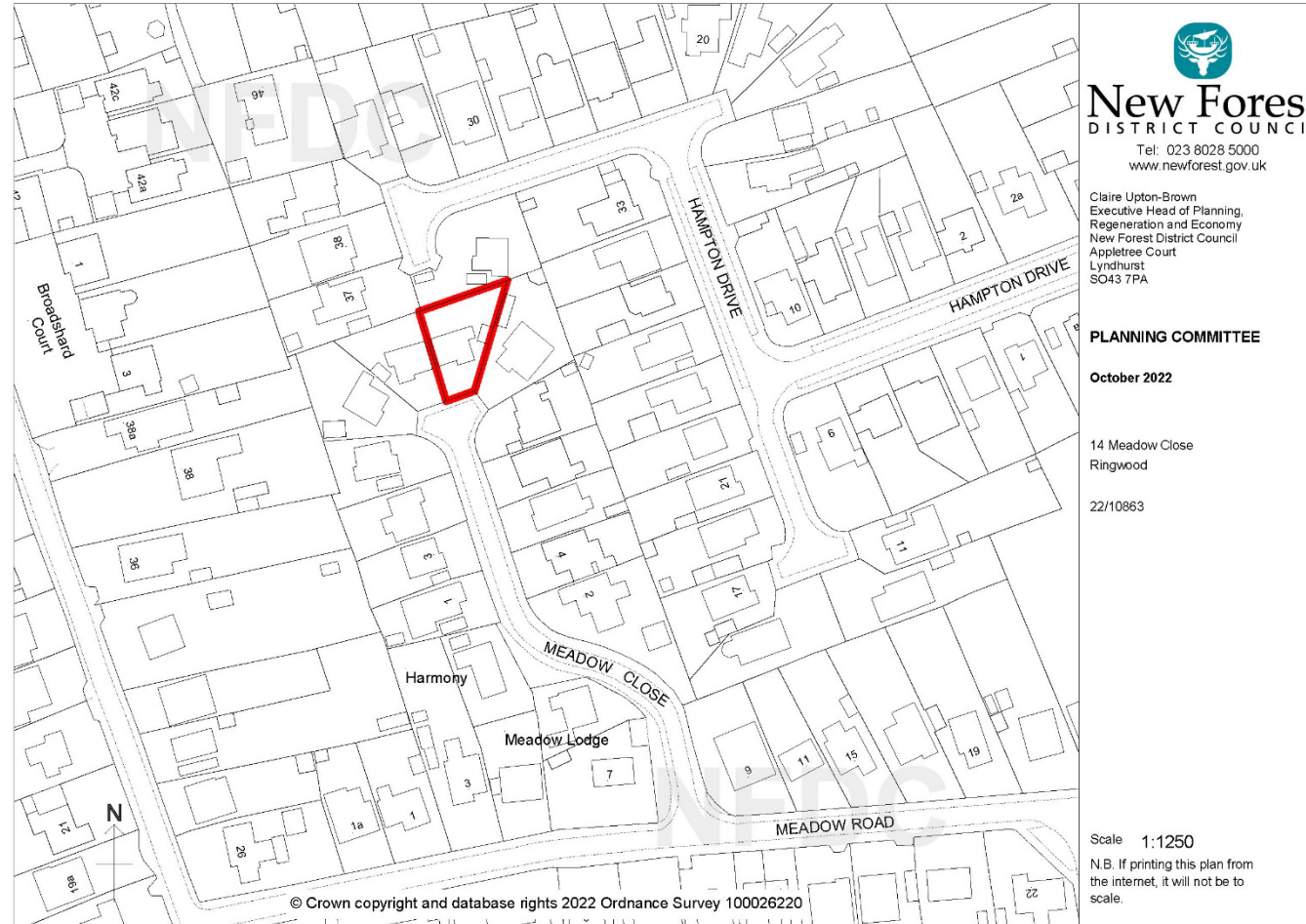
Planning Committee

App No 22/10863

14 Meadow Close
Ringwood
BH24 1RX
Schedule 2g

Red Line Plan

95



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 2022

14 Meadow Close
Ringwood

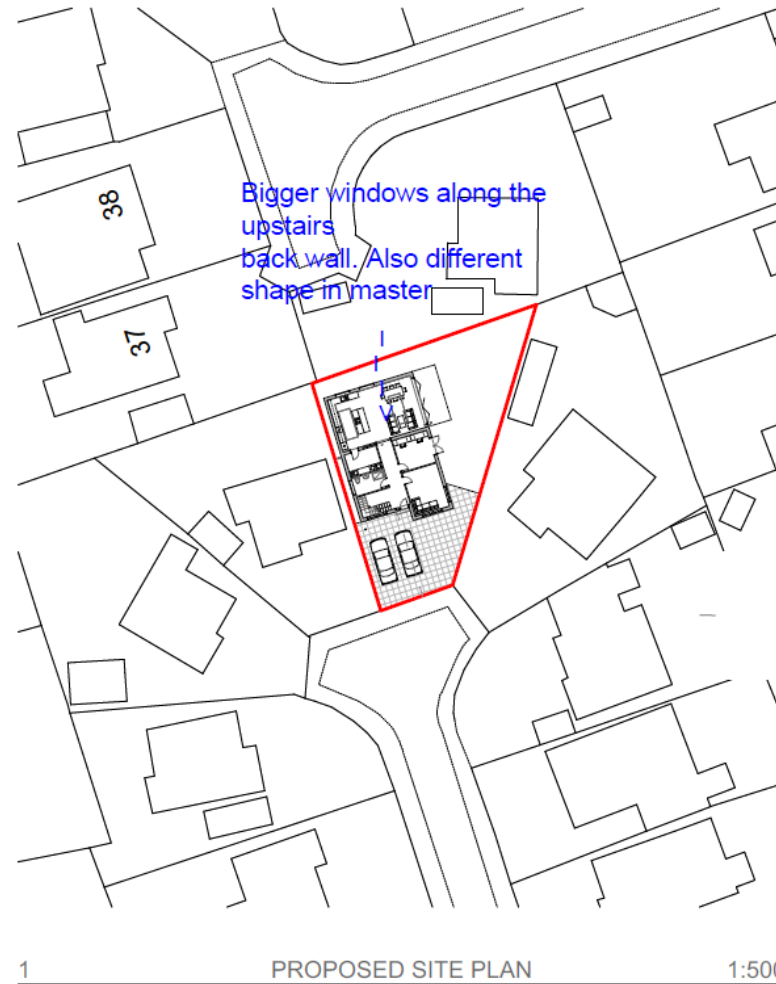
22/10863

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

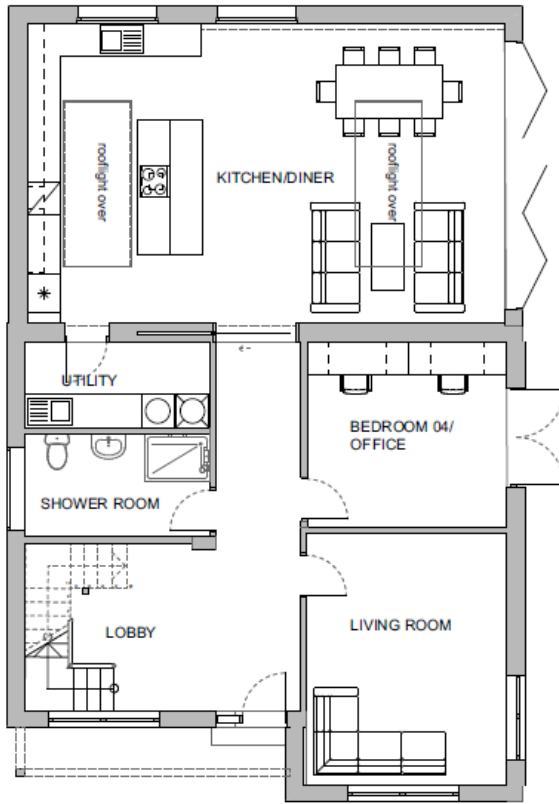
Proposed block plan

96

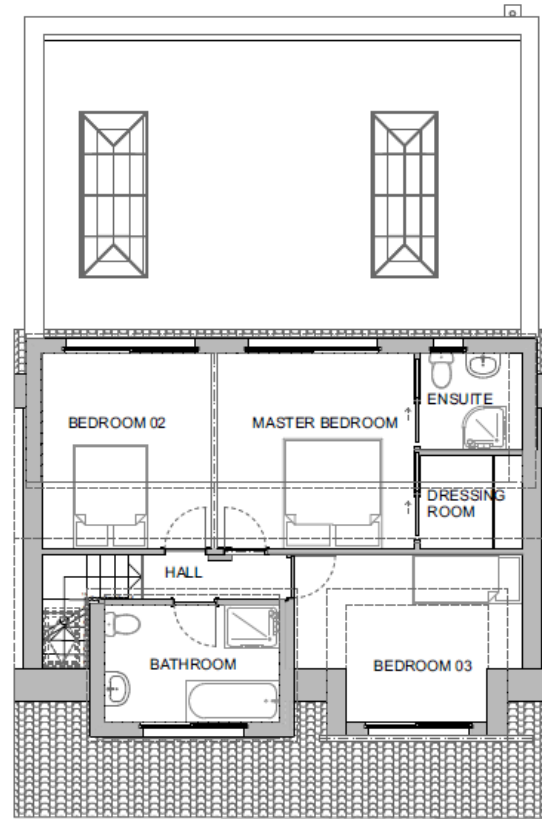


Approved floor plans

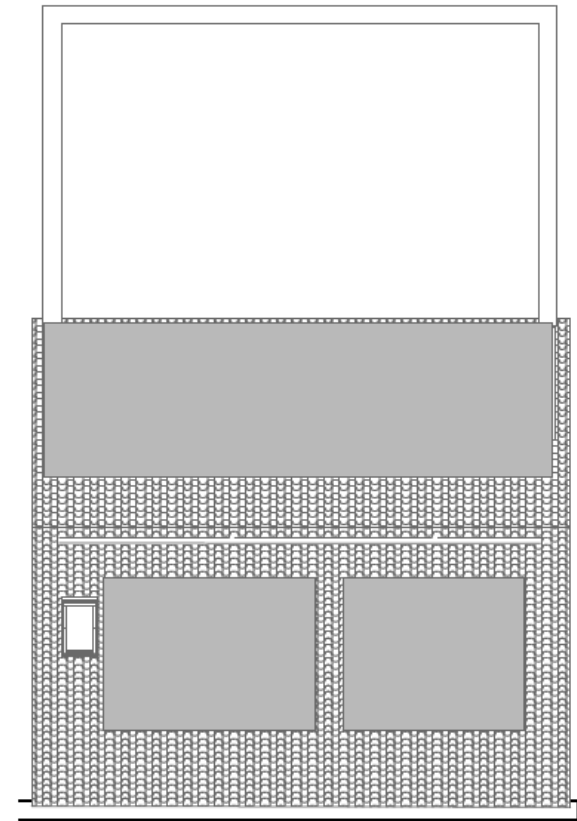
97



1 PROPOSED GROUND FLOOR PLAN 1:100

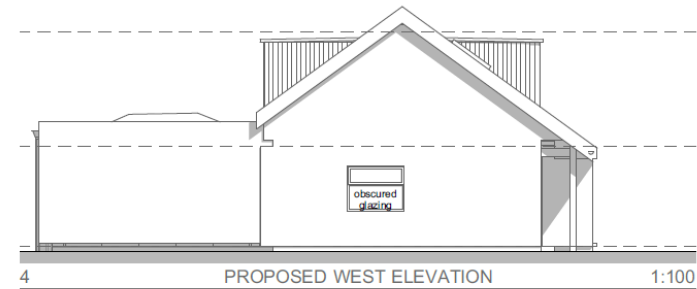
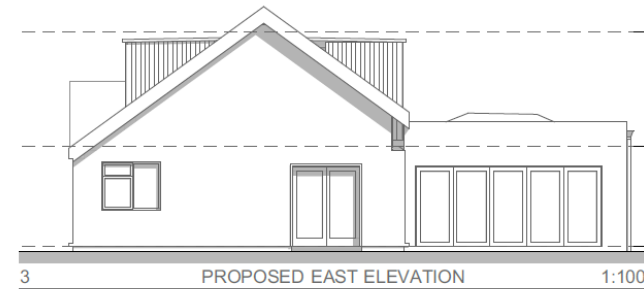
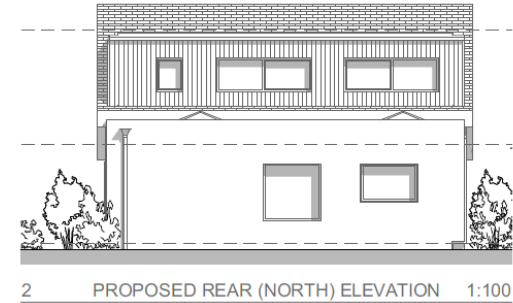


2 PROPOSED FIRST FLOOR PLAN 1:100

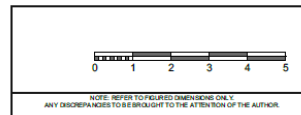


3 PROPOSED ROOF PLAN 1:100

Approved elevations



Proposed materials:
 Slate tile main roof
 Render to match existing
 Vertical timber cladding
 Single ply membrane roof to dormers
 PPC aluminium windows



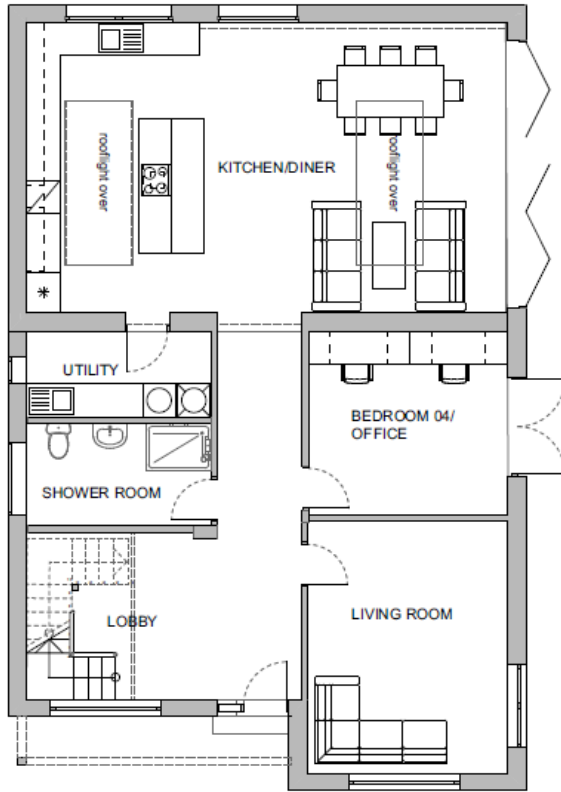
RevID	Issue Date	Layout Comment	Modified By Initials	Checked By Initials
A	24/08/21	Raised gable replaced with dormer to maintain eaves line		

14 Meadow Close
Refurbishment and extension
PROPOSED ELEVATIONS
 24 August 2021 scale 1:100@A3 status **PLANNING**

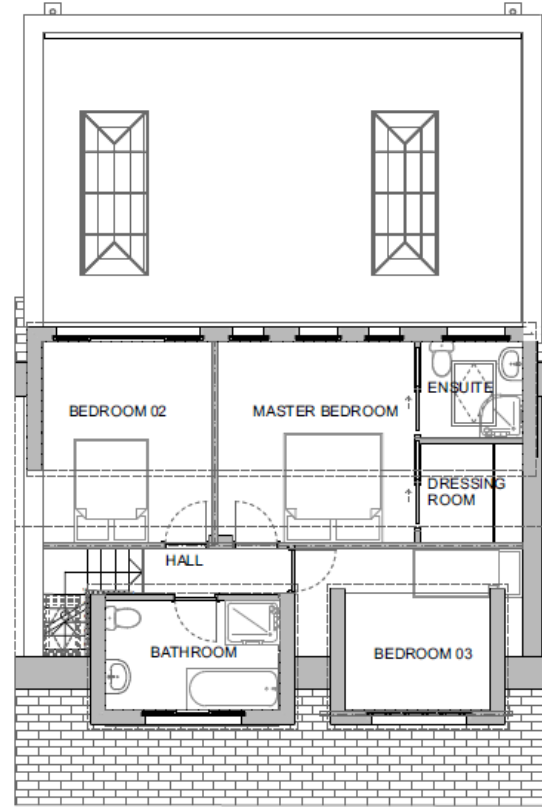
2103
AP.03
A ©

Proposed floor plans

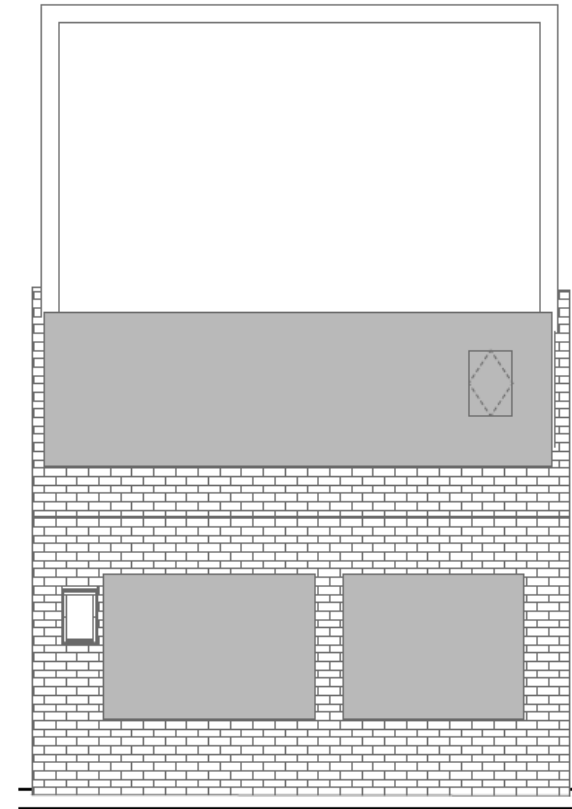
66



1 PROPOSED GROUND FLOOR PLAN 1:100

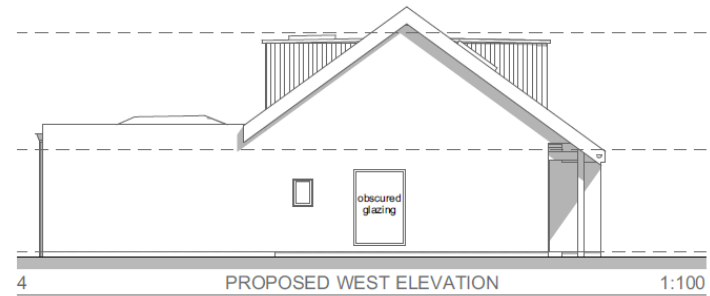
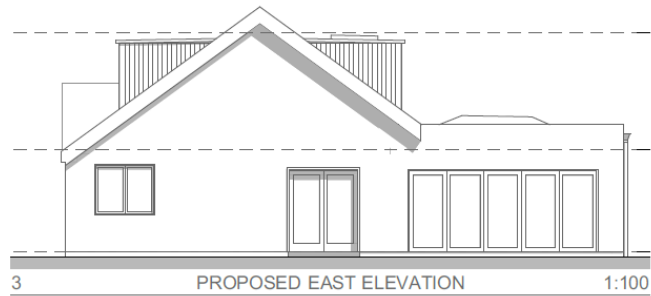
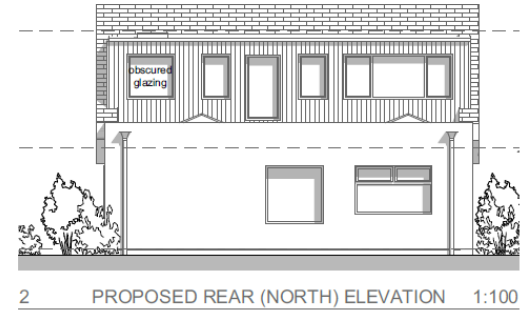


2 PROPOSED FIRST FLOOR PLAN 1:100

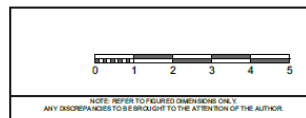


3 PROPOSED ROOF PLAN 1:100

Proposed elevations



Proposed materials:
 Slate tile main roof
 Render to match existing
 Vertical timber cladding
 Single ply membrane roof to dormers
 PPC aluminium windows



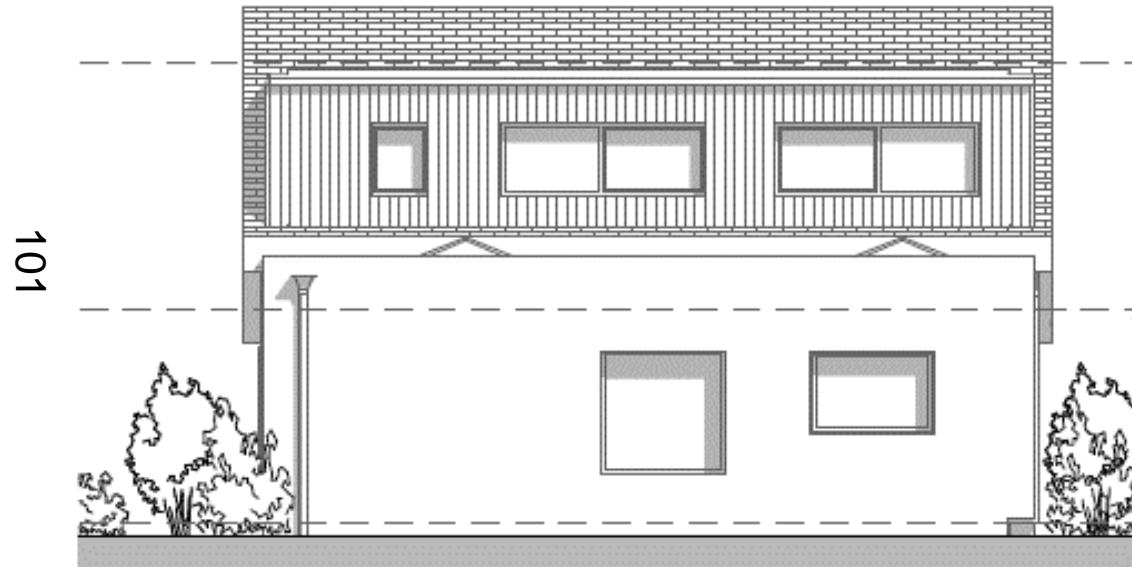
B	18/07/22	Windows updated generally		
A	24/06/21	Rendered gable replaced with dormer to maintain eaves line		
RevID	Issue Date	Layout Comment	Modified By Initials	Checked By Initials
14 Meadow Close				
Refurbishment and extension				
PROPOSED ELEVATIONS				
18 July 2022			scale 1:100@A3	status PLANNING

2103
AP.03
B ©

100

Comparison rear elevations

Approved



Proposed



Rear elevation

102



100

2g 22/10863

From master bedroom

View 'as approved'



View 'as proposed'



103

From bedrooms

Bedroom 2



Master bedroom



104

Recommendation

- In view of the angles and approved built form, it is not considered that the proposed changes would result in significant overlooking over and above the approved scheme and approval is therefore recommended



New Forest

DISTRICT COUNCIL

Planning Committee

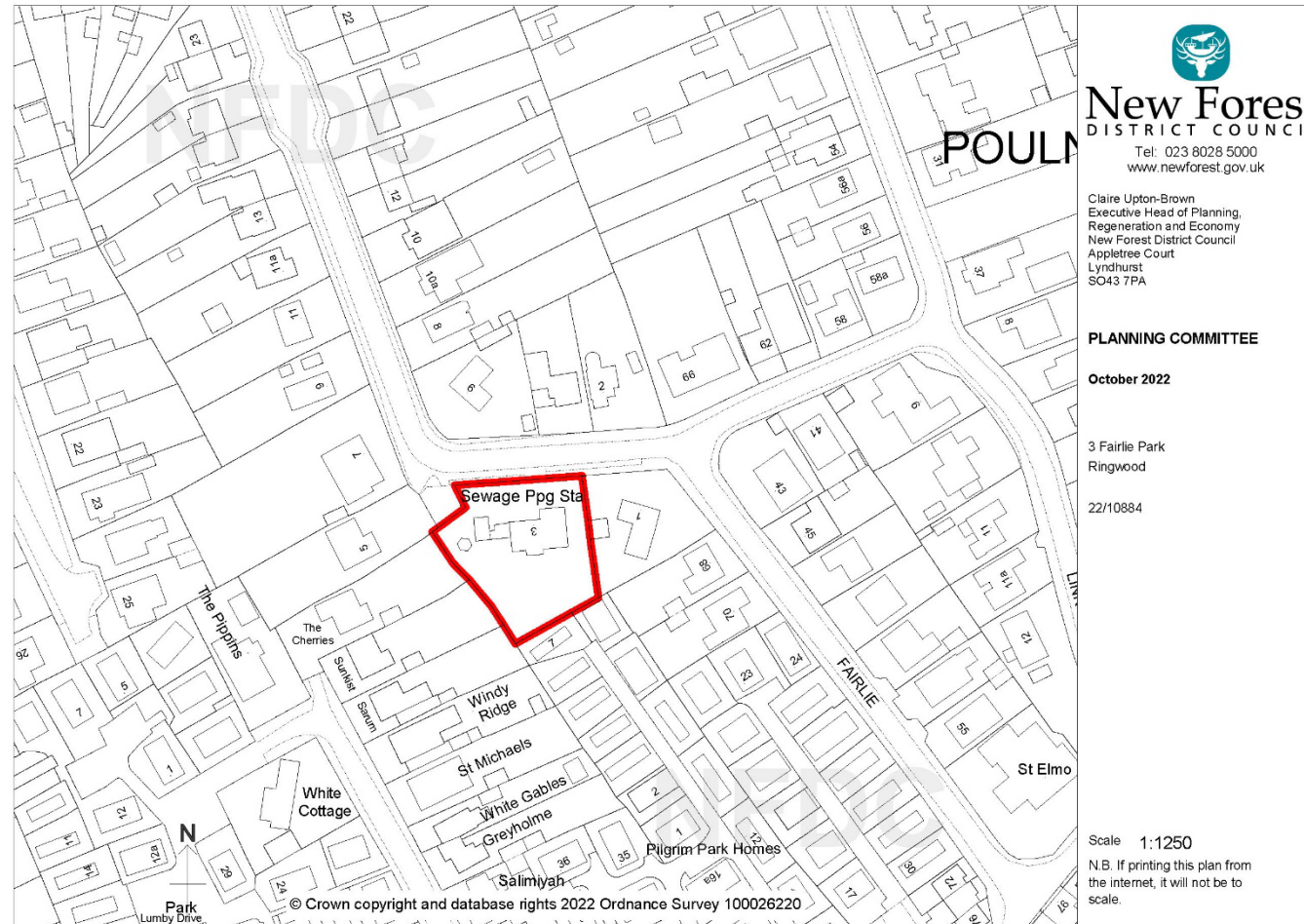
App No 22/10884

Resubmission of 22/10339

3 Fairlie Park,
Ringwood
BH24 1TU
Schedule 2h

Red Line Plan

108



Site area 1225m²

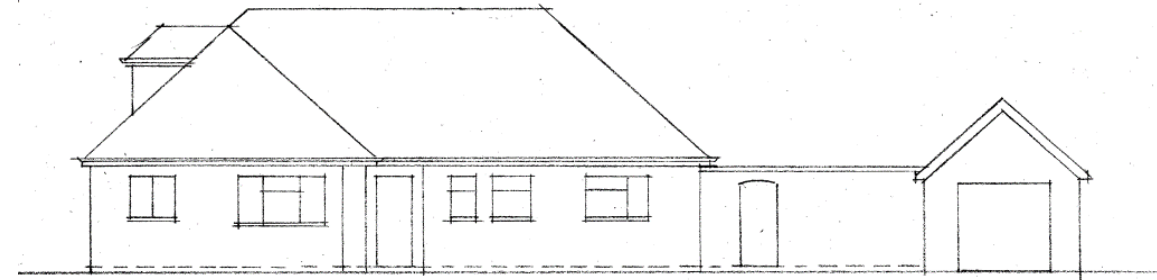
Aerial Plan



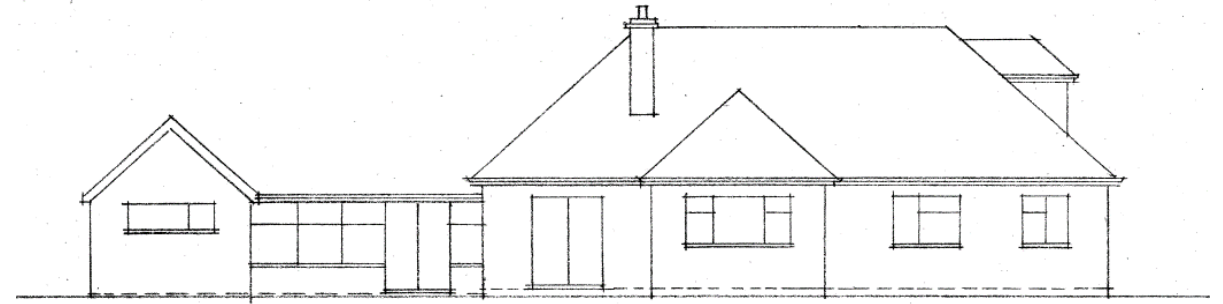
109

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Existing Elevations

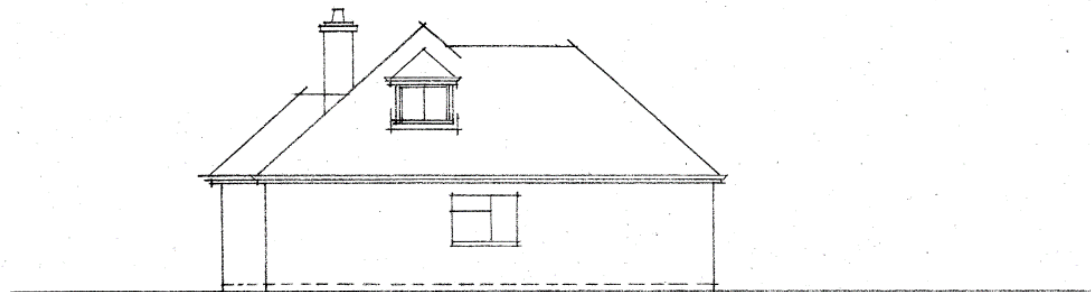


North Elevation (front)

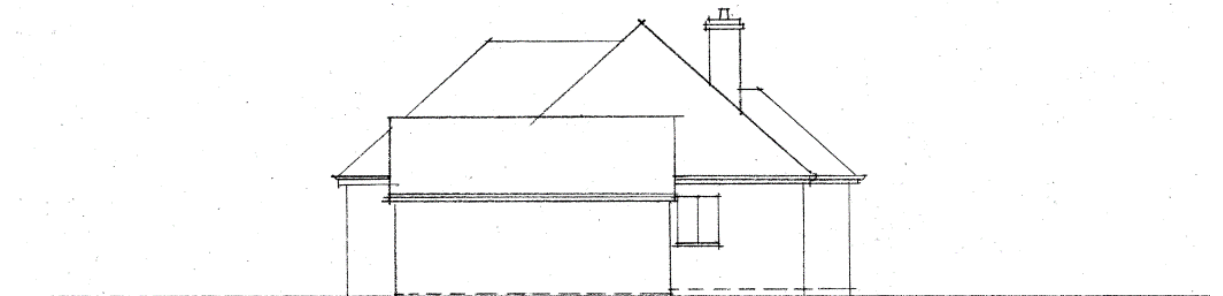


South Elevation (rear)

110

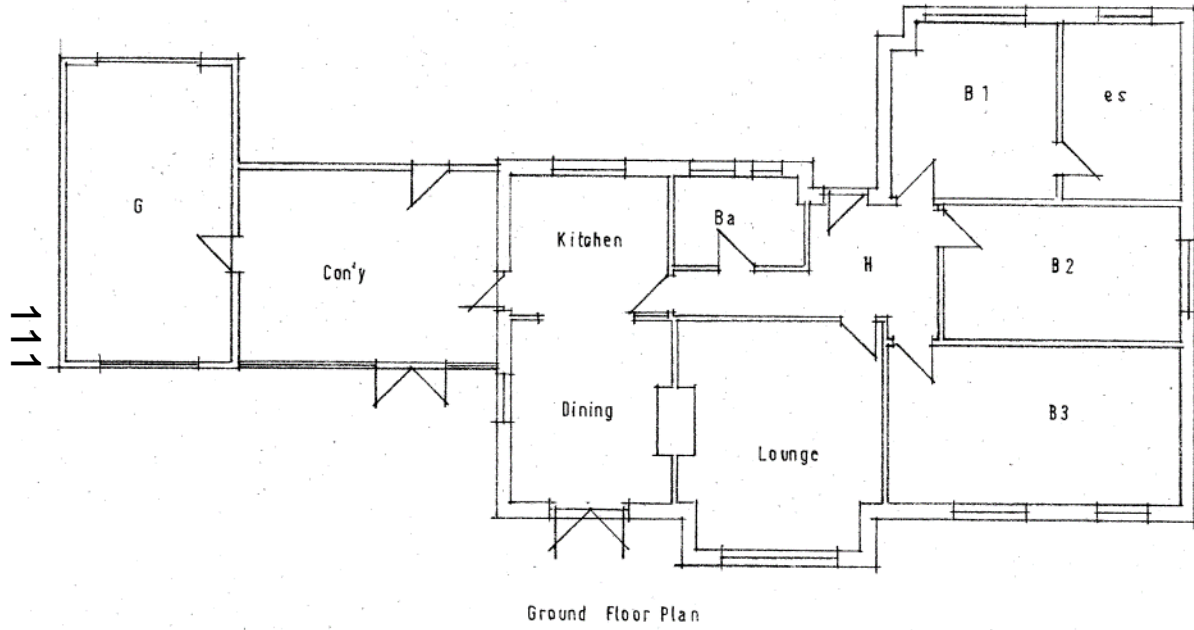


East Elevation (side)

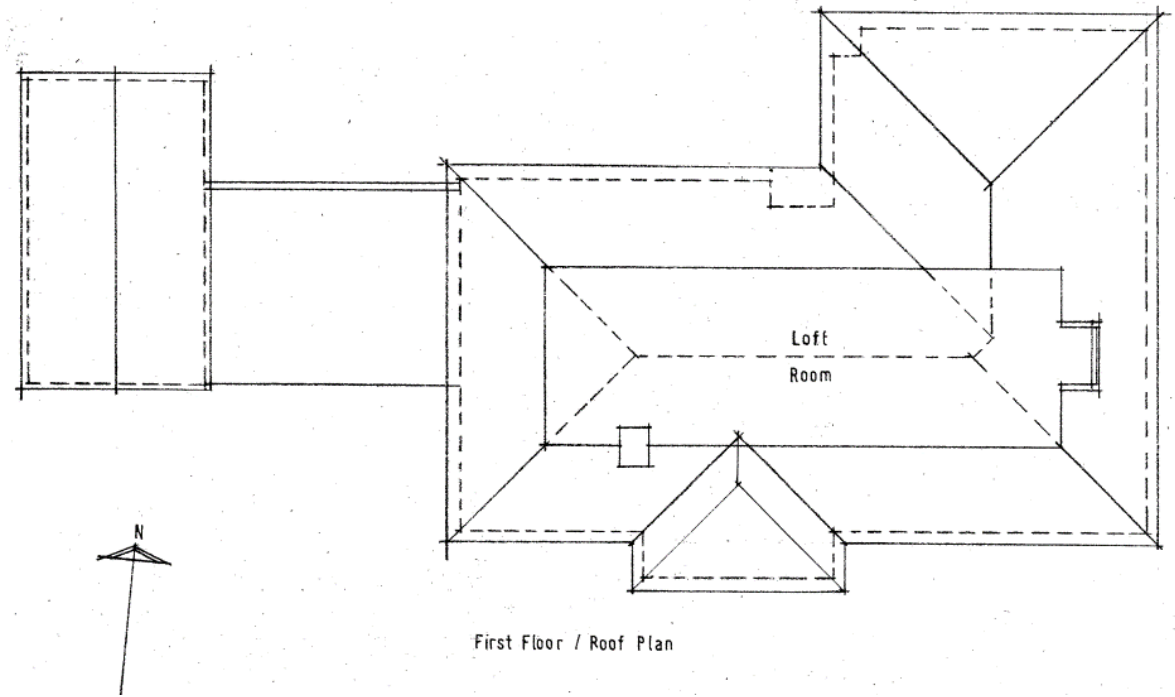


West Elevation (side)

Existing Floor Plans



Ground Floor Plan



First Floor/Roof Plan

Site Photographs

112



Rear Elevation



Principle Elevation

Site Photographs

113

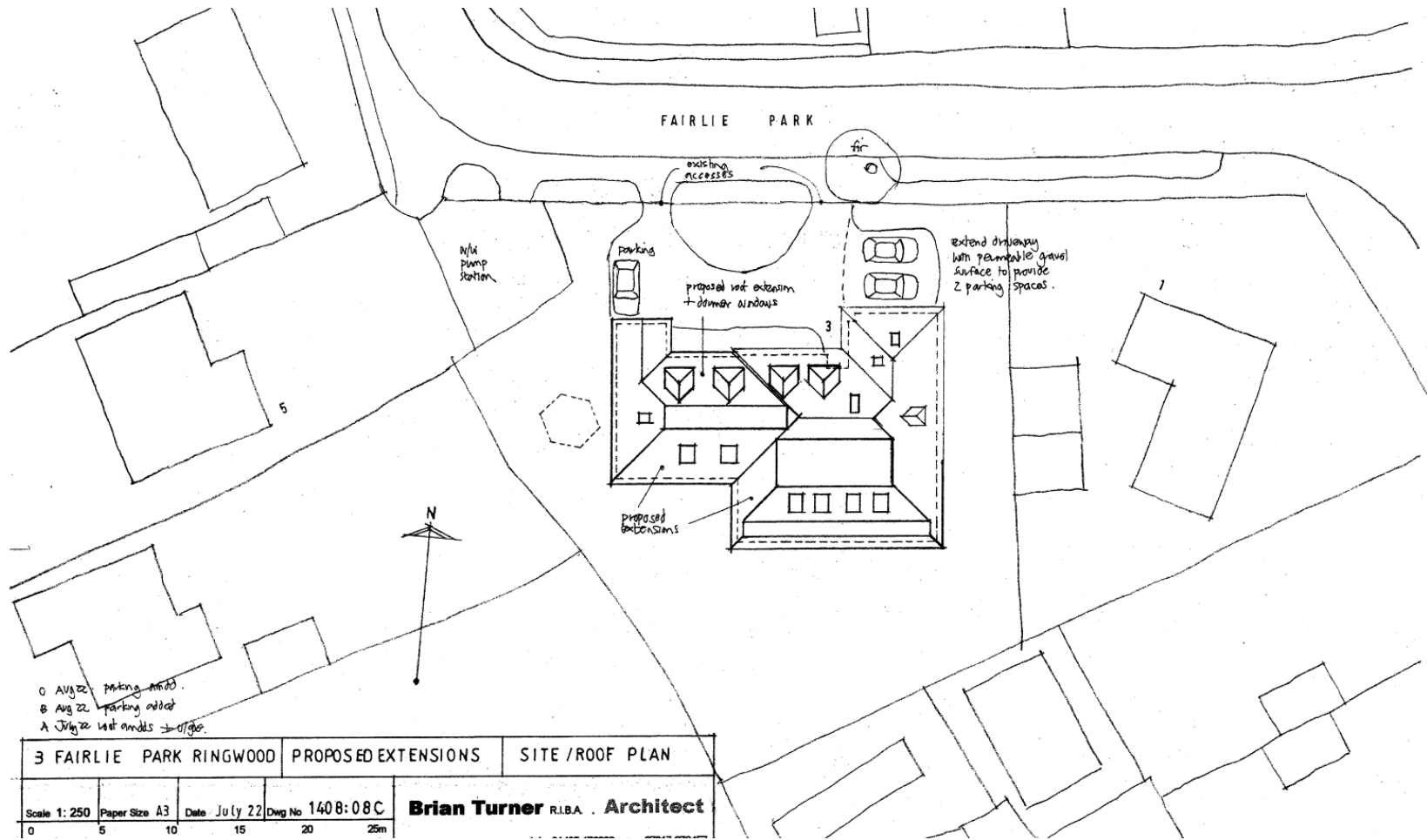


Rear View from the Site/Context



Rear Elevation/Context

Site Plan



114

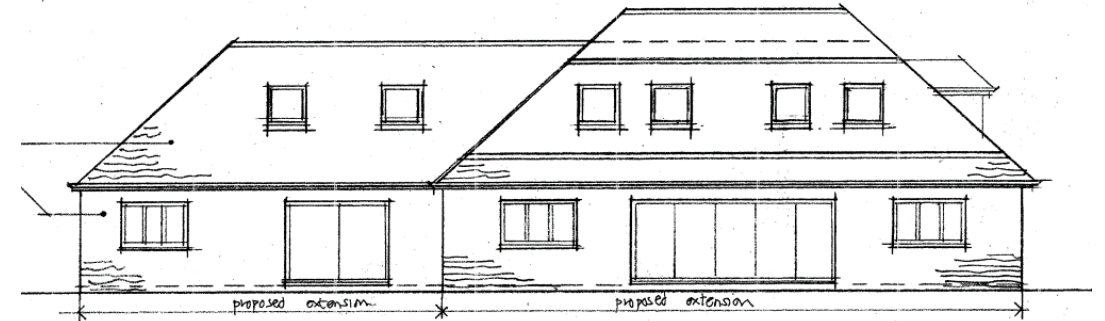
Proposed Elevations

Original
ridge
height

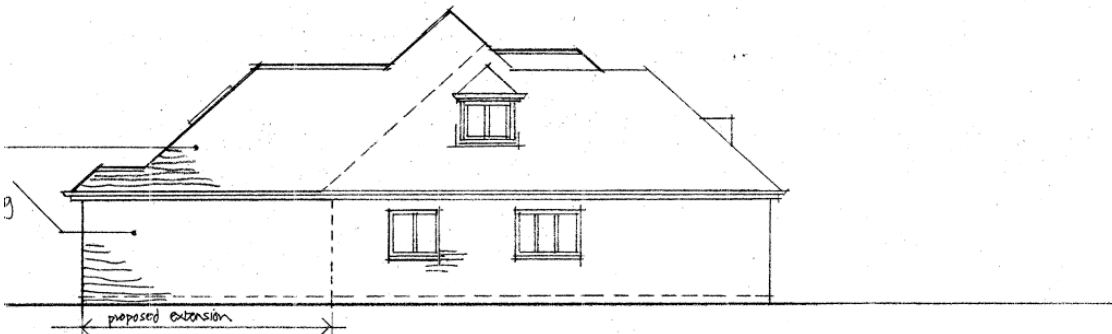
115



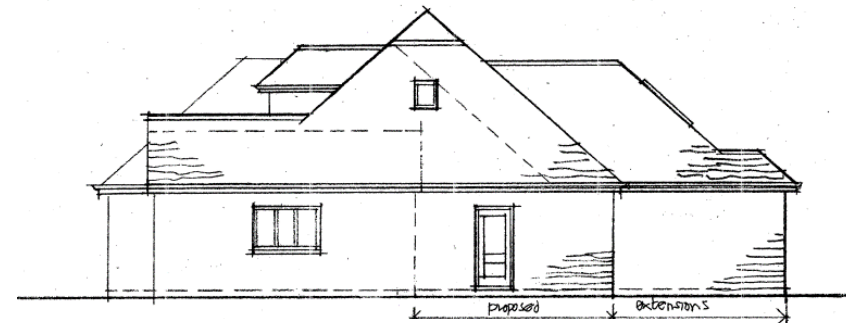
Front Elevation



Rear Elevation

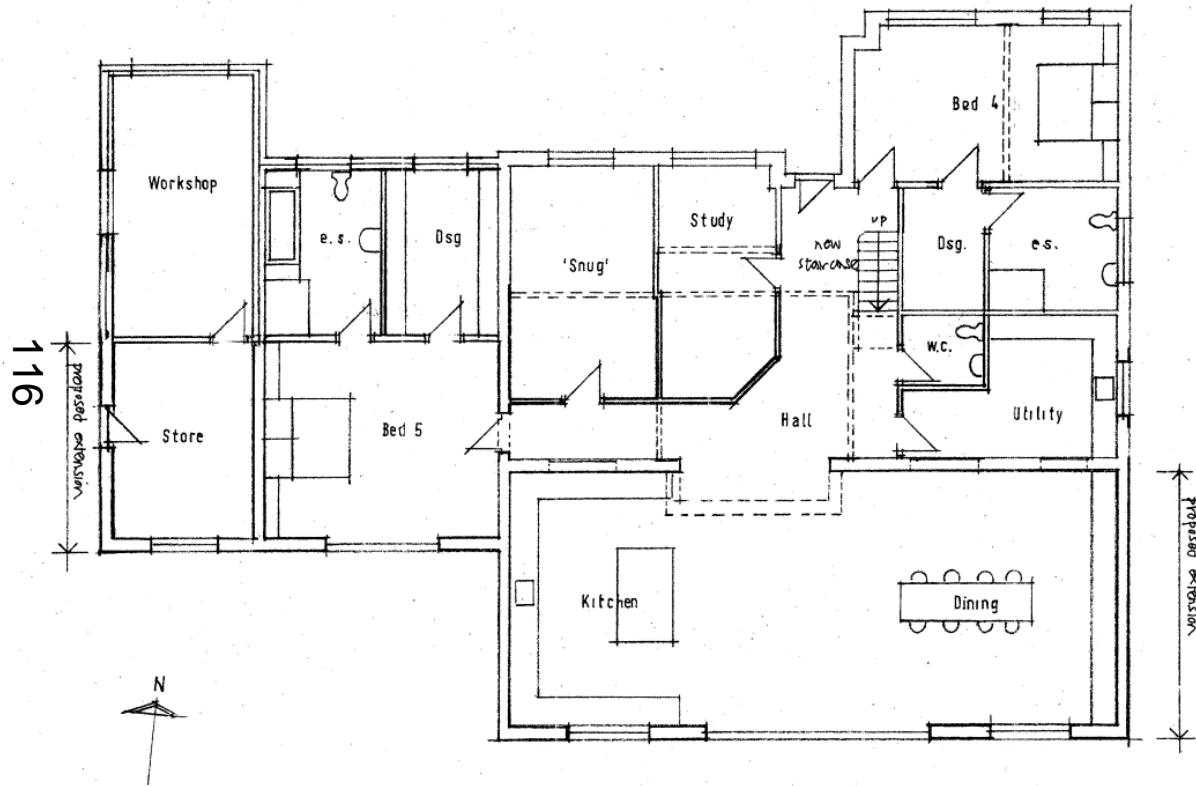


Side Elevation (East)

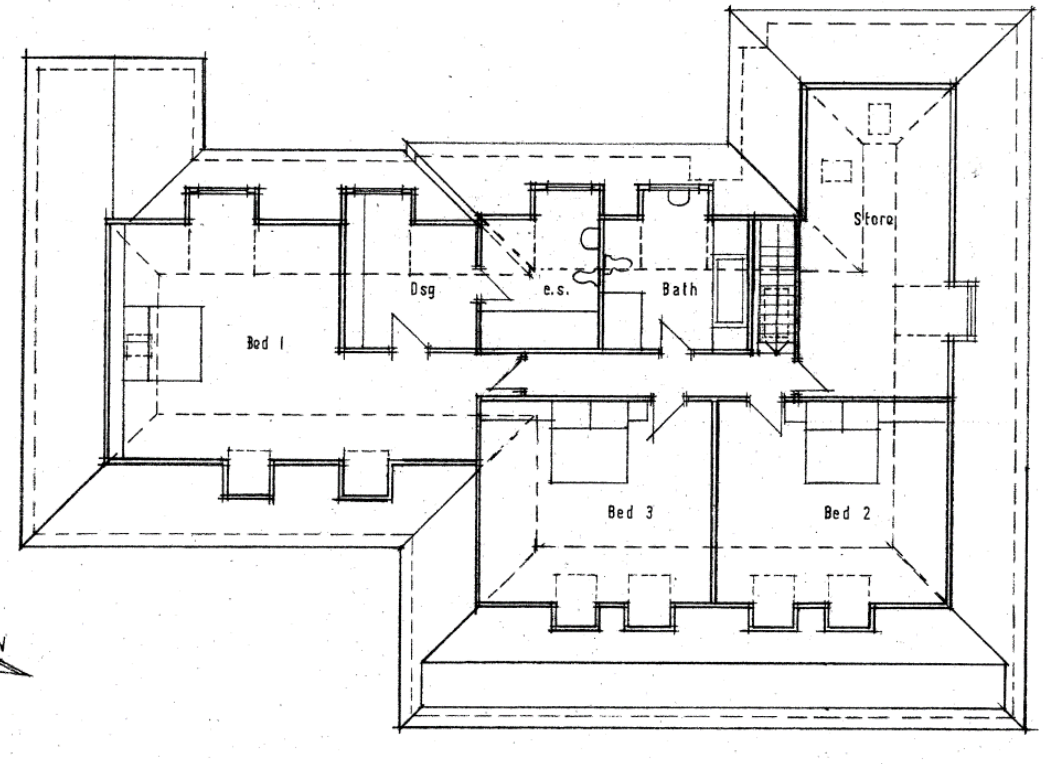


Side Elevation (West)

Proposed Floor Plans

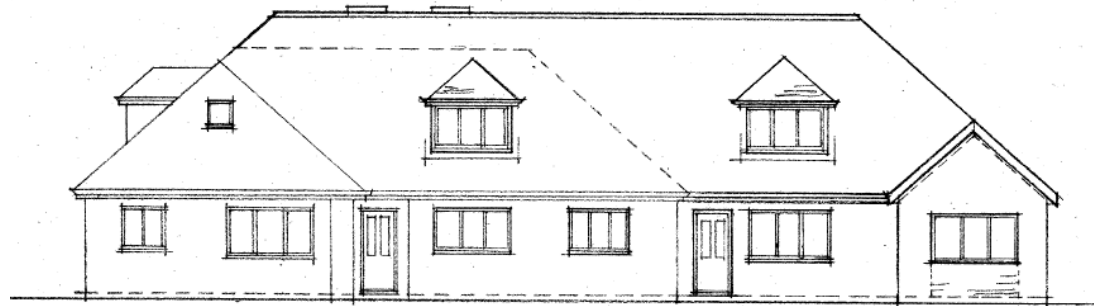


Ground Floor Plan



First Floor/Roof Plan

Comparison Slide – Front Elevation



117 Previous Proposal Front Elevation
(22/10339)



New Proposal Front Elevation

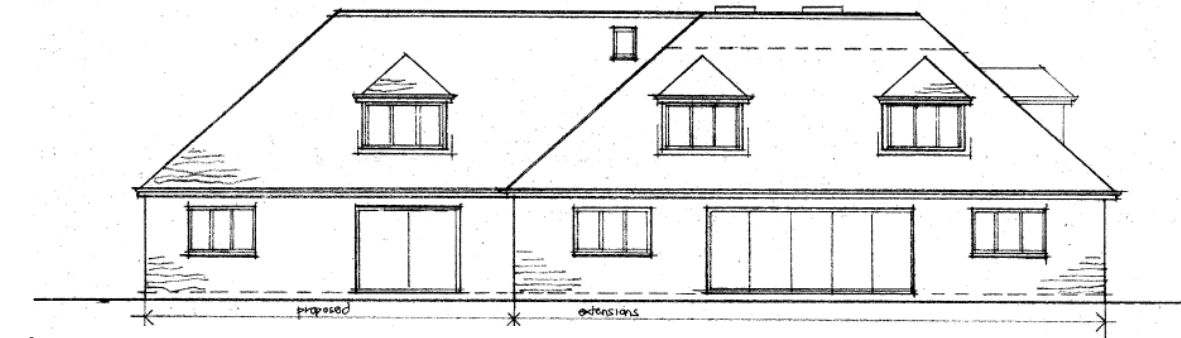
Parish
response –
PAR1

Parish response –
PAR4,
overdevelopment,
detrimental
impact on the
street scene, out
of keeping of the
area, loss of
amenity for the
neighbouring
properties
(overlooking).

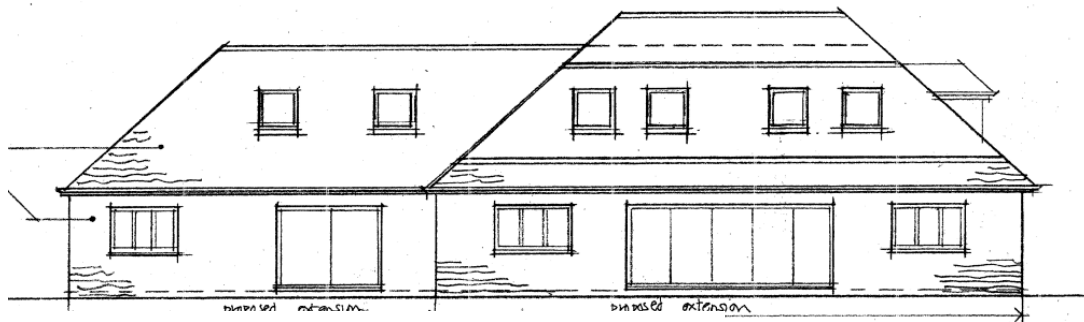
Summary of Changes

- Increased ridgeline (900m) over the existing dwelling only;
- Reduced ridgeline to create a more cohesive transition from the adjacent two-storey dwelling to the adjacent bungalow;
- Roof is stepped back to create depth;
- Removed second front door;
- Betterment to the arrangement of fenestration and dormers.

Comparison Slide – Rear Elevation



118
Previous Proposal Rear Elevation
(22/10339)

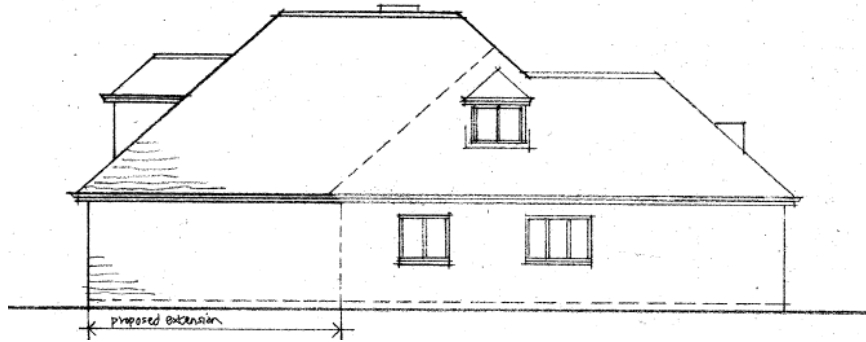


New Proposal Rear Elevation

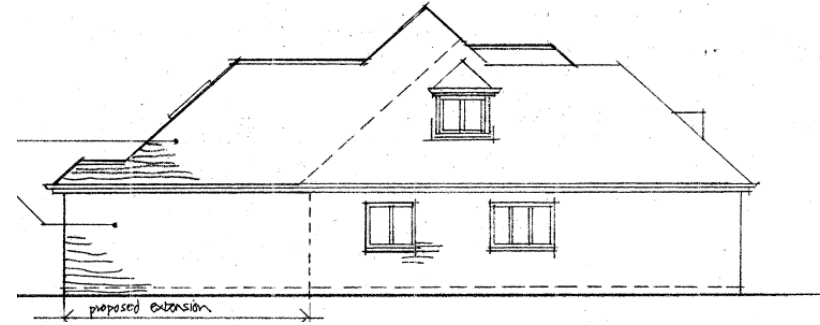
Summary of Changes

- Increased ridgeline (900m) over the existing dwelling only;
- Reduced ridgeline to create a more cohesive transition from the adjacent two-storey dwelling to the adjacent bungalow;
- Rear dormers removed and rooflights proposed to protect amenity of no. 7 Pilgrim Park (mobile home).

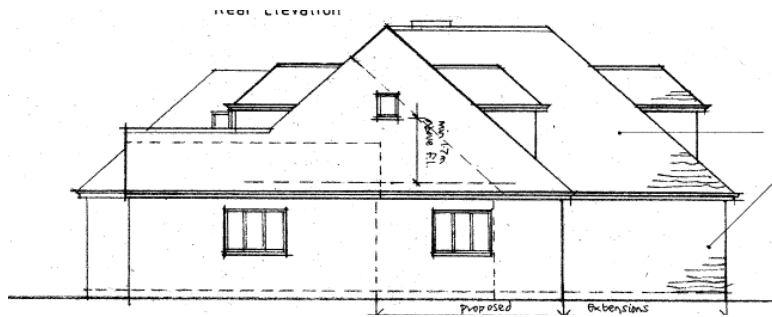
Comparison Slide – Side Elevations



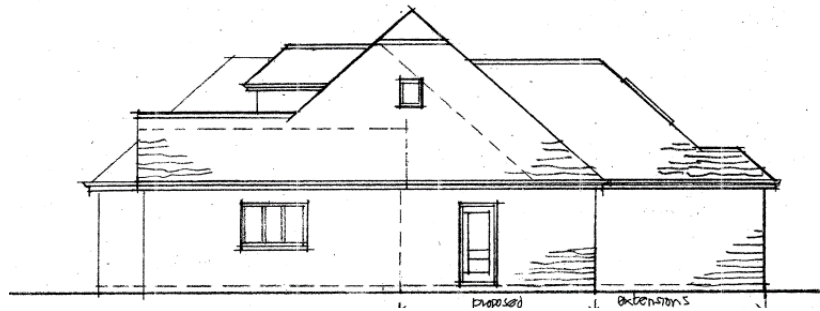
Previous Proposal Side Elevation (East)
(22/10339)



New Proposal Side Elevation (East)



Previous Proposal Side Elevation (West)
(22/10339)



New Proposal Side Elevation (West)

119

Streetscene



Recommendation

- The amendments overcome concerns relating to the previous proposal (22/10339)
- There is no defined character of the area and the application is appropriate for the streetscene in respect of massing, scale and form and overall design
- No impacts on privacy given the separation distances between the dwellings and the removal of the rear dormer windows

The application is recommended for approval



New Forest

DISTRICT COUNCIL

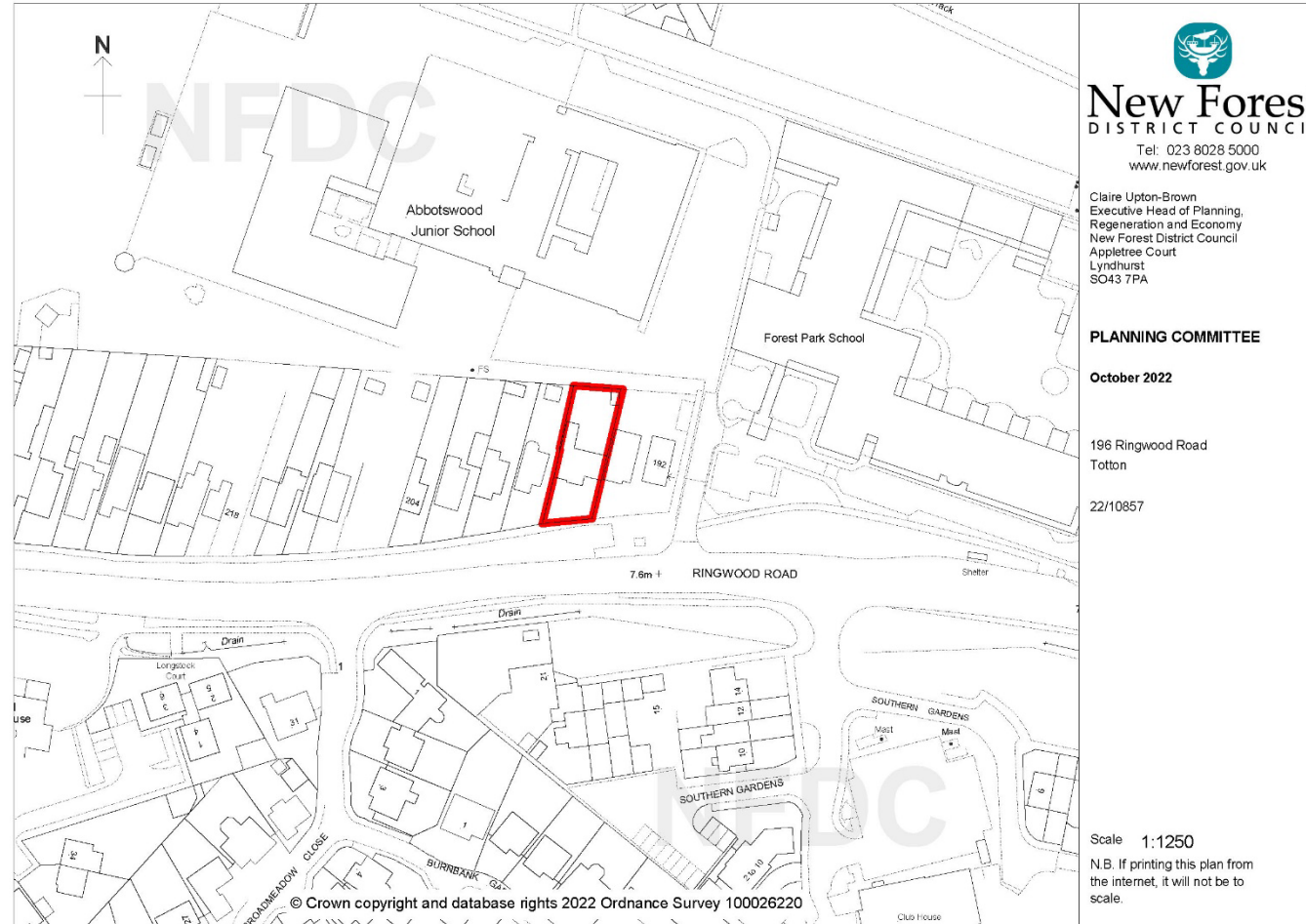
Planning Committee

App No 22/10857

196 Ringwood Road,
Totton,
SO40 8EB
Schedule 2i

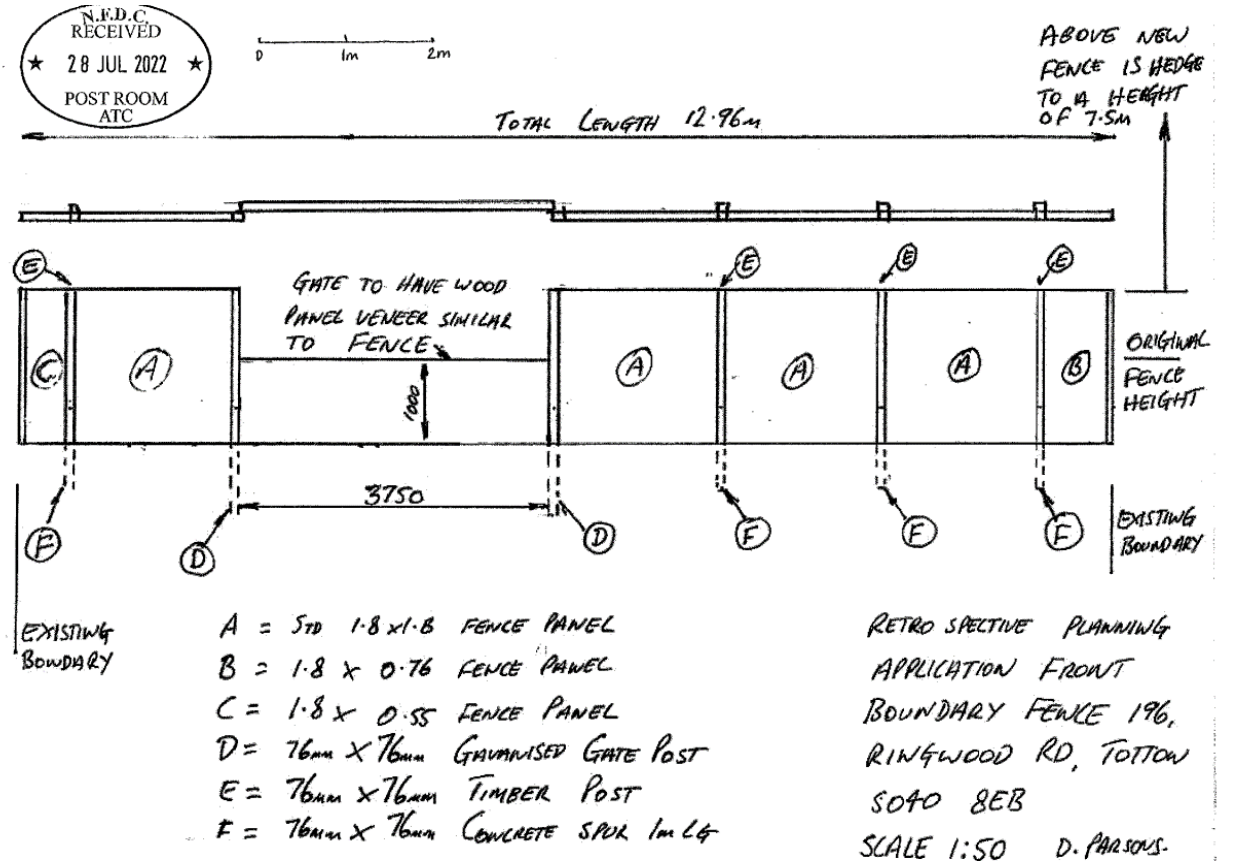
Red Line Plan

124



Site plan and elevations

125



123

2i 22/10857

Site photographs

126



124

2i 22/10857

Site photographs

127



125

2i 22/10857

Recommendation

- The recommendation is to refuse the proposal on the grounds of the visual amenity impact of the fencing within the context of the surrounding street scene



New Forest

DISTRICT COUNCIL

Planning Committee

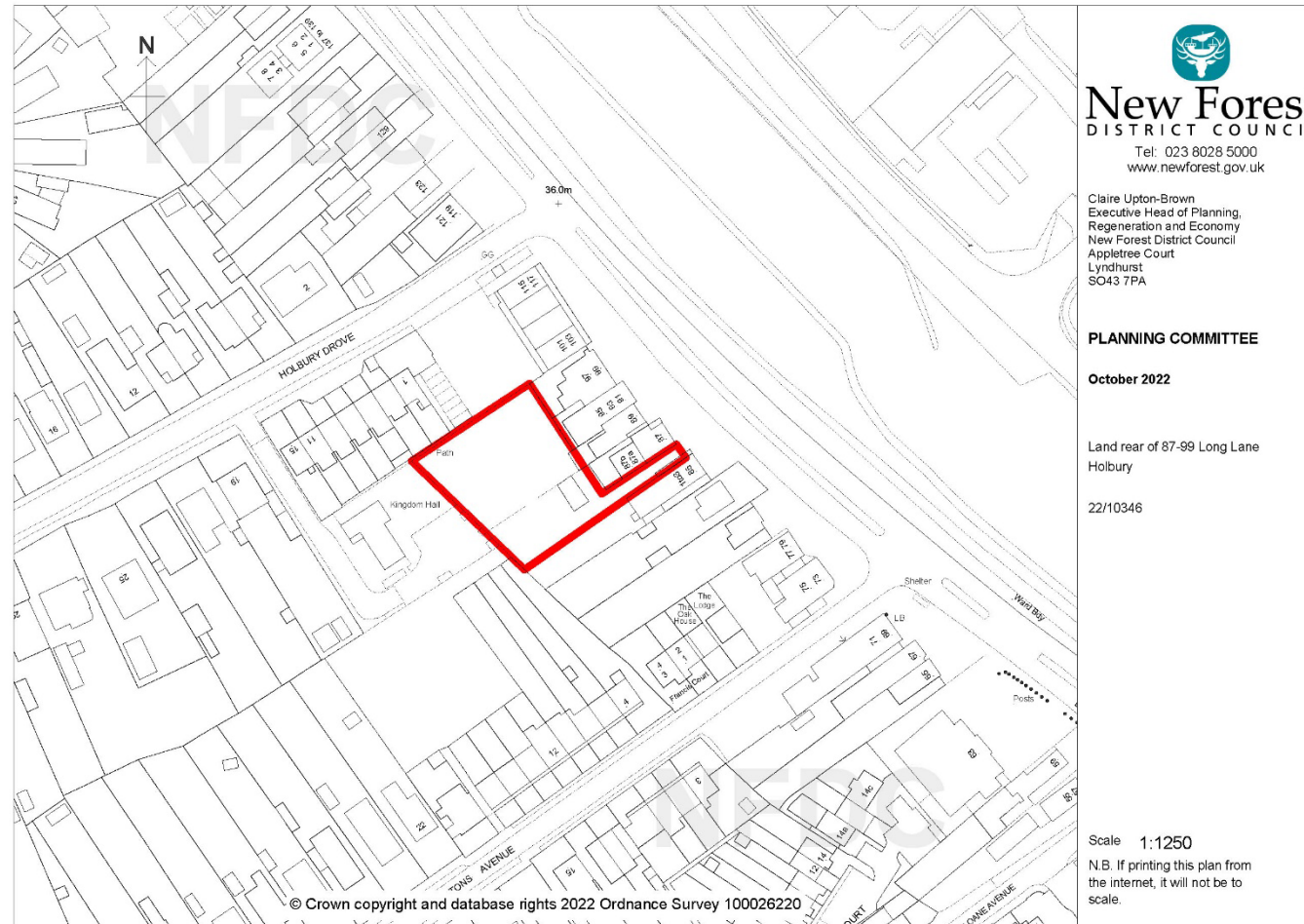
App No 22/10346

Land Rear of 87-99 Long Lane,
Holbury

Schedule 2j

Red Line Plan

- 1 Built up area
- 2 Local shopping frontage
- 3 Landscape



Aerial photo

132

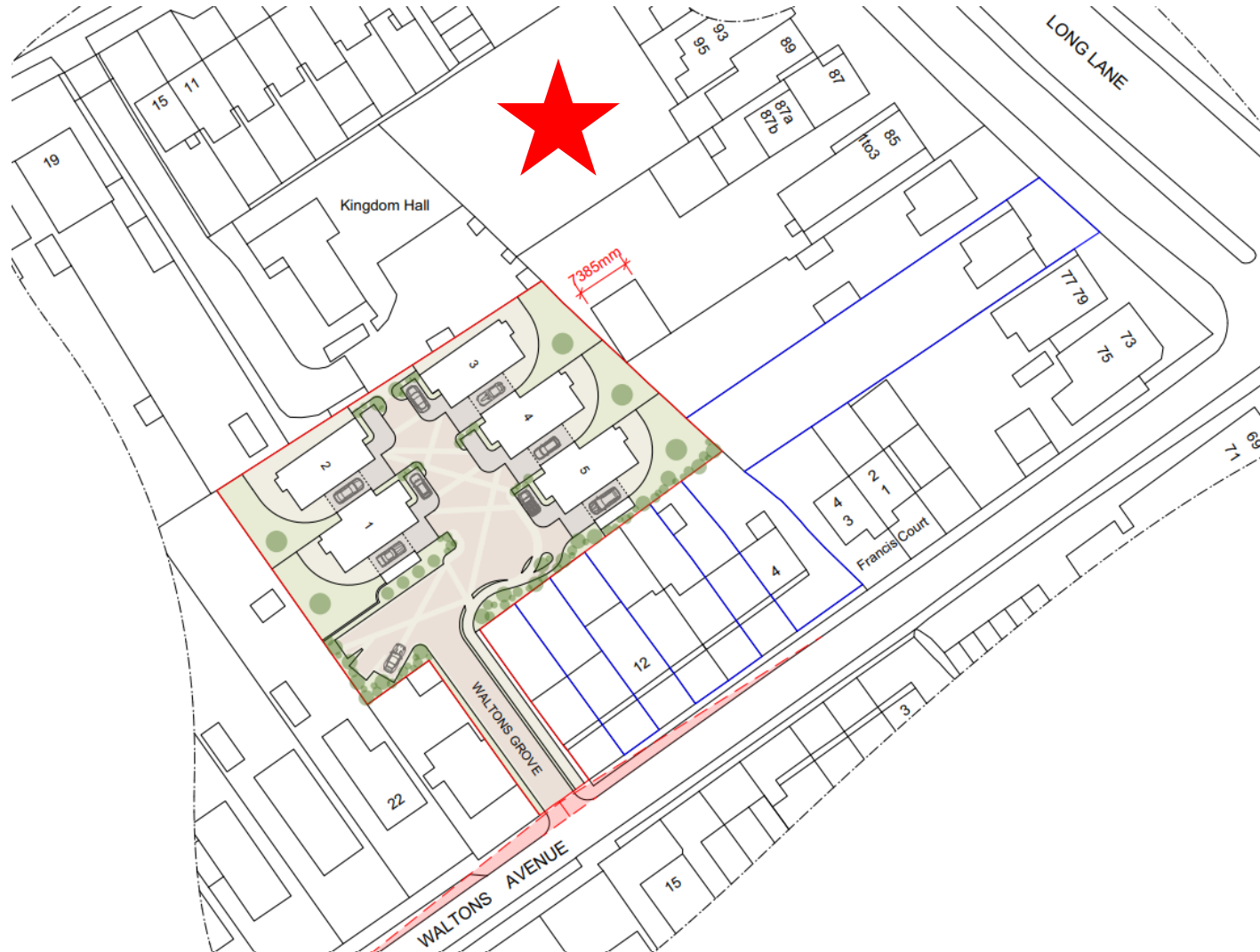


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R/O Waltons Ave development

5 Detached houses

133



Streetscene Access Photos

134



132

2j 22/10346

Site Photos



Site Photos

136

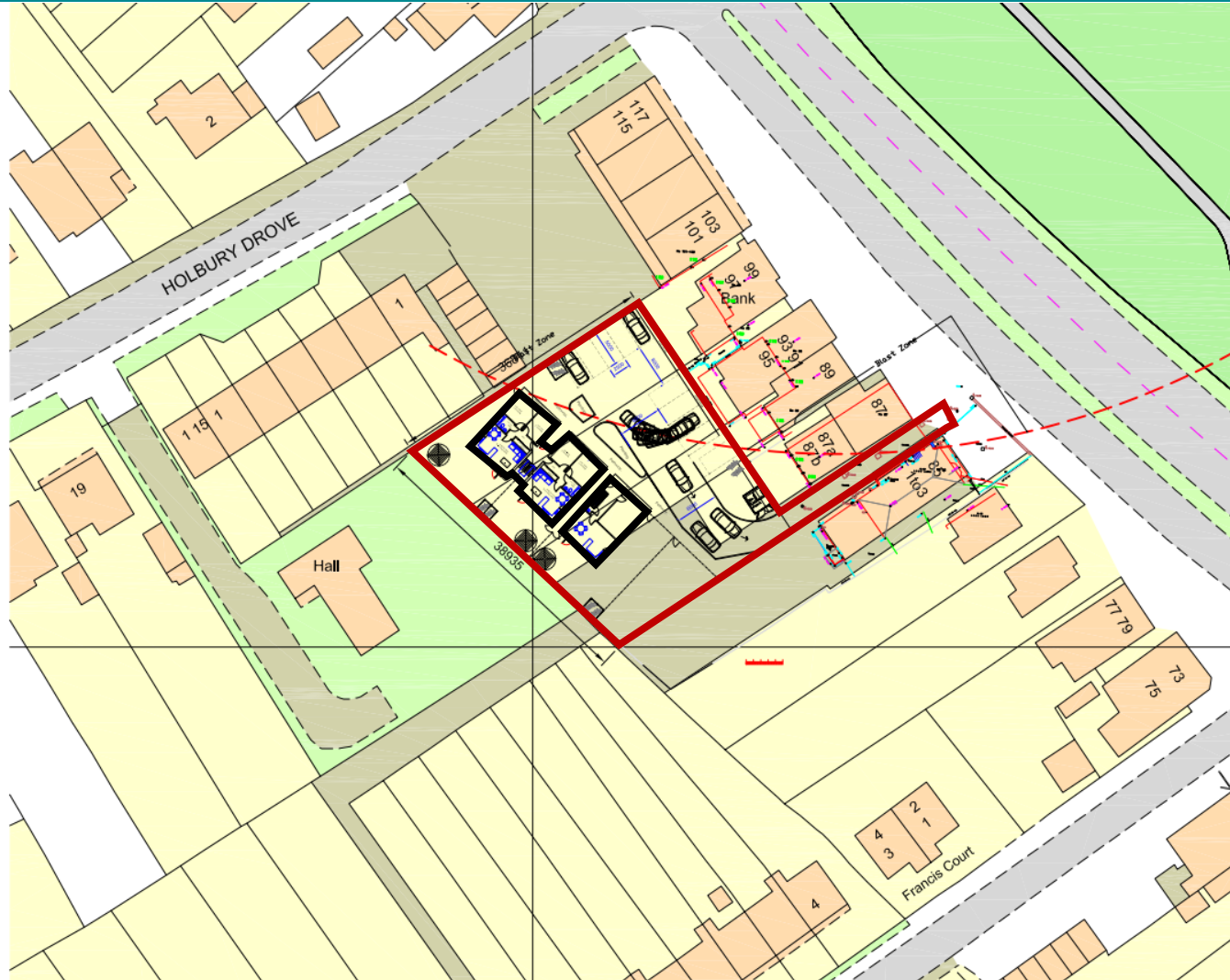


134

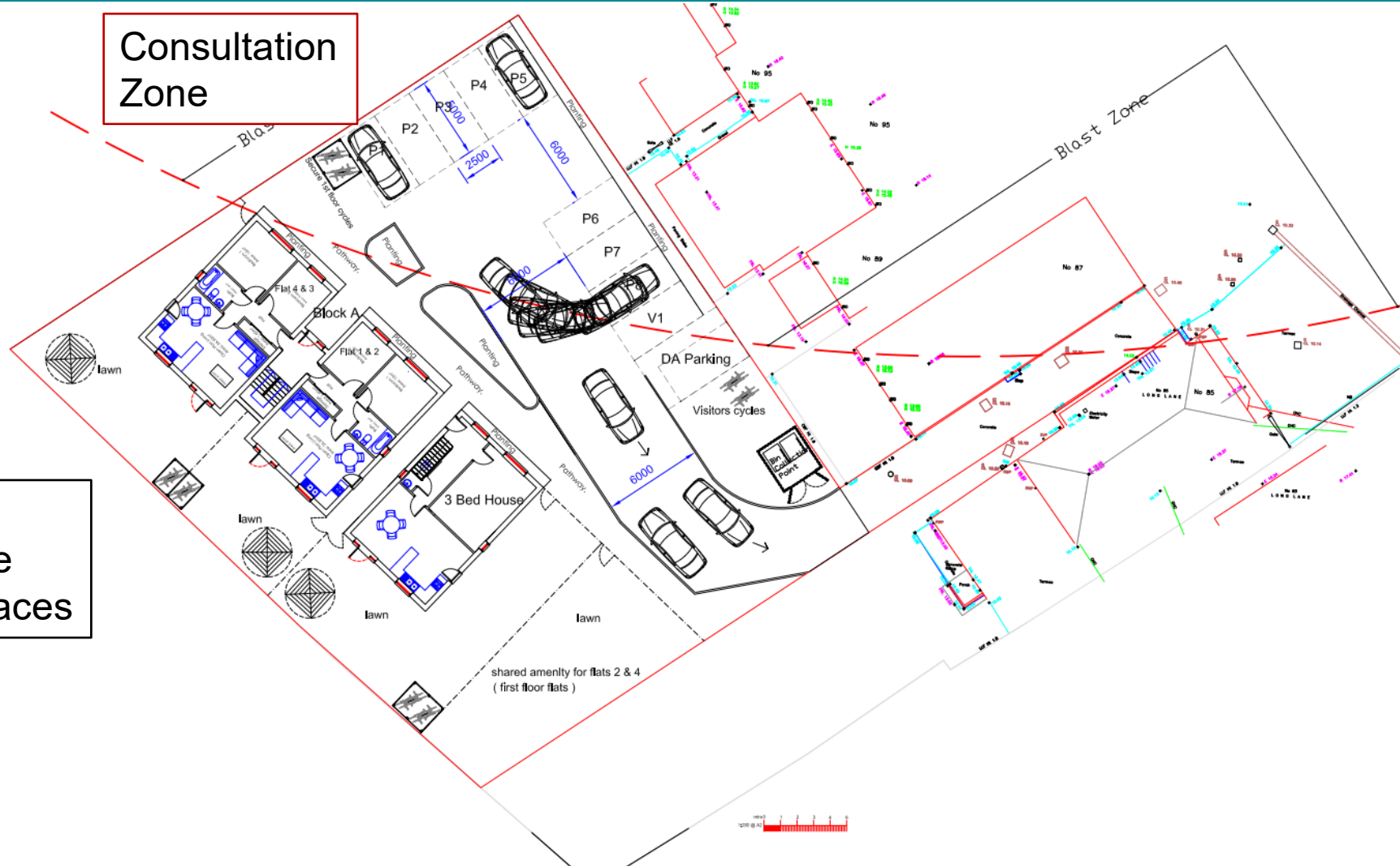
2j 22/10346

Site layout plan

137



Site Layout



Consultation Zone

4x2 bed flats
1x3 bed house
10 parking spaces

138

Elevations and Plans: 4 flats

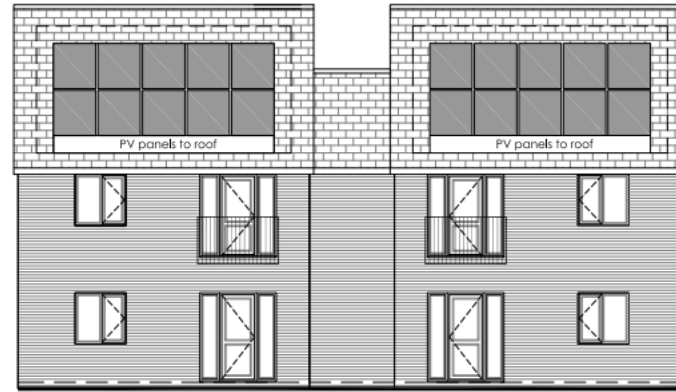
139



Front View



Side View

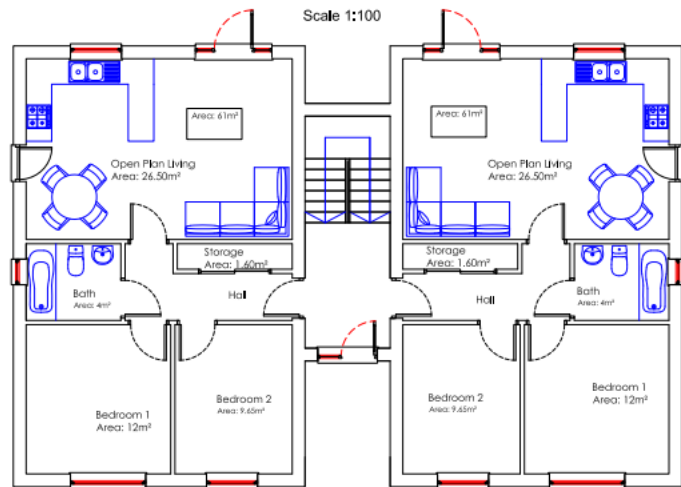


Rear View



Side View

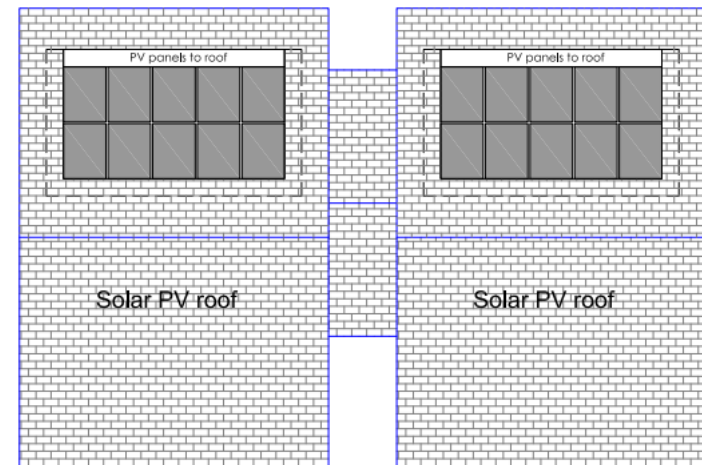
Client to conform to party wall act of 1996 if required.



Ground Floor Plan

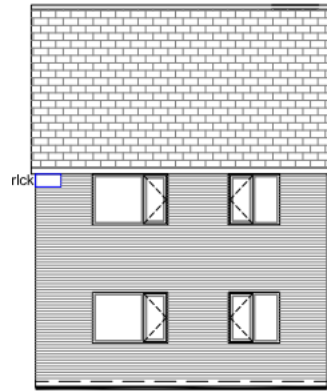


First Floor Plan

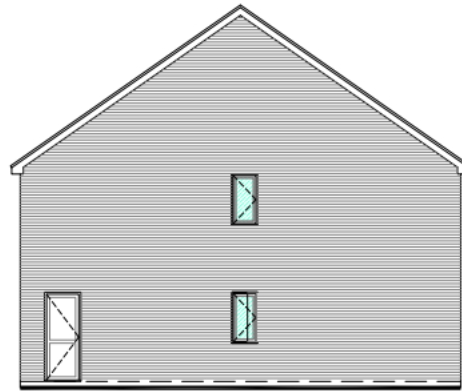


Roof Plan

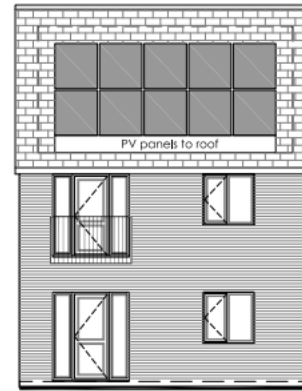
Elevations and plans: 1 House



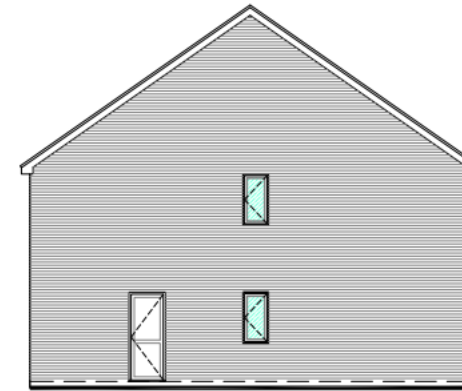
Front View
Scale 1:100



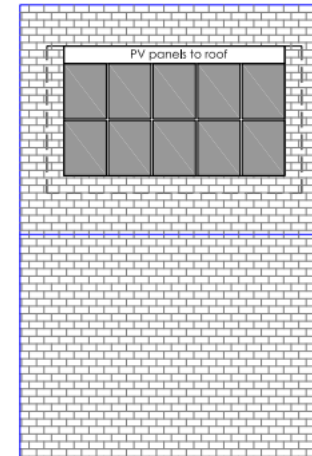
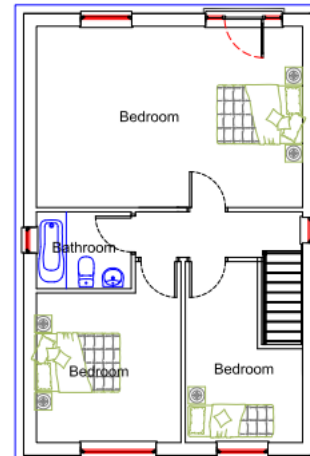
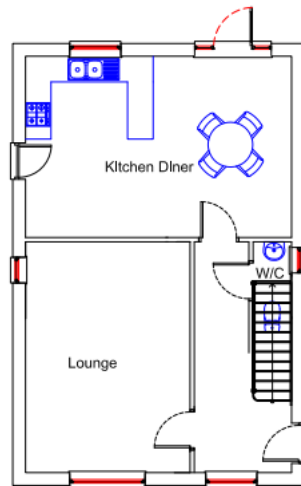
Side View



Rear View



Side View



140

Recommendation

Conclusion

- The site has significant sustainability benefits for residential development
- Economic benefits during construction and increased footfall in local shops and services
- Environmental benefits of delivering development on a brownfield site in the urban area, close to shops, services and facilities reducing reliance on the private car and pressure on more sensitive edge and green field sites
- Social benefits of delivering new housing

Recommendation

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:
 - the completion and submission of a Unilateral Undertaking in accordance with S.106 to secure financial contributions towards:
 - New Forest Recreational mitigation (infrastructure and non-infrastructure)
 - Bird Aware Solent
 - New Forest Air Quality, and;
 - the imposition of the conditions

141



New Forest

DISTRICT COUNCIL

PLANNING COMMITTEE – 12 October 2022

COMMITTEE UPDATES

Agenda Item 2a – Land at Cygnus Gardens, Dibden (Pages 5-20)

2. SITE DESCRIPTION

Members to note that the site location plan as shown on page 19 is incorrect and has been amended in line with the revised plan sht 2 rev A as per condition 2.

13. RECOMMENDATION

Condition 2

Amended plan dc sht 3 rev A to be added

Condition 11

On receipt of a completed Unilateral Undertaking this condition can be deleted and the following conditions re-numbered.

Agenda Item 2e – 23 High Street, Fordingbridge (Pages 57 - 68)

Unilateral Undertaking now completed and dated 7th October 2022. Amend recommendation accordingly

12. RECOMMENDATION

GRANT PERMISSION subject to conditions

Condition 2

UPDATE

drawing number 001-BAGGOT Rev A (Existing Floor Plans and Elevations),

drawing number 003-BAGGOT Rev B (Site Plan)

ADD

Air Quality Statement

Agenda Item 2f – Land of 24 Poplar Drive, Marchwood (Pages 69 - 90)

A further representation was received from a third party, questioning the accuracy of the plans in respect of scale, boundaries and raising issues with regard to private rights of way.

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