

PLANNING COMMITTEE - WEDNESDAY, 9TH NOVEMBER, 2022

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications** (Pages 3 - 112)

6. **Committee Updates** (Pages 113 - 114)

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Planning Committee

9 November 2022

Planning Committee 9 November 2022

Applications Presentations


4



Planning Committee
App No 22/10939

Hythe Hospital,
Beaulieu Road
Hythe SO45 4ZB
Schedule 3a


3 3a 22/10939



Planning Committee
App No 21/11677

Milton Barns
Gore Road
New Milton
BH25 6SJ


38 3b 21/11677



Planning Committee
App No 22/11014

Land at Bumbleberry Field,
Martin Road
Martin SP6 3LR
Schedule 3c

56 3c 22/11014



Planning Committee
App No 22/10127

Court Farm,
Ringwood Road
Avon, Sopley
BH23 7BG

70 3d 22/10127



Planning Committee
App No 22/10960

AFC Totton
Salisbury Road
SO40 2RW
Schedule 3e

92 3e 22/10960



Planning Committee
App No 22/10918

8 Yelverton Avenue
Hythe
SO45 3QU
Schedule 3f

100 3f 22/10918

Planning Committee

App No 22/10939

Hythe Hospital,
Beaulieu Road
Hythe SO45 4ZB
Schedule 3a

Red Line Plan



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

November 2022

Hythe Hospital and Health Centre
Beaulieu Road
Hythe
22/10939

Scale 1:1250

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

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Aerial photograph



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Location Plan

8



Previous approval : 17/11204

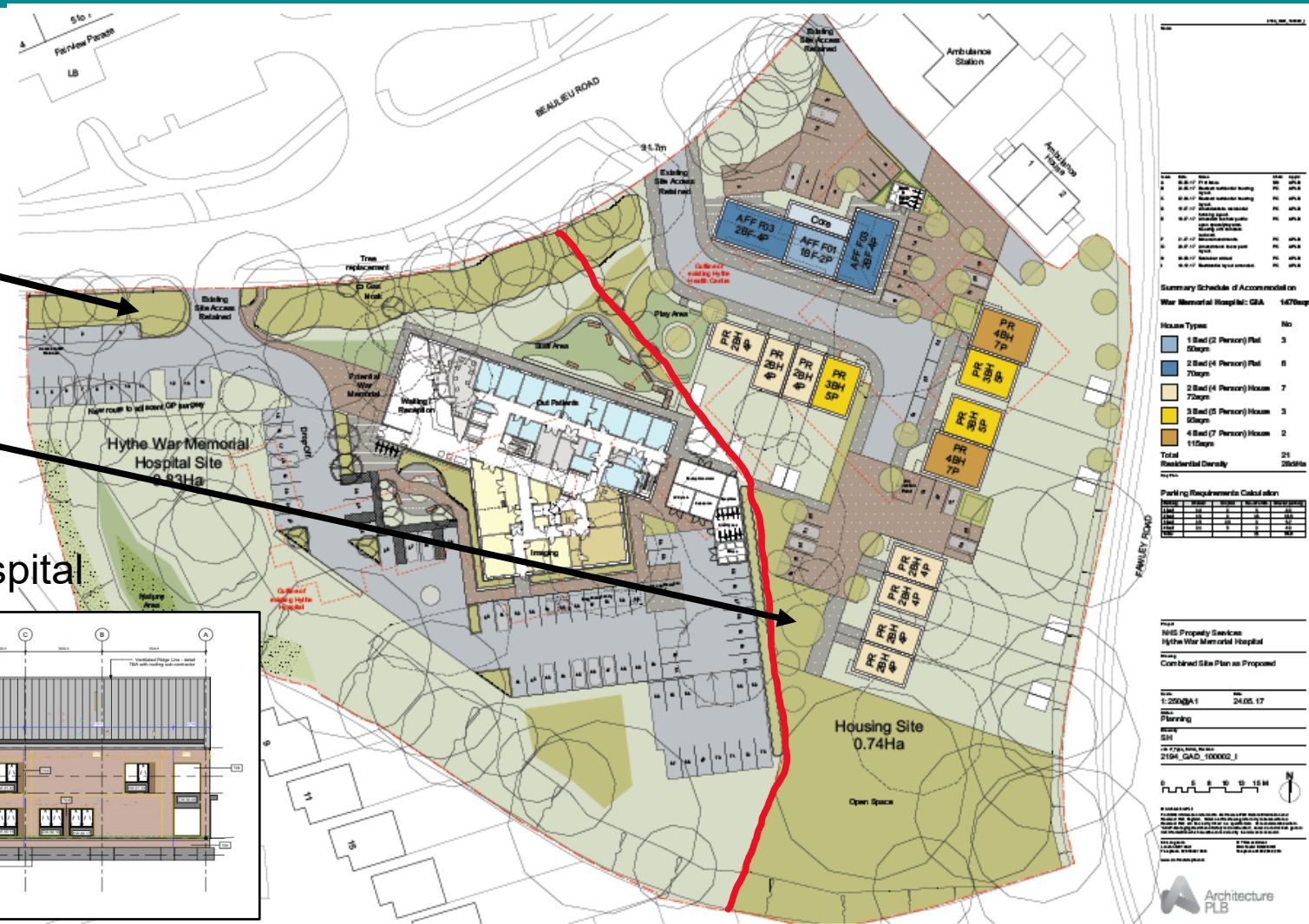
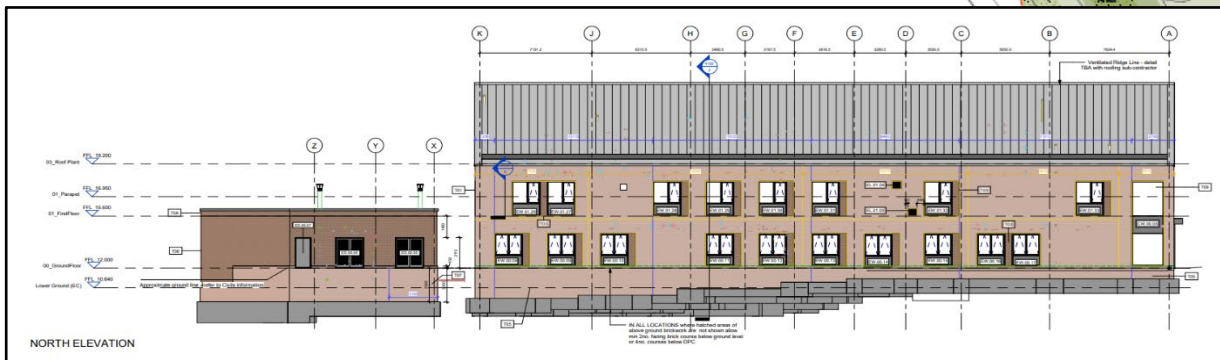
HYBRID PLANNING APPLICATION:

FULL permission for new community hospital – under construction.

OUTLINE Consent for up to 21 dwellings – illustrative layout.

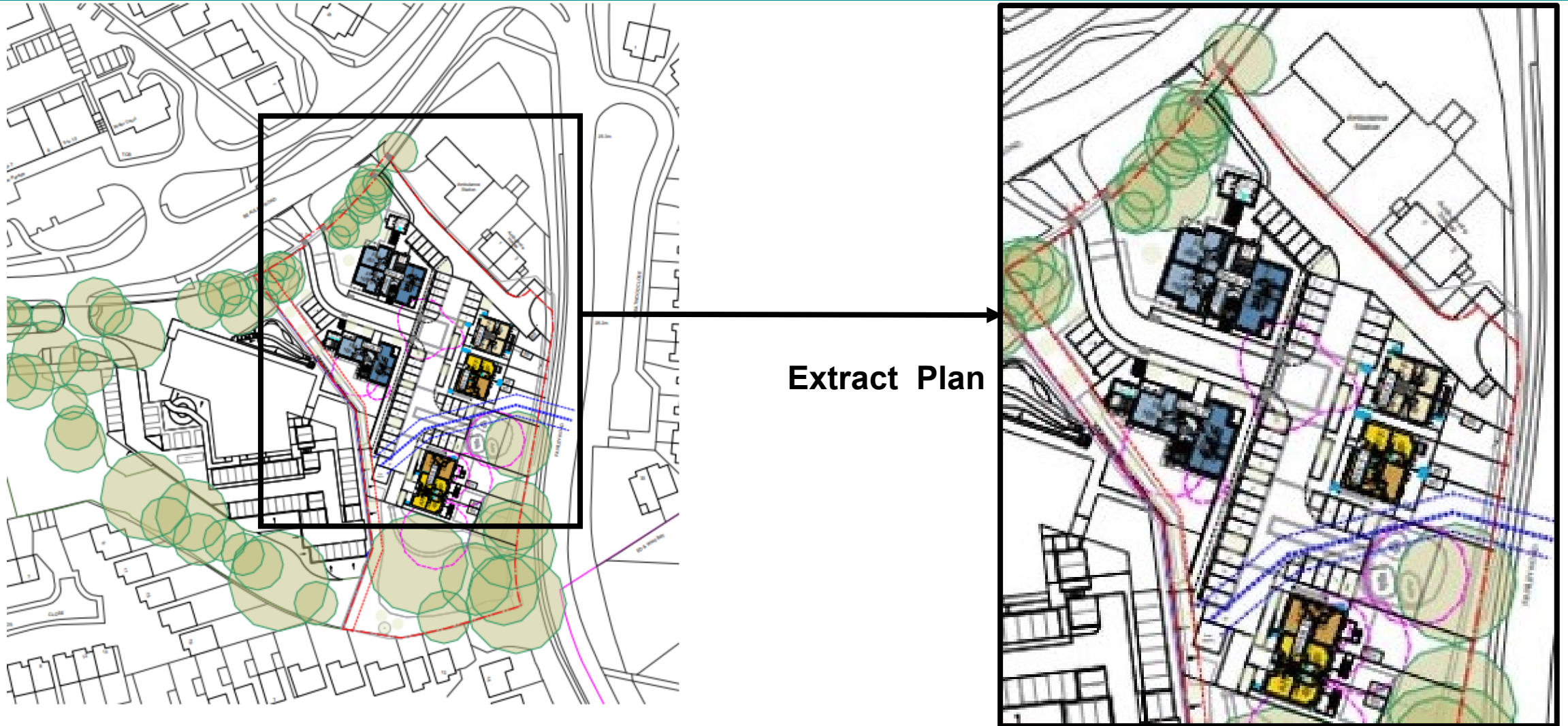
INSET PLAN:

North elevation of approved community hospital

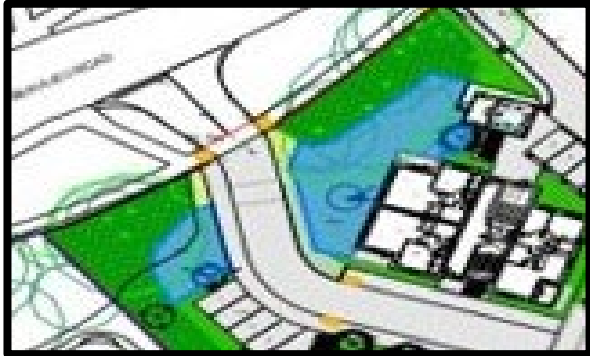


Proposed site plan

10



Proposed open space plan



Informal Public Open Space: 1235 sq. m



Play area : 147 sq.m

Proposed elevations - Block A Flats

SECTION A-A



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

12

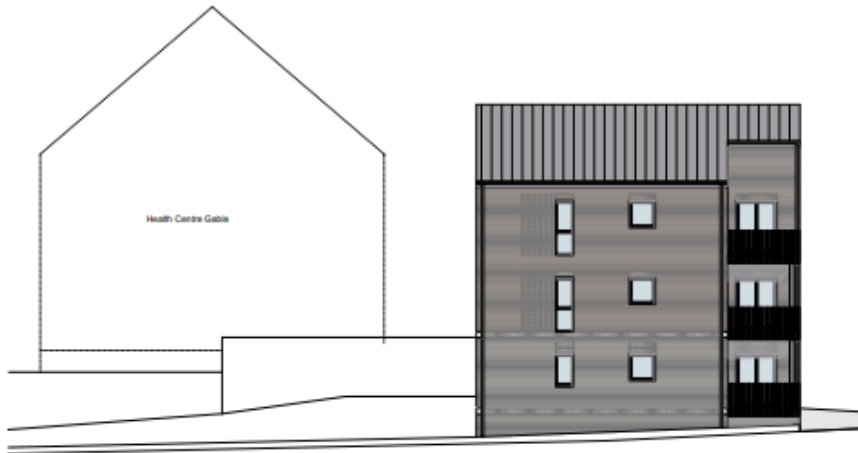
Proposed elevations – Block B Flats



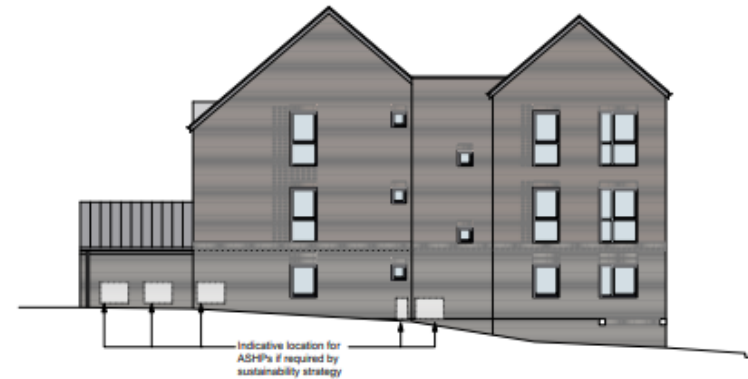
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

13

Proposed Elevations – Block C houses

14

GROUND FLOOR PLAN

FIRST FLOOR PLAN

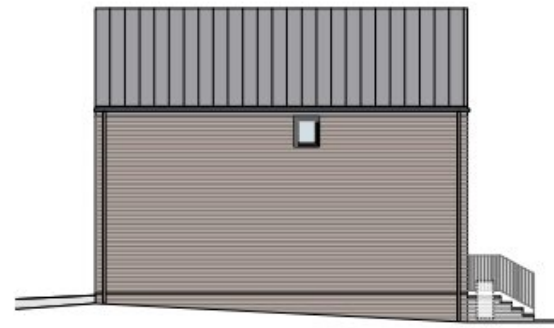
ROOF PLAN



North Elevation



West Elevation



South Elevation

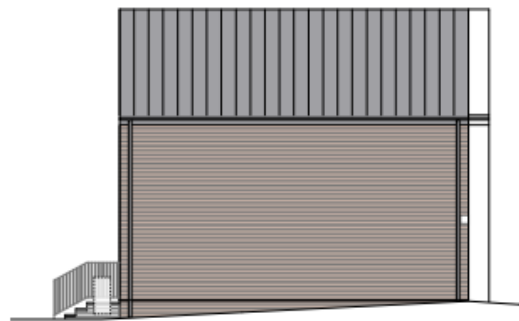


East Elevation

Indicative location for ASHPs if required by sustainability strategy

Proposed Elevations – Block D houses

15



North Elevation



West Elevation



South Elevation



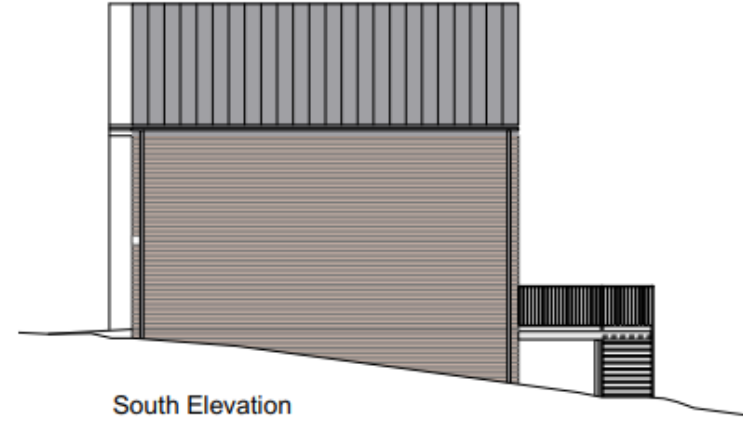
Indicative location for ASHPs if required by sustainability strategy

East Elevation

Proposed Elevations – Block E houses



West Elevation



South Elevation



East Elevation

Indicative location for ASHPs if required by sustainability strategy



North Elevation

16

Proposed Beaulieu Road Street Scene



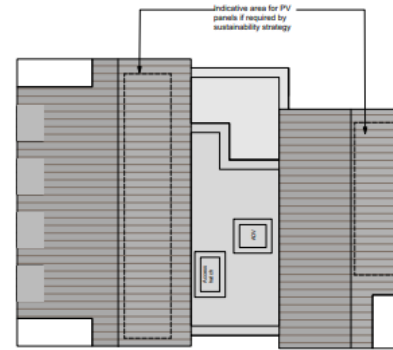
STREET ELEVATION - BEAULIEU ROAD (1:200 @ A1)

Proposed Floorplans – Block A Flats

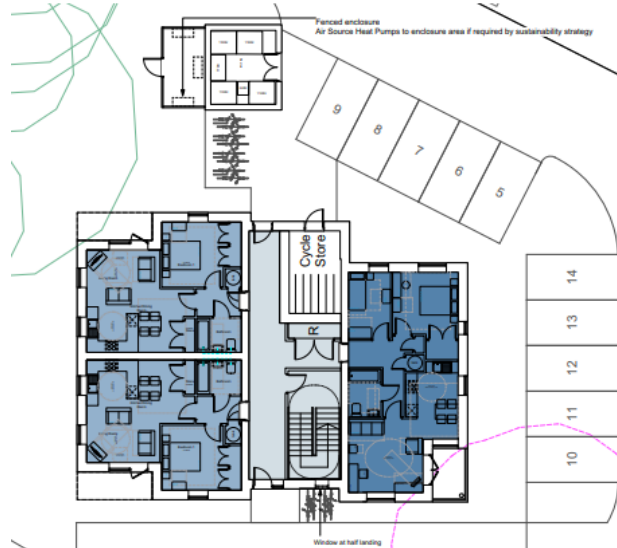
18



FIRST FLOOR PLAN



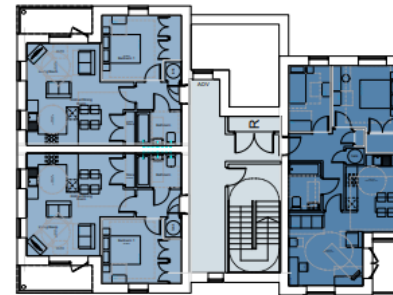
ROOF PLAN



GROUND FLOOR PLAN

Block A Accommodation Schedule
 Needs appropriate. Pending design development - require structural and services input.
 Provisional information only.

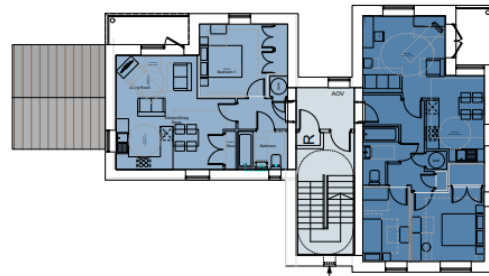
Level	1 Bed 2 Person (20 sq m)	2 Bed 3 Person (30 sq m)	Total	Net Usable GFA (sq. m) (net area only)	Total GFA (sq. m) (incl. structural circulation, store, lobby, stair voids)
01	2	1	3	161 sq m	250.0 sq m
02	2	1	3	161 sq m	214.0 sq m
03	2	1	3	161 sq m	214.0 sq m
			9 Units	483 sq m	678.0 sq m



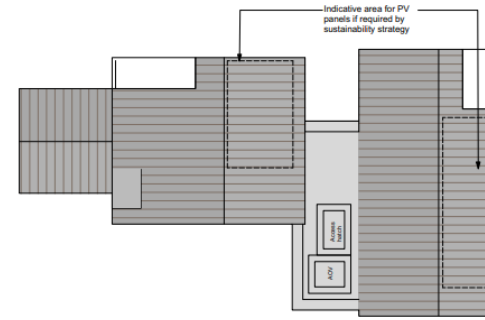
SECOND FLOOR PLAN

Proposed Floorplans – Block B Flats

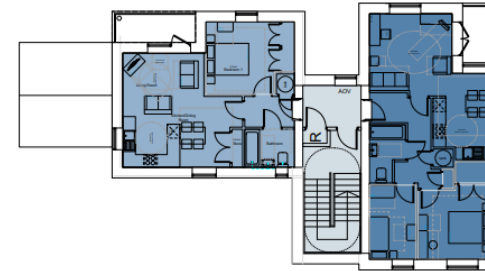
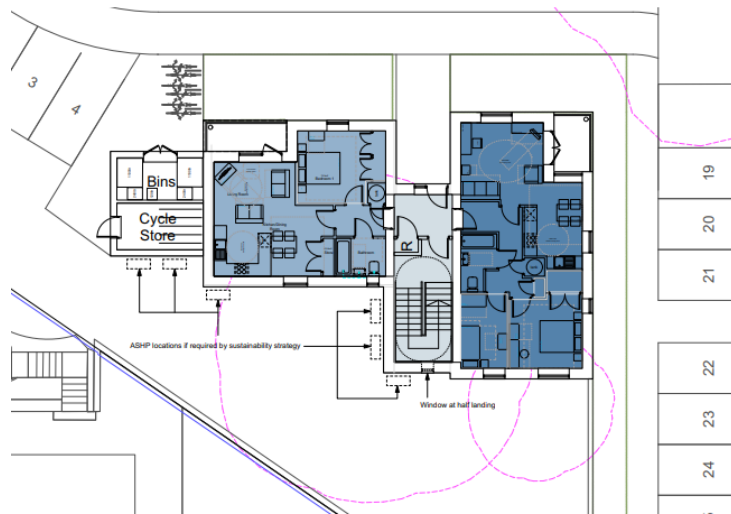
19



FIRST FLOOR PLAN

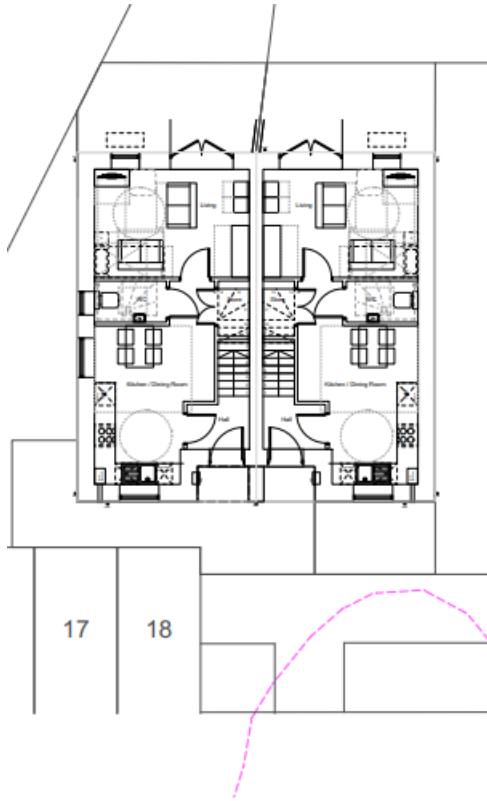


ROOF PLAN

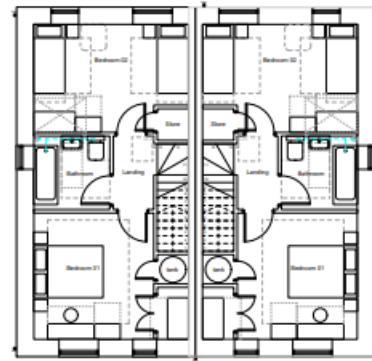


SECOND FLOOR PLAN

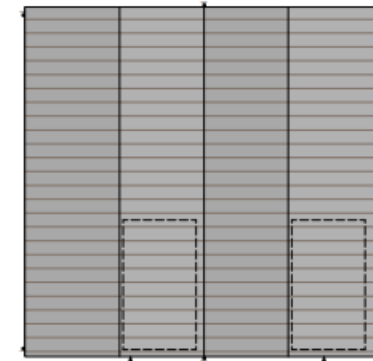
Proposed Floorplans – Block C houses



GROUND FLOOR PLAN



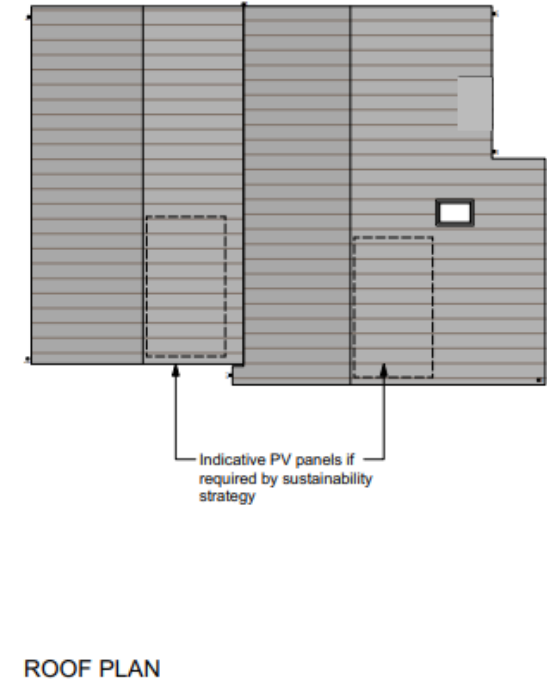
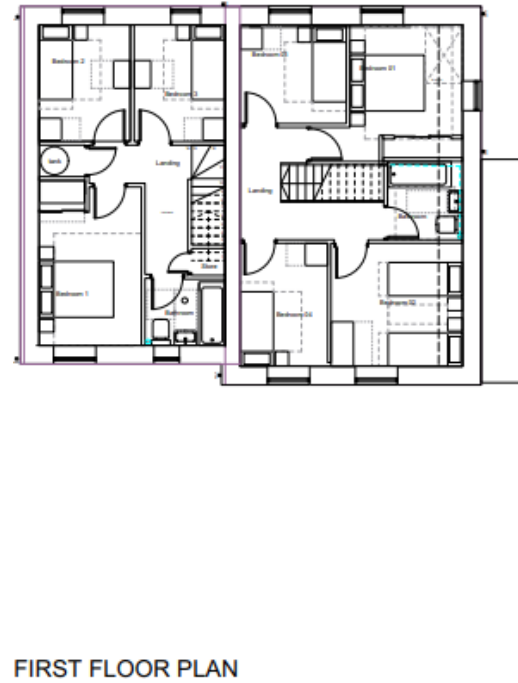
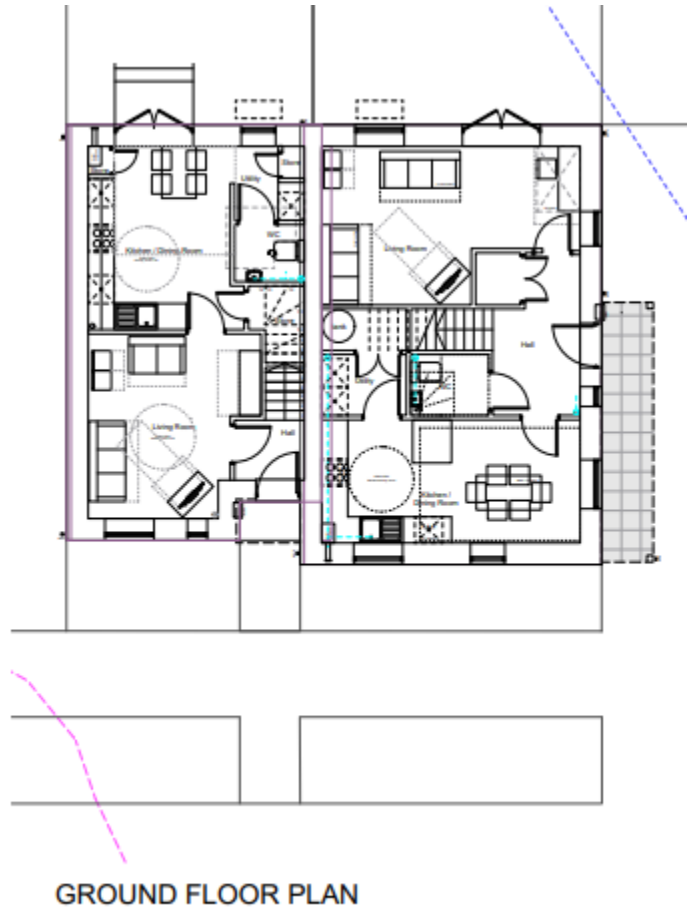
FIRST FLOOR PLAN



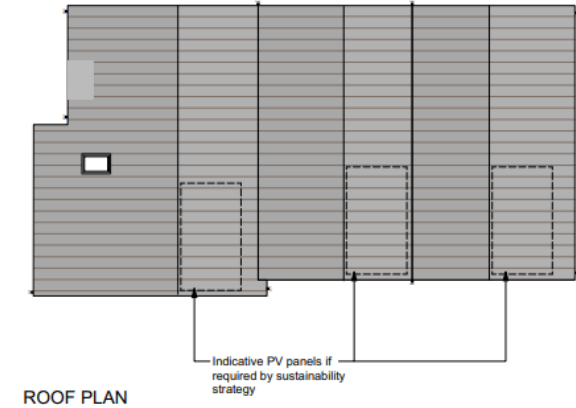
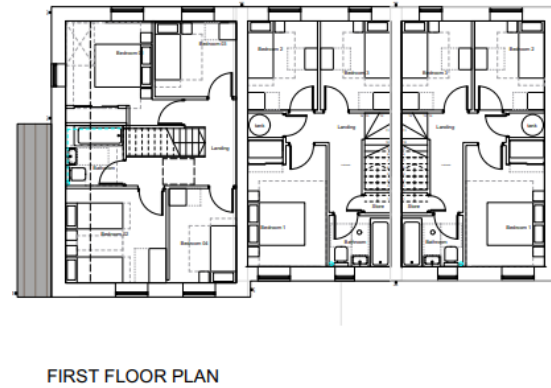
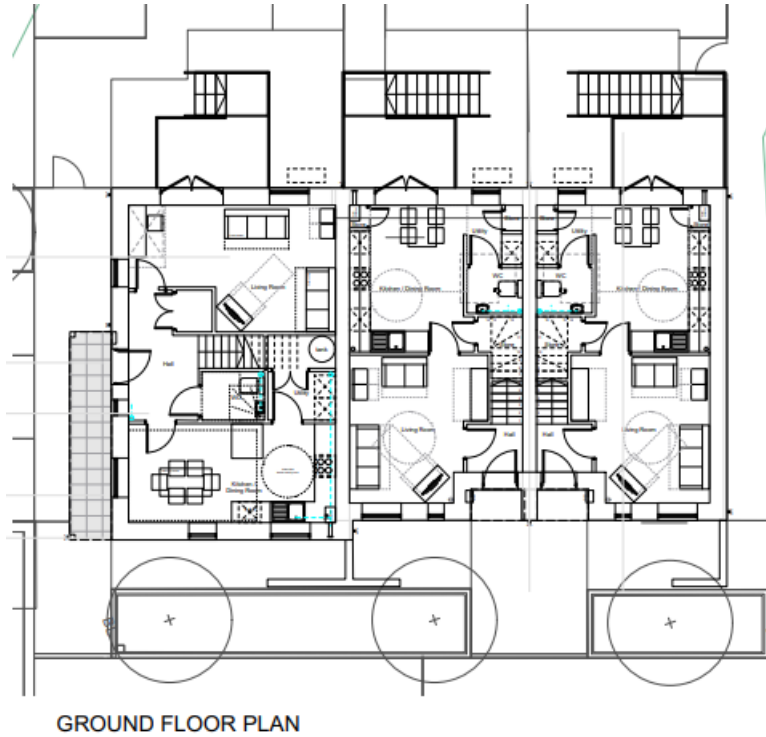
ROOF PLAN

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Proposed Floorplans – Block D houses



Proposed Floorplans – Block E houses



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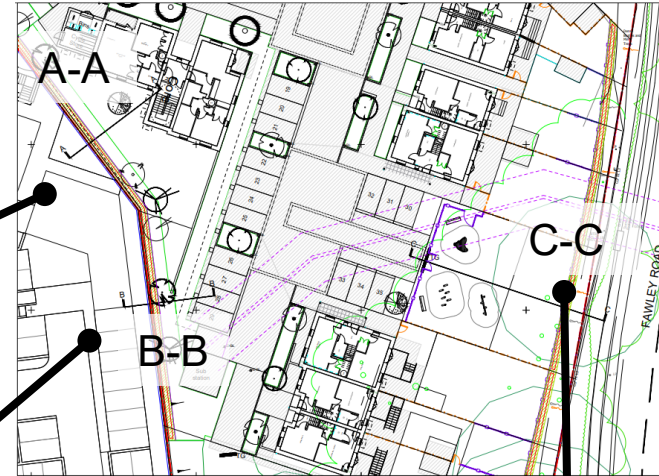
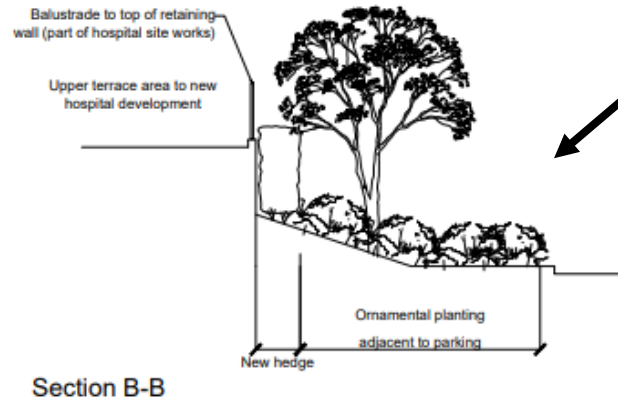
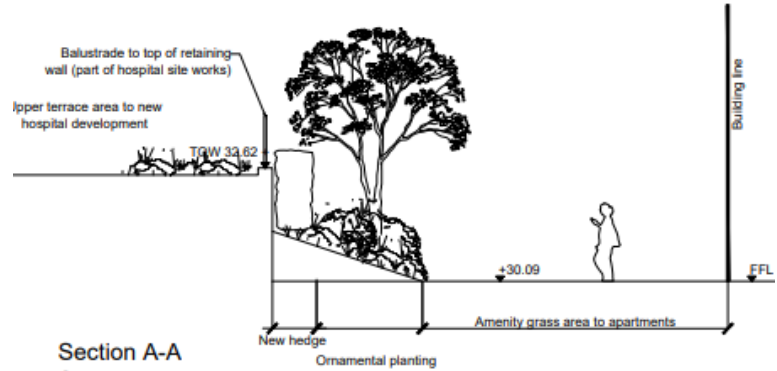
Proposed Landscape plan

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Proposed Landscape sections

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Beaulieu Road site frontage looking east



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Beaulieu Road frontage to community hospital

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Beaulieu Road - main access

27



Beaulieu Road – secondary access

28



Beaulieu Road street scene looking east

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Beaulieu Road - existing medical centre and front parking area

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Community Hospital – North elevation

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Ambulance Station



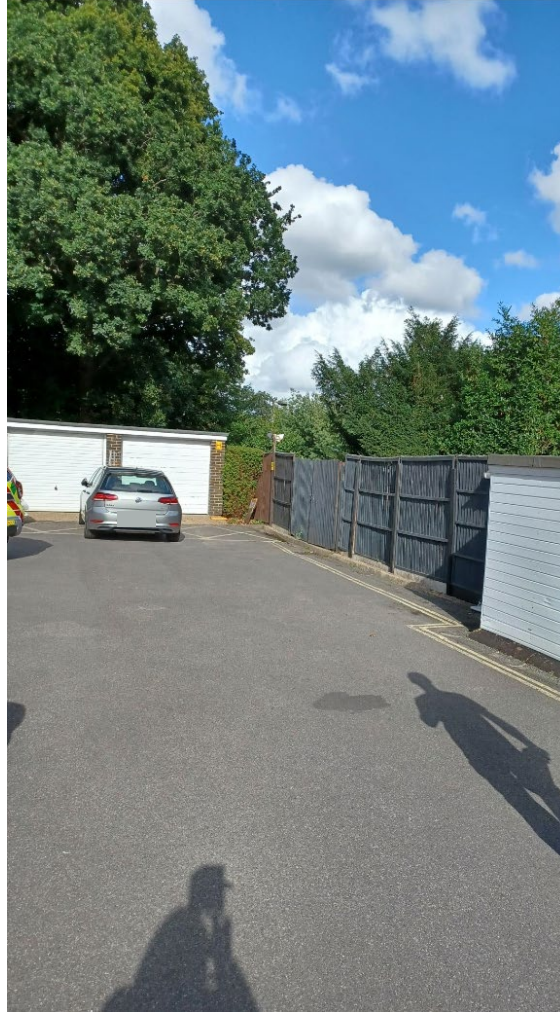
Ambulance Station and Ambulance House

33



1 & 2 Ambulance House and access.

34



Towards rear boundary from within application site



Fawley Road boundary

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3a 22/10939

Woodland area to the rear of site



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Conclusion & Recommendation

- The proposed development would provide affordable housing to meet local needs.
- The scheme provides a good quality layout and design, meets the requirements for public open space on the site and would have no detriment to highway safety
- The development can be implemented without harmfully compromising the landscape feature designation
- Most of the site's significant tree cover would be safeguarded
- A comprehensive landscaping scheme would be implemented and there would be significant biodiversity net gain
- The loss of a beech tree to allow for the provision of the play area can be accepted in this instance given other site constraints, the overall improvements that would be made on the site and the urgent need for affordable housing
- **The RECOMMENDATION IS FOR APPROVAL**
 - Subject to the provision and retention of Affordable Housing on the site in accordance with Policy to be secured by an obligation; identified contributions and conditions as set out in the report



New Forest

D I S T R I C T C O U N C I L

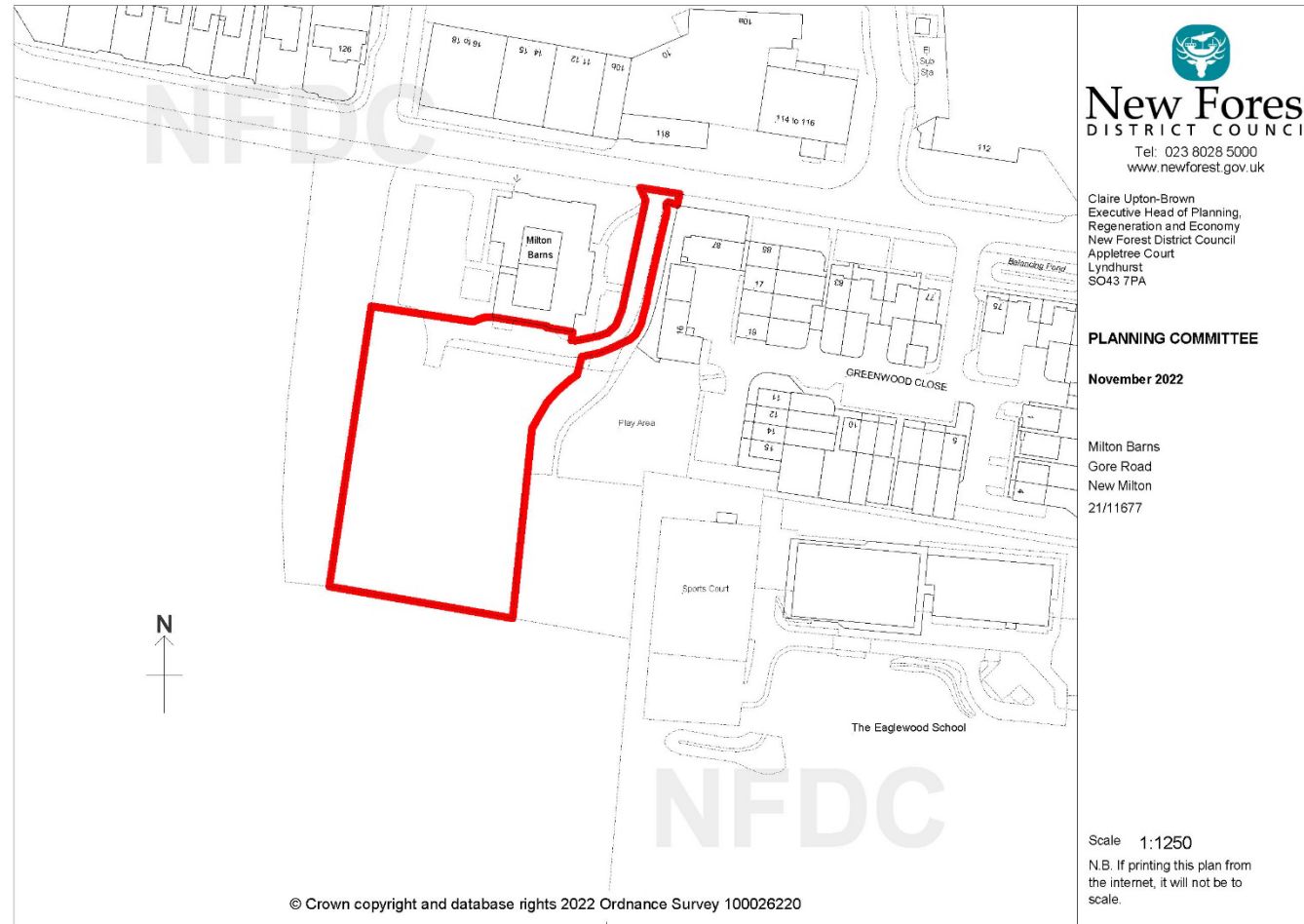
Planning Committee

App No 21/11677

Milton Barns
Gore Road
New Milton
BH25 6SJ

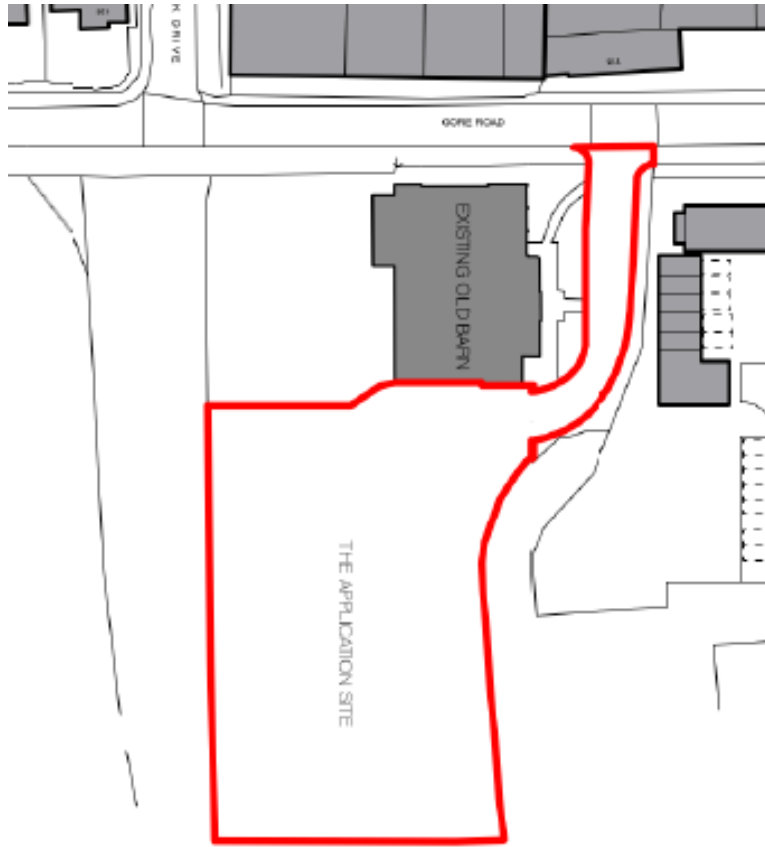
Red Line Plan

41



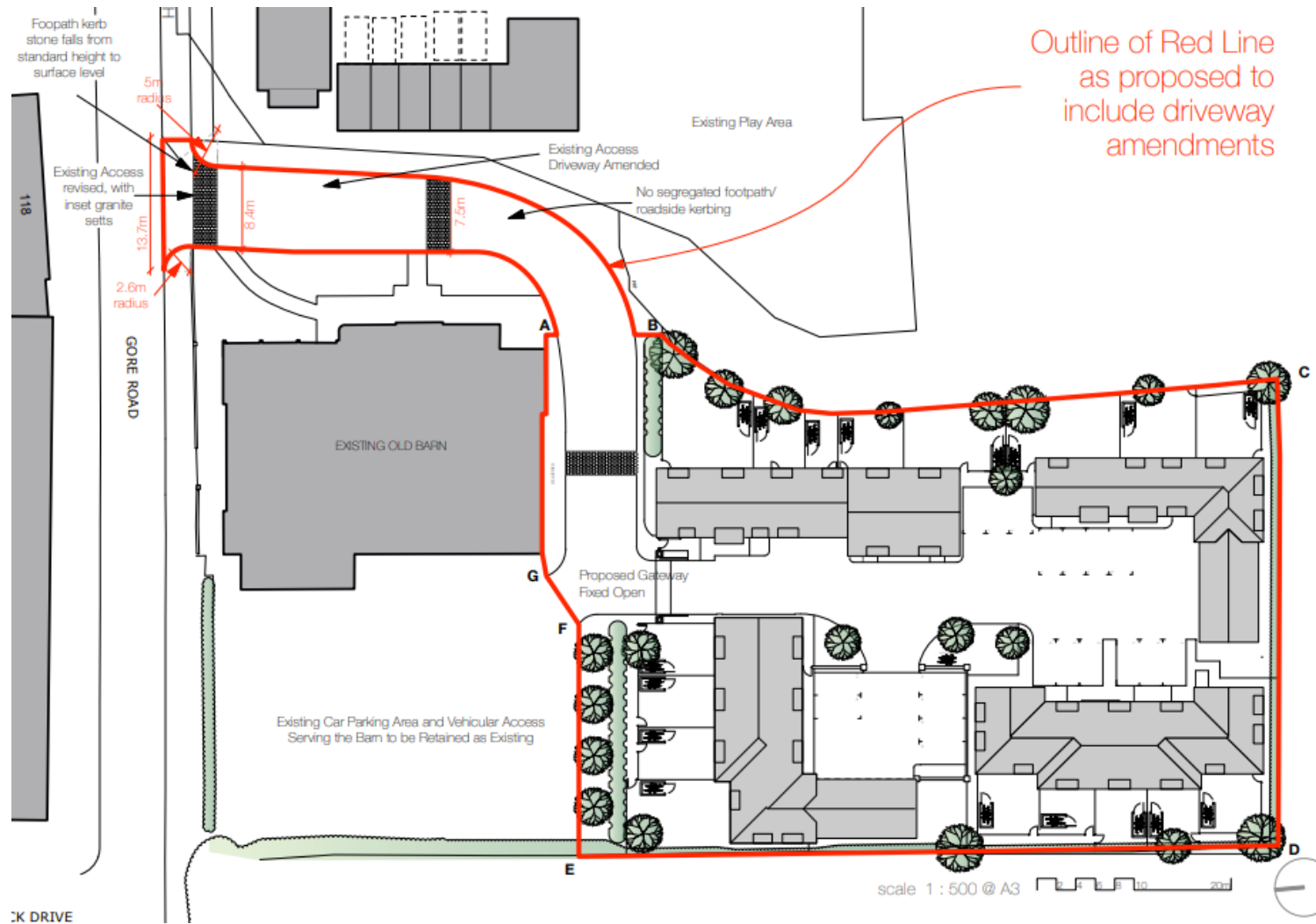
Site Plan and Aerial Photograph

42



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Proposed scheme layout



Outline of Red Line
as proposed
to include driveway
amendments

- 17 residential dwellings
- 3x1bed flats
- 10x2bed houses
- 4x3bed houses

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Resolution from August

- That Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to
 - (i) The completion of a planning obligation entered into by way of a Section 106 agreement to achieve the contributions set out in the report
 - (ii) The imposition of the conditions. (Now provided at appendix 1 to Case Officer report)

44

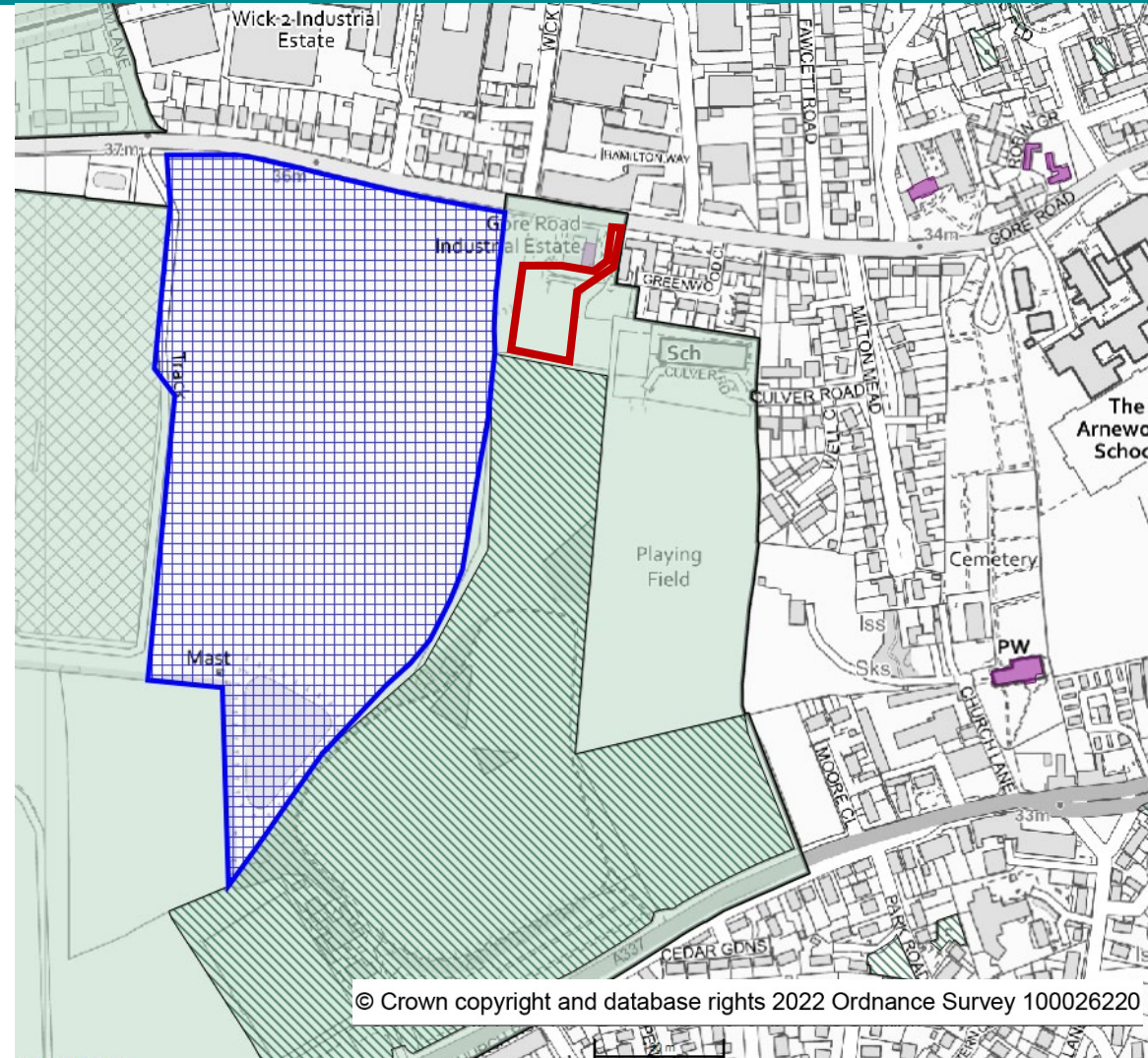
Update

- The scheme proposes 100% affordable housing in accordance with policy HOU5.
- The site is not in a Designated Protected Area (DPA).
- Right to Buy/Acquire cannot be prevented due to primary legislation.
- The dwellings cannot be preserved as Affordable Housing in perpetuity.
- Members confirm their resolution to Grant planning permission.

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Policy Constraints, Context

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- Built up area
- Green Belt
- Listed Building
- Public Open space
- SS11 Strategic allocation



Site Photographs



Site Photographs

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3b 21/11677

Site Photographs

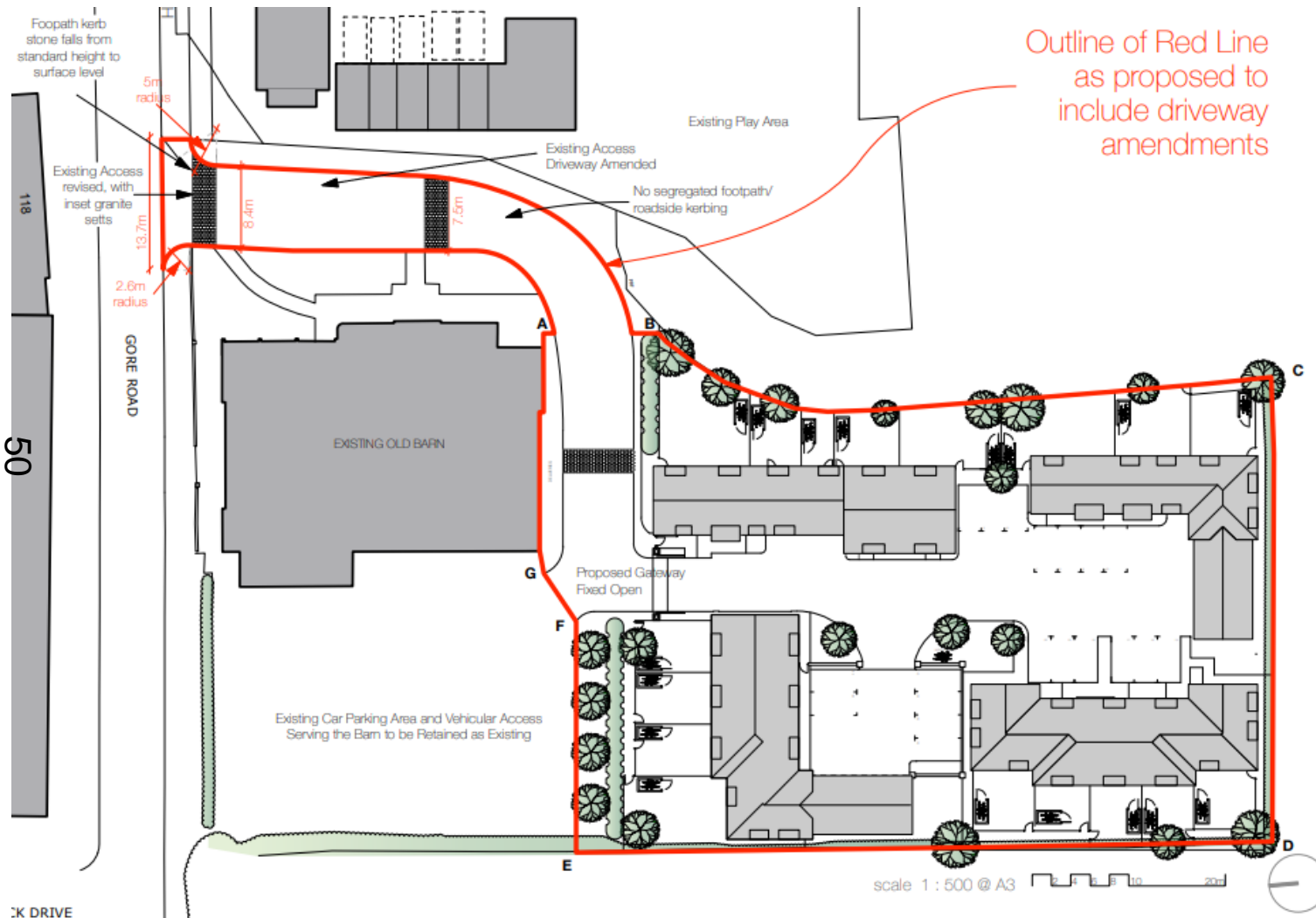
49



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3b 21/11677

The Scheme: Layout



Outline of Red Line
as proposed to
include driveway
amendments

- Principle
- Green Belt
- Built up area
- Affordable housing
- Listed Building setting and curtilage

The Scheme: Layout

51



17 residential dwellings

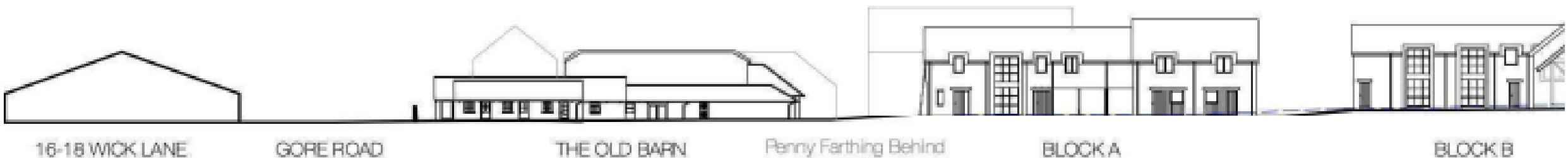
- 3x1bed flats
- 10x2bed houses
- 4x3bed houses

30 Unallocated Parking spaces = 1.7 spaces/flat

The Scheme: Appearance

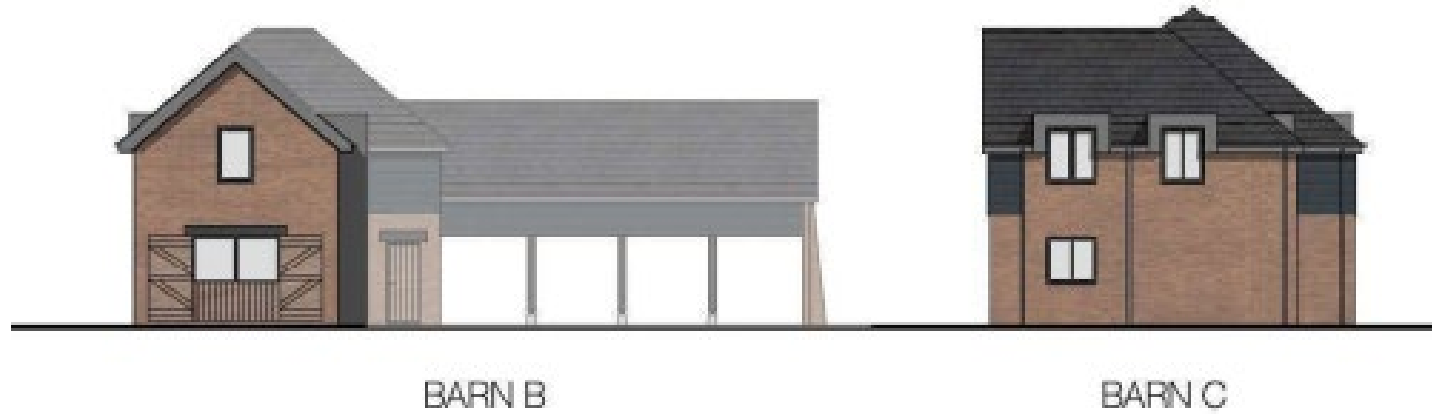


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The Scheme: Courtyard elevations

53



The Scheme: External Elevations

Elevation to
Fawcetts
Fields



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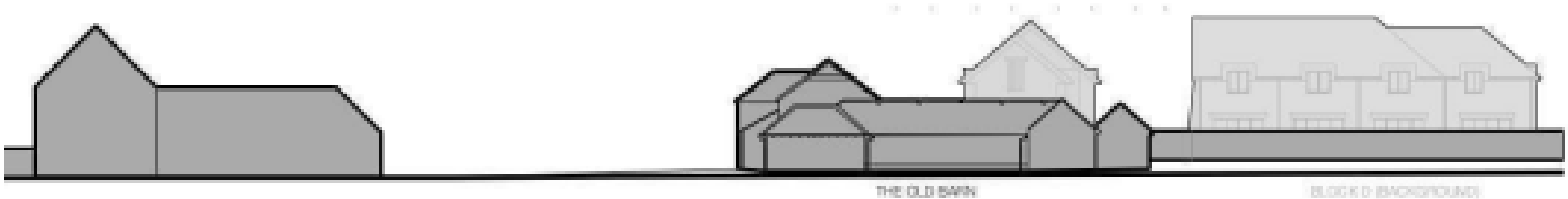
Elevation to west

The Scheme: External Elevations

North elevation
towards Milton
Barn



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Conclusions

- Benefits:
 - 17 units towards housing supply
 - Affordable housing
 - Employment during construction and local spend
 - Close to services, facilities, work places and schools
 - Mix of house sizes
- Impacts:
 - Failure to fully assess and justify relationship to heritage asset
 - Harm to setting of Listed Building
 - Failure to justify design approach and deliver an attractive successful scheme

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New Forest

DISTRICT COUNCIL

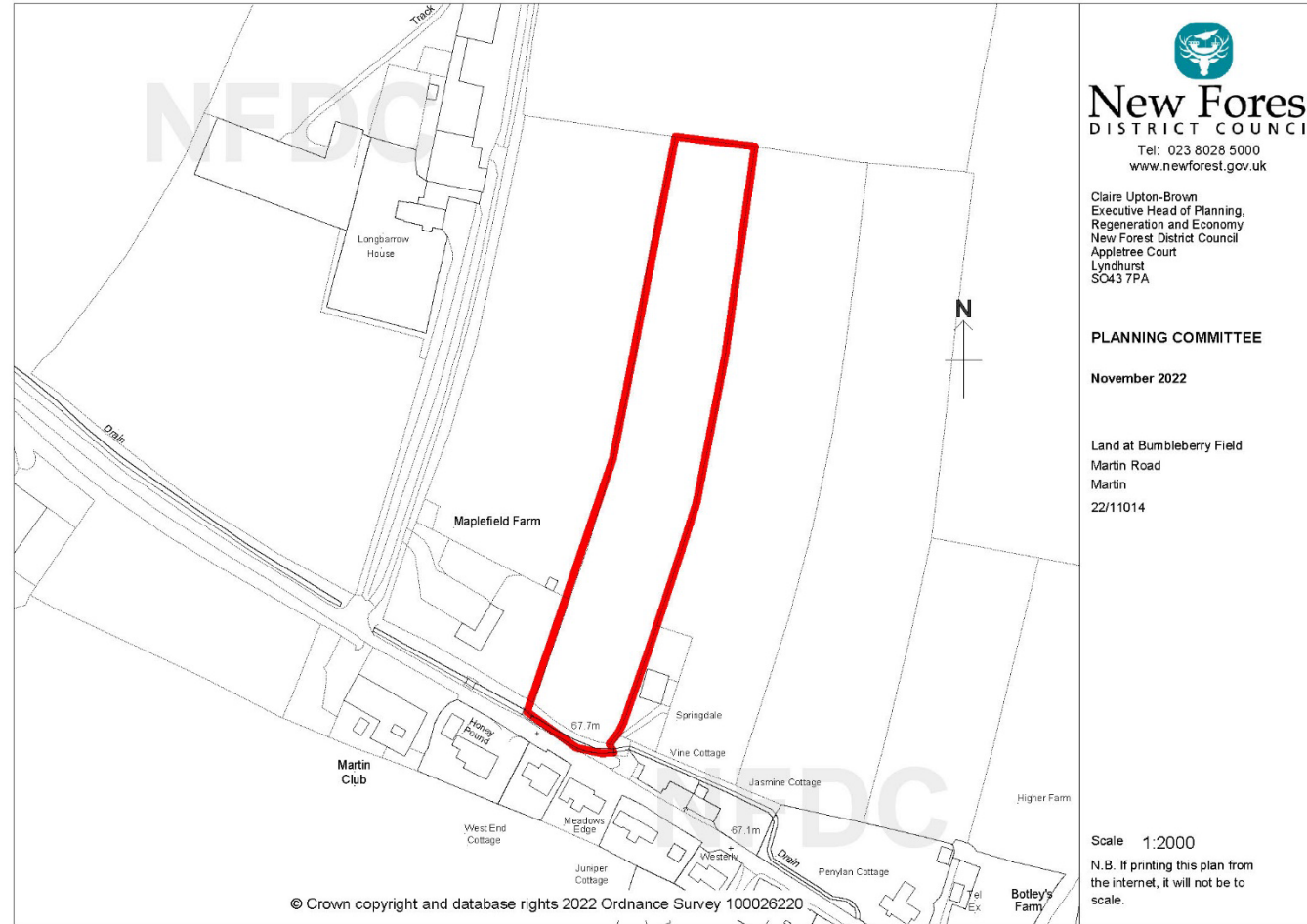
Planning Committee

App No 22/11014

Land at Bumbleberry Field,
Martin Road
Martin SP6 3LR
Schedule 3c

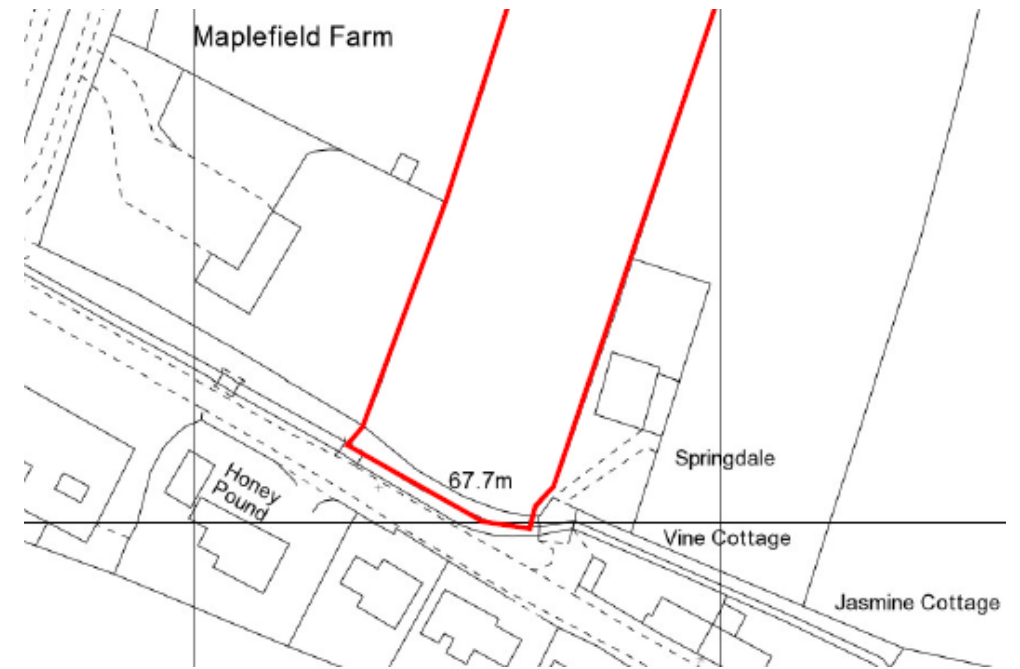
Red Line Plan

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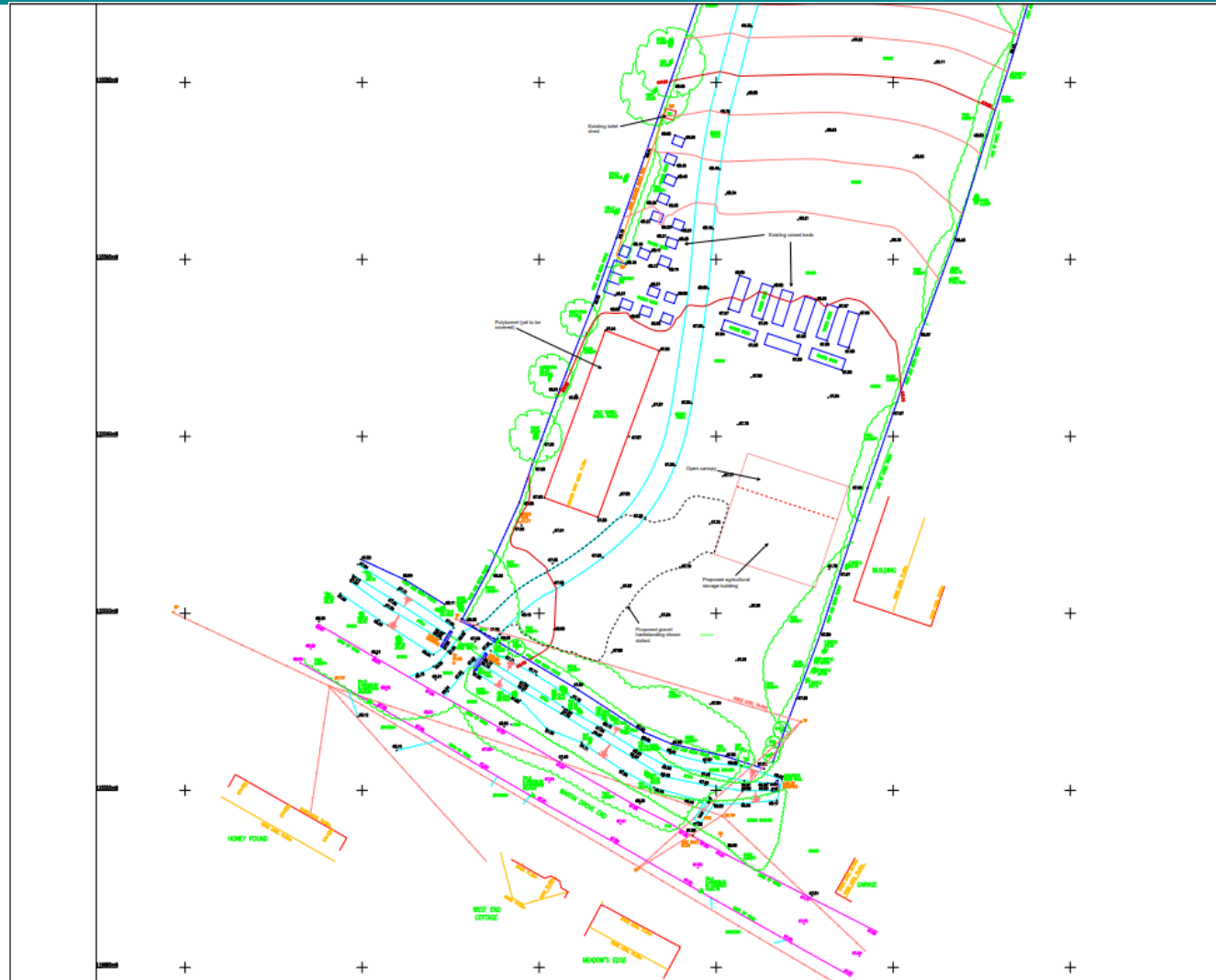
Site location plan

69



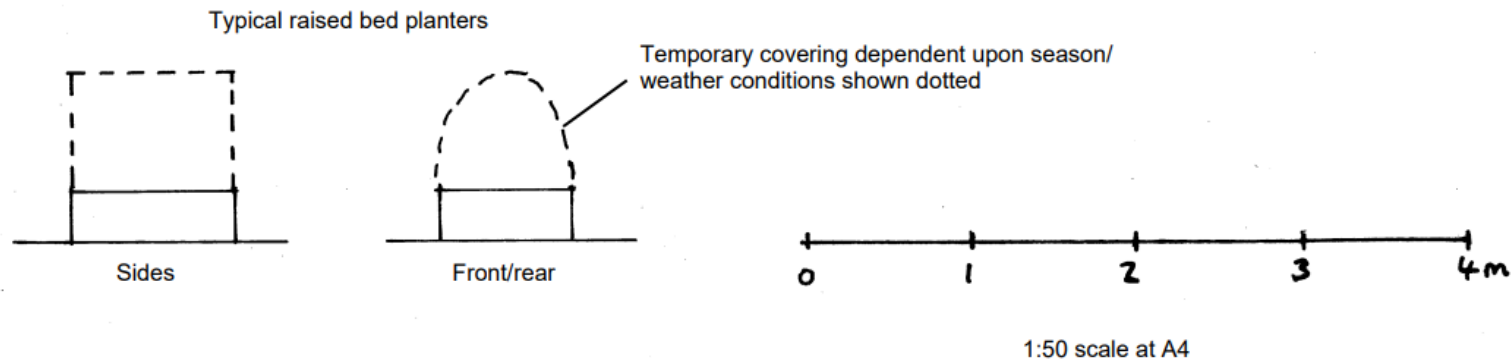
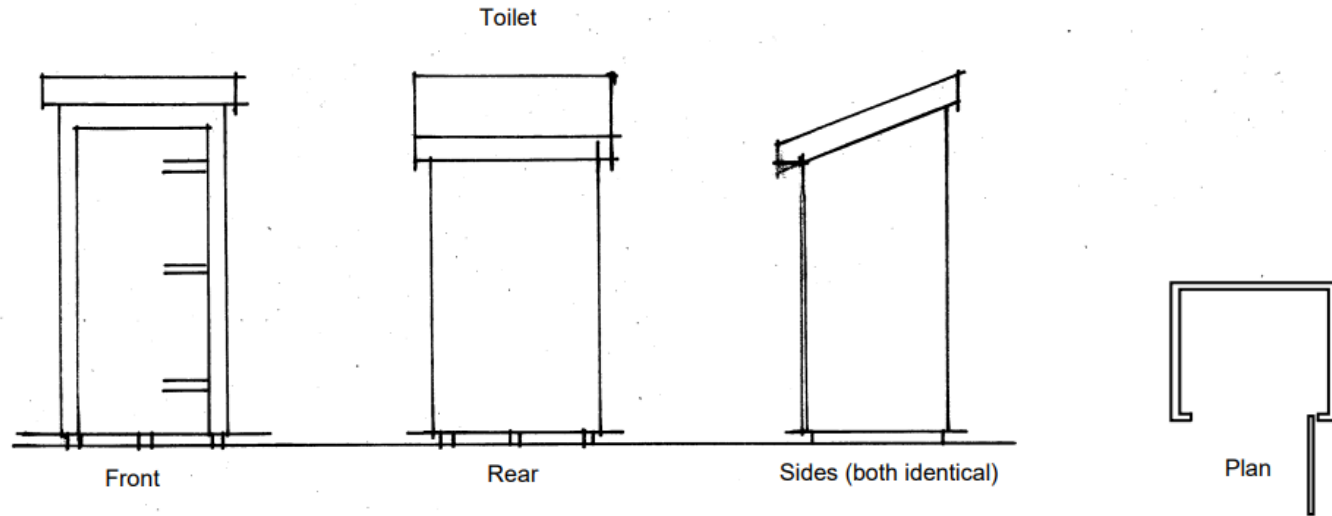
Block plan

61



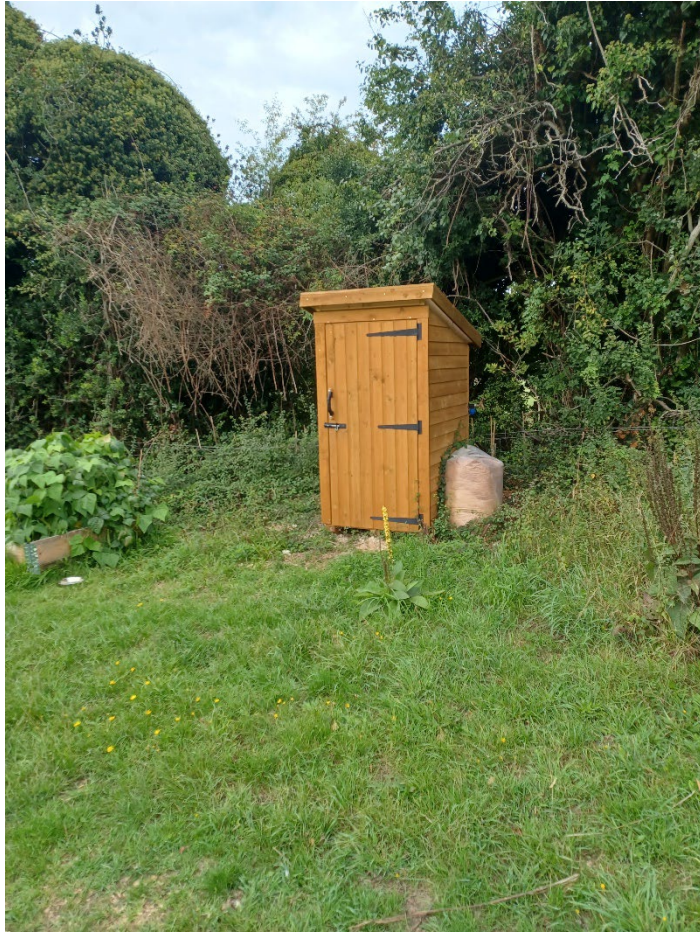
Smaller structures

62



Smaller structures

Toilet structure

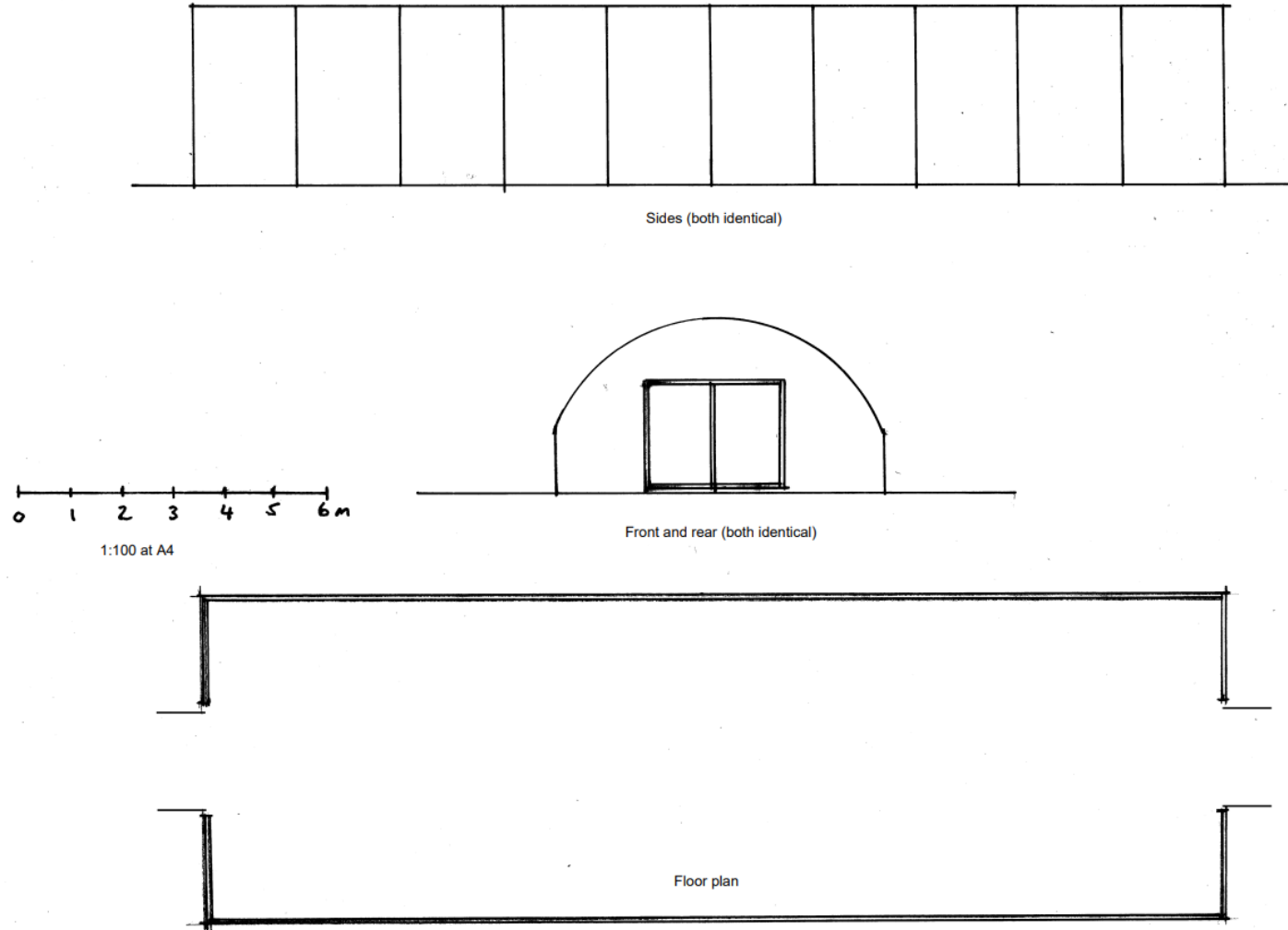


Raised beds



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Proposed polytunnel



Proposed polytunnel
Dwg: RF/JDPC02

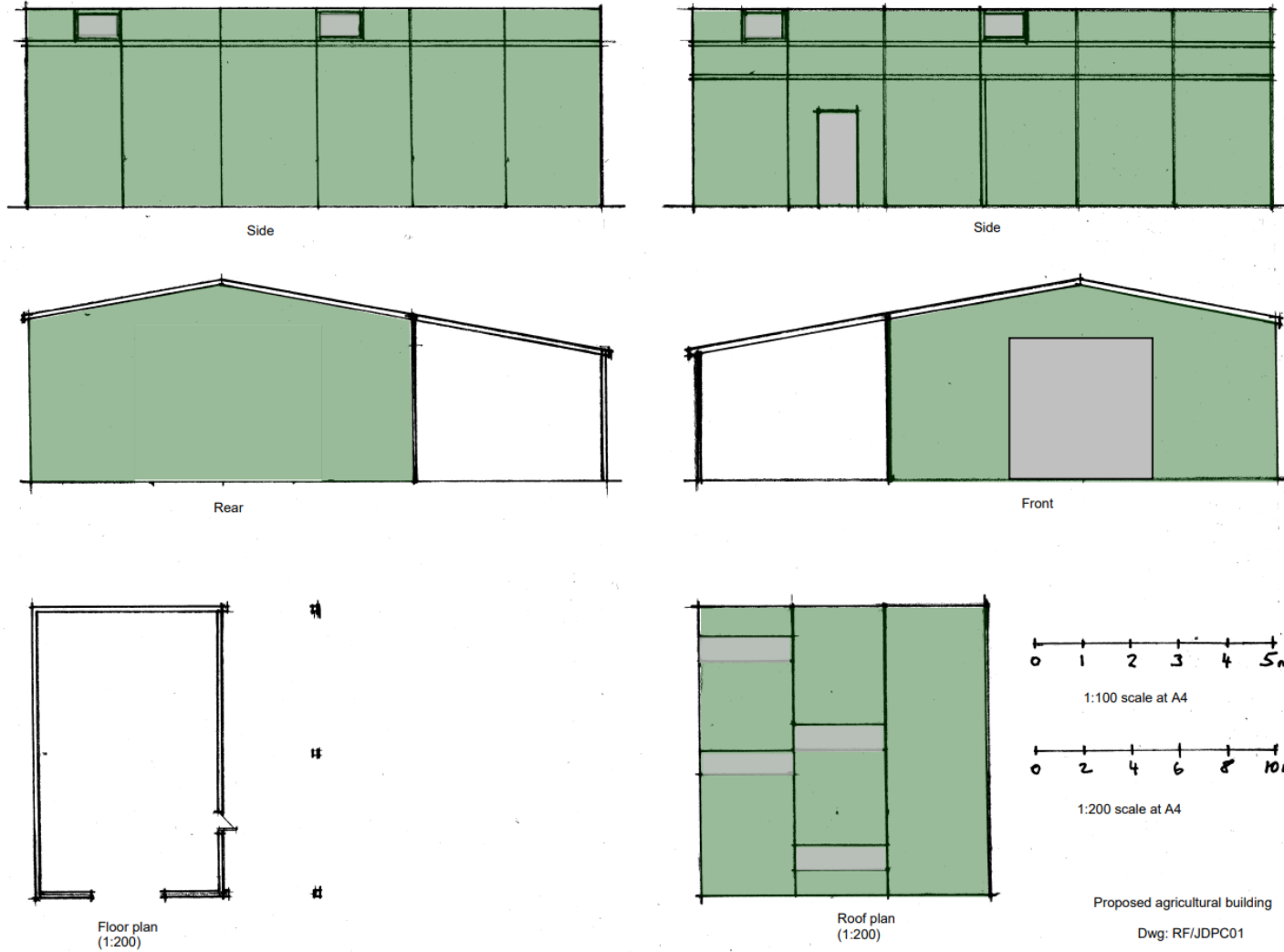
Polytunnel structure

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Proposed barn

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Views from within the site

Towards siting of barn looking east



and north



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Front of the site

Front boundary from within the site



Entrance



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Views from outside the site

From entrance towards barn siting



From adjoining access



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Recommendation

- The smaller structures referred to within this application are relatively discreet and are not considered to have an adverse impact on the character or appearance of the area
- The two larger structures and hard surfacing, whilst they would be more prominently sited, they are some distance from the road and, subject to the maturing of planting already provided, would have a limited impact on the area
- Approval is therefore recommended

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New Forest

DISTRICT COUNCIL

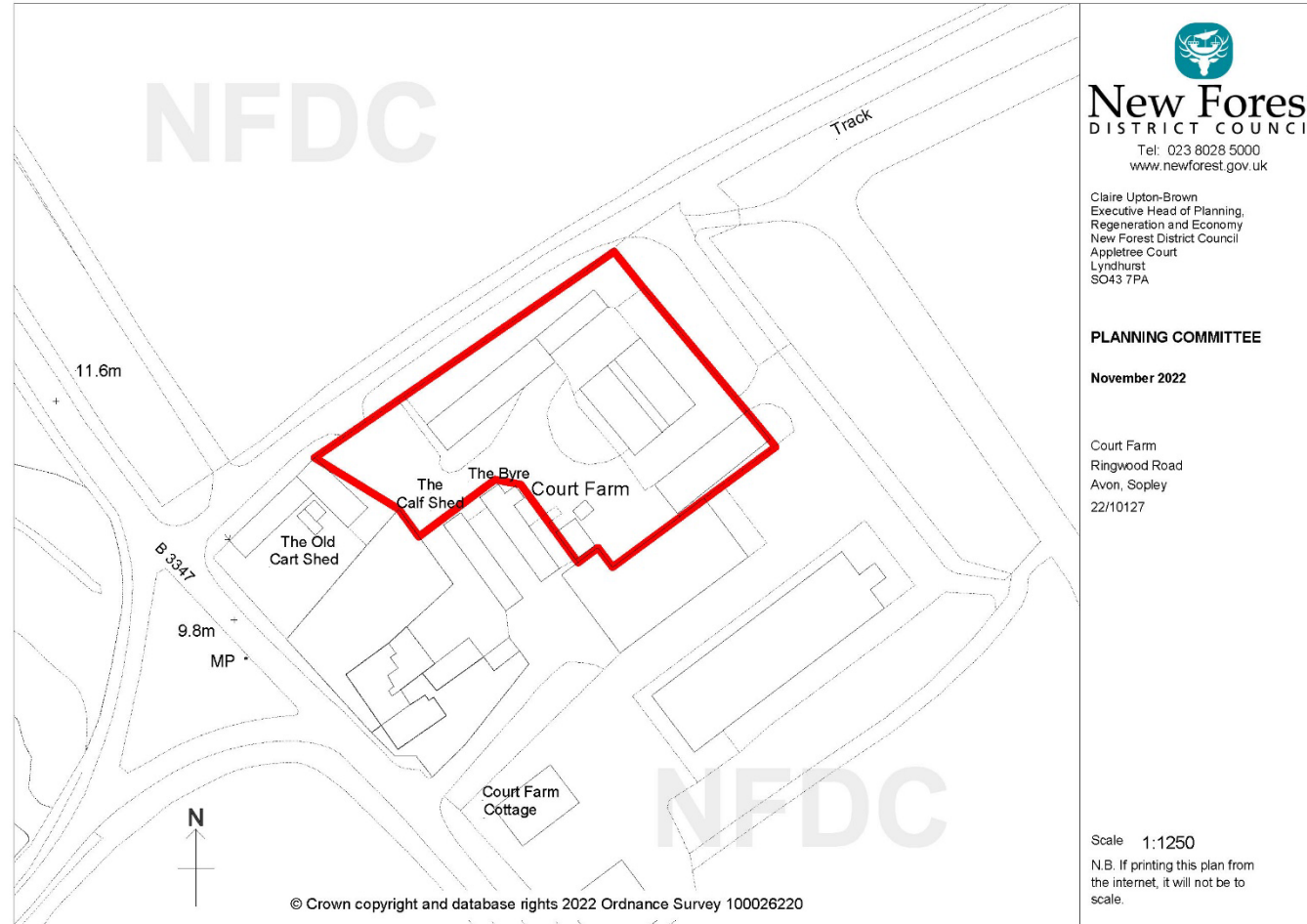
Planning Committee

App No 22/10127

Court Farm,
Ringwood Road
Avon, Sopley
BH23 7BG

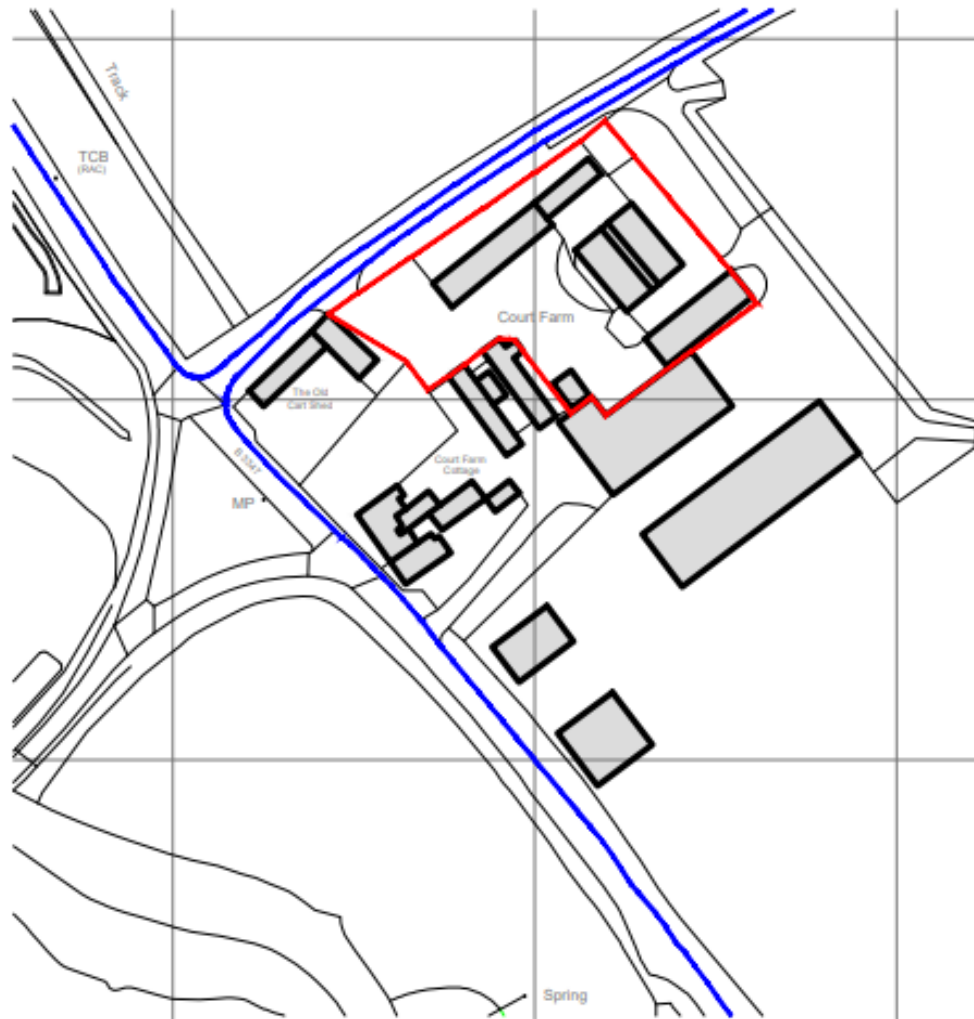
Red Line Plan

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Site Plan and Aerial Photograph

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Site Photographs

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Building A



Site Photographs



Building B

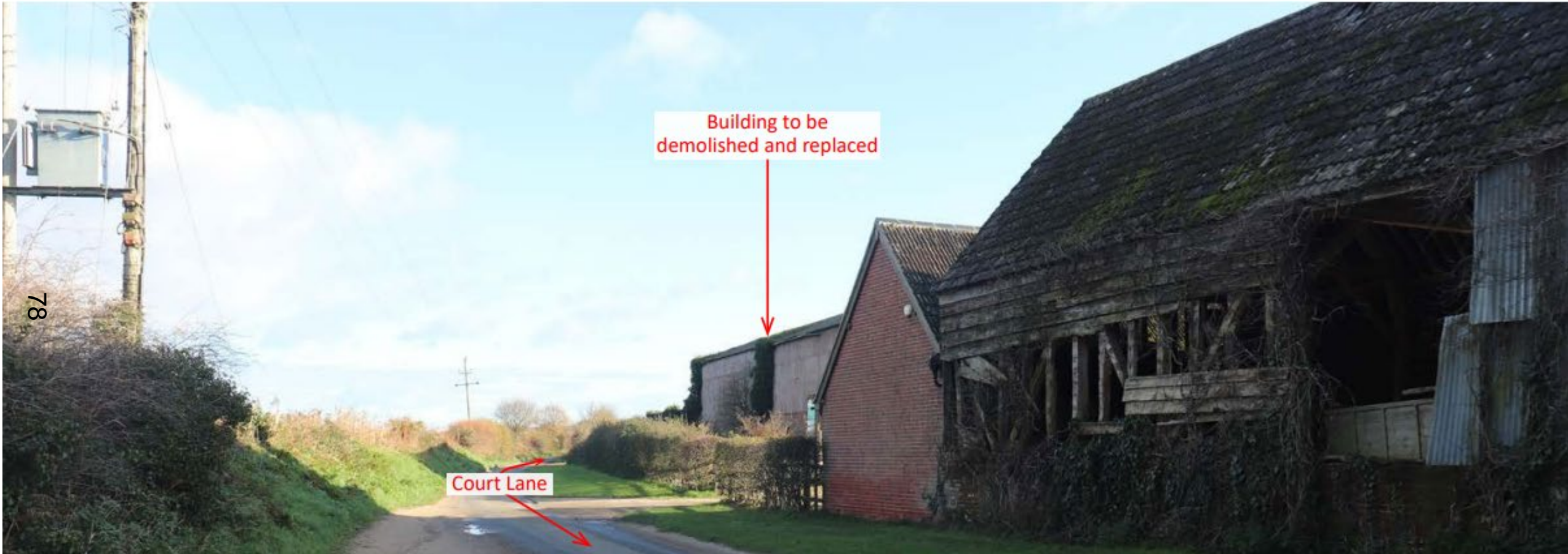
76

Site Photographs



Existing buildings viewed from north east

Site Photographs



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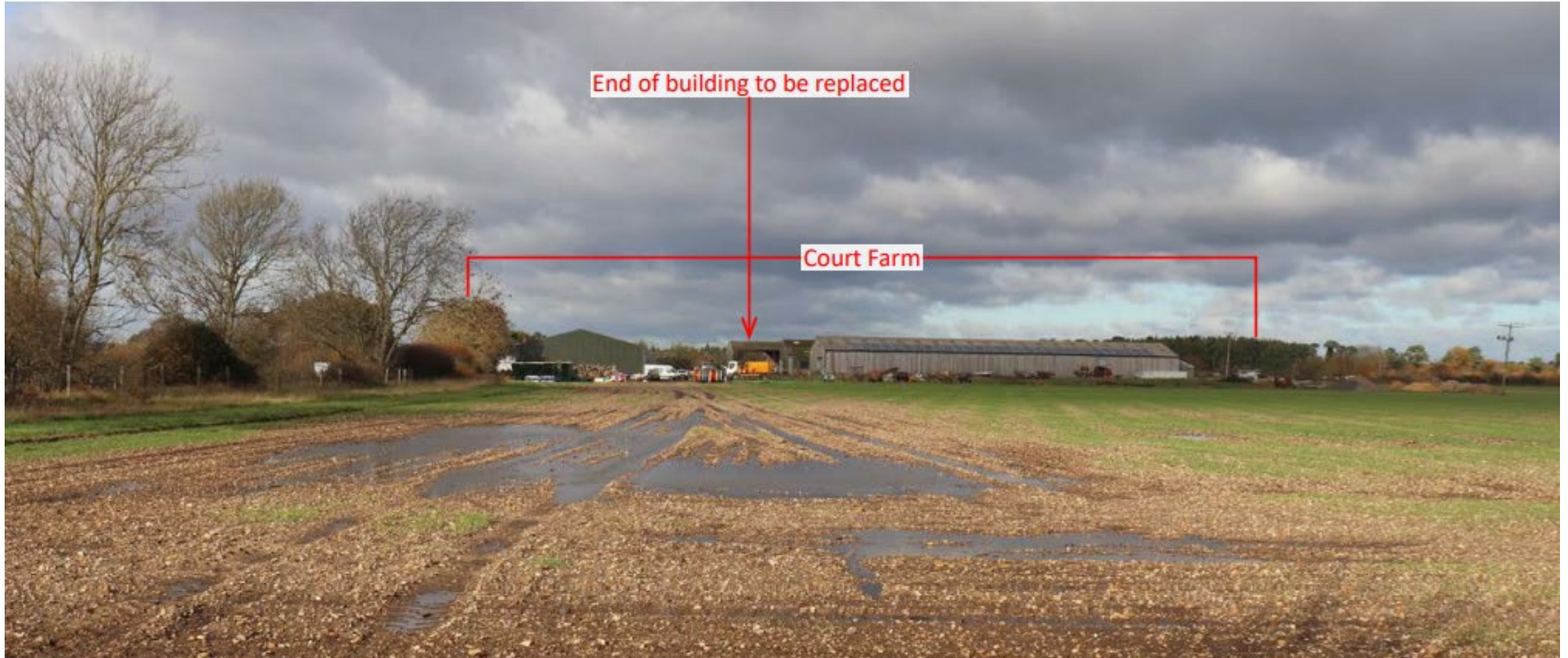
Court Lane looking north

Site Photographs



Site Photographs

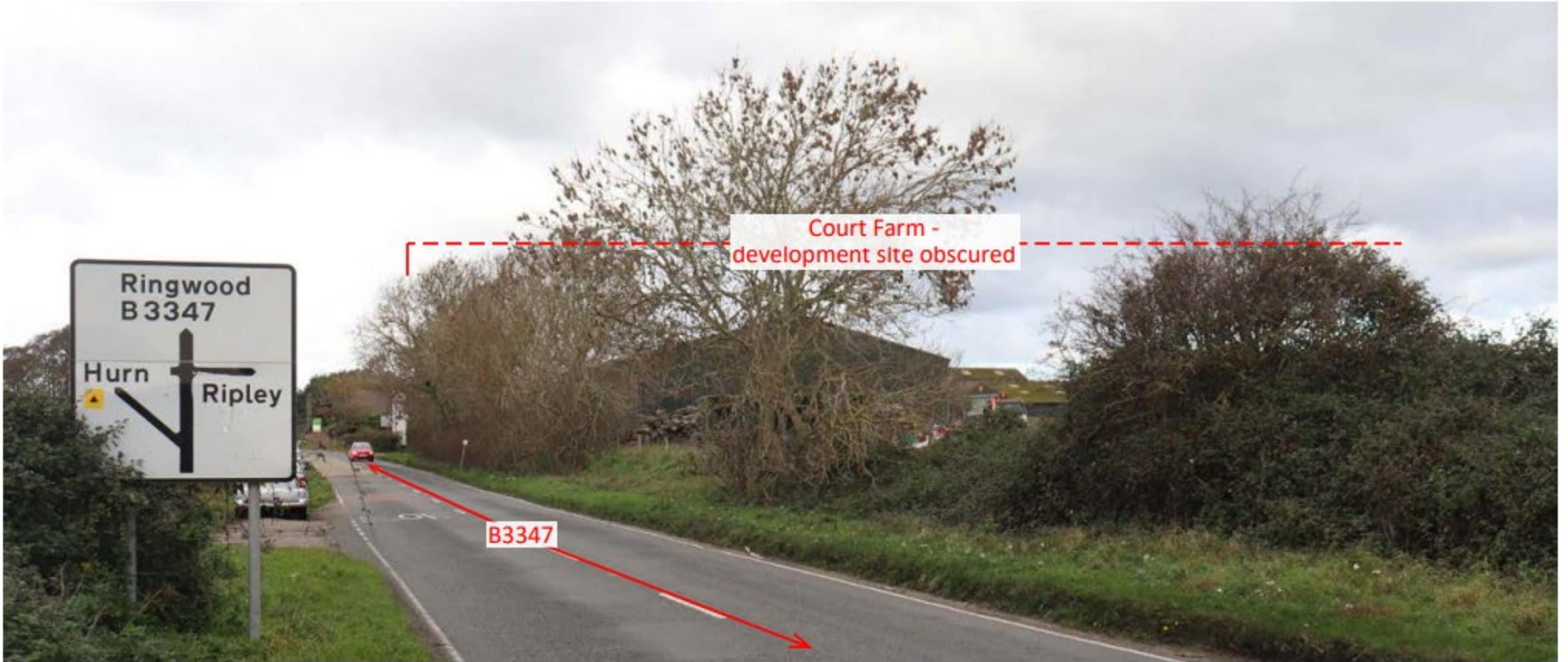
80



View from south east from approximately 390 metres

Site Photographs

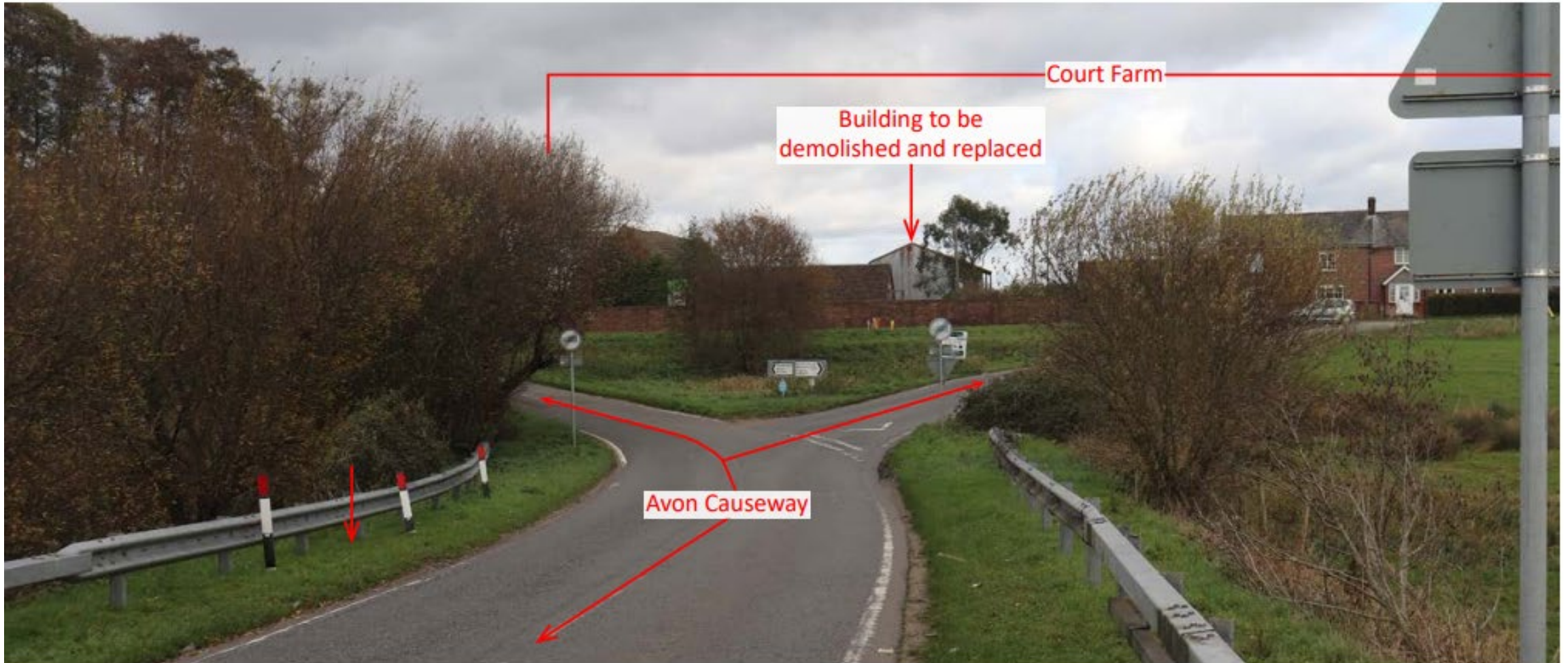
81



View from Ringwood Road

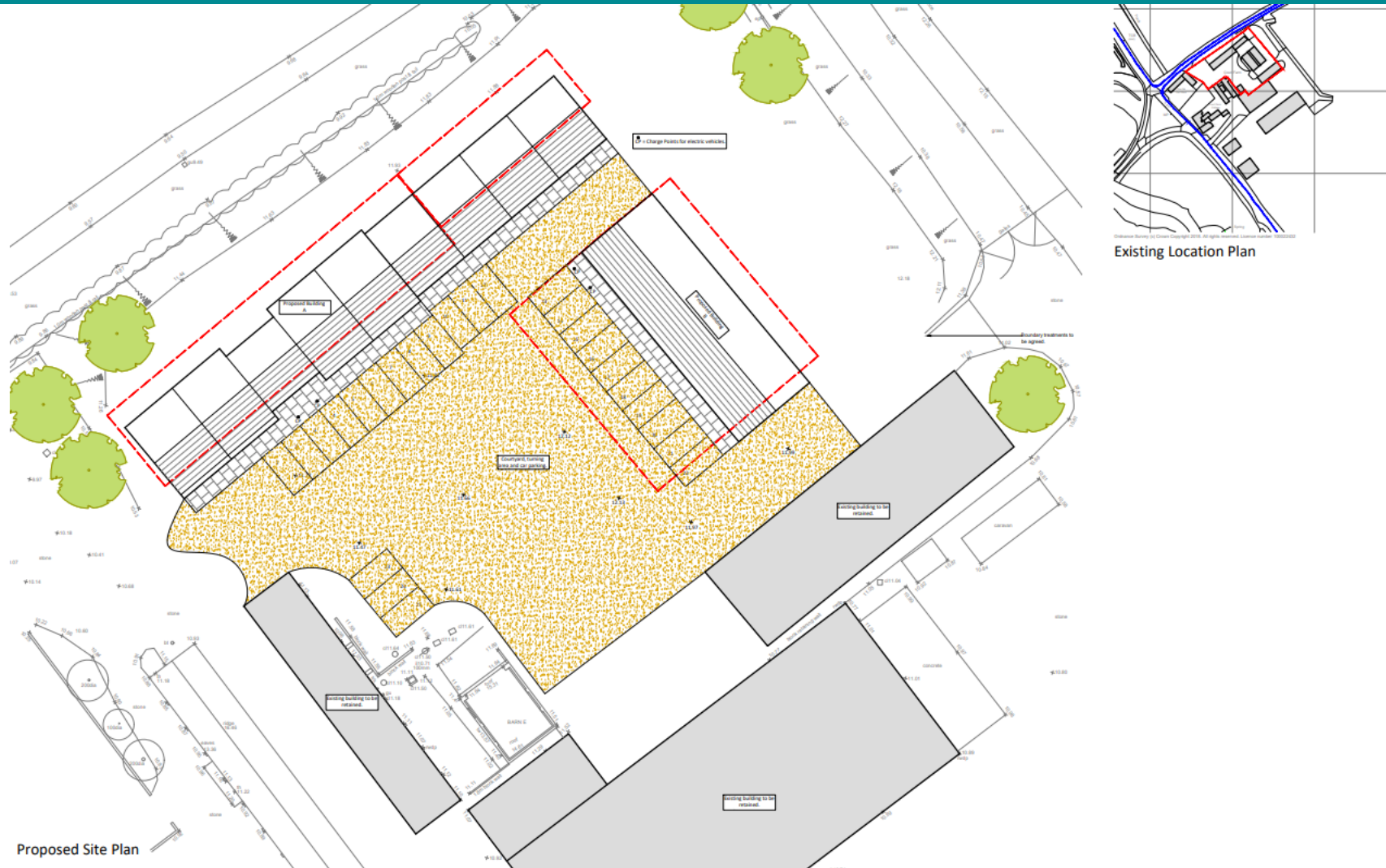
Site Photographs

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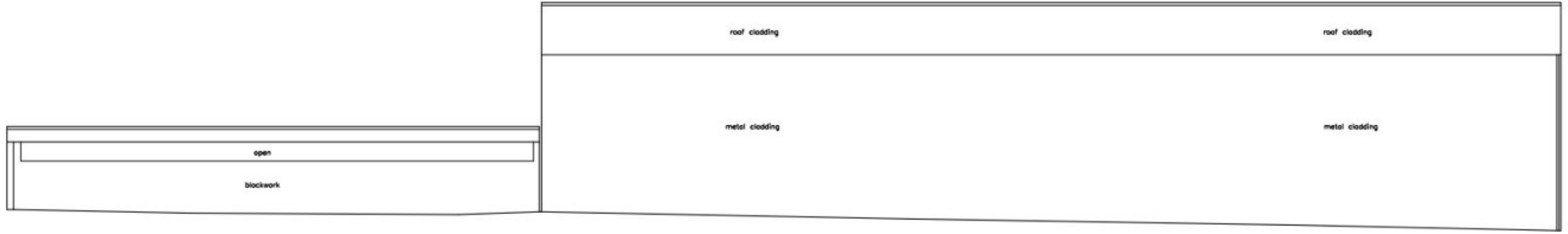
View from Avon Causeway

Proposed layout

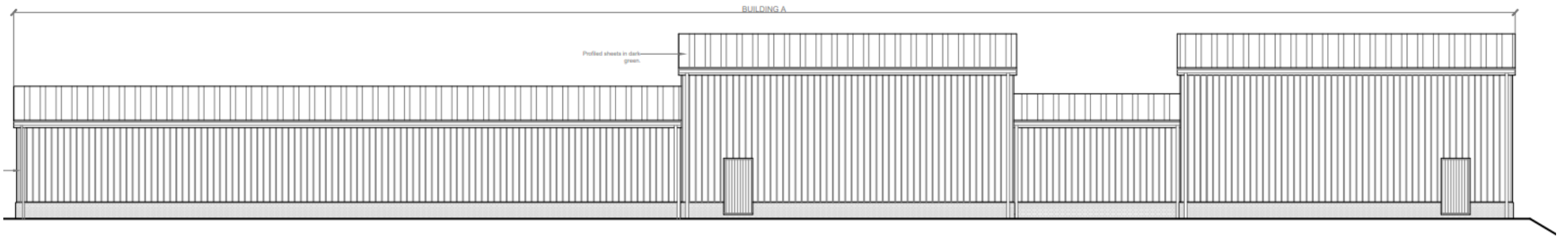


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Existing and proposed North elevations (Building A)

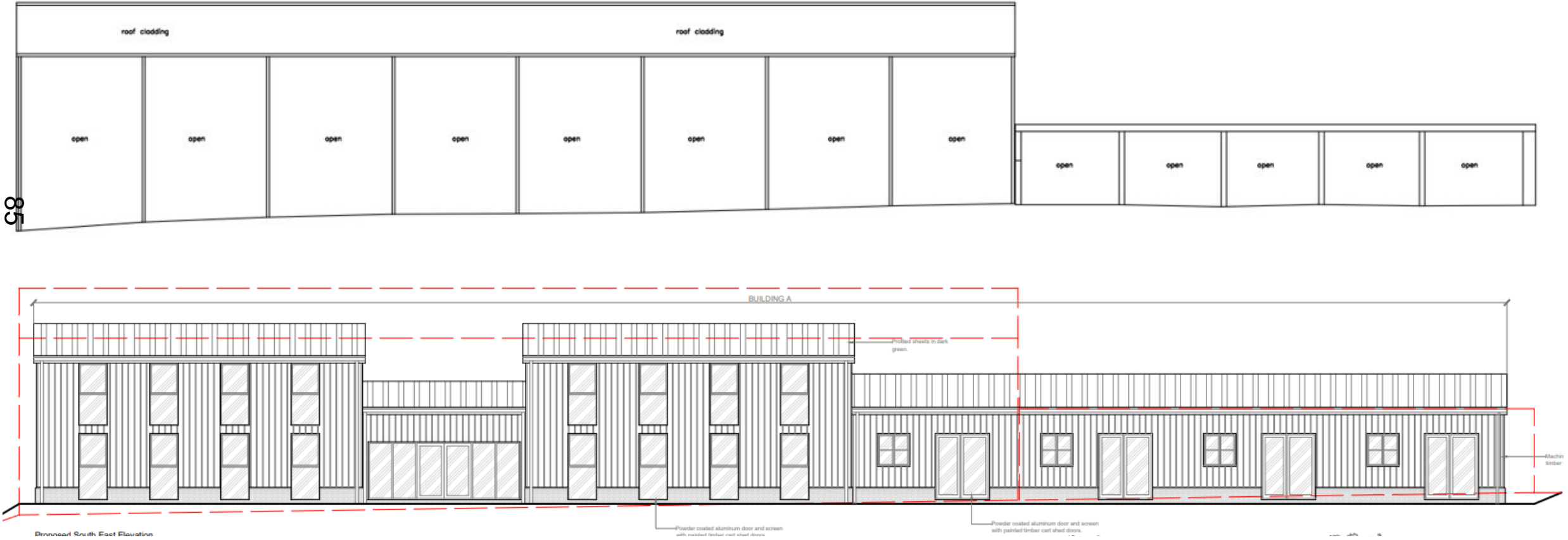


84

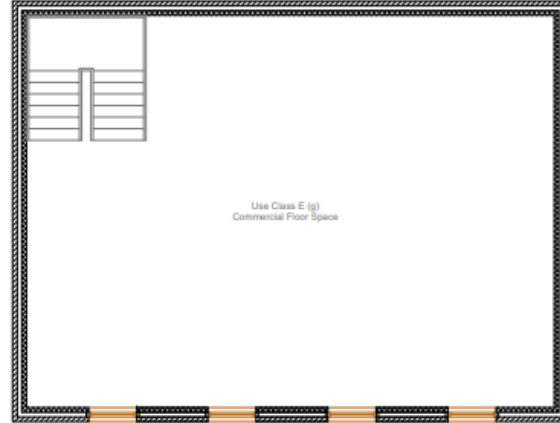
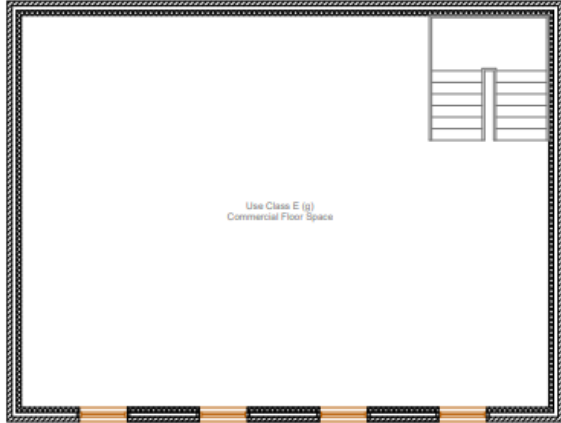


Proposed North West Elevation

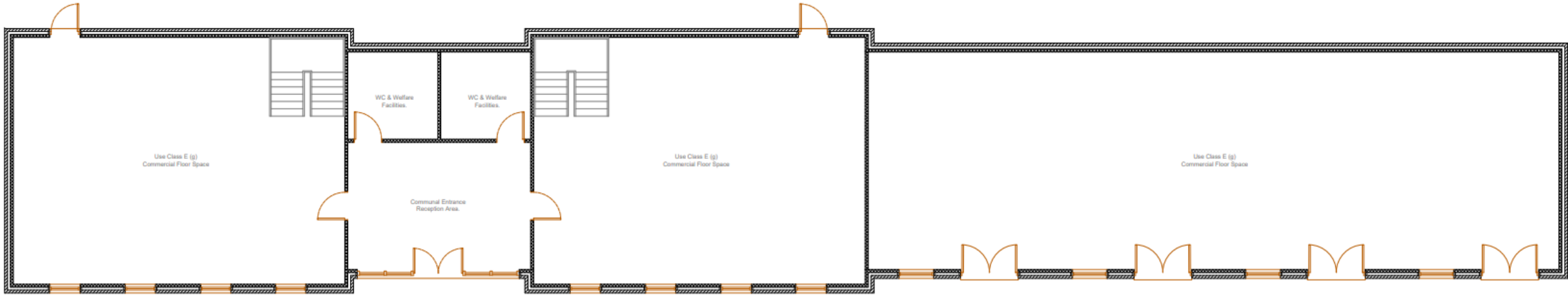
Existing and proposed South elevations (A)



Proposed floor plans (Building A)

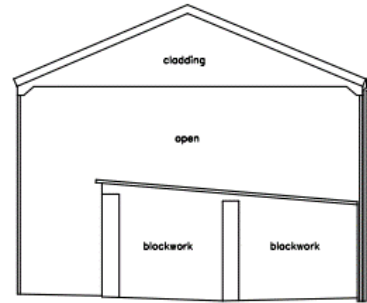


Floor Plan
Internal Floor Area - 291m²

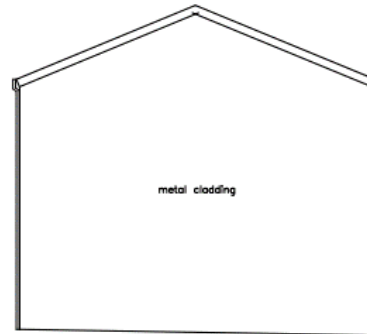


Existing and proposed end elevations (Building A)

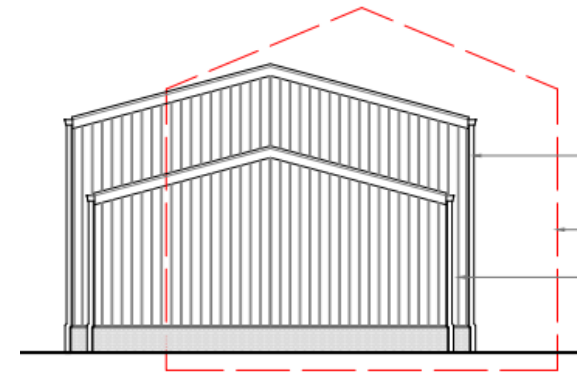
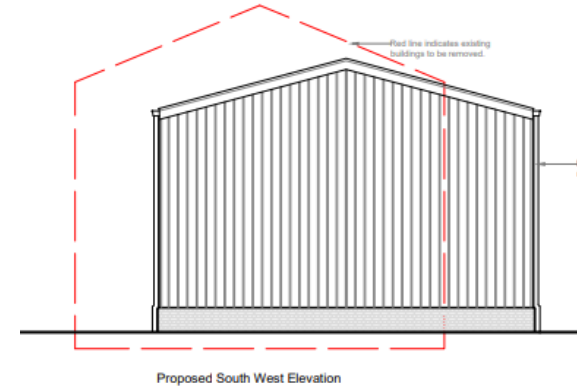
87



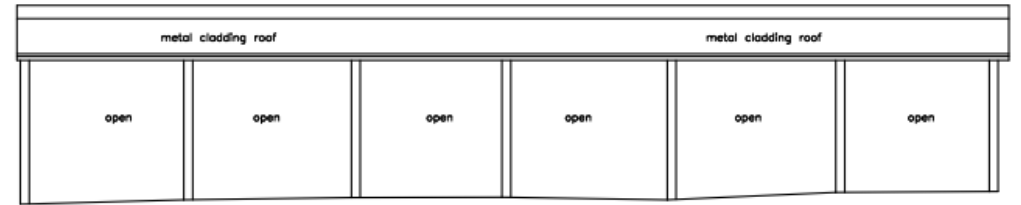
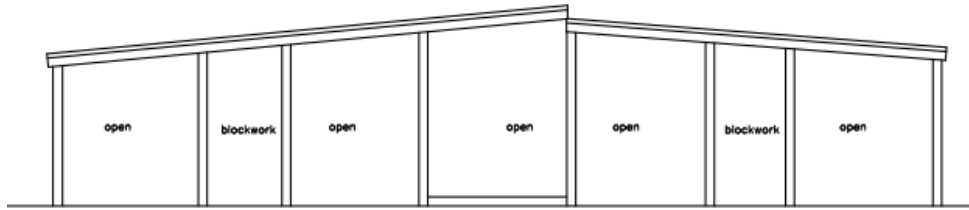
8.00m DATUM
EAST ELEVATION
BARN A AND BARN B



8.00m DATUM
WEST ELEVATION
BARN A AND BARN B

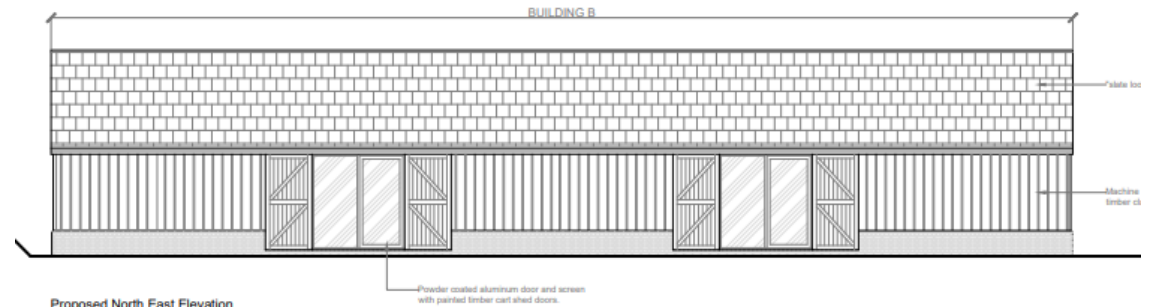
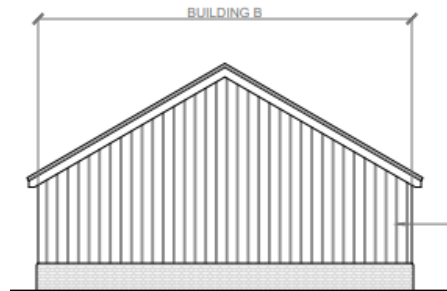


Existing and proposed elevations (Building B)

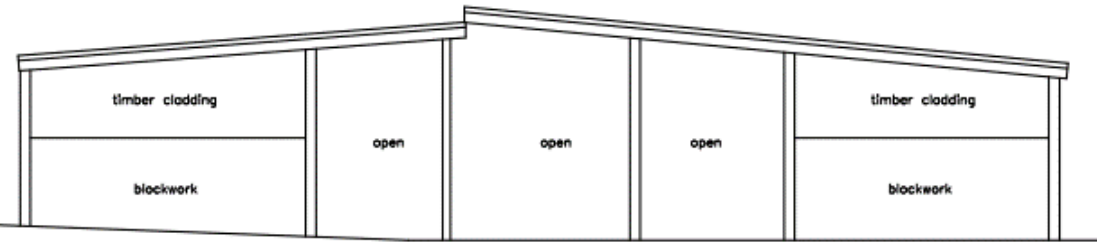


8.00m DATUM
NORTH ELEVATION
BARN C

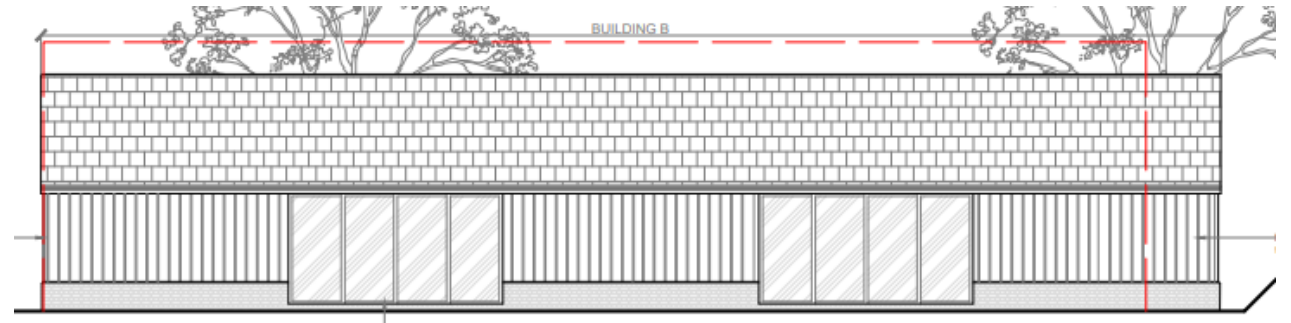
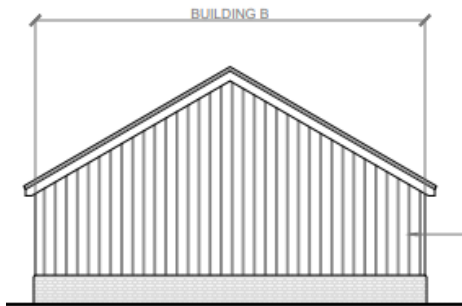
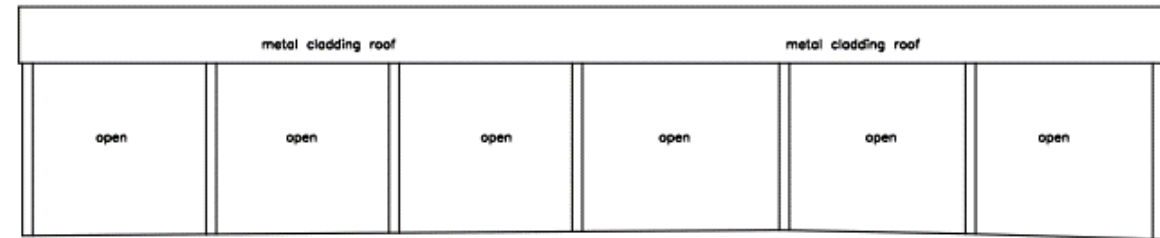
8.00m DATUM
EAST ELEVATION
BARN C



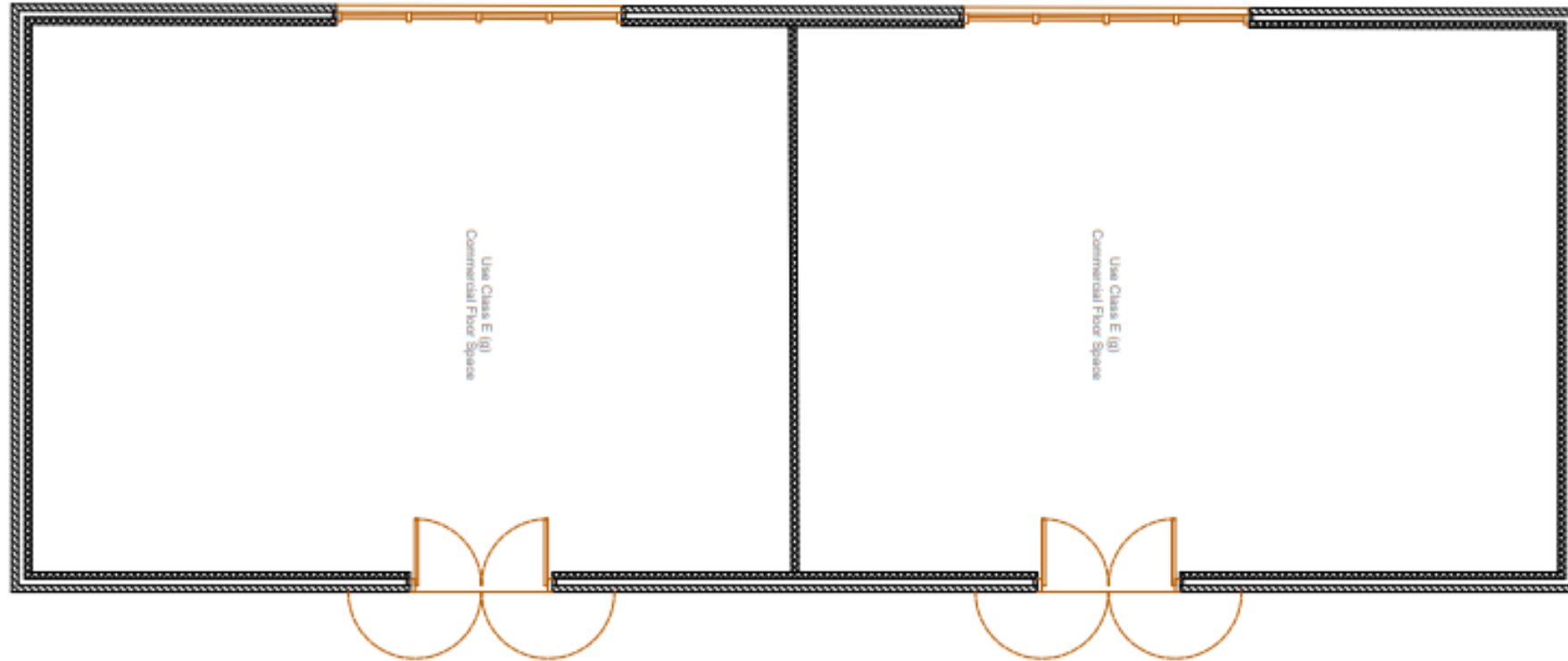
Existing and proposed elevations (Building B)



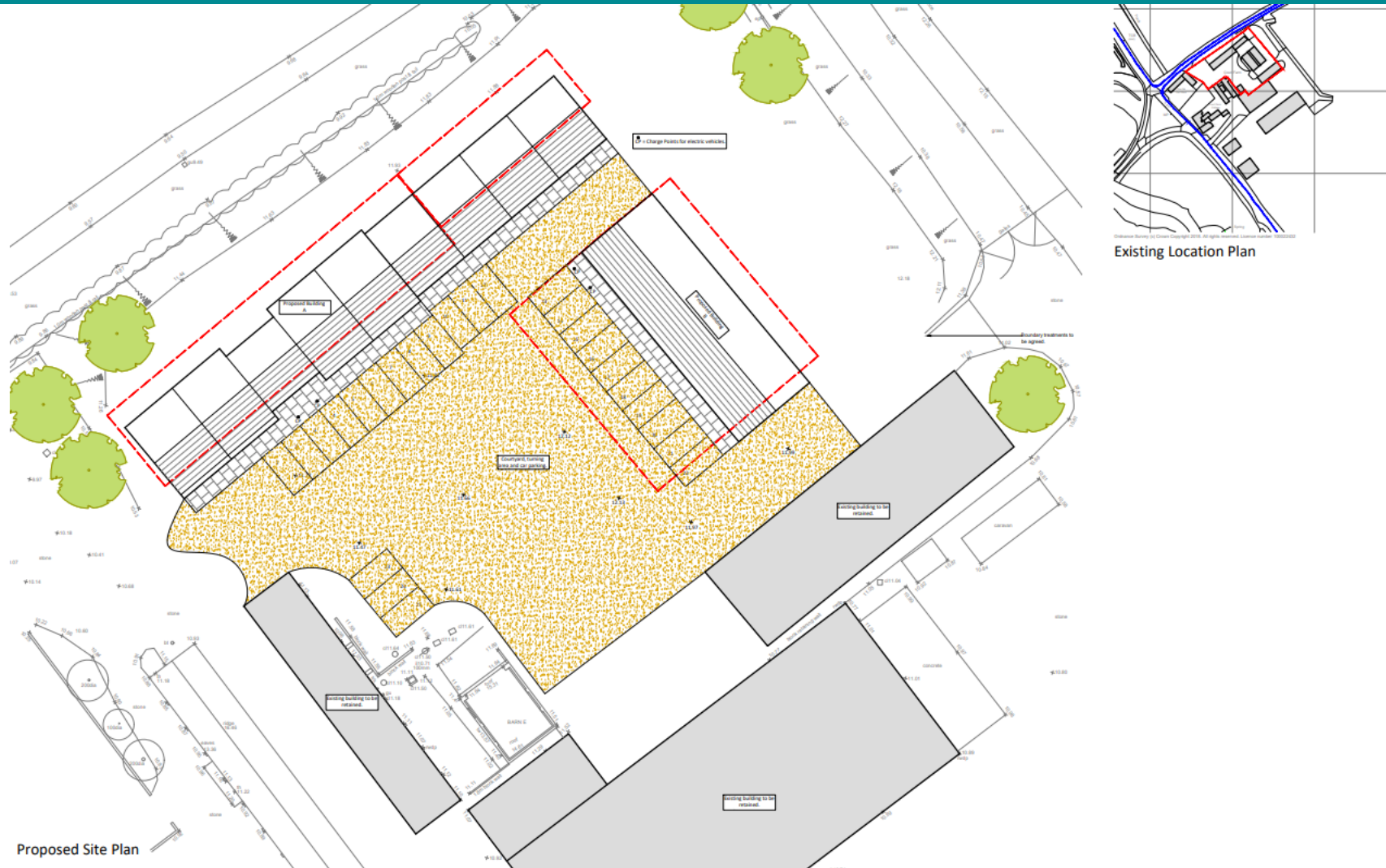
69



Proposed floor plans (Building B)



Proposed layout



91

Recommendation

Refuse for the following reasons:

1. Whilst the proposal would bring some benefits in terms of redevelopment for employment, farming business and diversification, these benefits are not considered sufficient to constitute the 'very special circumstances' (as described in the NPPF) that would be required to overcome the fundamental policy and principle objection of new development and new buildings within the South Hampshire Green Belt. In the absence of such very special circumstances, the proposed development is considered unacceptable in principle, as it would result in the erection of new buildings that do not constitute exceptions to new development in the Green Belt as defined within the NPPF and would therefore be harmful to the South Hampshire Green Belt.
2. The provision of new build commercial development in the countryside, outside and remote from defined settlements in an area without supporting infrastructure, services or sustainable transport options for employees or visitors, it is considered the proposed development fails to constitute sustainable development. In these respects the proposal is considered contrary to the provisions of policy STR1 of the local plan and discordant with the aims and objectives of the NPPF.

92



New Forest

DISTRICT COUNCIL

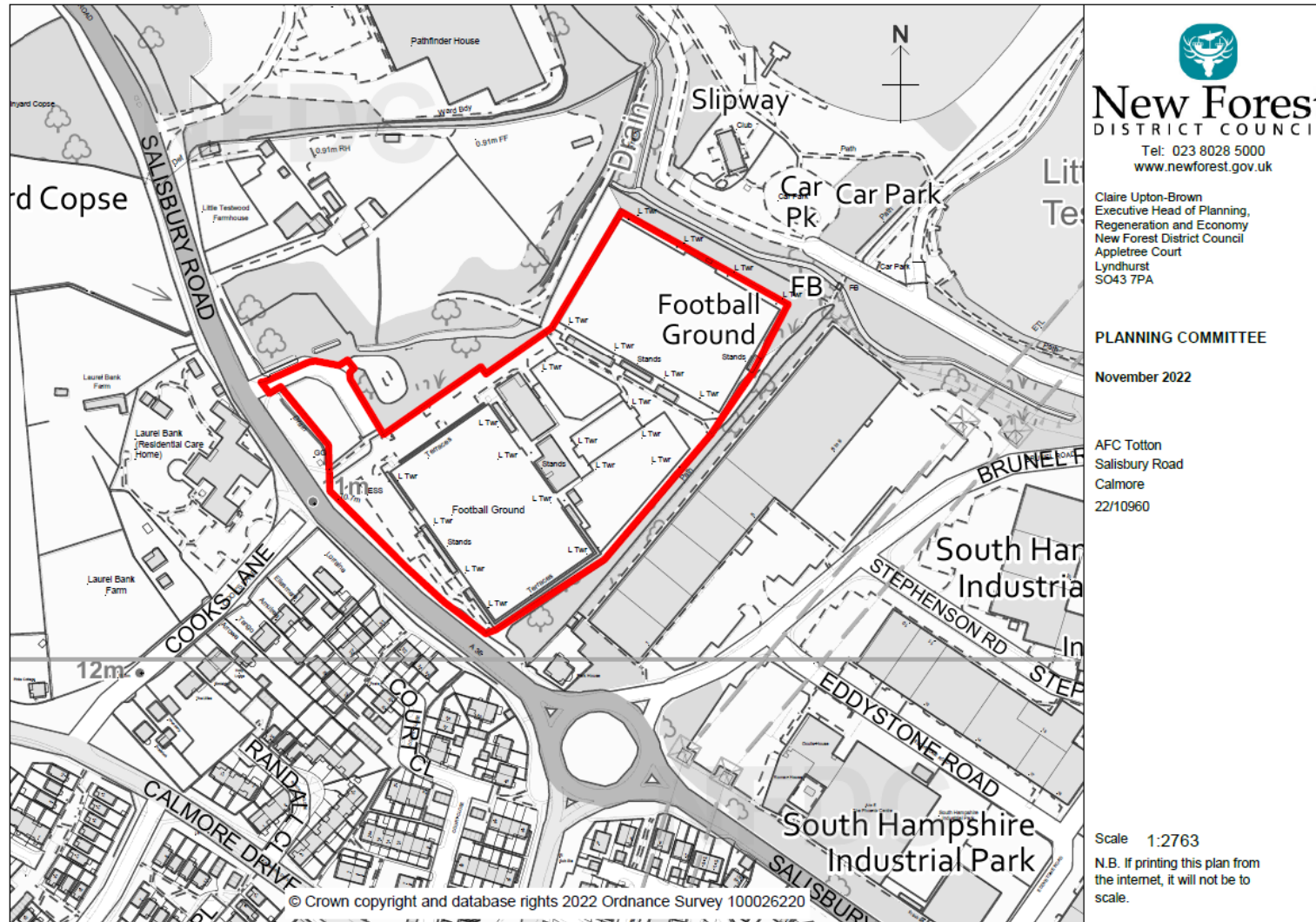
Planning Committee

App No 22/10960

AFC Totton
Salisbury Road
SO40 2RW
Schedule 3e

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

November 2022

AFC Totton
Salisbury Road
Calmore
22/10960

Scale 1:2763

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

Site photographs

96



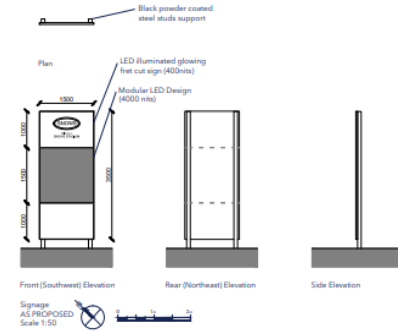
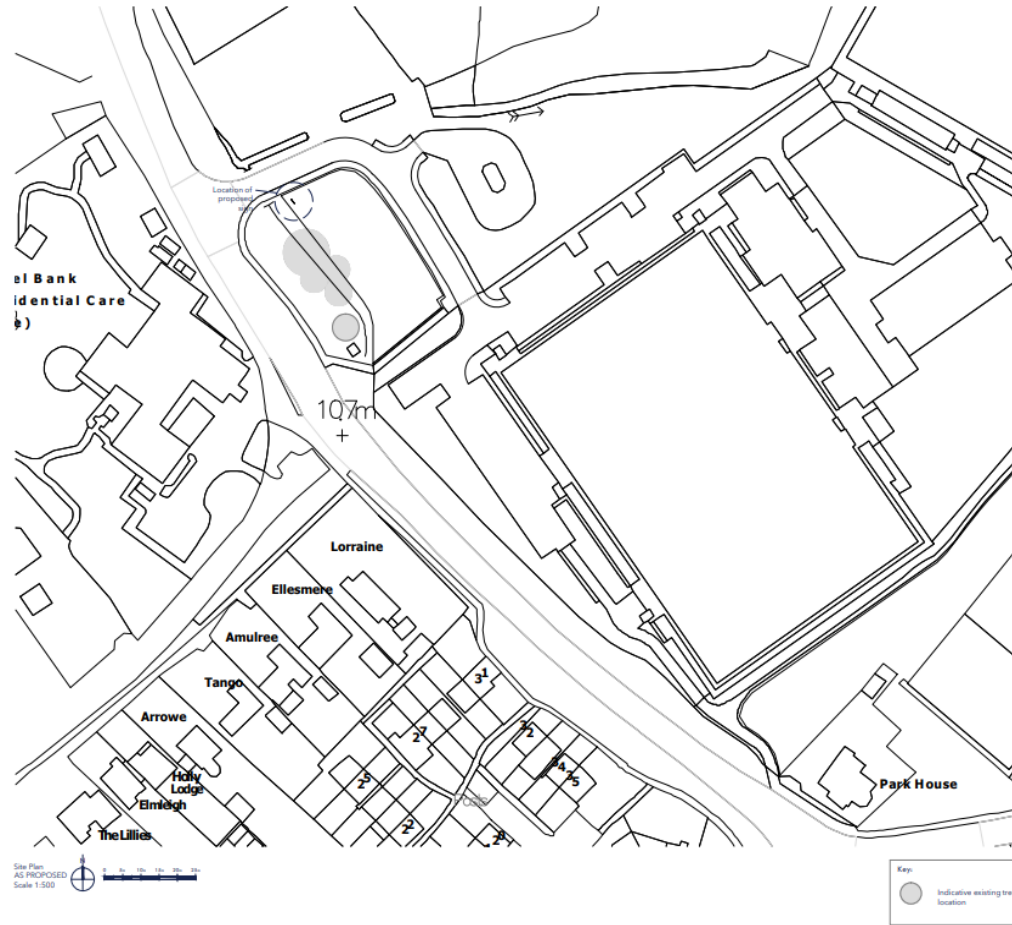
Site photographs

97



Proposed plans

86



NO.	REVISION	DATE
1	Issue for tender	2022-07-20
2	Issue for construction	2022-08-01
3	Issue for construction	2022-08-01
4	Issue for construction	2022-08-01
5	Issue for construction	2022-08-01
6	Issue for construction	2022-08-01
7	Issue for construction	2022-08-01
8	Issue for construction	2022-08-01
9	Issue for construction	2022-08-01
10	Issue for construction	2022-08-01
11	Issue for construction	2022-08-01
12	Issue for construction	2022-08-01
13	Issue for construction	2022-08-01
14	Issue for construction	2022-08-01
15	Issue for construction	2022-08-01
16	Issue for construction	2022-08-01
17	Issue for construction	2022-08-01
18	Issue for construction	2022-08-01
19	Issue for construction	2022-08-01
20	Issue for construction	2022-08-01

studio

1, OTTER STREET
 4, INFO@STUDIO.CO.UK
 WWW.STUDIO.CO.UK

Drawing Title:
 Signage
 AS PROPOSED

Project Title:
 New Signage at
 Snows Stadium
 AFC Totton

Drawing No:
1260-P-02

Revision: 1

Date: Aug 2022

Scale: as shown

Drawn: [Name]

Checked: [Name]

Approved: [Name]

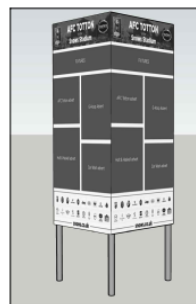
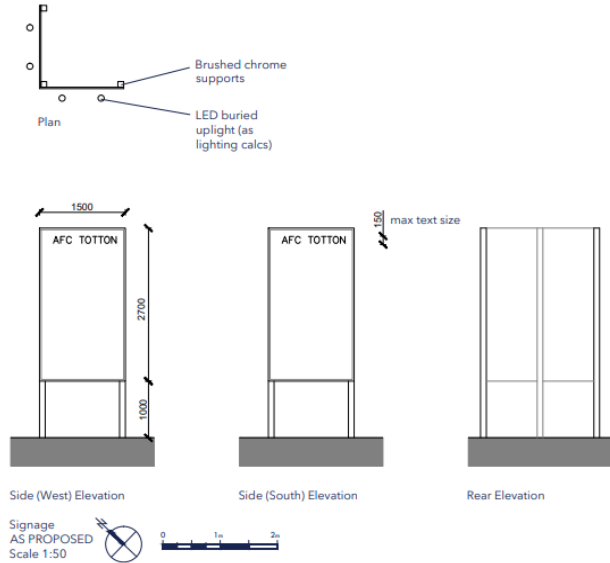
96

3e 22/10960

Contrast with previously consented sign

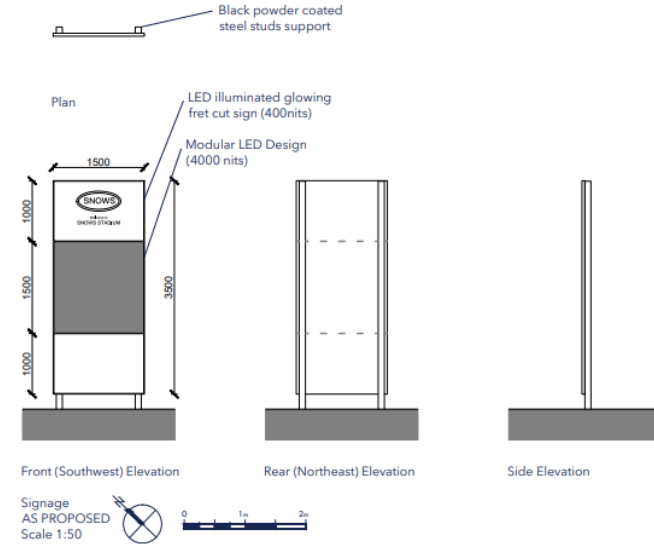
66

Previously consented sign (21/11549)



F	Tree Amendments	09.11.21
E	Plant Amendments	28.05.21

Currently proposed sign details



0	Signage Amendments	11.08.22
1	Tree Amendments	09.11.21
E	Plant Amendments	28.05.21

Recommendation

- Grant advertisement consent subject to the conditions recommended in the report (controlling the nature of the digital display)

100



New Forest

DISTRICT COUNCIL

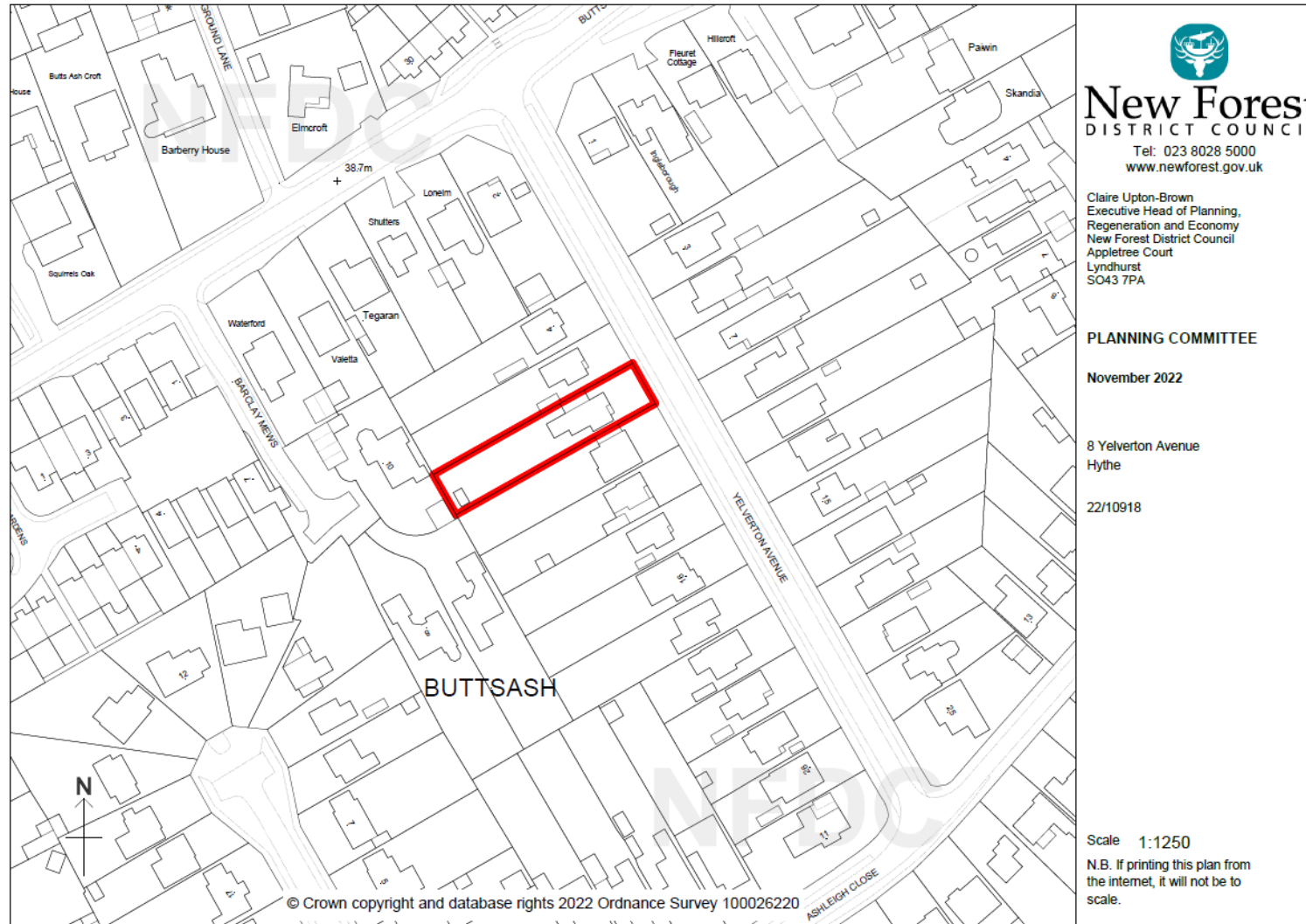
Planning Committee

App No 22/10918

8 Yelverton Avenue
Hythe
SO45 3QU
Schedule 3f

Red Line Plan

103



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

November 2022

8 Yelverton Avenue
Hythe

22/10918

Scale 1:1250

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

Aerial photograph

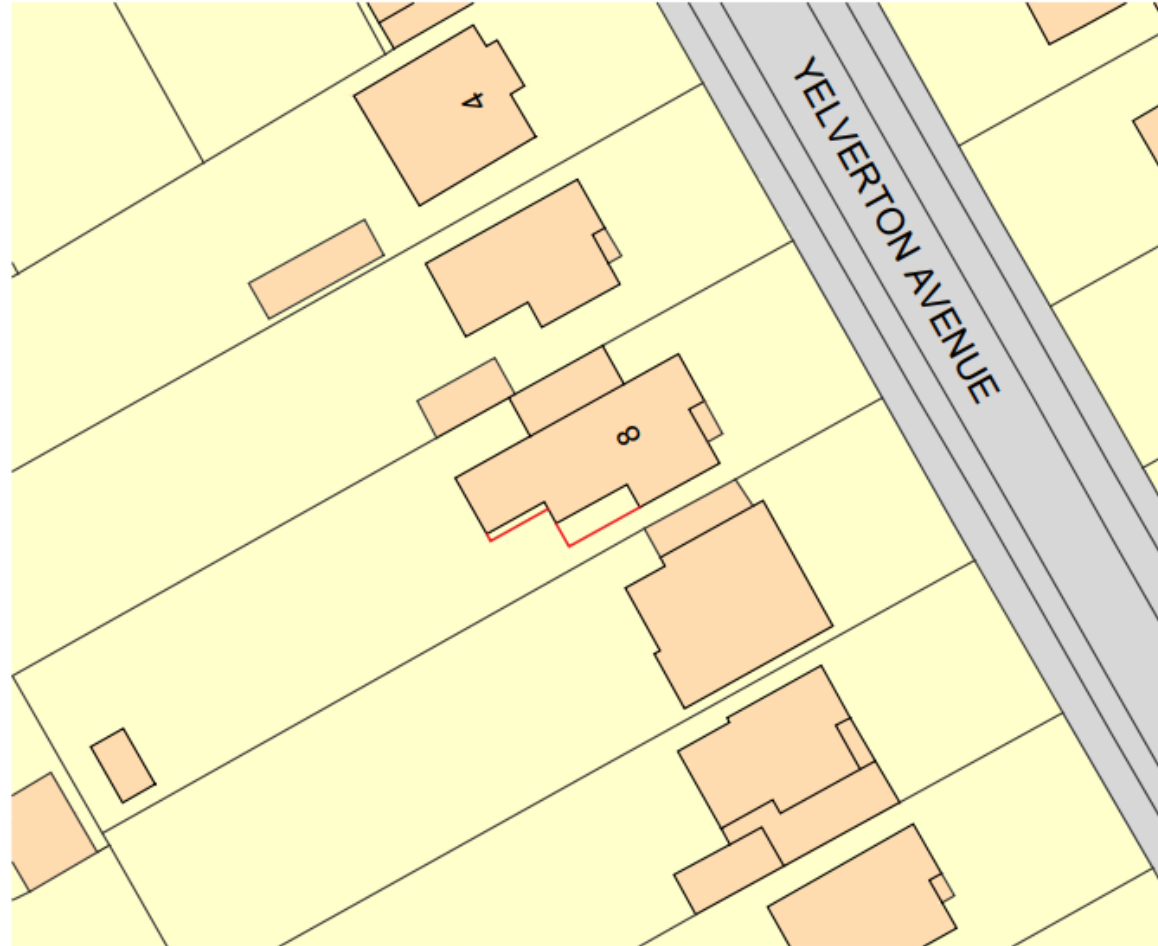


104

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Block plan

105



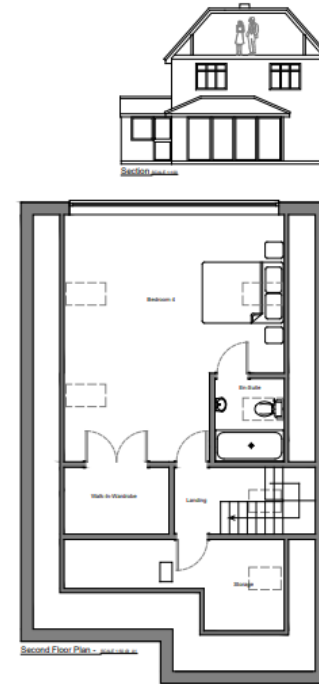
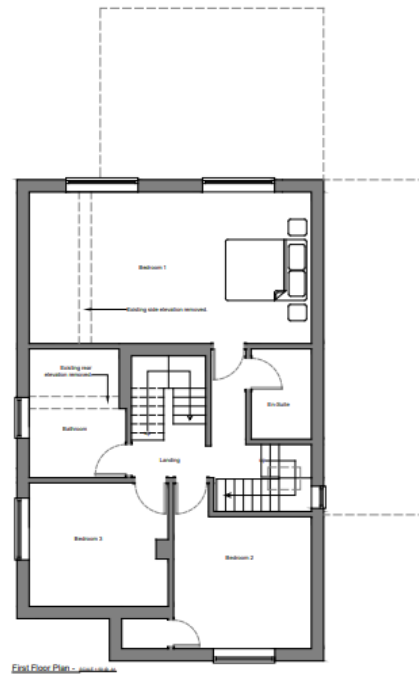
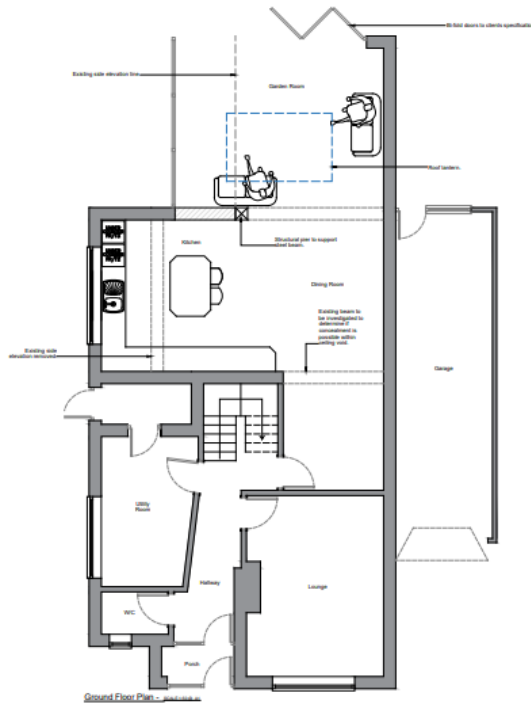
Block Plan -
SCALE 1:500 @ A3

Existing plans



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Proposed plans



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Site photographs (street scene)



Site photographs (rear)



Recommendation

- Grant planning permission subject to conditions outlined in report

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111



New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE – 9 November 2022

COMMITTEE UPDATES

Agenda Item 3a – 22/10939

Hythe Hospital and Health centre, Beaulieu Road Hythe SO45 4ZX

10. PLANNING ASSESSMENT

Residential Amenity

Page 16. Second paragraph

Should say Block A (not Block B)

12. RECOMMENDATION

Update to landscaping GA Plan and Block B elevation Plan numbers

Condition 2

UPDATE PLAN NUMBERS

3082-APLB-ZZ-ZZ-DR-A-3000 P03 – GA Elevations – Block A.

3082-APLB-ZZ-ZZ-DR-A-3001 P04 – GA Elevations – Block B.

2042-GA-1000 rev. F – Landscape GA Drawing.

DELETE

Energy Strategy prepared by BME3.

Condition 15

UPDATE Plan 2042-GA-1000 rev. F – Landscape GA Drawing.

Condition 23

ADD reference to addendum letter dated 11th August 2022

Agenda Item 3b – 21/11677

MILTON BARNES, GORE ROAD, NEW MILTON BH25 6SJ

6. PARISH/TOWN COUNCIL COMMENTS

Additional letter from the Town Council re-iterating their support for the scheme despite the possibility that the affordable housing would not be protected in perpetuity.

Agenda Item 3c – 22/11014

Land at BUMBLBERRY FARM, MARTIN ROAD, MARTIN, SP6 3LR

The GIS plan attached to the report is incorrect in that it shows part of the adjacent field. That shown in the presentation and associated application documentation is correct.

A further representation from a local resident and forwarded by the applicant's agent has been received offering support for the smallholding.