

PLANNING COMMITTEE - WEDNESDAY, 8TH FEBRUARY 2023

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications (Pages 3 - 222)**


6. **Committee Updates (Pages 223 - 228)**

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Planning Committee

8 February 2023

Planning Committee 8 February 2023 Applications Presentations



**Planning Committee
App No 21/11179**

Land to the East of Brockhills Lane,
New Milton

Schedule 3a

3 3a 21/11179



**Planning Committee
App No 22/11388**

LAND AT HARDLEY INDUSTRIAL ESTATE,
HARDLEY
HYTHE
Schedule 3b

101 3b 22/11388



**Planning Committee
App No 22/11107**

7-9 RUMBRIDGE STREET, TOTTON SO40 9DQ
TOTTON
SO40 9DQ
Schedule 3c

123 3c 22/11107



**Planning Committee
App No 22/11372**

Myfforde,
Lymington Road
Milford on Sea SO41 0QL
Schedule 3d

143 3d 22/11372



**Planning Committee
App No 22/11383**

Copse House
De La Warr Road
Milford on Sea SO41 0PS
Schedule 3e


153 3e 22/11383



**Planning Committee
App No 22/11385**

Public Conveniences,
Barton Beach & Undercliff
Barton on Sea BH25 7DF
Schedule 3f

169 3f 22/11385



**Planning Committee
App No 22/11396**

Blue Haze
Alderholt Road
Somerley, Ellingham, Harbridge and Ibsley BH24 3FN
Schedule 3g

179 3g 22/11396



**Planning Committee
App No 22/10936**

Land adj. to Oakbridge House
Lymore Valley
Milford-on-Sea
SO41 0TW

196 3h 22/10936

4

Planning Committee

App No 21/11179

Land to the East of Brockhills Lane,
New Milton

Schedule 3a

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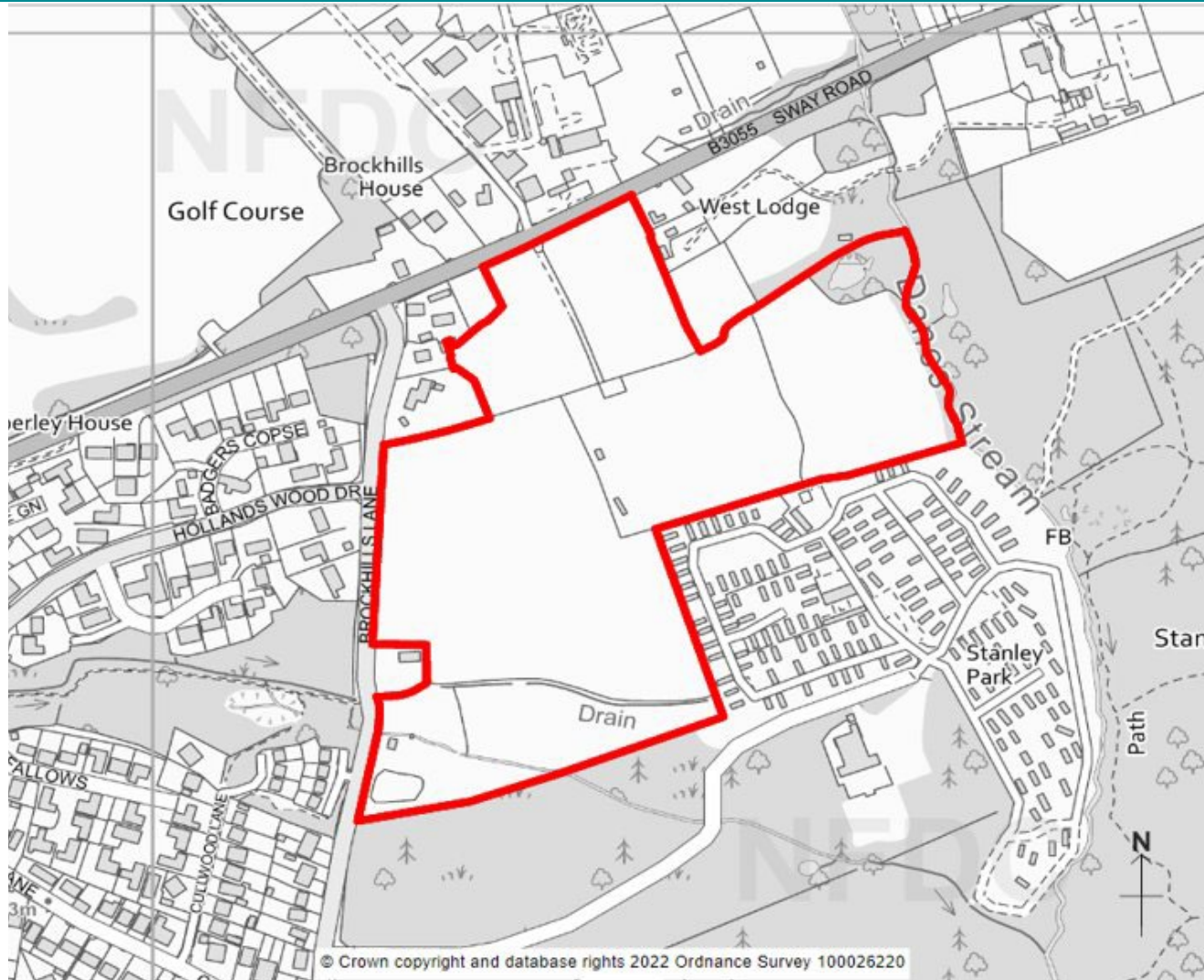
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The proposed development

- This planning application relates to a proposal for the following:
 - 164 dwellings
 - 50% Affordable Housing
 - On site Public Open Space
 - On site Alternative Natural Recreation Greenspace (ANRG)
 - On site play areas
 - Footpaths and Landscaping
 - Drainage infrastructure and enabling works
 - Vehicular access to be taken from Brockhills Lane

Red Line Plan



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

PLANNING COMMITTEE

December 2022

Land to East of
Brockhills Lane
New Milton
21/11170

Scale 1:3825

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the internet, it will not be to
scale.

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Site location

6



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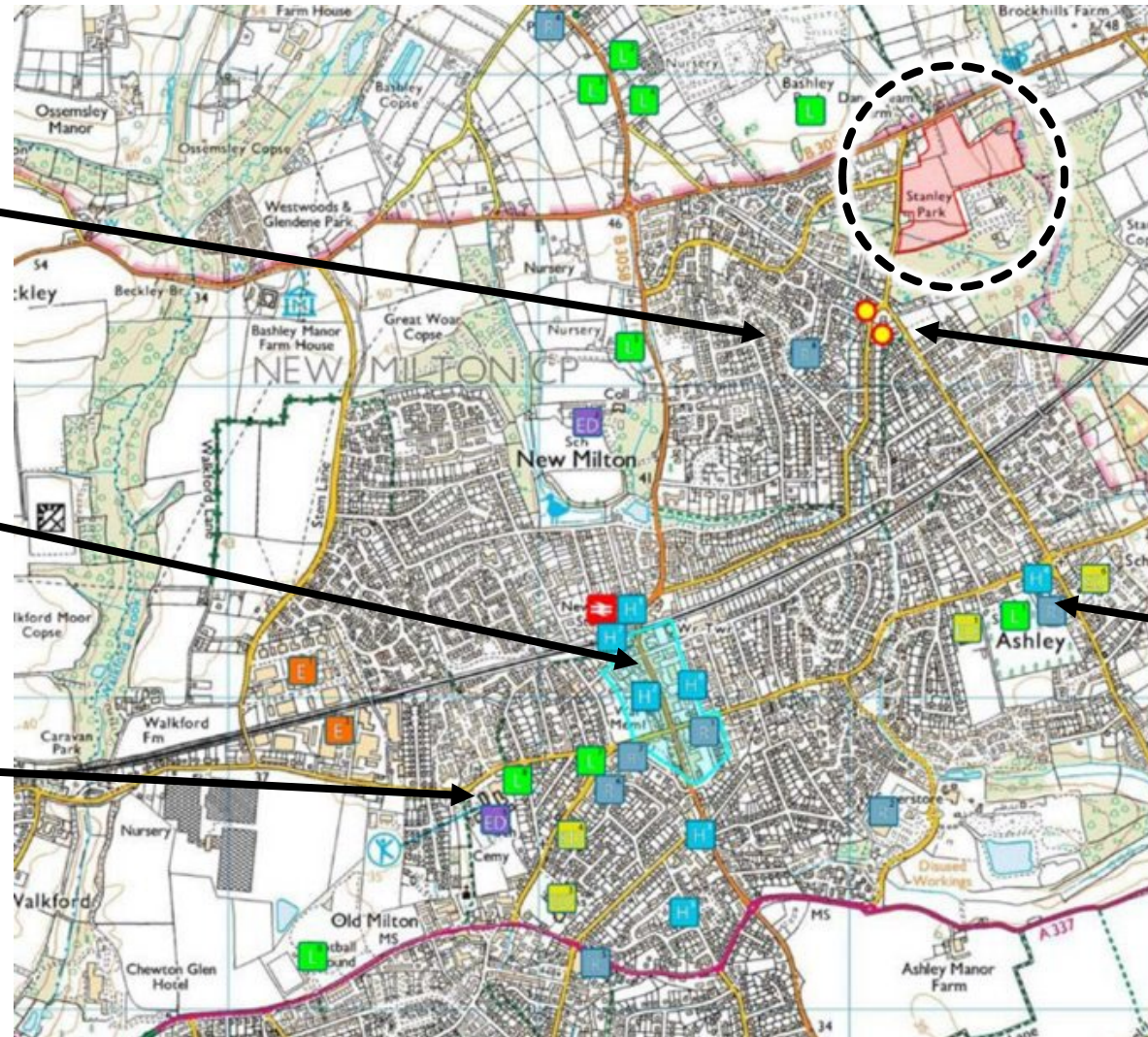
Site context plan

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Ferndale retail stores

New Milton Town Centre

Arnewood School



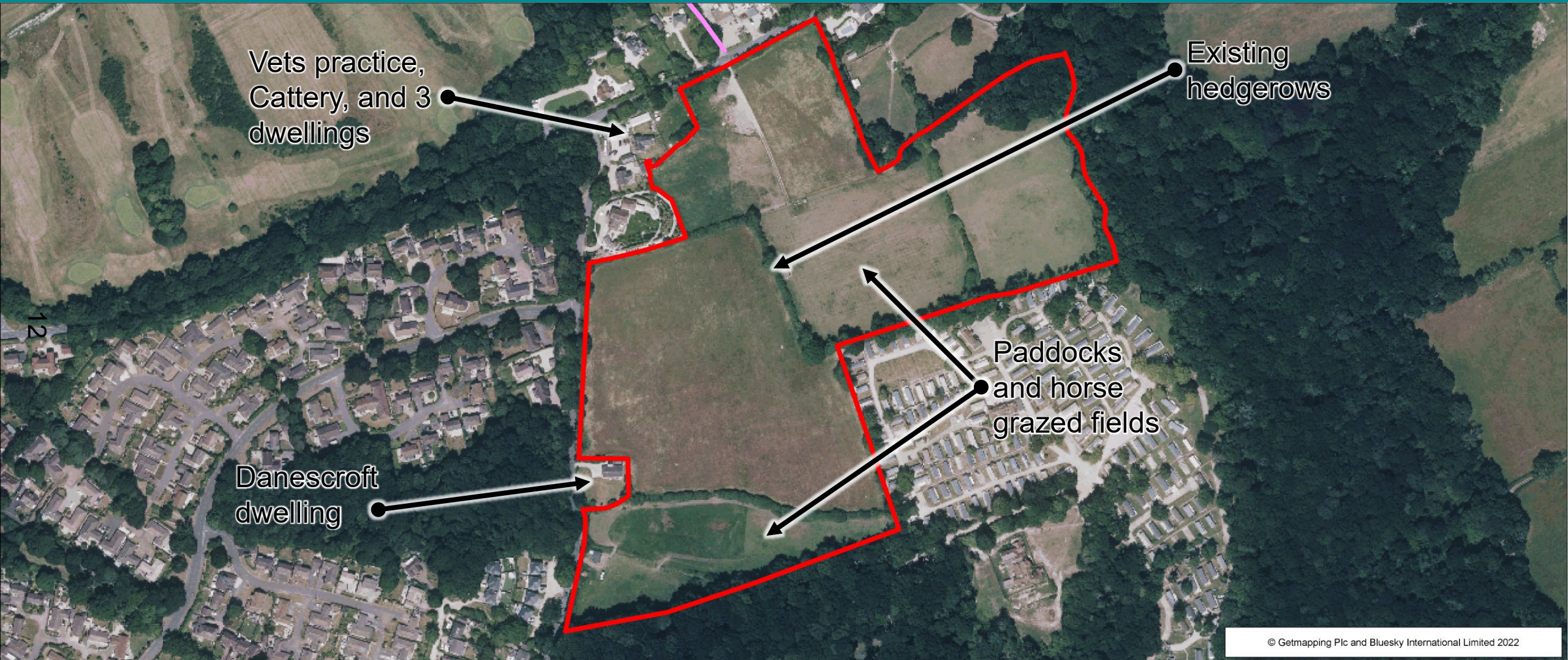
Bus Stop

Ashley Shops,
Primary and Infant
schools

Aerial photograph and site context plan



Aerial photograph



Strategic Site allocation

- Allocated for residential development of at least 130 new homes and areas of public open space
- To provide a new rural edge neighbourhood by creating a compact pattern of well-designed buildings and streets with enough garden space internally and along frontages to create a sylvan setting
- Providing a central north-south greenspace corridor connecting to Sway Road as an internal focal point for the development, with the main area of natural recreational greenspace on the southern and eastern boundaries, buffering adjoining woodlands and the Danes Stream.
- Providing access from Brockhills Lane



Site masterplan/layout

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Masterplan and access proposals

Brockhills Lane/ Sway
Road junction

Emergency Access

Hollands Wood Drive

Primary road

Vehicular Access

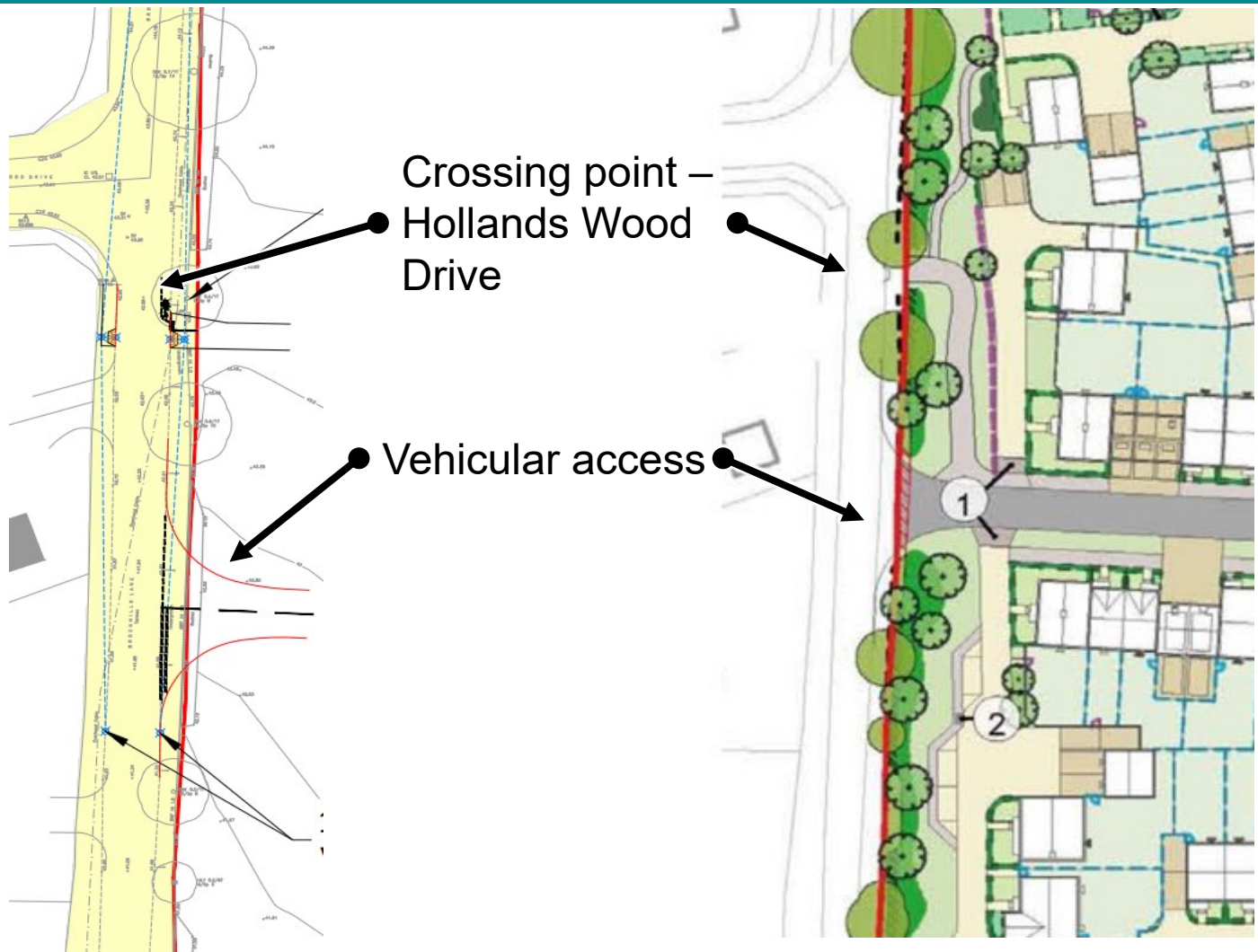
Footpath link to Brockhills
Lane

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Brockhills Lane access detail

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Photographs of Brockhills Lane and access



View from access
looking south



Access



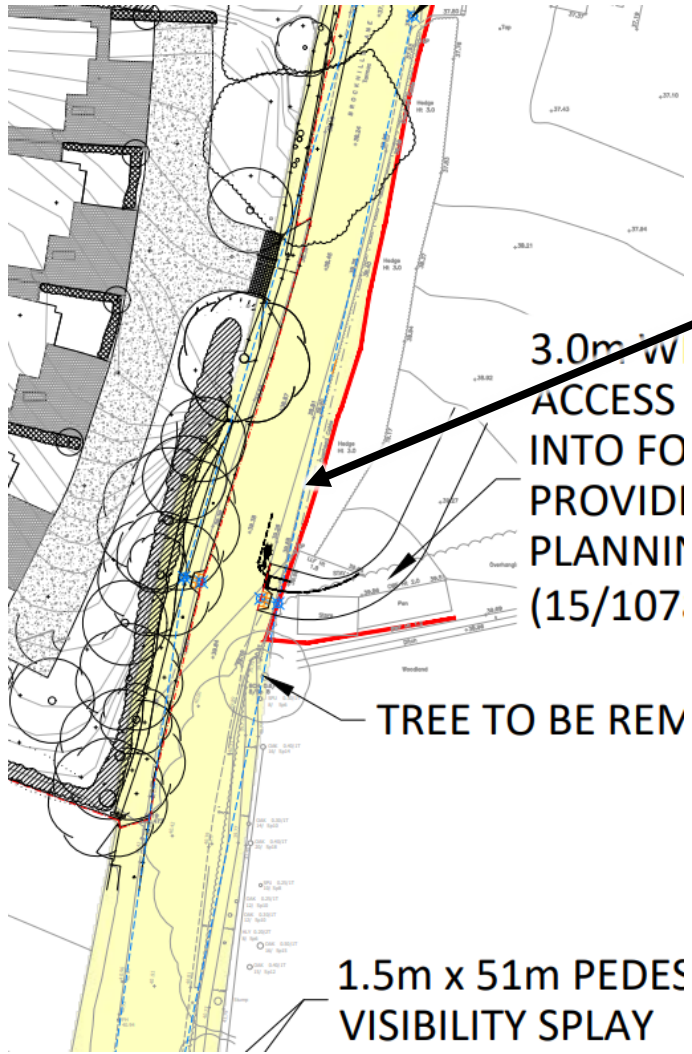
View from access
looking north



Access from
Hollands Wood
Drive

Brockhills Lane and access

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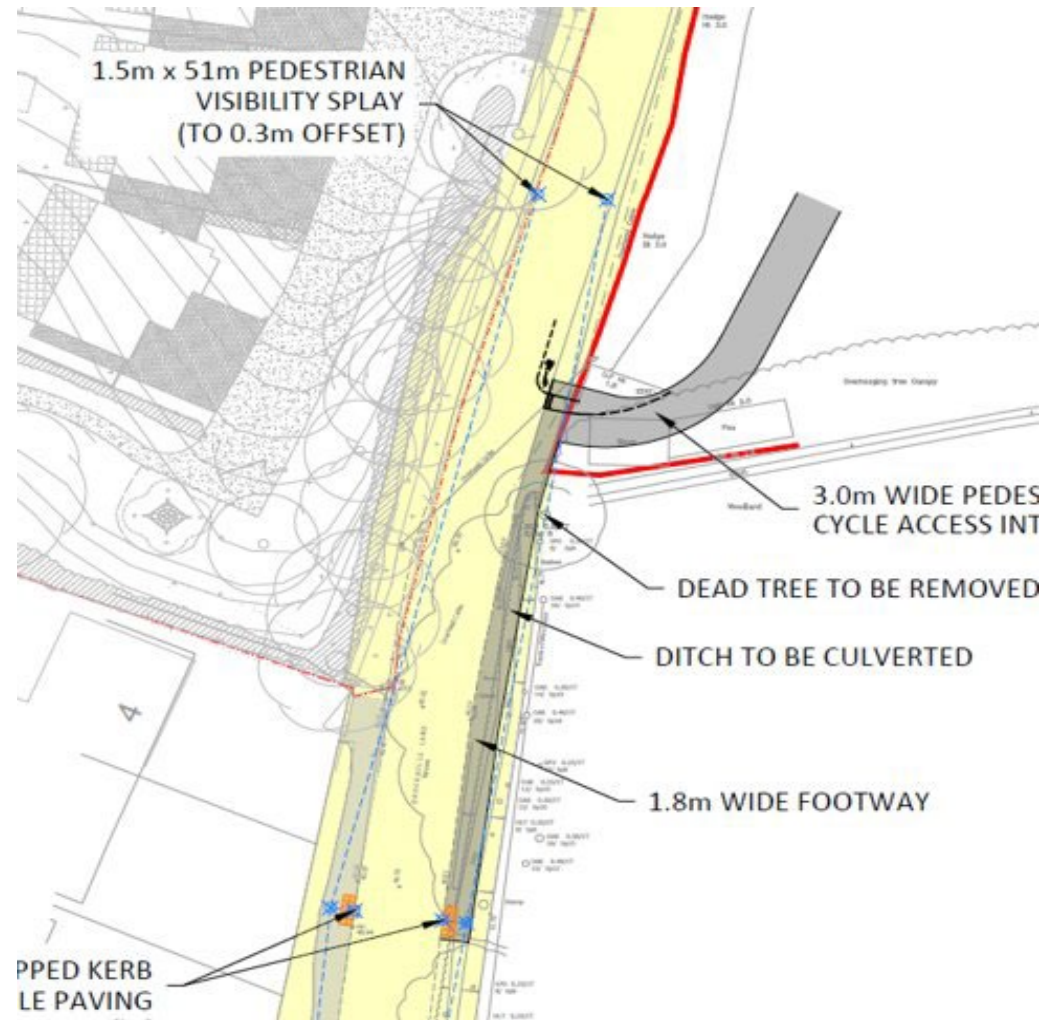


Footpath through ANRG to connect to Brockhills Lane



Brockhills Lane Footpath connection

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Site photographs: Local context



Otters Walk

Semi-detached houses in
Brockhills Lane



Badgers Copse off
Hollandswood
Drive

New Houses in Brockhills
Lane opposite application
site



Site photographs: Local context



Houses in
Brockhills Lane
backing onto site

Houses directly
opposite site in
Brockhills Lane



Character, location and design

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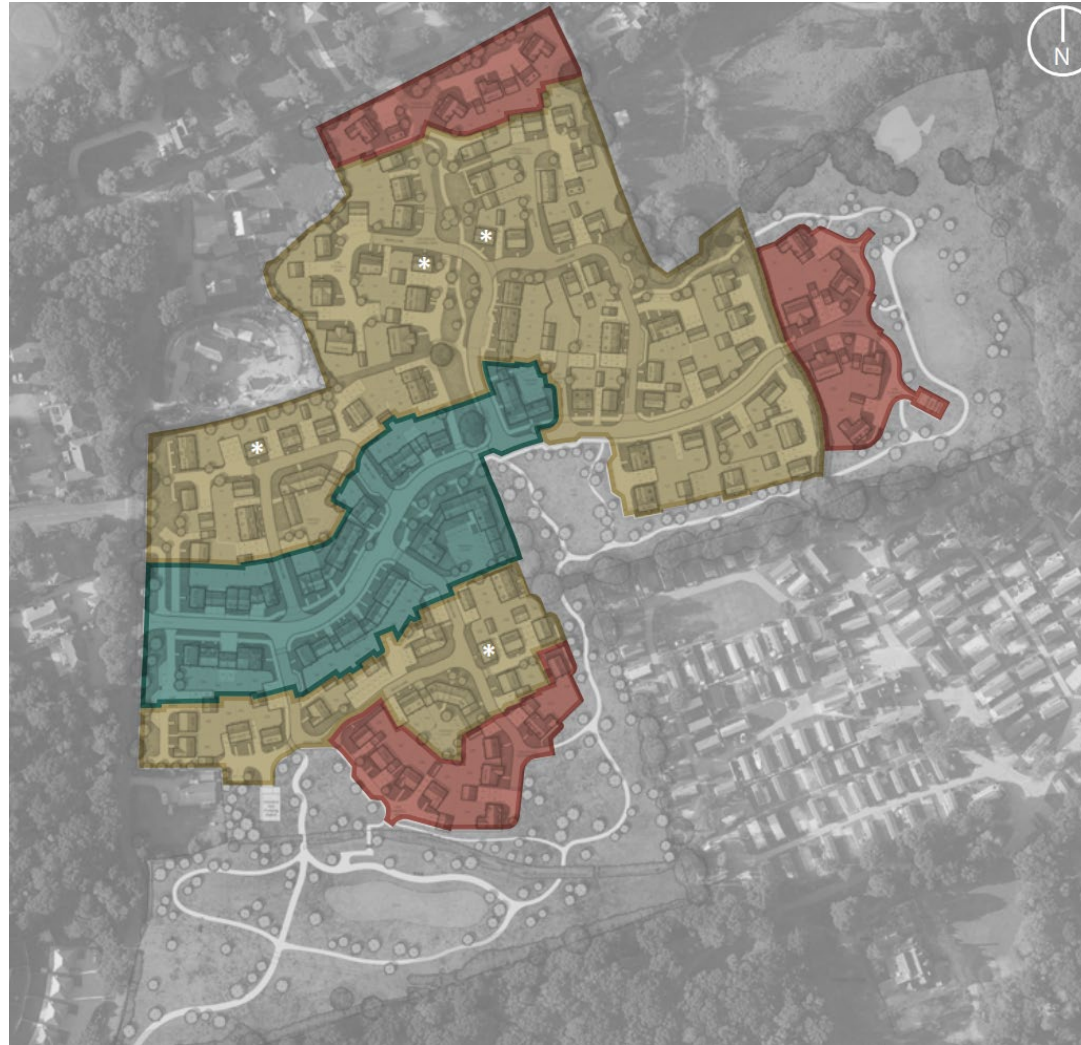


Character areas

PARKLAND COTTAGES

VILLAGE LANES

VILLAGE HIGH STREET



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Masterplan

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Character areas: Village High Street



Character areas: Village Lanes



26



Character Areas: Parkland



House types



28

Apartment blocks



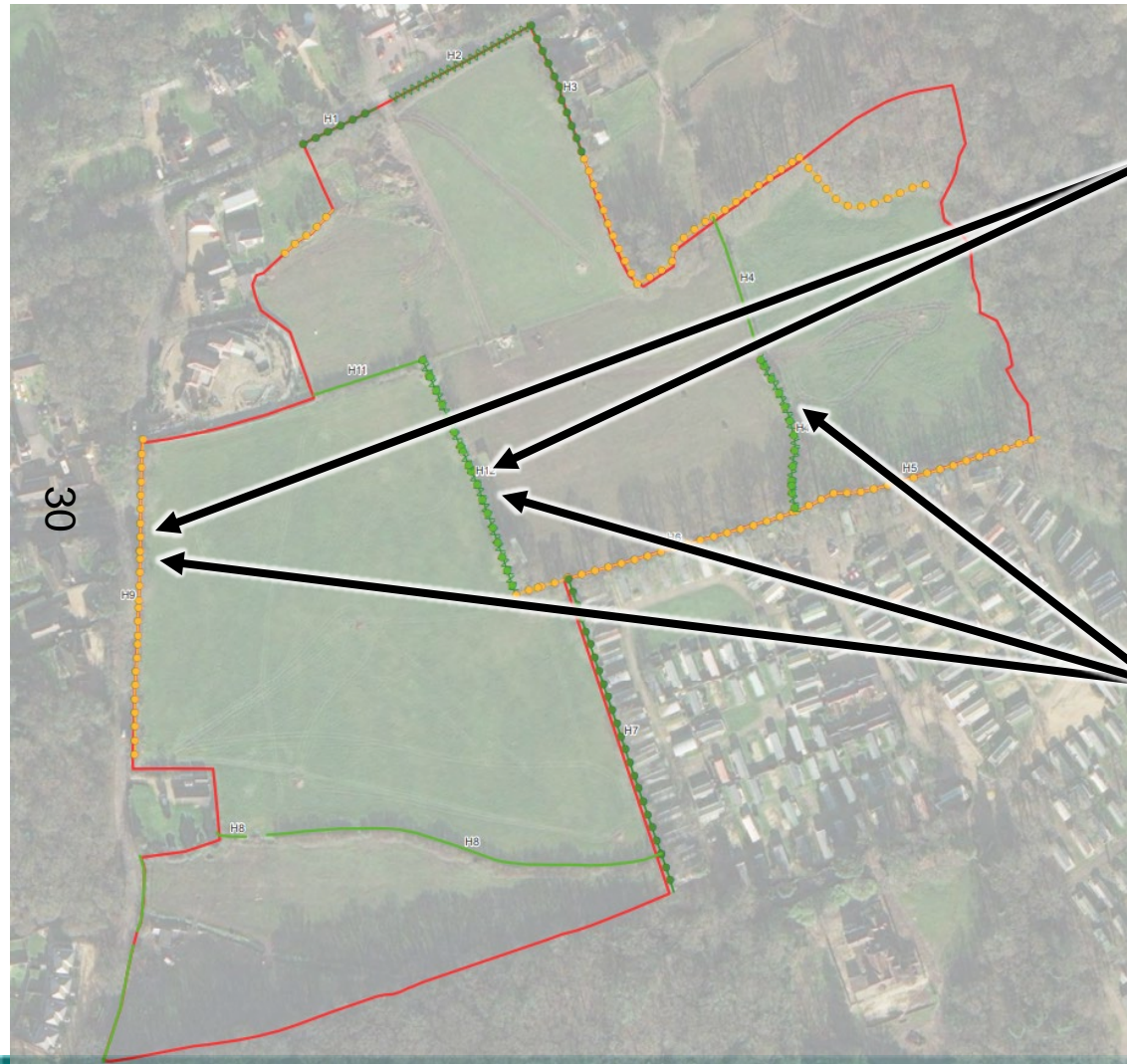
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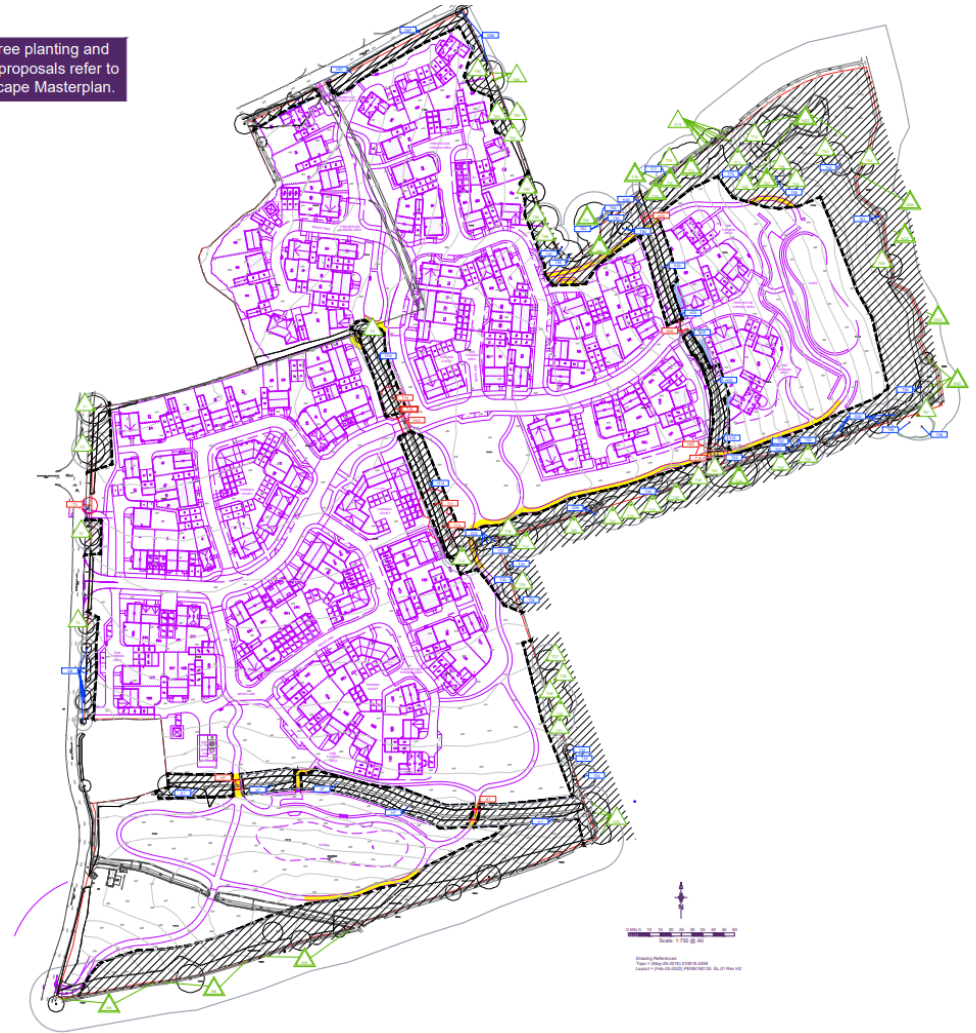
Tree and Hedgerow loss and new planting



● Tree Loss

● Hedgerow loss

For new tree planting and landscape proposals refer to the Landscape Masterplan.



ANRG, Public Open Space and Landscape Strategy

North/ south
green link

Play
area

Enhance and
create new
hedgerows

Wildflower
meadows

Structural
planting/ buffer to
SINC/Woodland

ANRG



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Flooding and Surface Water Drainage



Main river

NFSFRA Fluvial

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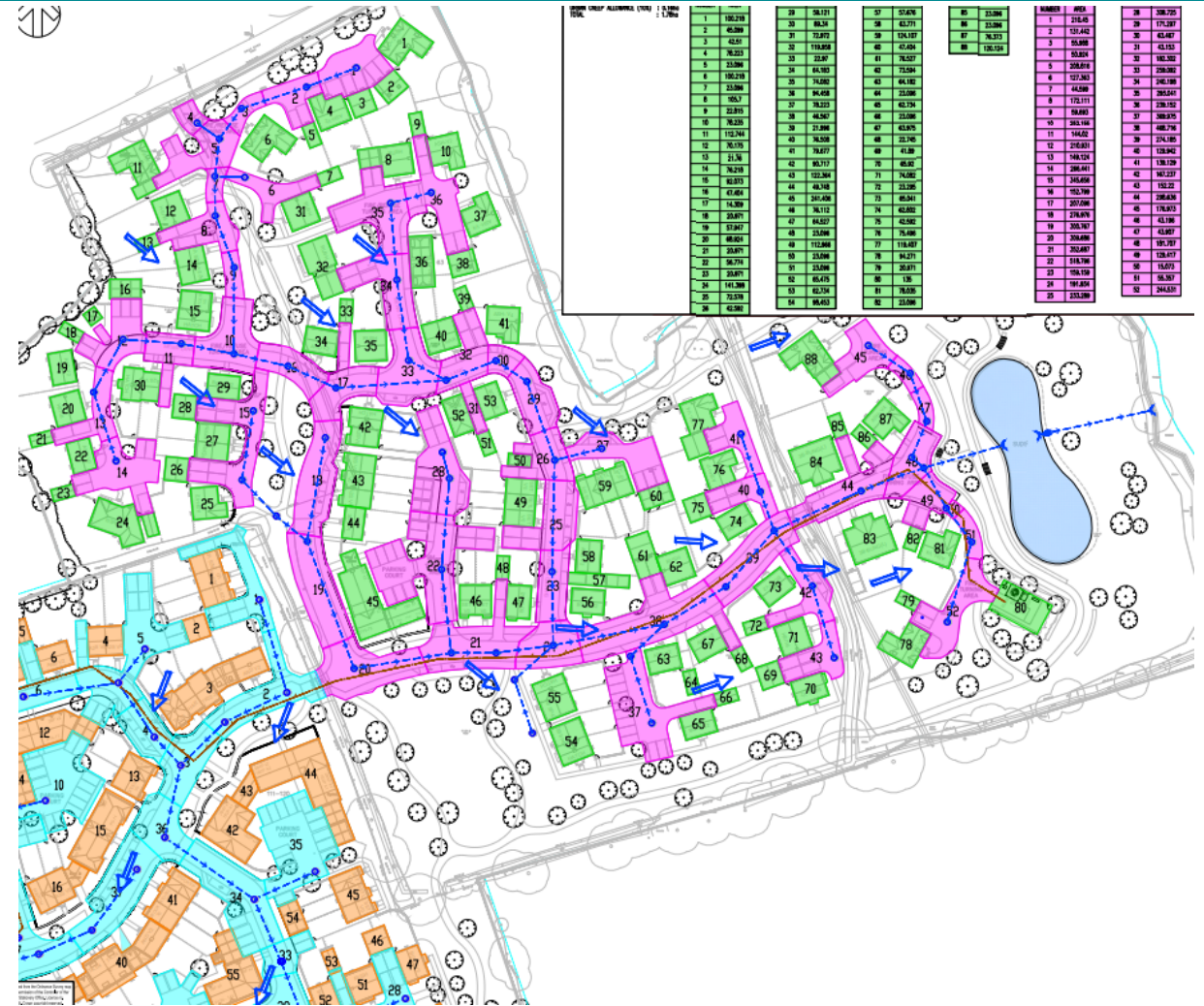
- Zone 2
- Zone 3a
- Zone 3b



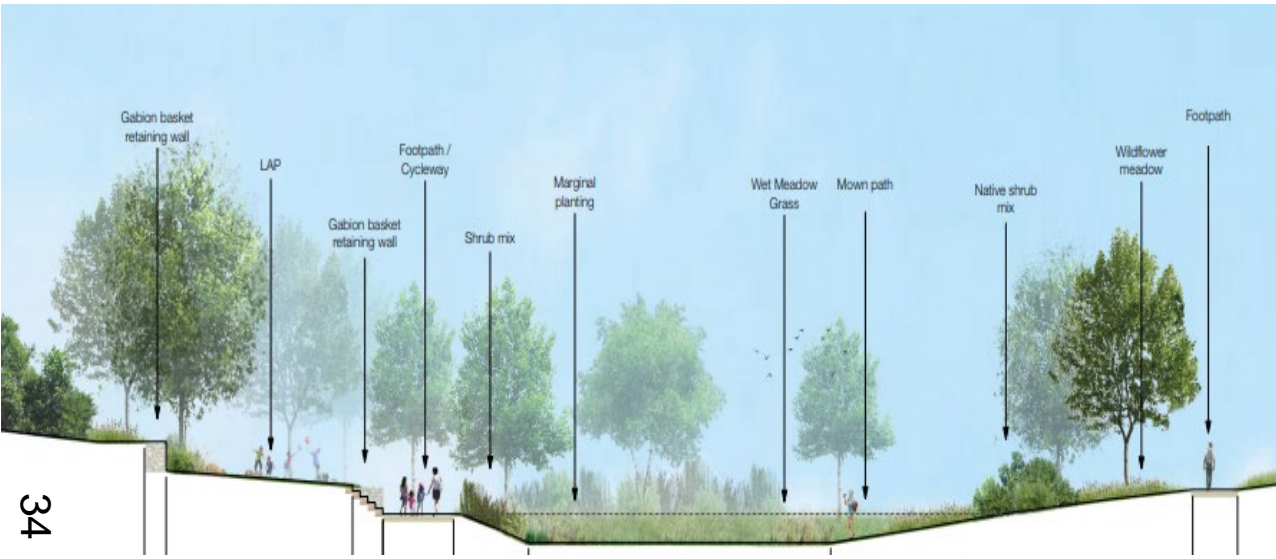
Edge of residential development

Surface Water Drainage Strategy

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Surface Water Drainage features



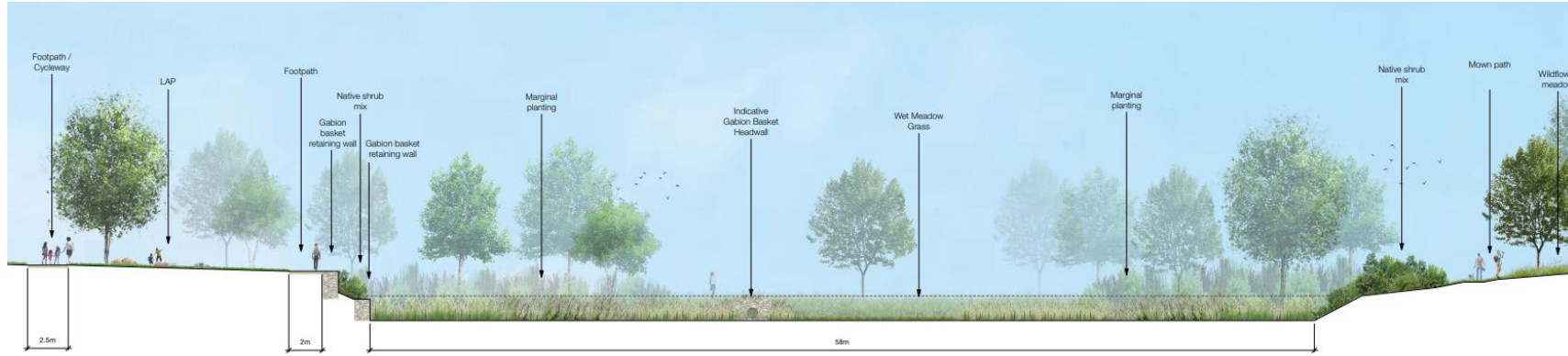
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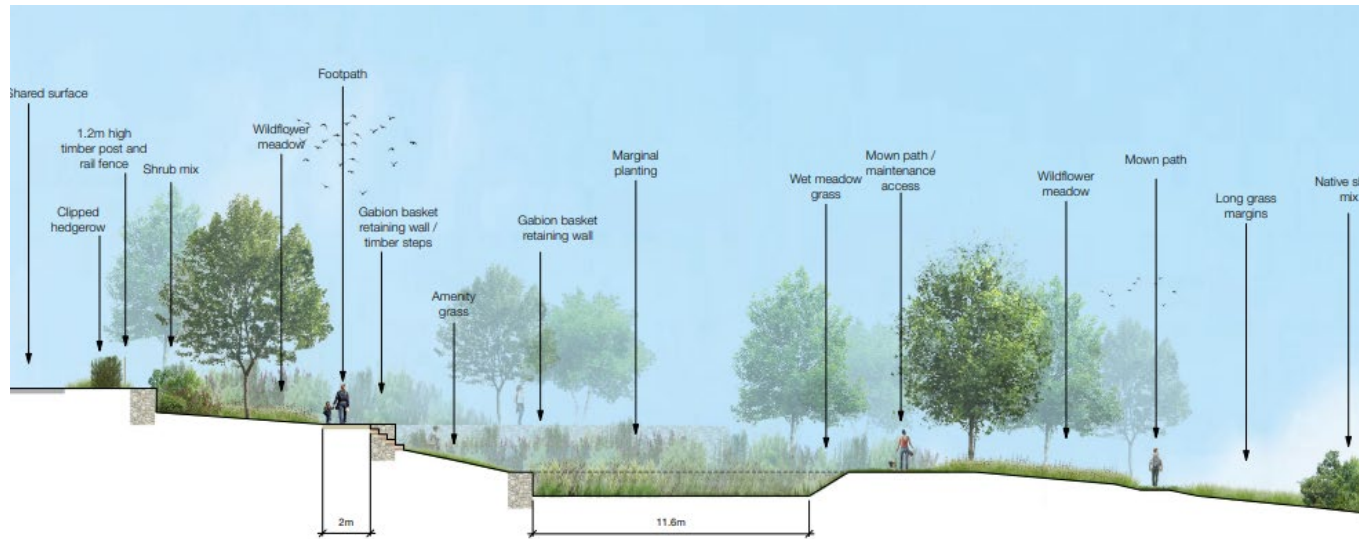
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Surface Water Drainage features

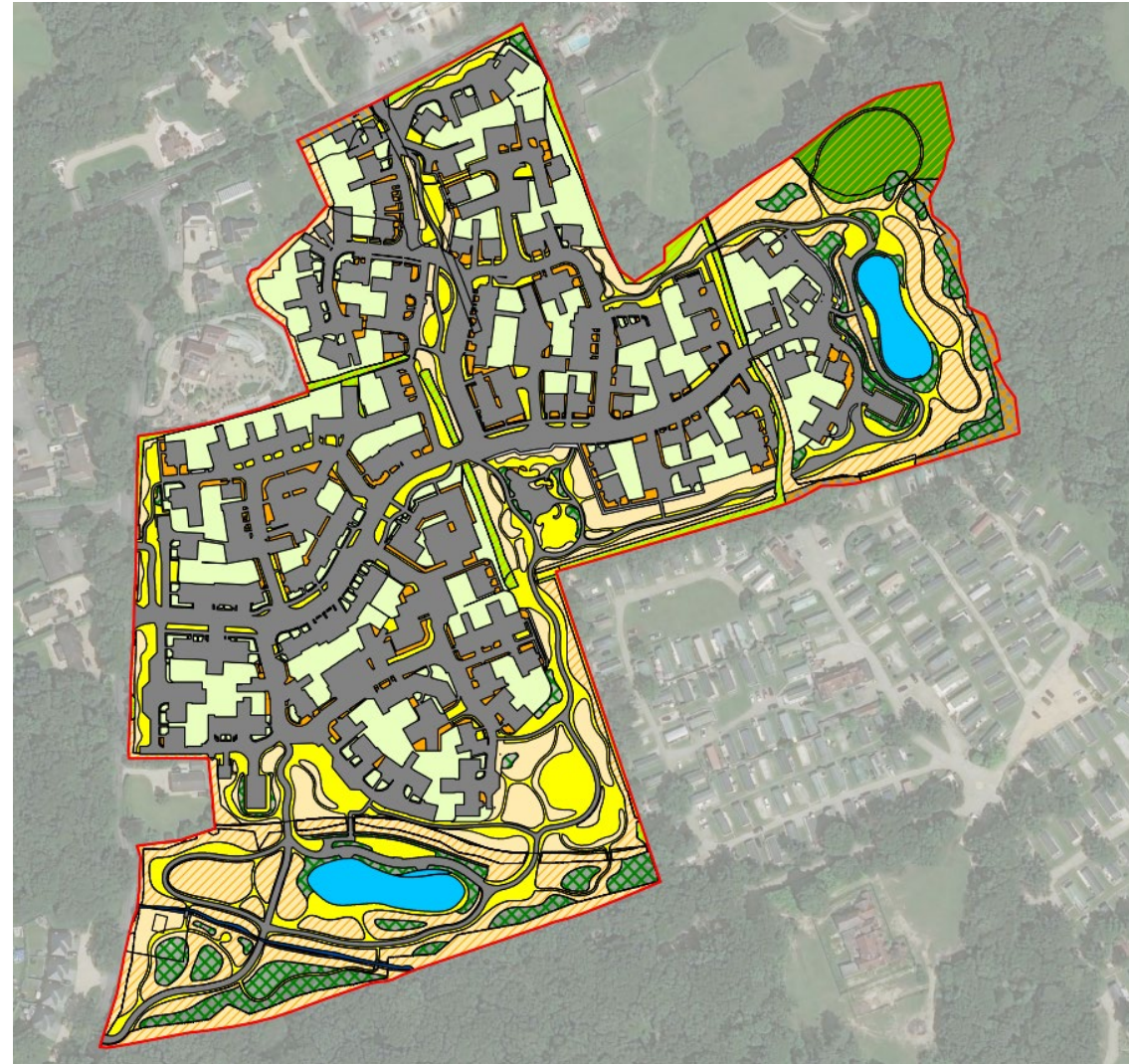


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Ecology

- Proposed development will provide at least 10% BNG
- Protection measures during construction
- Lighting Strategy to protect bats
- The creation of species rich meadows
- Significant new tree planting, structural planting hedgerows and SUDs,
- New bat and bird boxes, bee bricks, bat tiles, swift bricks
- Buffer to SINC

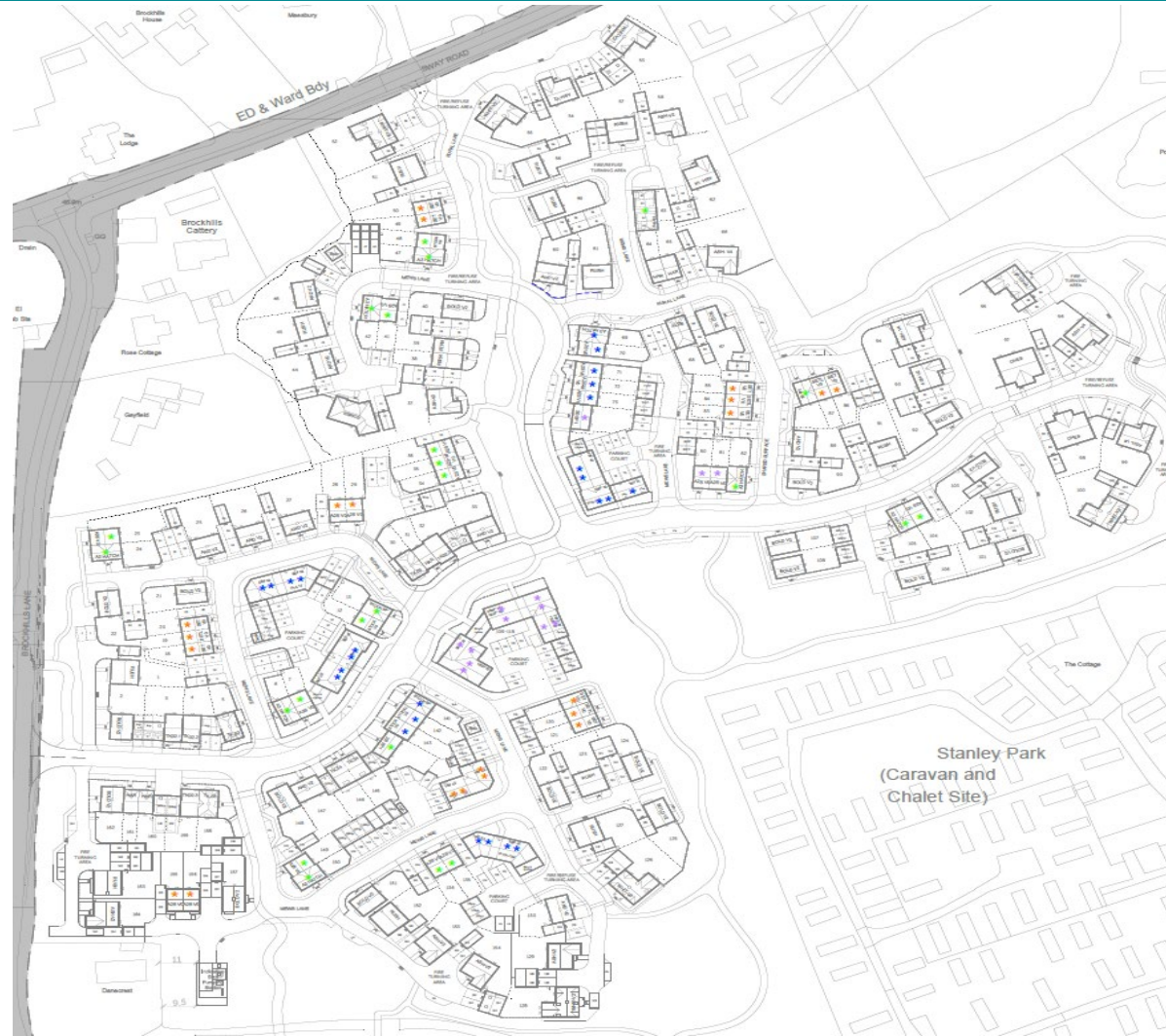


Affordable Housing

50% Affordable Housing

- 21 First Homes
- 13 Social Rent
- 25 Affordable Rent
- 23 Shared Ownership

37

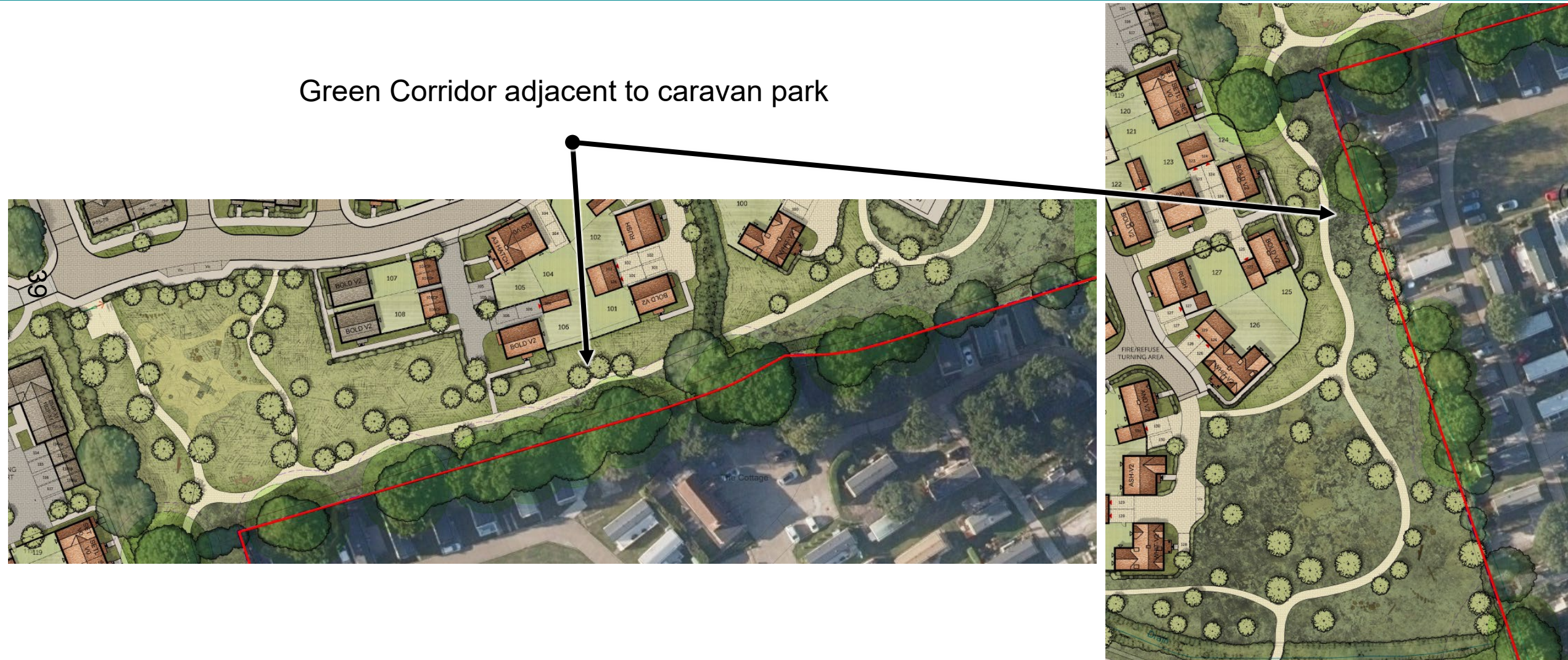


Residential amenity



Residential amenity

Green Corridor adjacent to caravan park



Site photographs

View of site from
Brockhills Lane



View of site from
Sway Road



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Site photographs

Stanley Caravan Park



South of site and SINC



Site photographs

Stream through south of site



Danestream to east of site



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Summary

- The Officers report sets out the detailed planning assessment including planning balance.
- The site is allocated for a residential development of at least 130 homes in the Local Plan
- The proposal will also make a significant contribution towards the Councils five year land supply and 50% of the dwellings, which equates to 82 dwellings will be affordable units
- Over 4.5 hectares of Green Infrastructure including more than 100 new trees planted

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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 planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in this report; such agreement to be completed by end of Dec 2023
 - (ii) any associated Agreement to secure the delivery of off site formal open space provision, and that no further comments are received by the 16th December 2022 that raise additional material or substantive objections beyond the representations already received in relation to the proposed amendments made dated 29th November 2022
 - (iii) the imposition of the conditions set out in the Officer report and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions

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Supplementary plans and photographs



Supplementary plans and photographs



Supplementary plans and photographs

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Supplementary plans and photographs



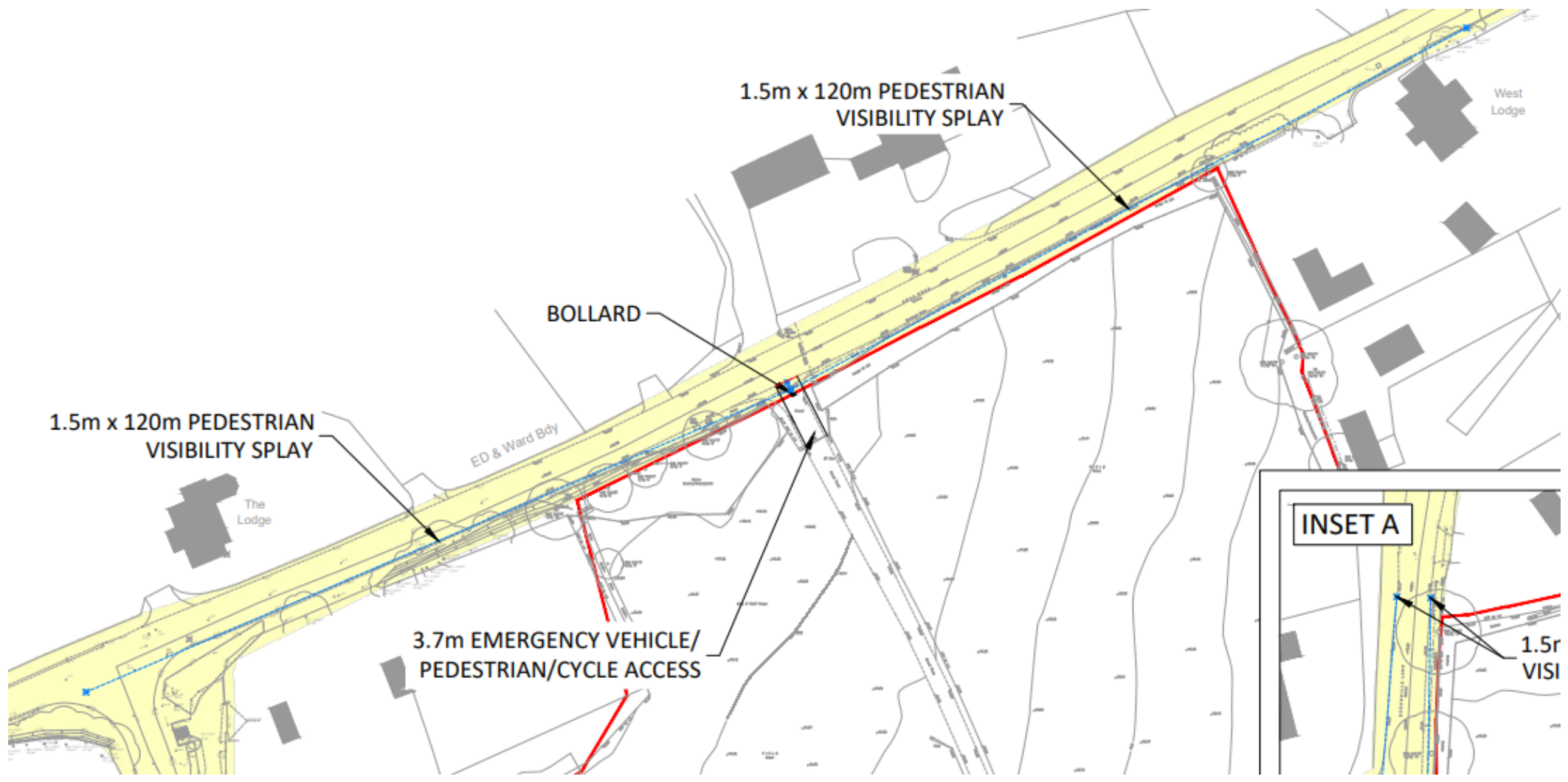
Supplementary plans and photographs



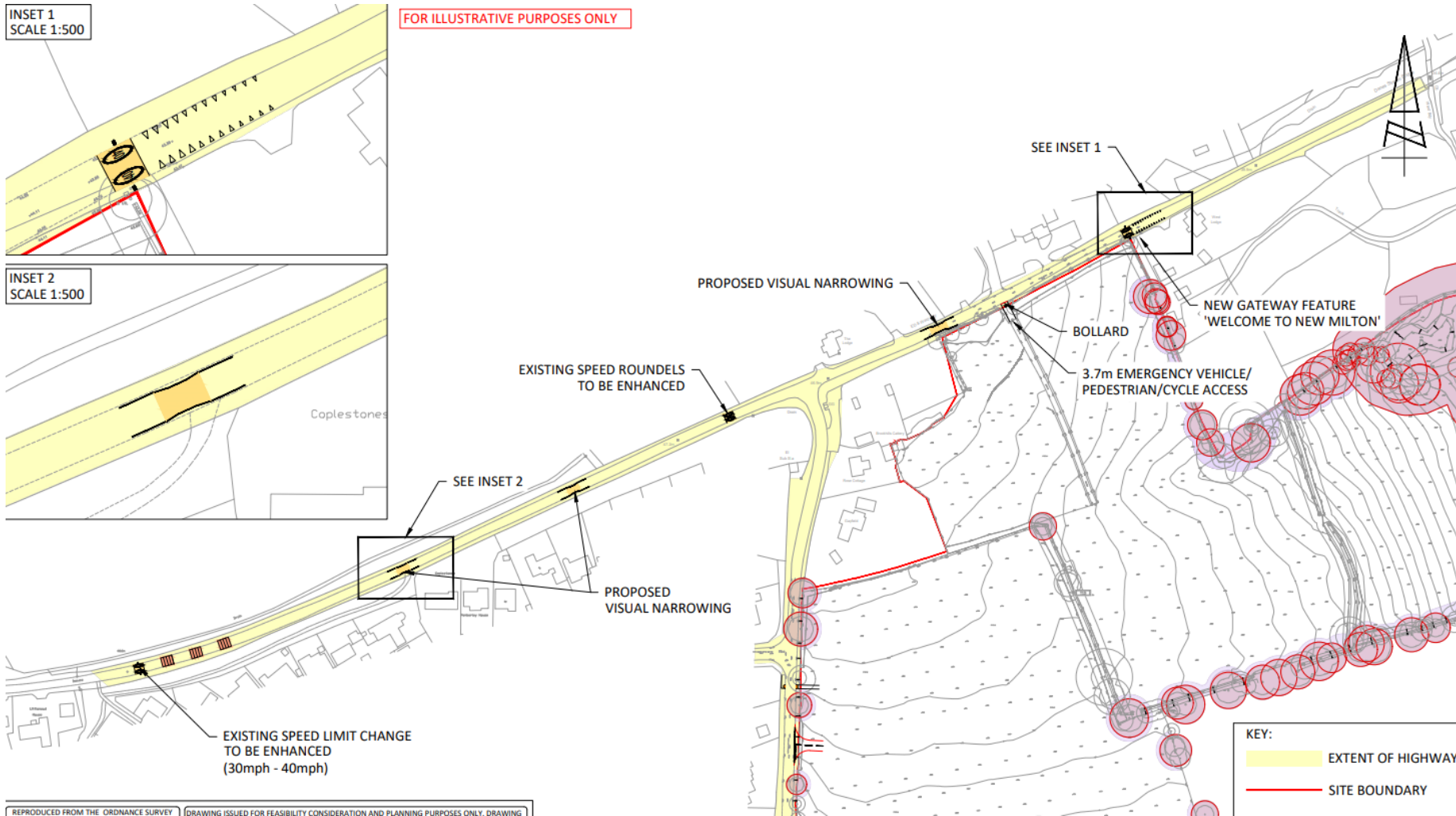
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Supplementary plans and photographs

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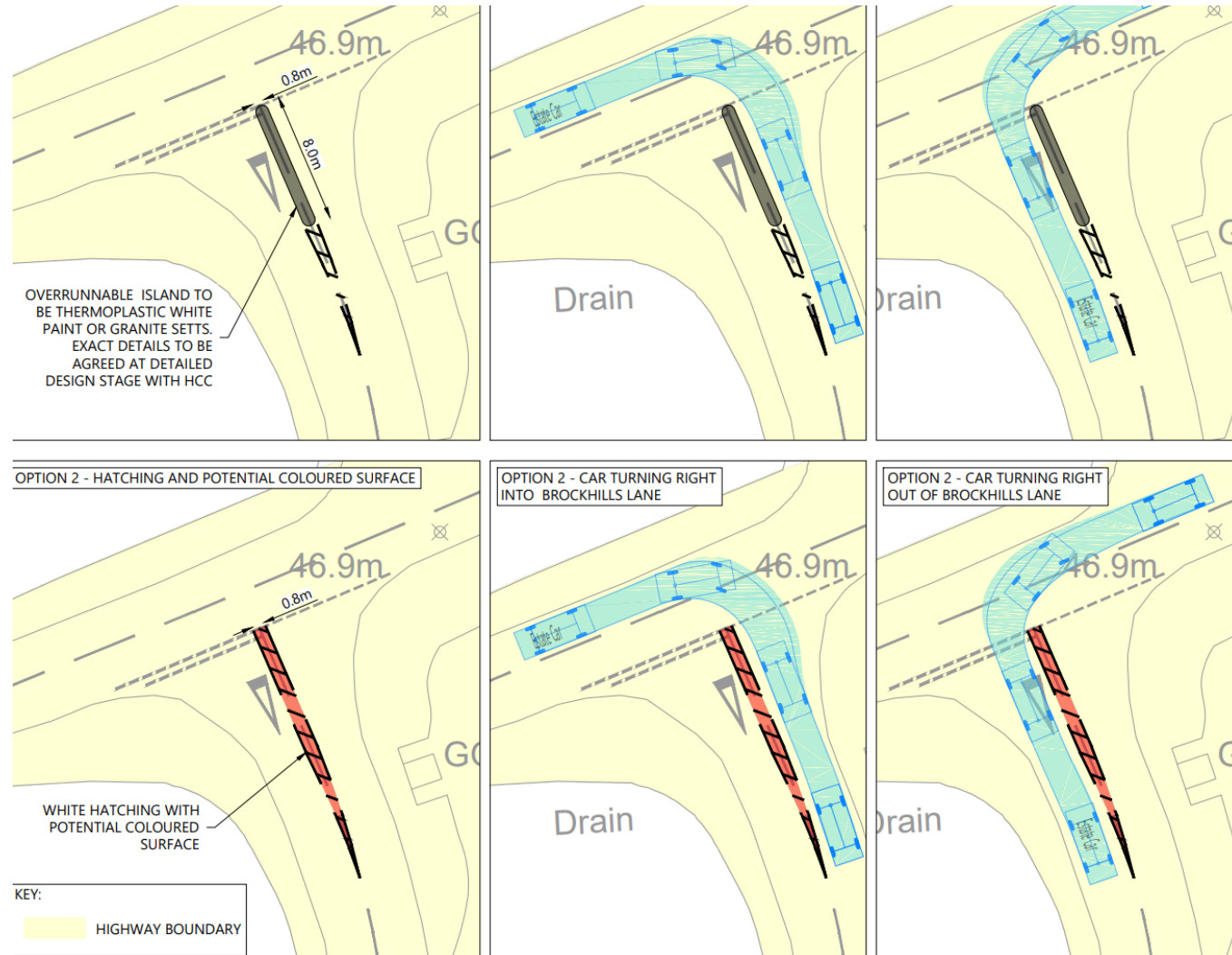
Supplementary plans and photographs



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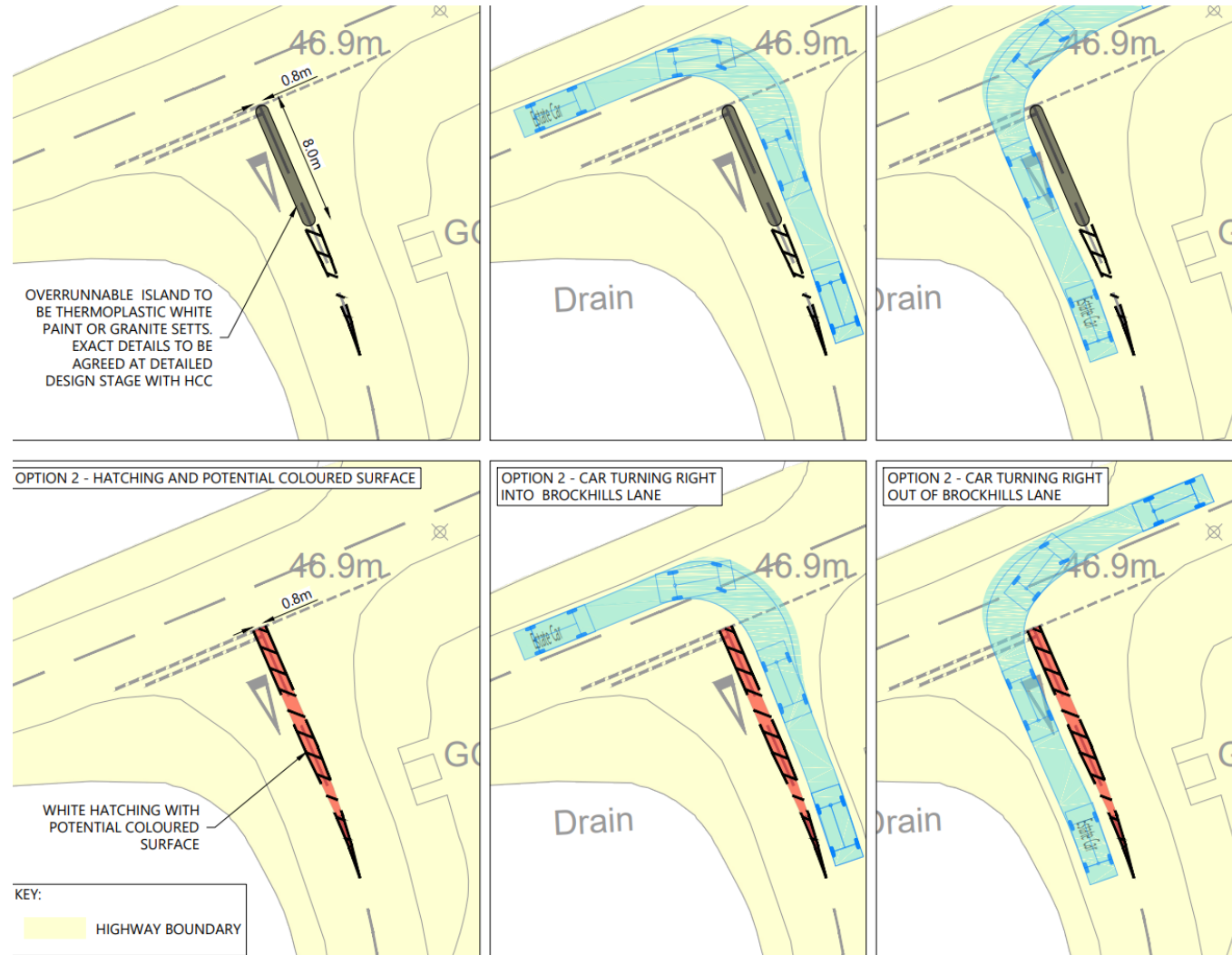
Supplementary plans and photographs

52



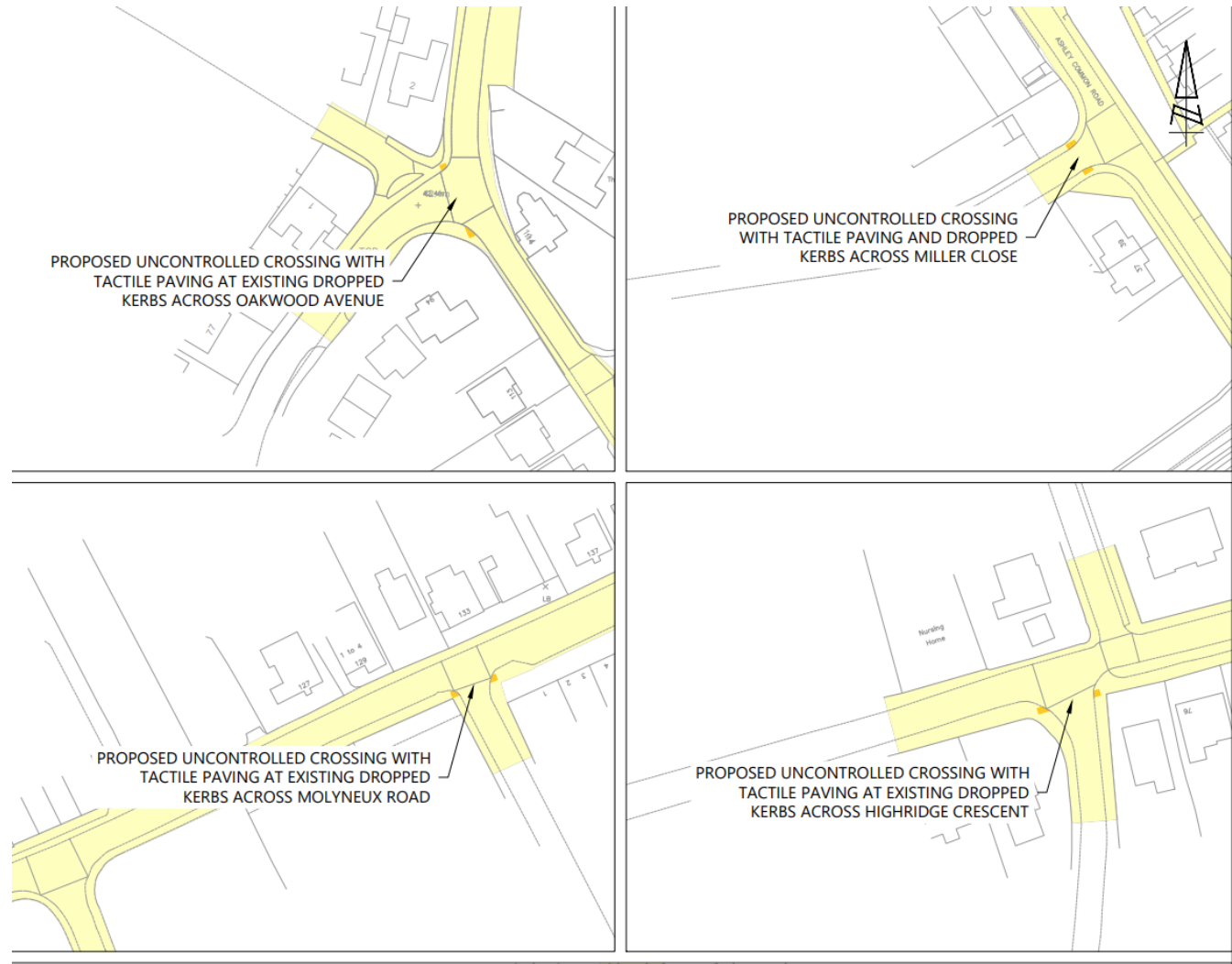
Supplementary plans and photographs

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Supplementary plans and photographs

54



Supplementary plans and photographs

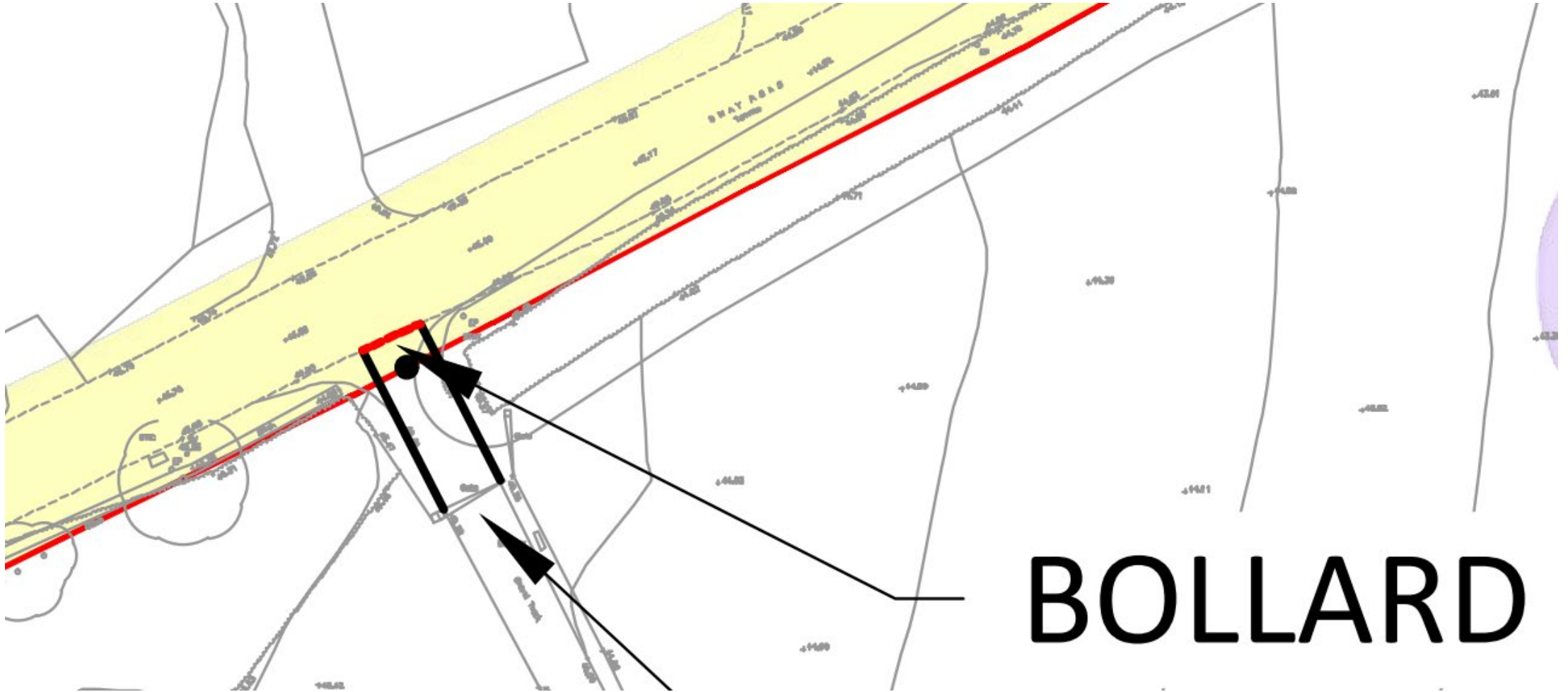
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SCALE BAR @ 1:1000

Supplementary plans and photographs

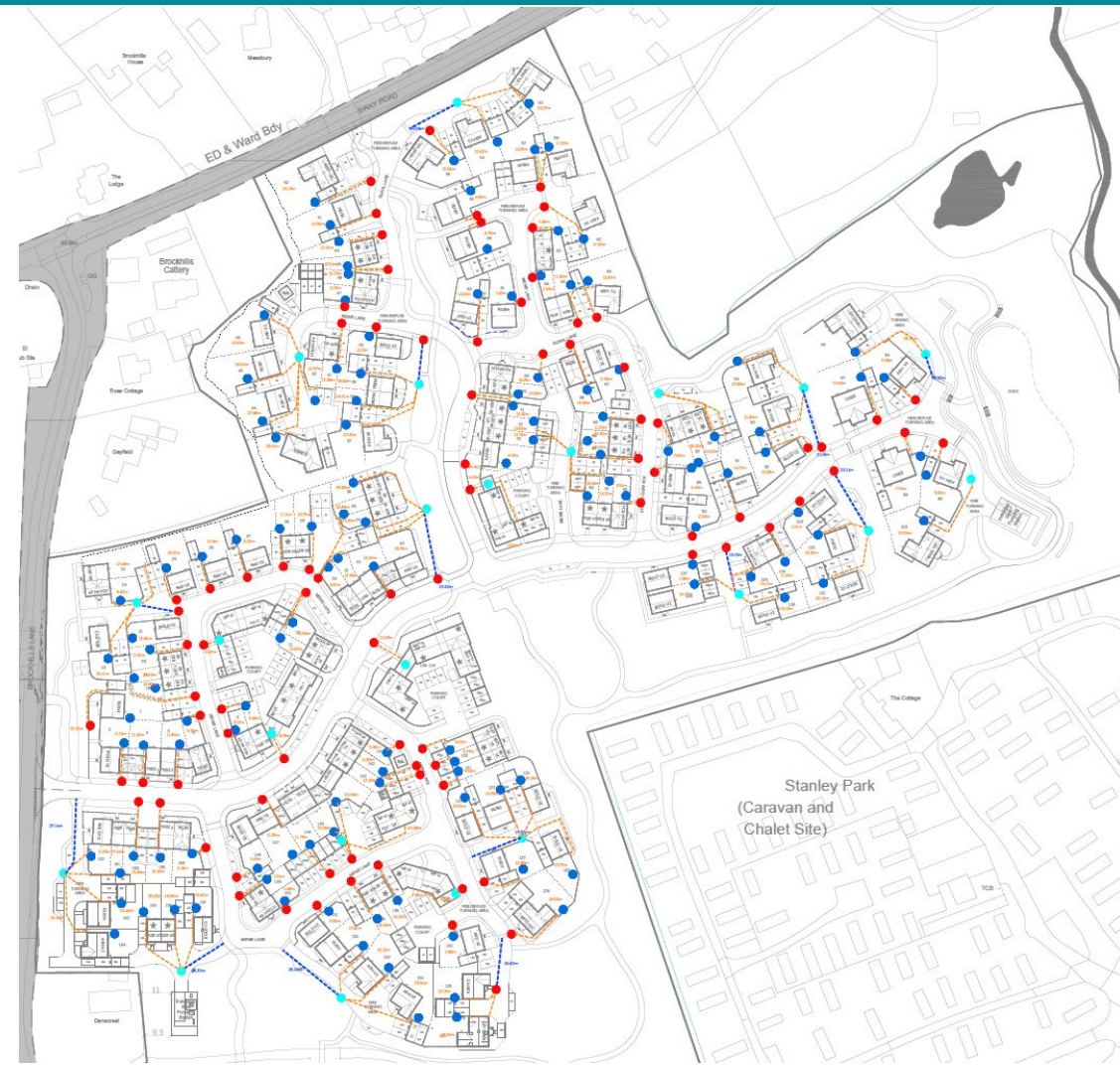
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BOLLARD

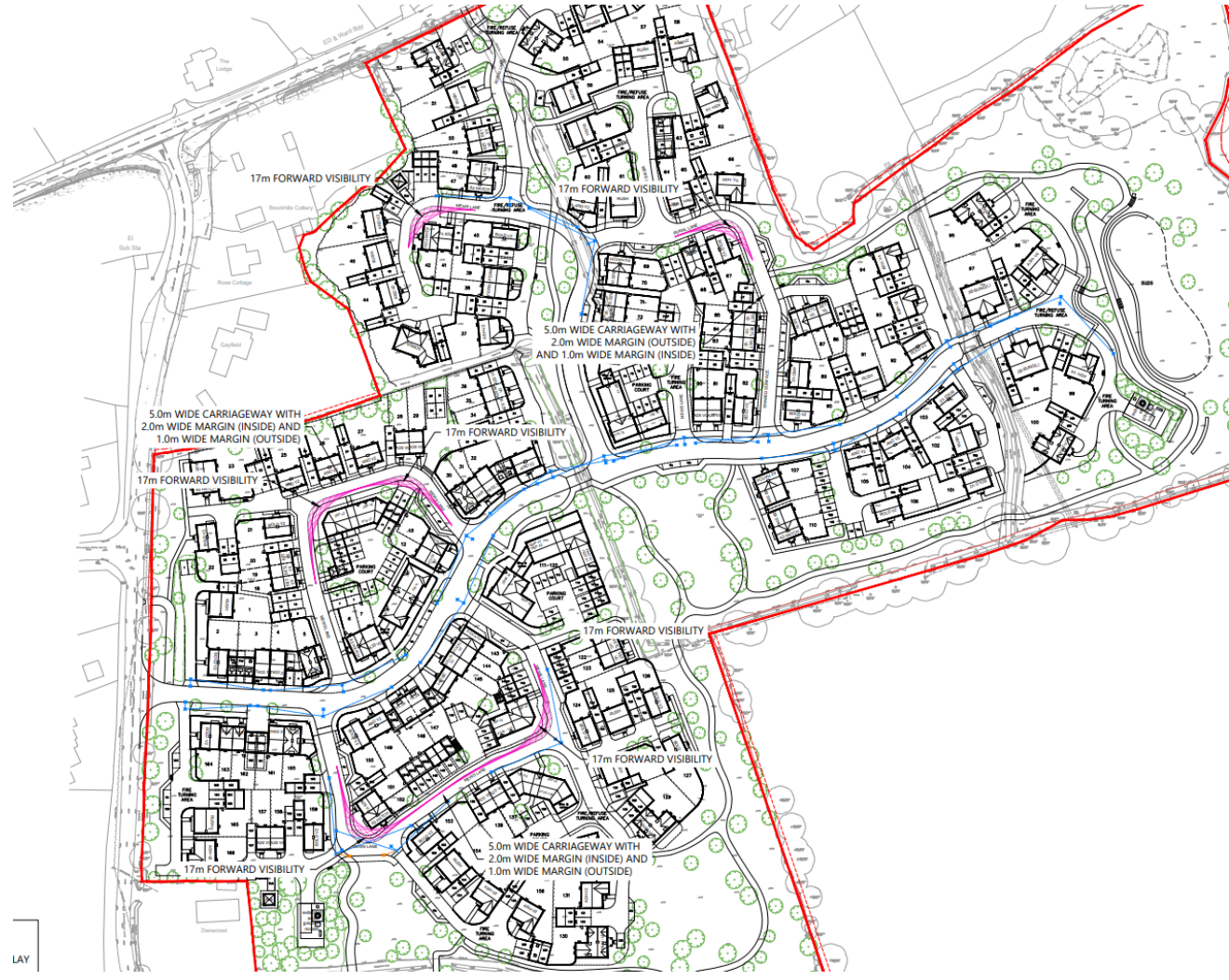
Supplementary plans and photographs

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Supplementary plans and photographs

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Supplementary plans and photographs

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Supplementary plans and photographs

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Supplementary plans and photographs

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Supplementary plans and photographs



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Supplementary plans and photographs



Supplementary plans and photographs



Supplementary plans and photographs

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End of Presentation from December meeting

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December Committee Deferral

- Members raised concerns in relation to the highway safety, in particular the crossing point along Brockhills Road for pedestrians, recognising that the volume of traffic using this road would increase
- Members felt that additional technical information was required in relation to highway safety and the volume of traffic using the road prior to making a decision on the application
- Members agreed that the application should be deferred to allow for additional technical highway safety information to be provided to demonstrate that the proposed development would have an acceptable impact on the local highway network, the residual cumulative impacts on the roads will not be severe and that the access arrangements would be safe, sustainable and meet the appropriate needs of the highway users



Introduction

Post December 2022 Committee actions and developments

To respond to the issues raised by Members, the applicant has submitted a Highway Technical Note. The Technical Note provides details on the following:

- A detailed explanation of highway matters and how this affects the proposed development and the decision making process for the planning application
- Details of the alignment, width and nature of Brockhills Lane
- Further clarification of the proposed access strategy
- Further clarification and understanding in relation to the traffic surveys carried out, methodology used, estimated level of traffic generation and resultant impacts on the highway network and junctions
- Highway enhancements measures and improvements proposed

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Policy Position

National Planning Policy Guidance (NPPF)

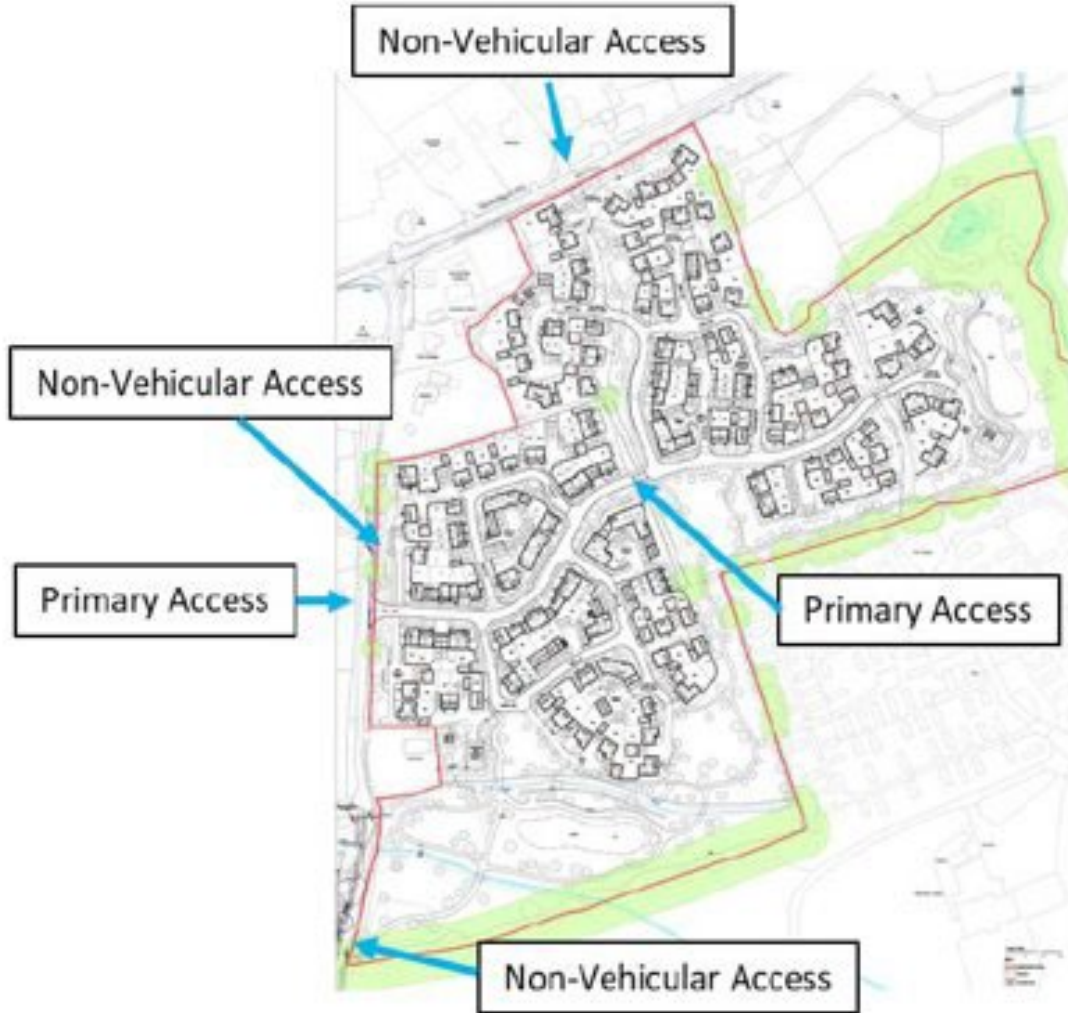
- The assessment required by the NPPF is, two-fold.
- First, it requires an assessment as to whether a development would result in an unacceptable impact on highway safety, and secondly, whether the residual cumulative impacts on the road network would be severe. It is against these Framework test the application proposal needs to be considered.

Local Plan Policy: Strategic Site 10 Land to the east of Brockhills Lane

- 'Masterplanning objections for the site, as illustrated in the concept Master Plan are to provide a new rural edge neighbourhood to New Milton by:
- 'Providing vehicular access from Brockhills Lane and assess whether there is a need for improvements to the Brockhills Lane and Sway Road junction, and providing pedestrian crossing points across Sway Road and Brockhills Lane to link to existing footpaths'
- The supporting text to the policy states 'Access from Brockhills Lane via a three-arm priority junction'

Local Plan Policy and Proposed Access Strategy

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Proposed Access Strategy

Brockhills Lane/ Sway
Road junction

Emergency Access

Hollands Wood Drive

Primary road

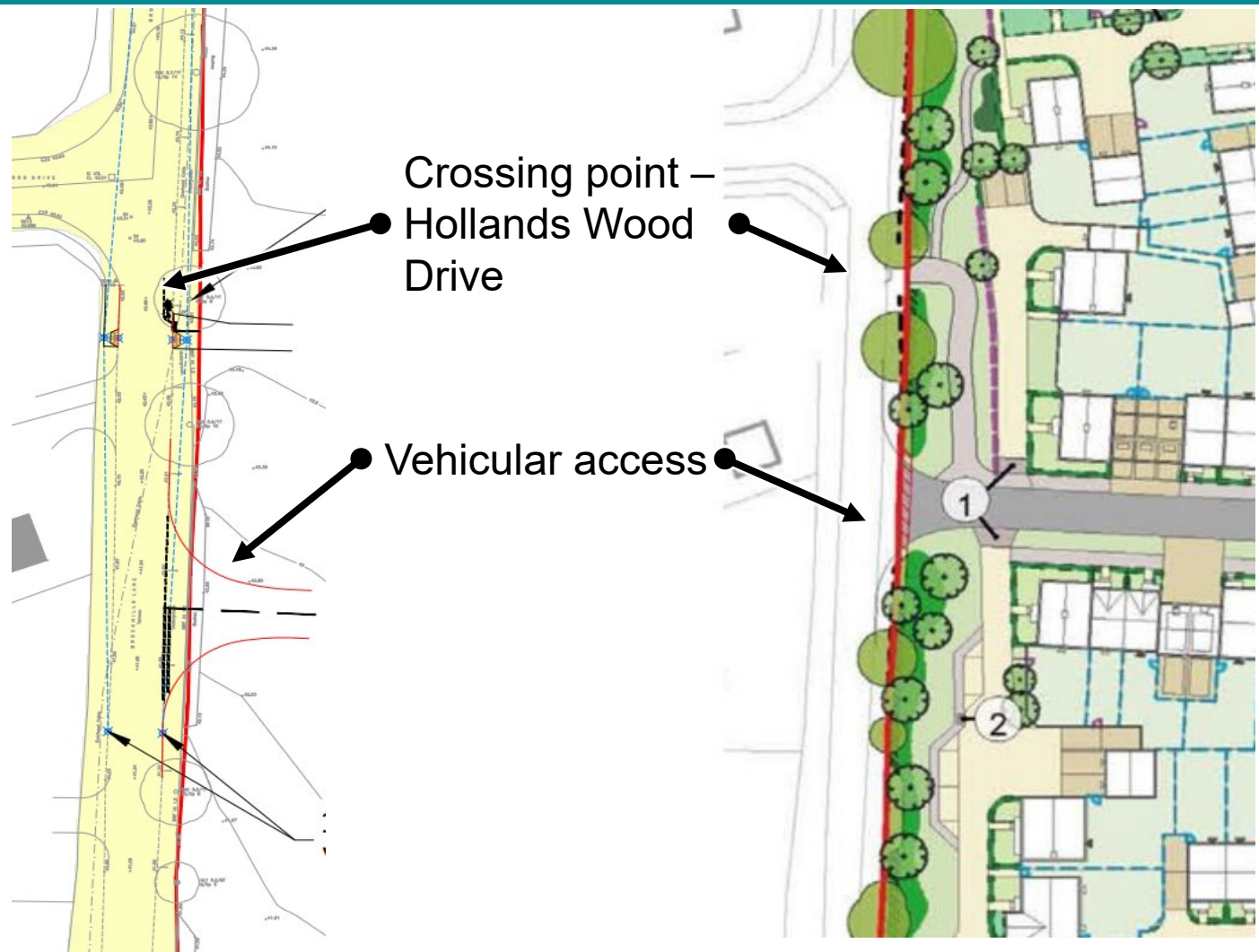
Vehicular Access

Footpath link to Brockhills
Lane



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Proposed Access Strategy onto Brockhills Lane



Proposed Access and visibility onto Brockhills Lane



View from access
looking south



Access



View from access
looking north



Access from
Hollands Wood
Drive

Potential for second/alternative access onto Sway Road

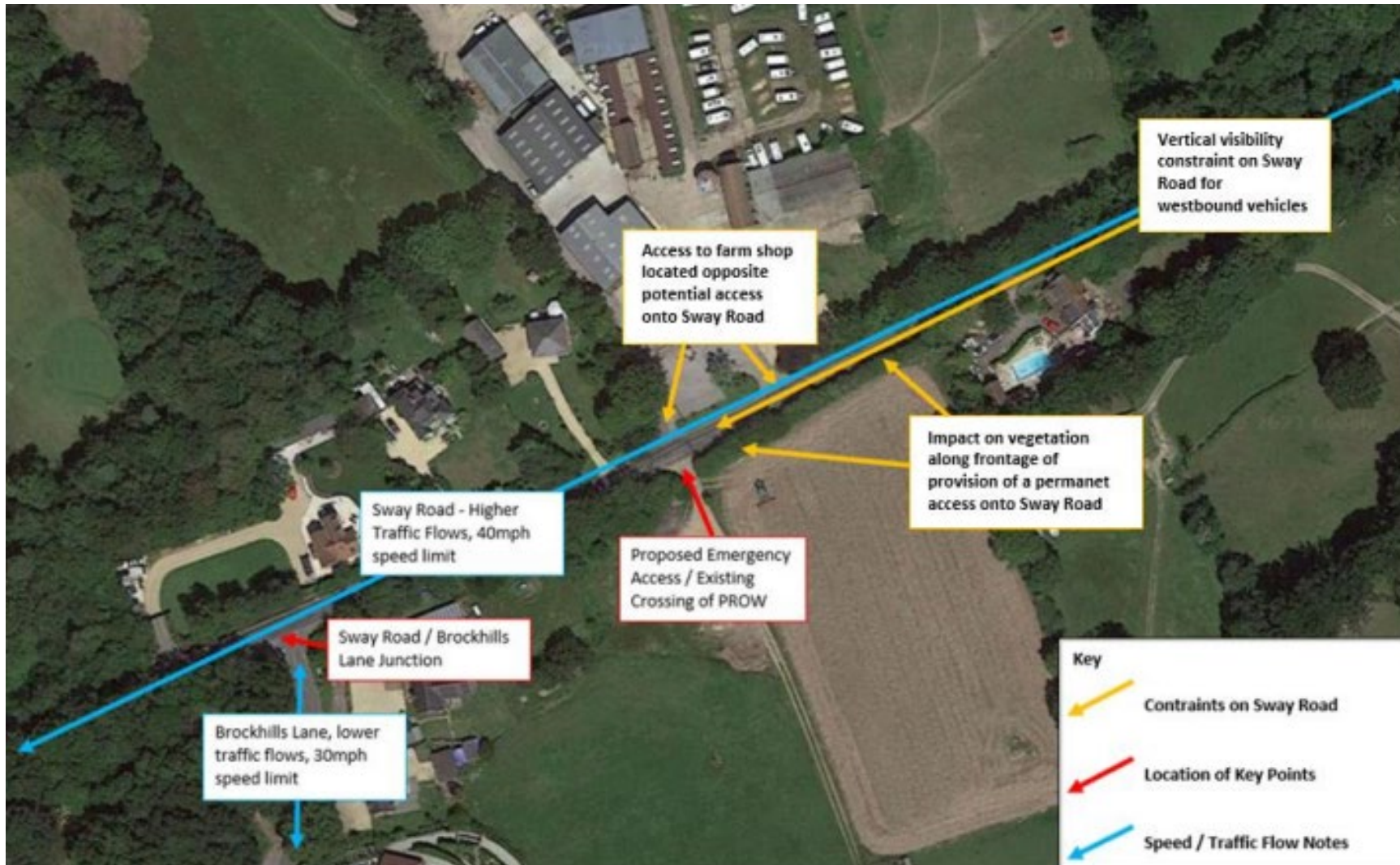
Key considerations

- The local plan policy does not require the proposed development to create an access into the site from Sway Road, nor does the policy require a second access to be provided into the site from Sway Road
- The vehicular access that is proposed onto Sway Road is for emergency purposes only
- The application must be assessed and determined on the proposal submitted i.e. whether the proposed access from Brockhills Lane will provide a safe arrangement to serve the proposed development



Possible limitations of creating access onto Sway Road

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Photographs of Sway Road



Accuracy of Traffic surveys and impacts of traffic generation

Traffic surveys

- A suite of traffic surveys carried out using standard methodology – Classified Turning Counts and Automatic Traffic Counts (video based manual counts moving through junctions and placement of counting tubes on roads)

Classified Turning Counts

- September 2016
- November 2019 (Basis of TA)
- May 2021

Automatic Traffic Count

- September 2016
- November 2019
- January 2020
- August 2020
- May 2021

- Comparisons of the survey data comparing different traffic surveys was carried out including seasonal use of local roads
- Hampshire County Council Highway Authority accept the methodology used for the traffic surveys

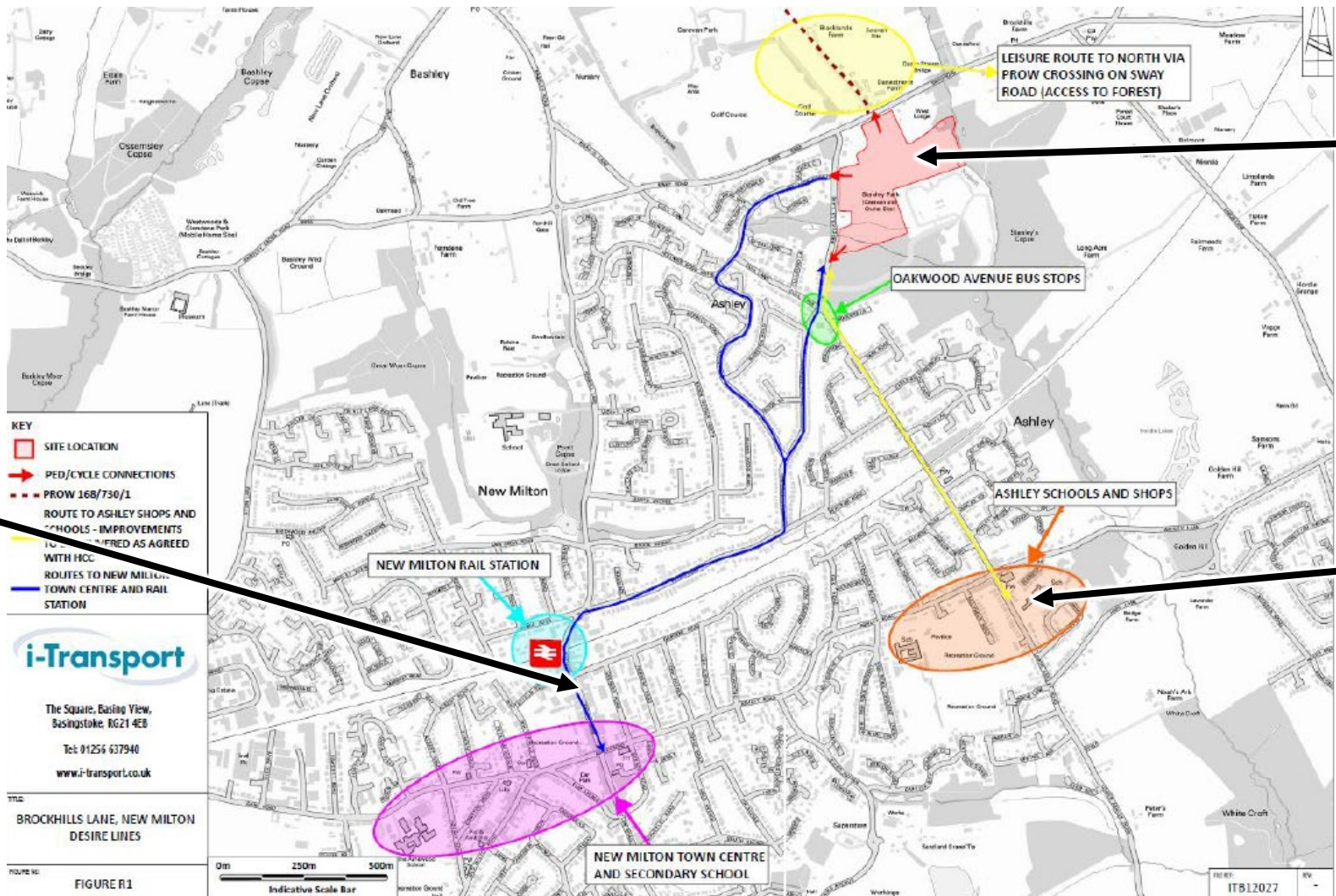
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Accuracy of Traffic surveys and impacts of traffic generation

- Trip generation from the proposed development calculated using TRICS data, which is an industry standard method of assessing the likely 2 way peak hour and daily trips
- Additional surveys carried out at Earlswood Park and Woodland Walk in New Milton, and the survey results showed higher trip generation compared to TRICS. These higher figures were used for the traffic impact assessment
- The trip generation figure was also based on 170 dwellings, not 164 dwellings as proposed in the application
- Traffic flows used are based on the surveyed year by adding the future predicted traffic growth to the 2019 surveys to forecast conditions in 2026
- The Highway Authority accepted the methodology used
- The results concluded that the site access junction and the nearby junctions modelled will operate well within capacity in peak times in the future year and the traffic impacts on Brockhills Lane and the local highway network are not significant or severe

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Sustainable connections to local facilities



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Town centre

Site

Ashley Parade and schools

Sustainable connections to local facilities

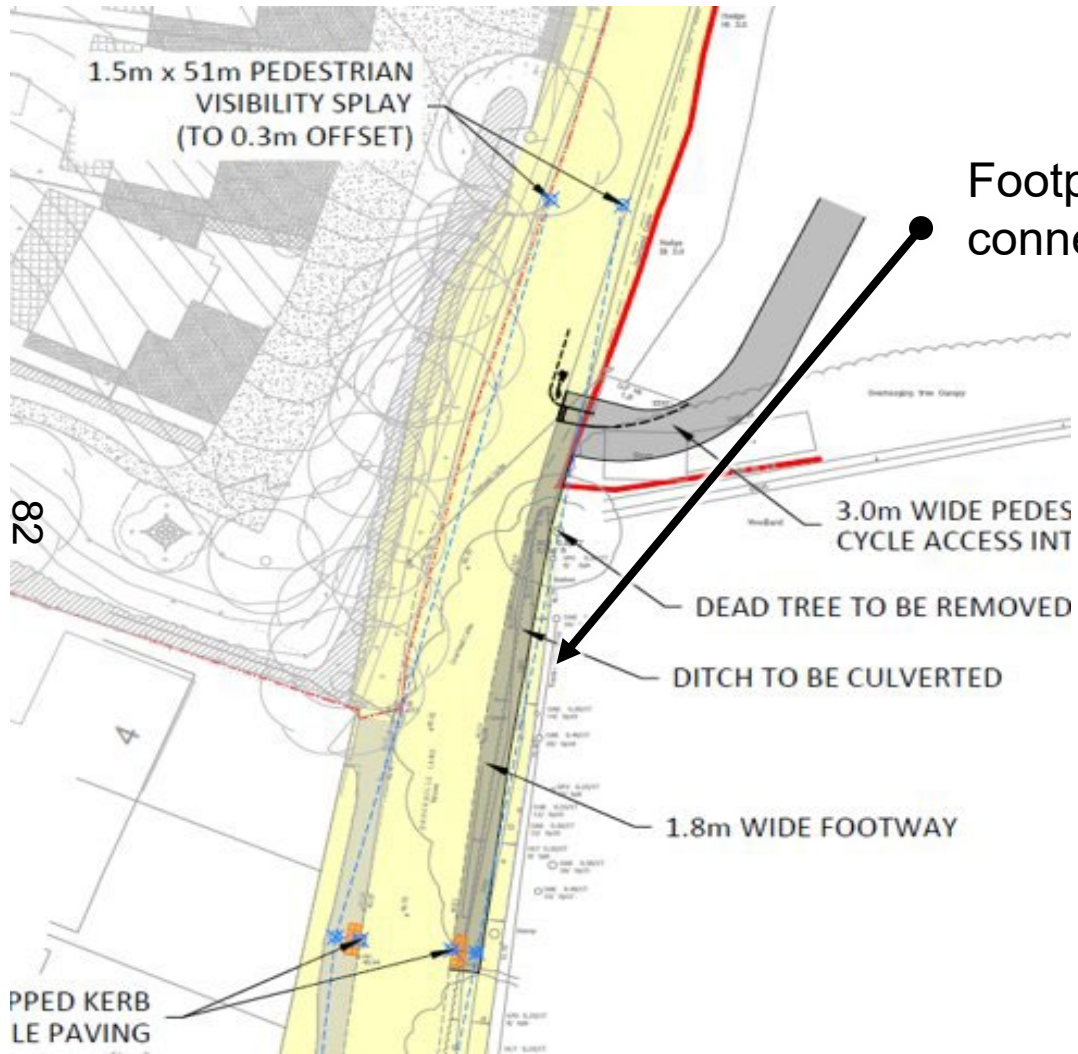
Hollands Wood Drive footpath connection



Application site

Brockhills Lane footpath connection

Brockhills Lane Footpath connection

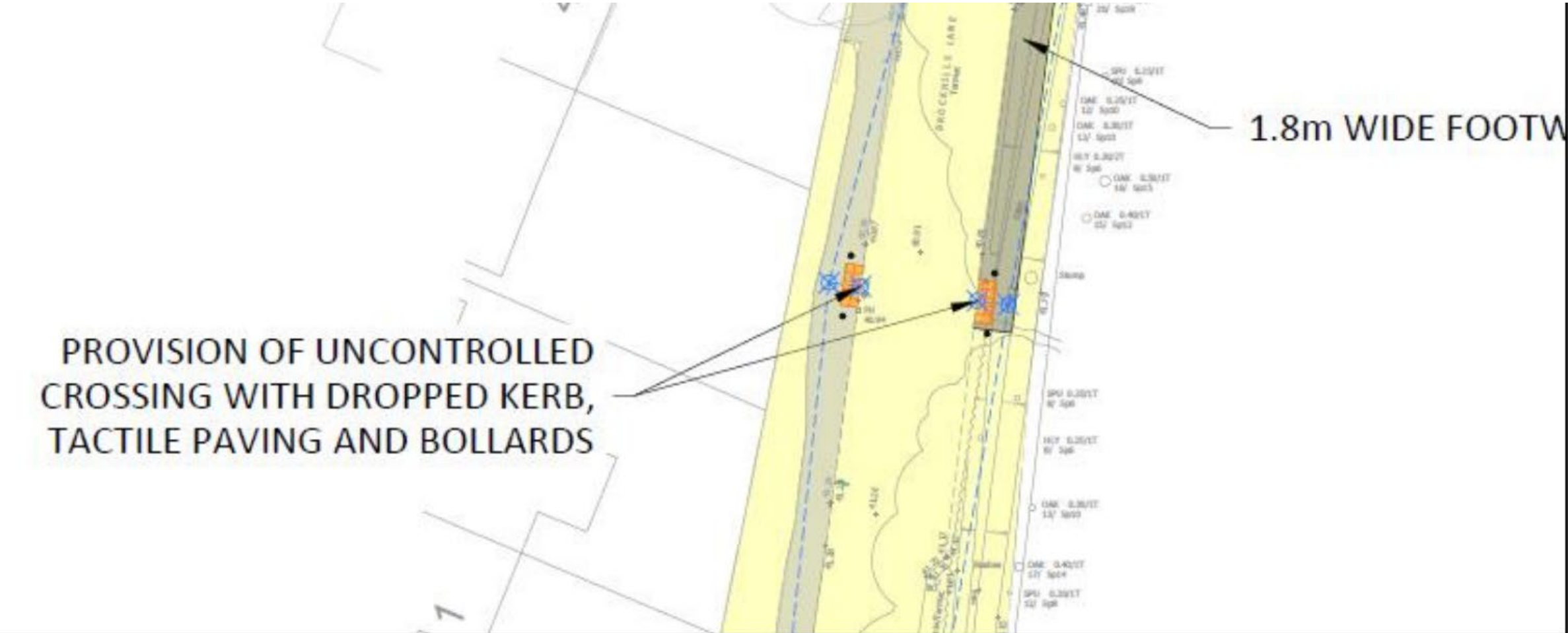


Footpath through ANRG to connect to Brockhills Lane



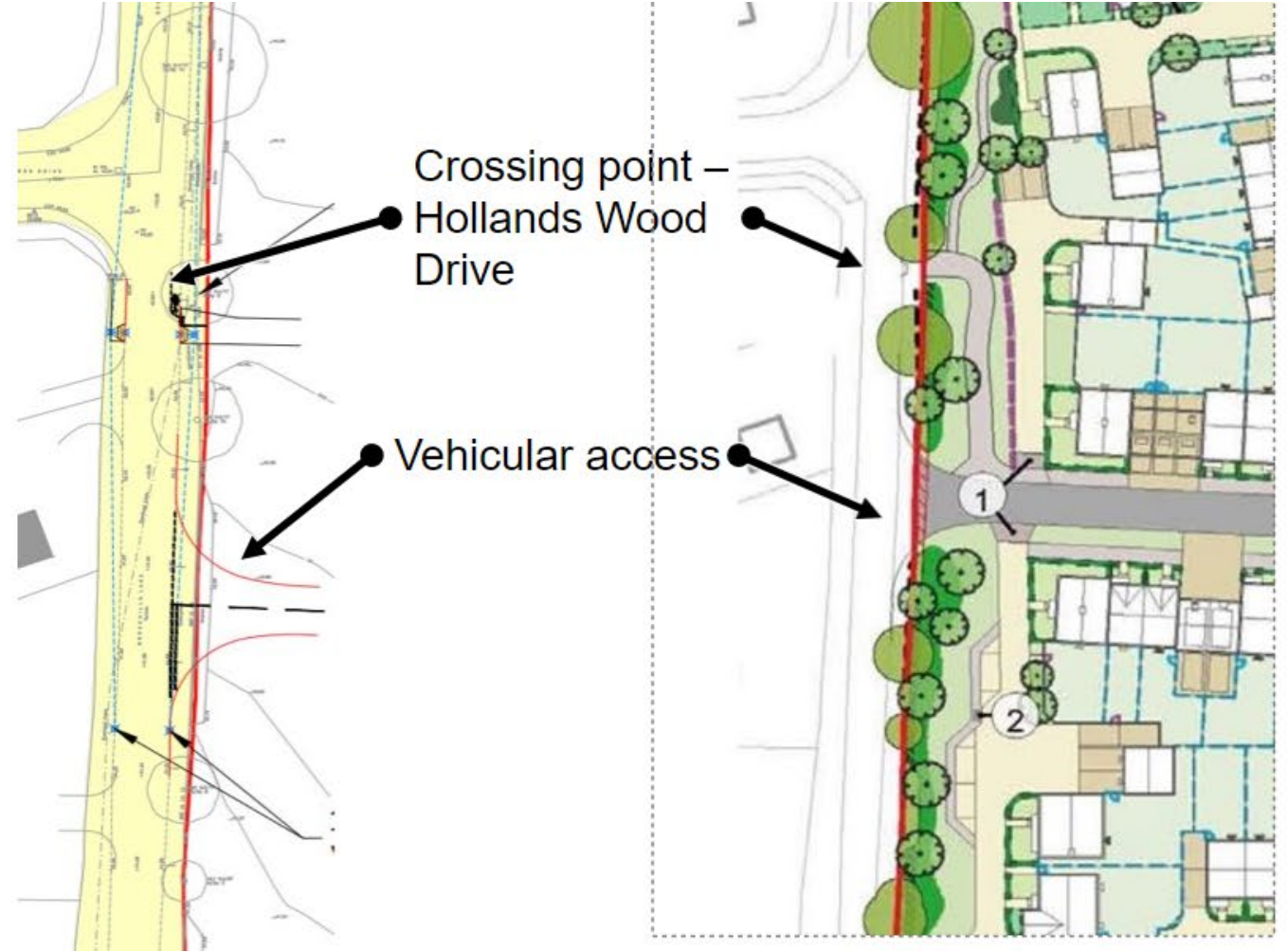
Brockhills Lane Footpath connection

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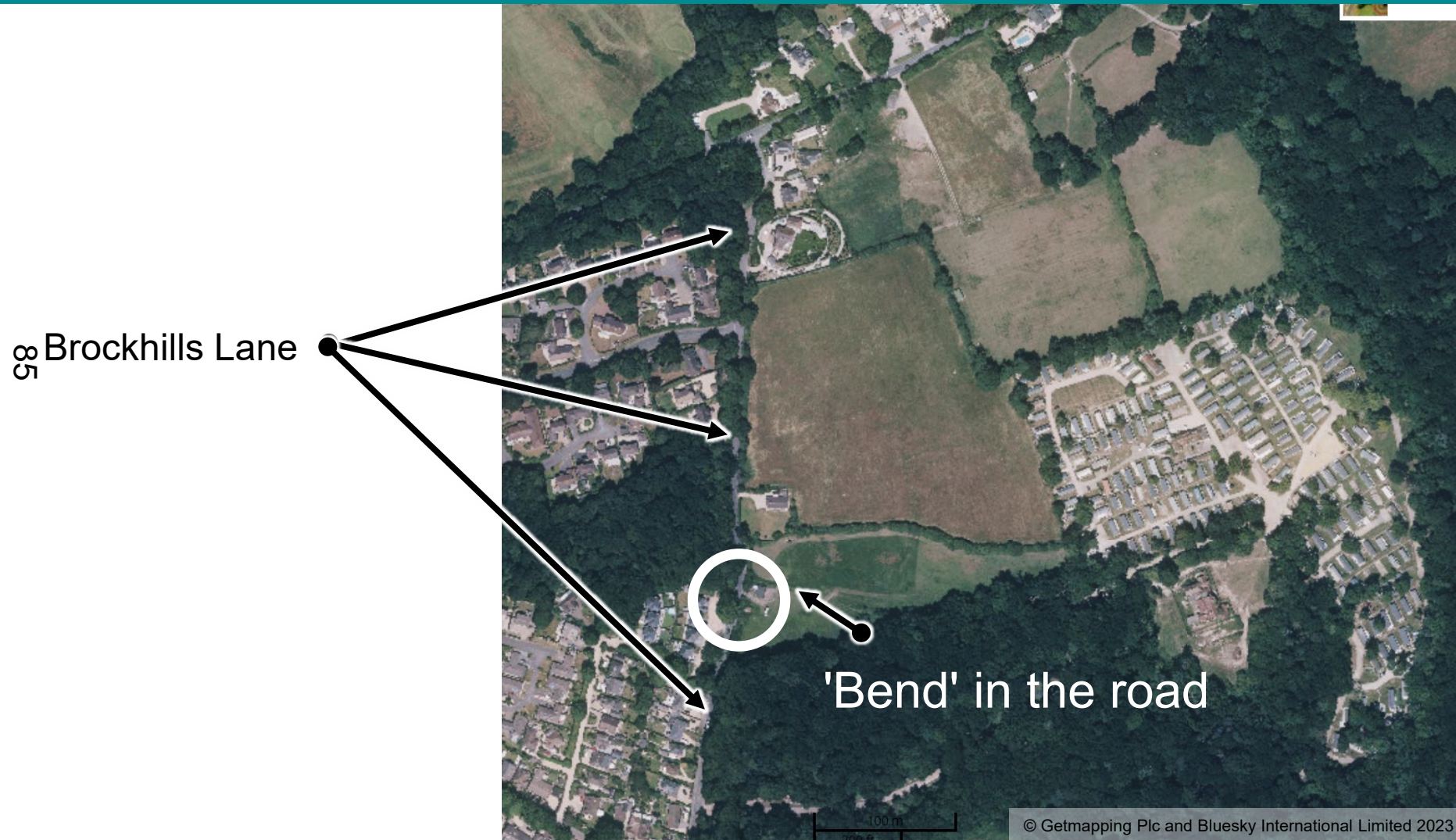


Hollands Wood Drive Footpath connection

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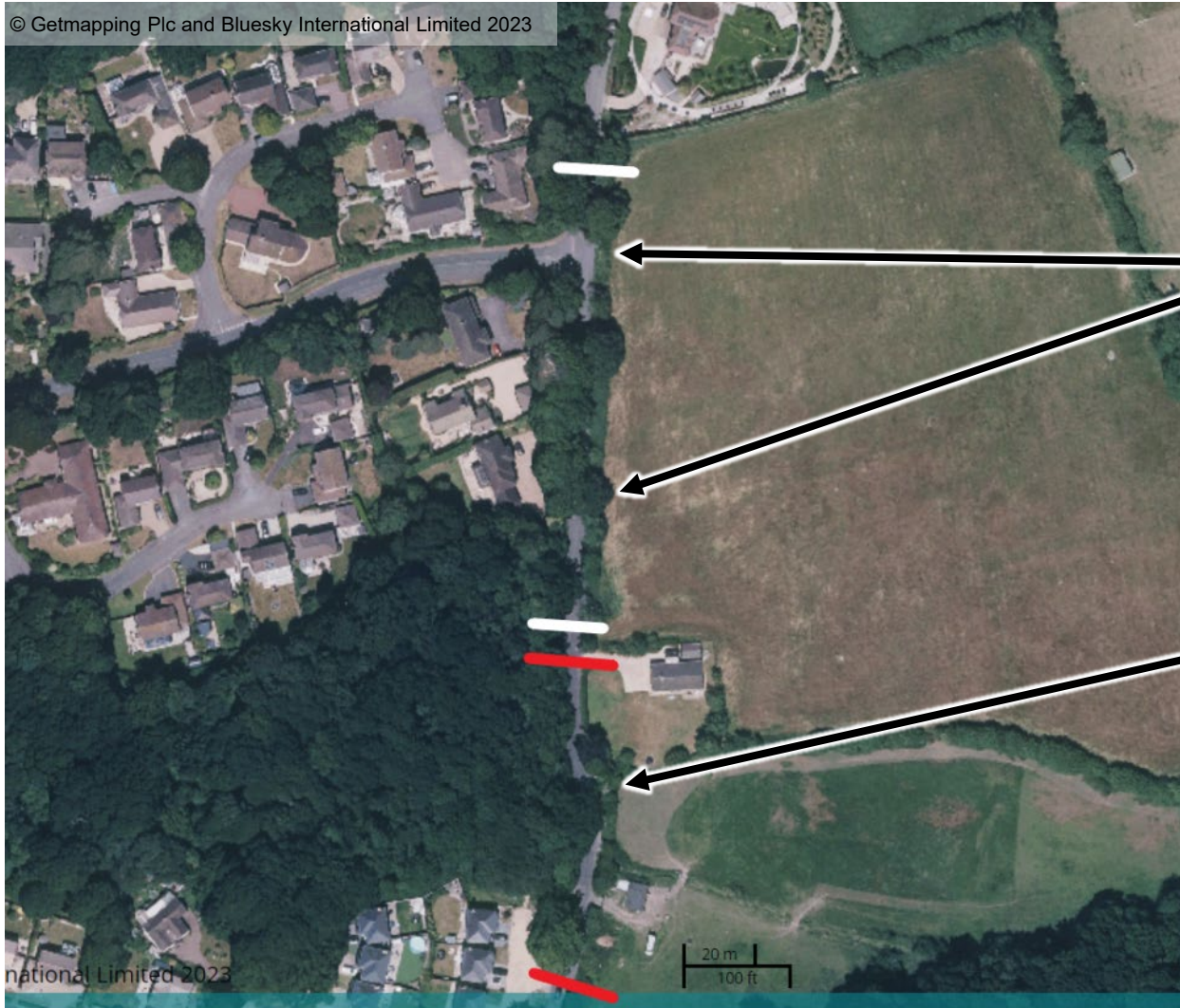


Brockhills Lane character, width and alignment



Brockhills Lane character, width and alignment

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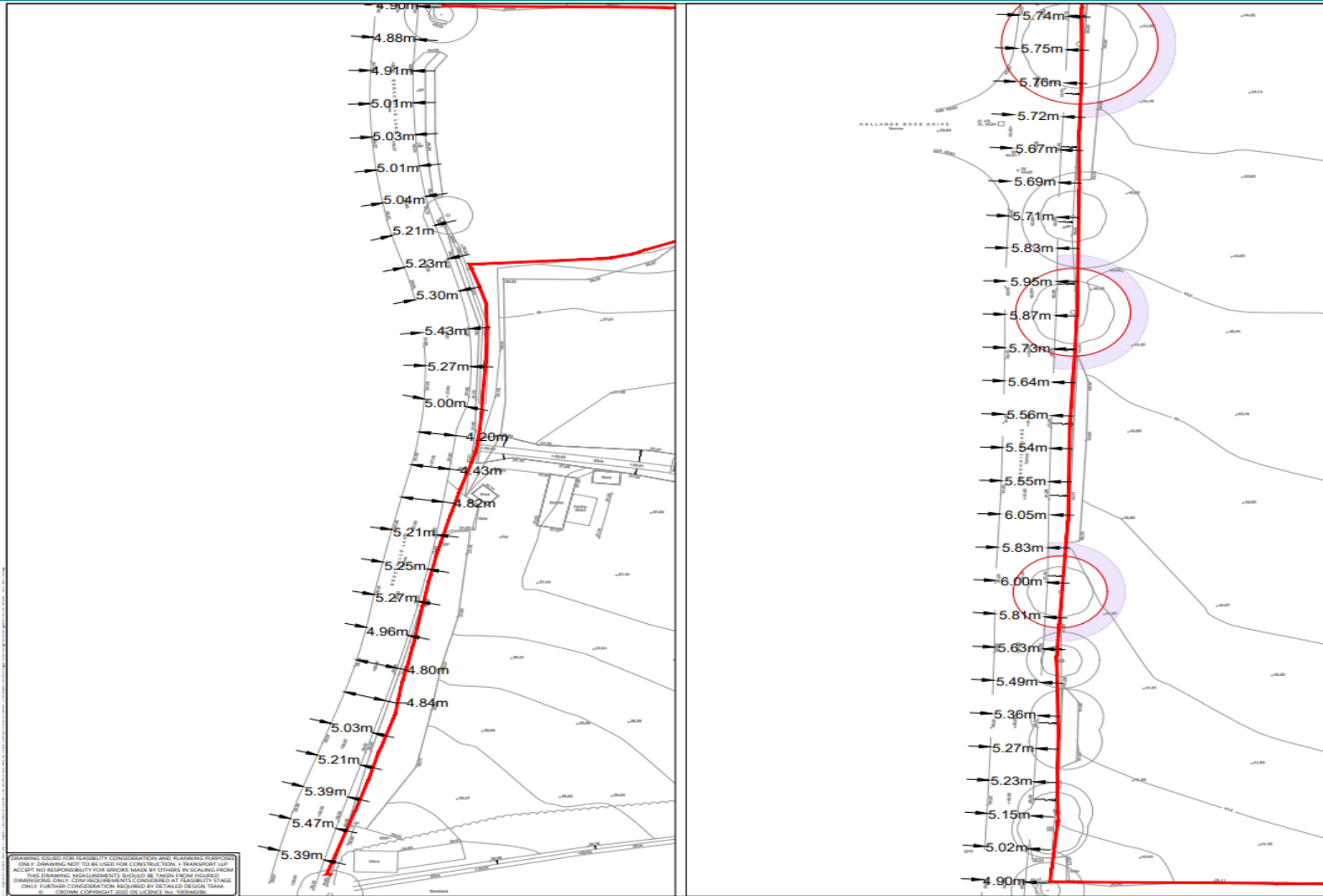


Road width greater than 4.8metres, and generally in excess of 5 metres along this section

Road width generally in excess of 4.8m, other than a short 15m section where widths are between 4.2m and 4.8m

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Brockhills Lane road widths and alignment



Brockhills Lane photographs



Brockhills Lane photographs



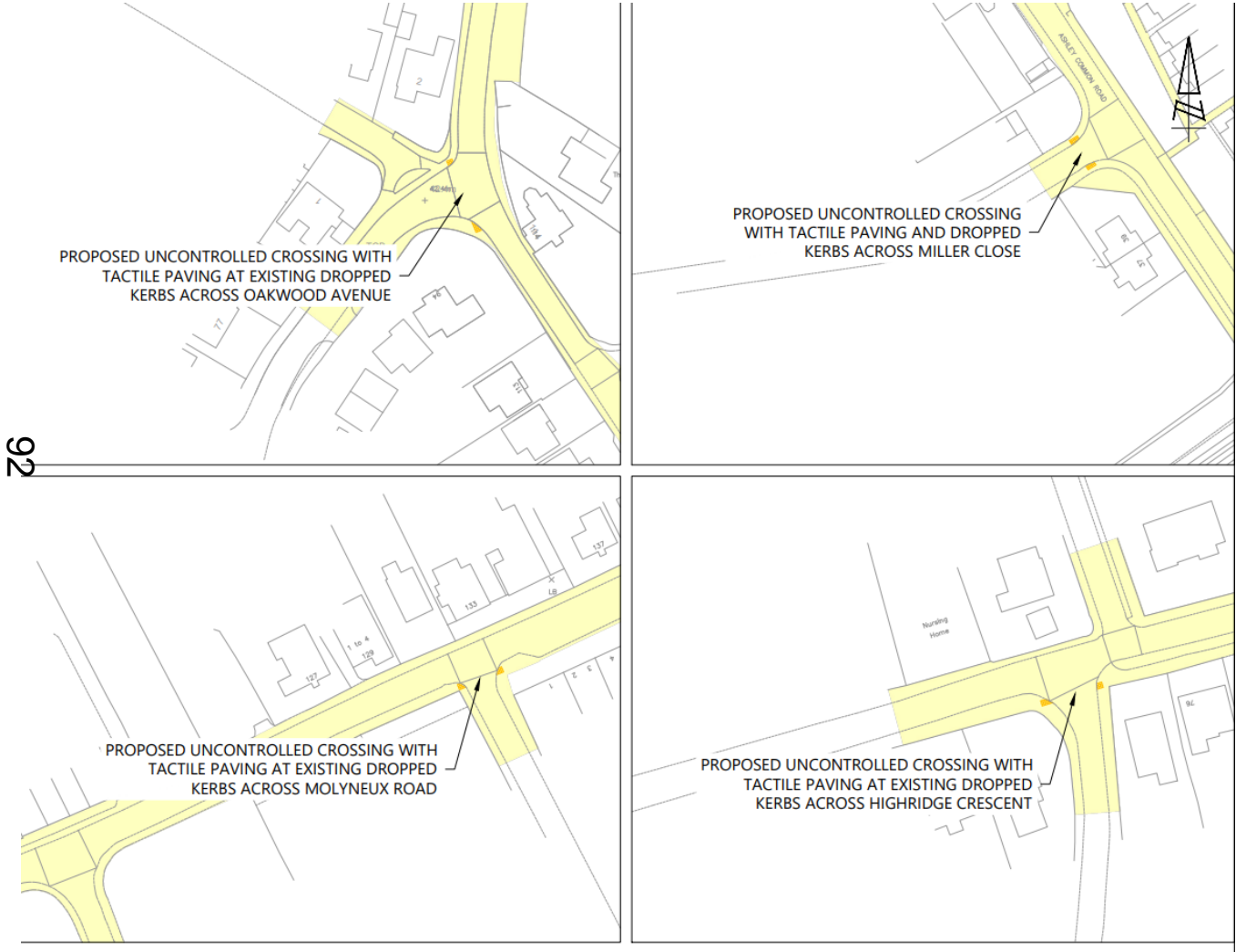
Brockhills Lane photographs



Brockhills Lane photographs



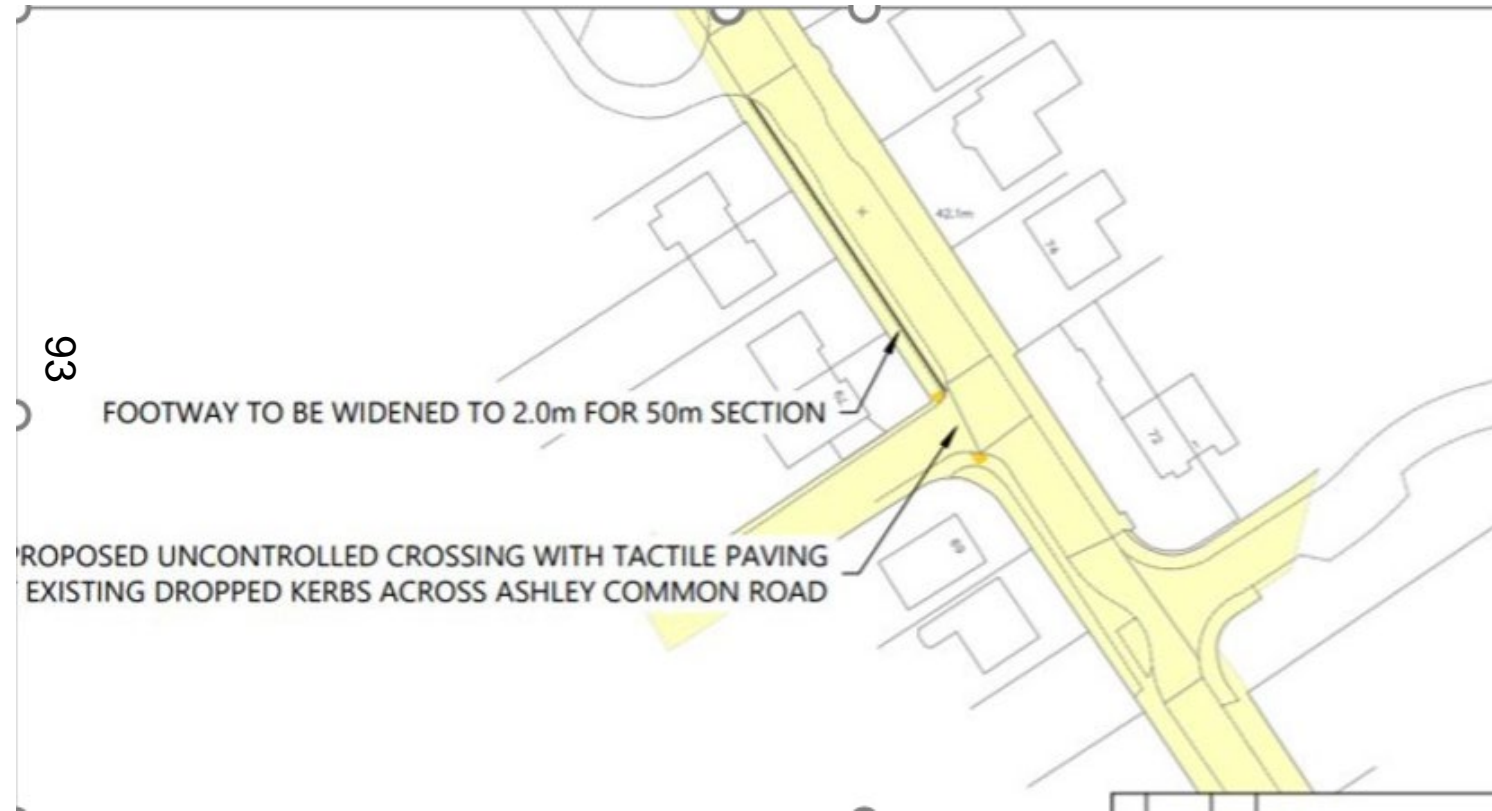
Proposed off site highway improvement and enhancements



Provision of an uncontrolled crossing with tactile paving at the following junctions

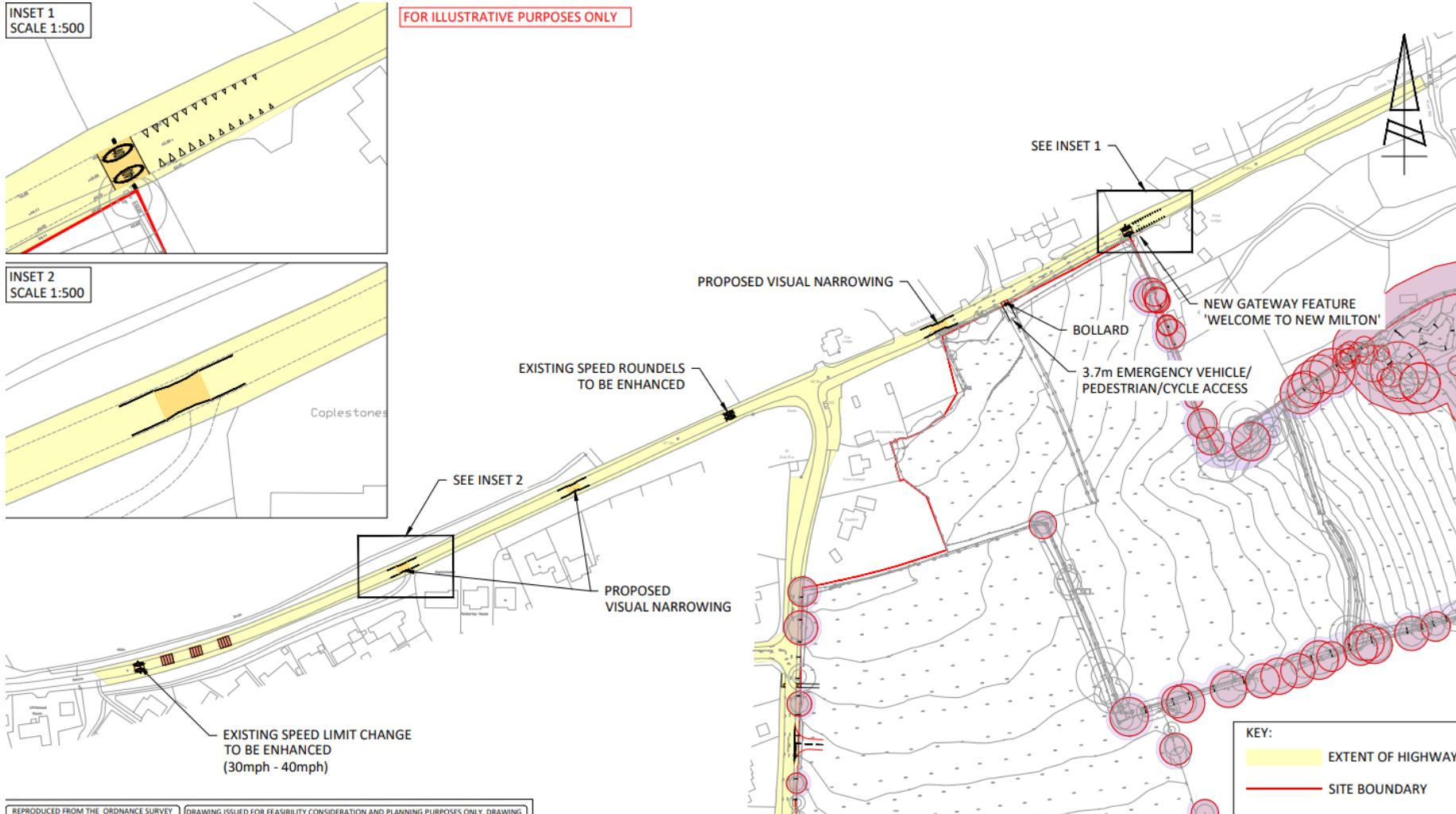
- Brockhills Lane and Oakwood Avenue
- Ashley Common Road and Miller Close
- Molyneux Road/ Ashley Road
- Highridge Crescent/ Ashley Road

Proposed off site highway improvement and enhancements



- Widening of footway to 2.0m for 50 metres along Ashley Common Road between No.79 and No.85
- Provision of an uncontrolled crossing with tactile paving at its junction with Ashley Common Road

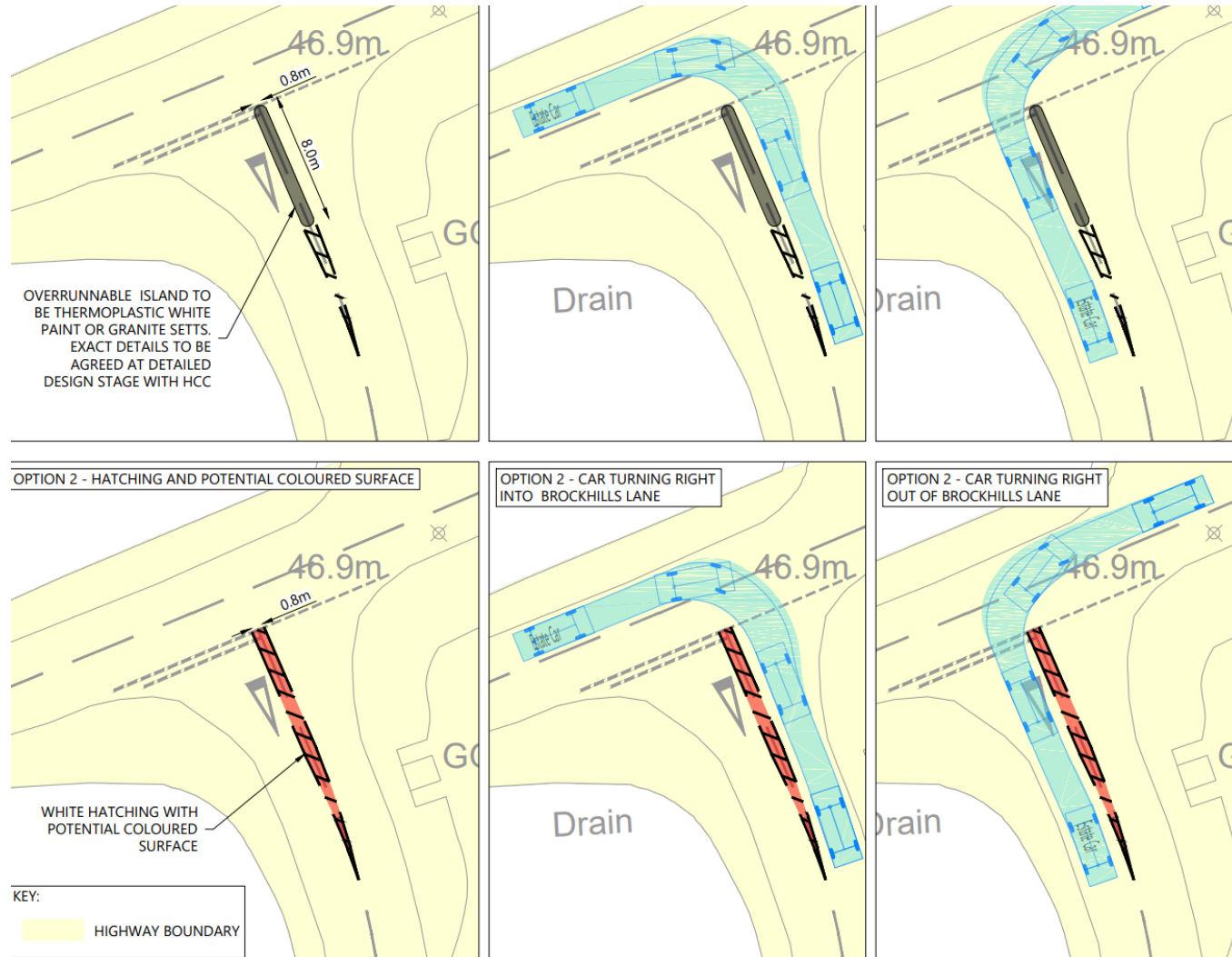
Proposed off site highway improvement and enhancements - Brockhills Lane/Sway Road



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Proposed off site highway improvement and enhancements - Brockhills Lane/Sway Road

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Summary and Recommendation

- Officers have carefully considered the concerns raised by Members at the December Committee. Whilst these concerns are fully understood, ultimately the Committee's decision is one based on a technical matter relating to highway matters
- The Committee must therefore give significant weight to the professional advice received from the relevant consultee, which is the Highway Authority
- HCC, as the responsible Local Highway Authority, carefully assessed and considered this proposal and, having done so, raised no objections to it, stating that it agreed there would be no unacceptable impact on highway safety and no residual cumulative highway impacts that can be considered to be severe
- Officers continue to maintain that the proposed Highway matters is acceptable and seek no change to the original recommendation, which is to grant planning permission subject to conditions, as set out in the previous December Committee report

Supplemental information follows

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Supplemental information

Table 6.8: Comparison of Two-Way ATC Traffic Flows on Brockhills Lane (5-day Averages)

Time	November 2016	November 2019	January 2020	August 2020	May 2021
0700-0800	145	170	170	145	165
0800-0900	187	242	234	169	223
0900-1000	181	174	164	191	181
1000-1100	171	162	143	185	164
1100-1200	187	167	138	197	159
1200-1300	180	160	164	196	167
1300-1400	183	166	146	186	187
1400-1500	182	179	170	193	204
1500-1600	191	231	221	204	238
1600-1700	232	233	214	234	234
1700-1800	249	216	201	244	214
1800-1900	208	139	134	186	160
12 Hour Total	2,296	2,239	2,099	2,330	2,296

Source: Traffic Surveys

Table 6.9: Comparison of 2019 and 2021 MCC (To/From Brockhills Lane)

Time	November 19 MCC Traffic Flow	May 2021 MCC Traffic Flow (Average of two Survey Days)	Percentage Difference between November 2019 and May 2021
0700-0800	205	179	-14.5%
0800-0900	267	275	+2.9%
0900-1000	170	192	+11.5%
Total AM Peak Period	642	646	+0.6%
1600-1700	254	247	-2.8%
1700-1800	218	261	+16.5%
1800-1900	179	175	-2.3%
Total PM Peak Period	659	683	+3.5%

Source: Traffic Surveys

Supplemental information

Table 3.2: Traffic on Brockhills Lane (Vehicles per hour)

Scenario	Brockhills Lane – North of Hollands Wood Drive		Brockhills Lane – South of Site Access	
	AM	PM	AM	PM
2019 Observed Data	267	254	225	258
2026 Future Conditions	280	265	236	269
Development Traffic	72	70	24	23
Total	352	335	260	292

Note: A component of development traffic is anticipated to route west on Hollands Wood Drive. This is equivalent to 15 two-way movements in the morning peak hour and 14 in the evening peak hour.

Table 3.3: Site Access Junction Operation

Junction Arm	2026 'with development' (Earlswood Park Trip Rate)					
	AM Peak Hour			PM Peak Hour		
	Queue (veh)	Delay (s)	RFC	Queue (veh)	Delay (s)	RFC
Site Access	<1	10	0.19	<1	9	0.10
Brockhills Lane	1	9	0.32	<1	8	0.18

Note: RFC or Ratio of Flow to Capacity provides an estimate of the level of traffic relative to junction capacity, i.e. an RFC of 1.0 would be considered to be operating at capacity.

Supplemental information

Image 3.2 Extract of Manual for Streets Figure 7.1

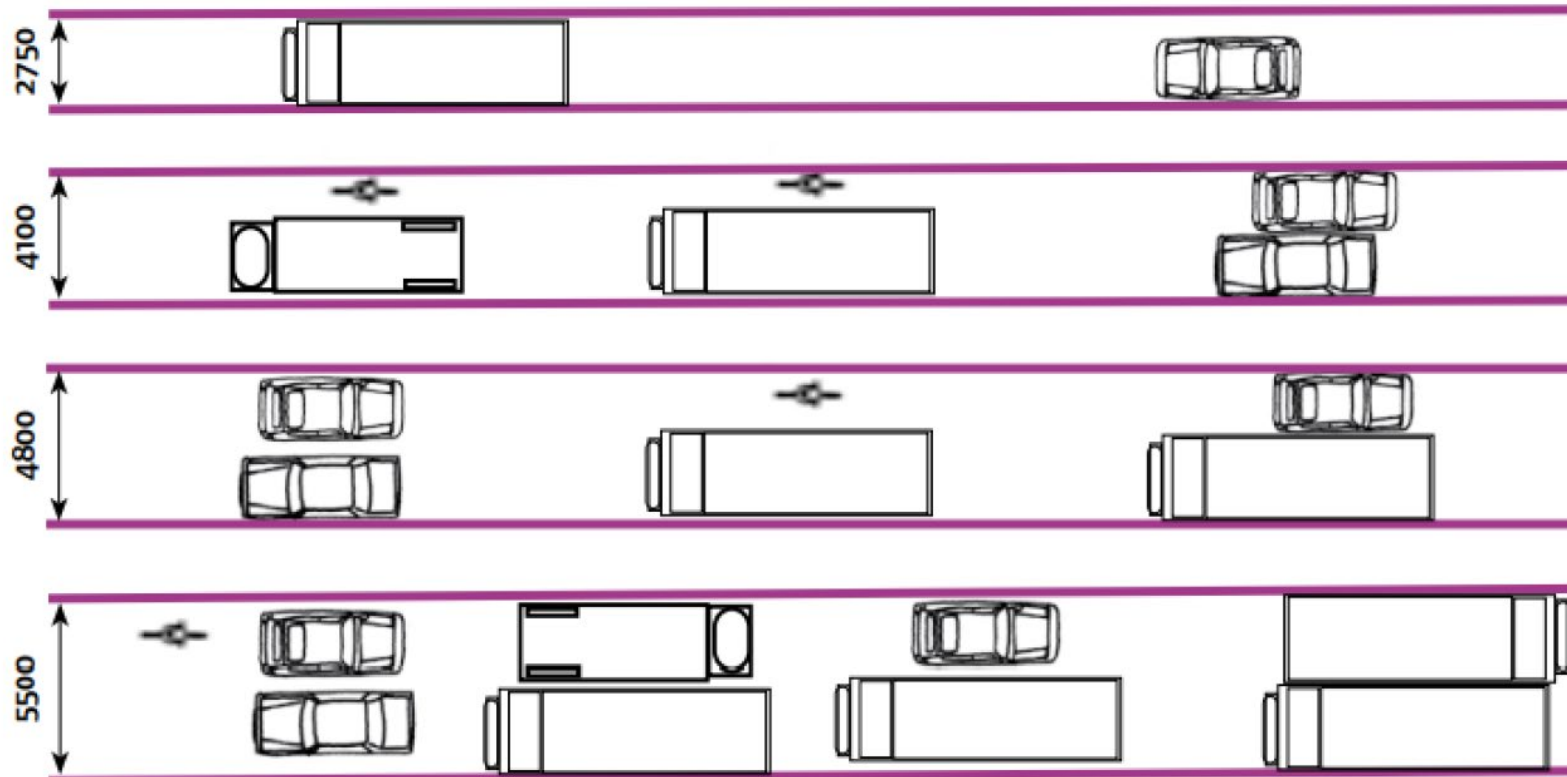
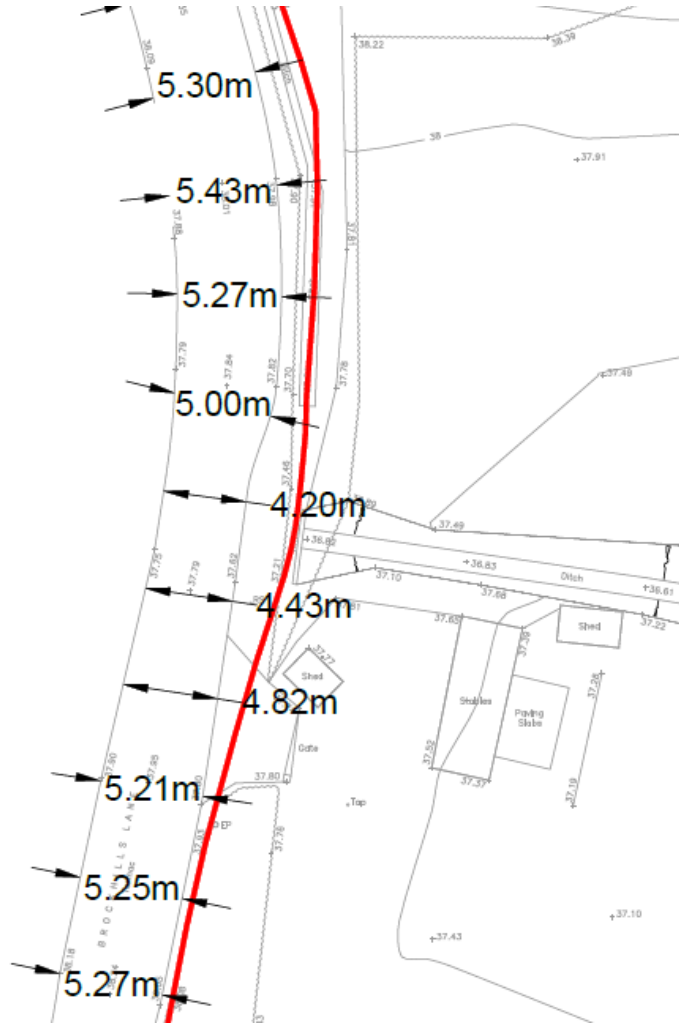


Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

Supplemental information

101





New Forest

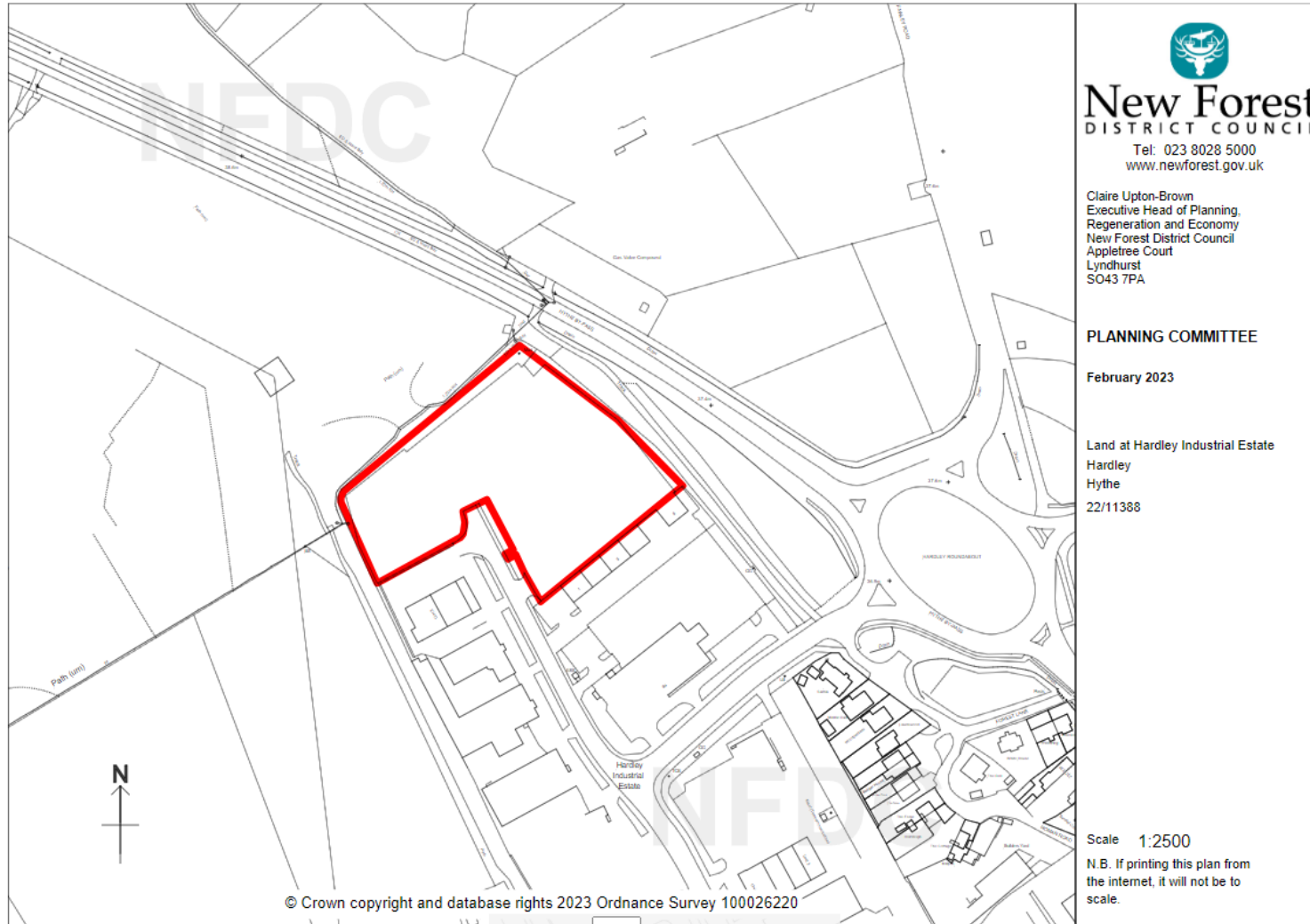
DISTRICT COUNCIL

Planning Committee

App No 22/11388

LAND AT HARDLEY INDUSTRIAL ESTATE,
HARDLEY
HYTHE
Schedule 3b

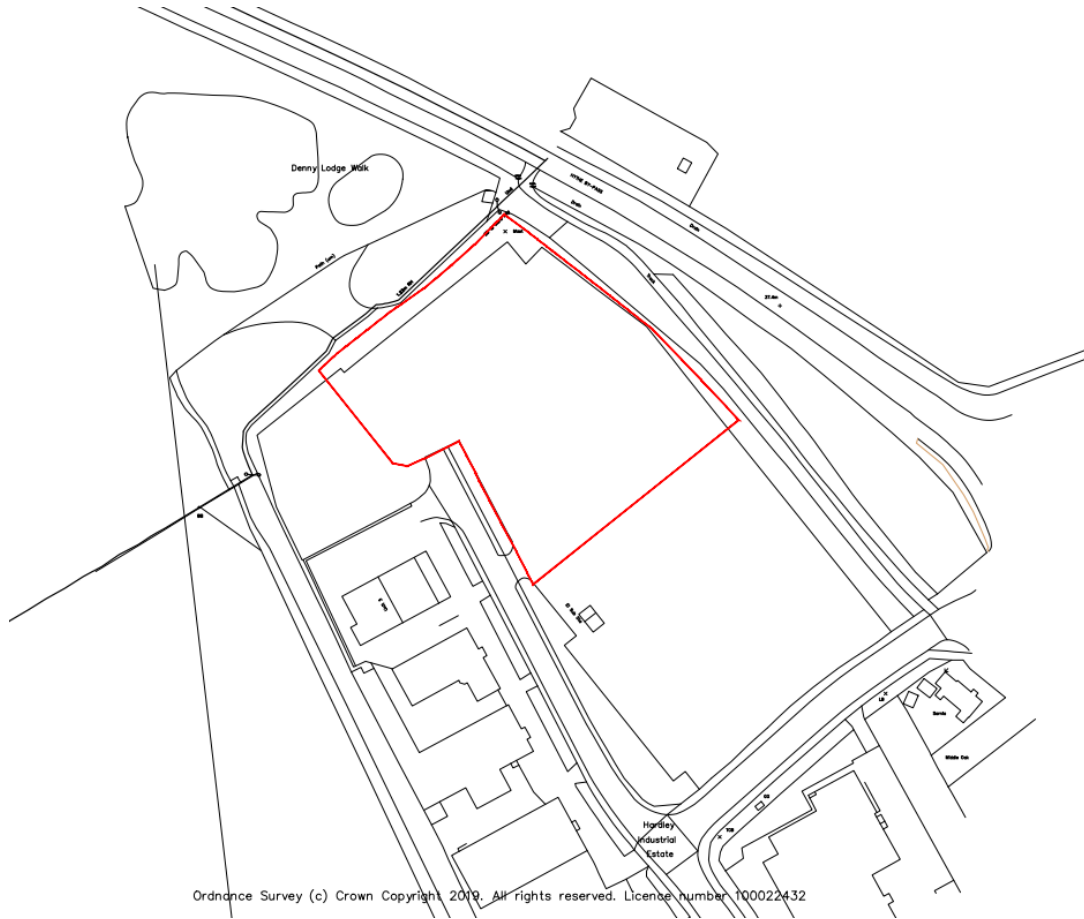
Red Line Plan



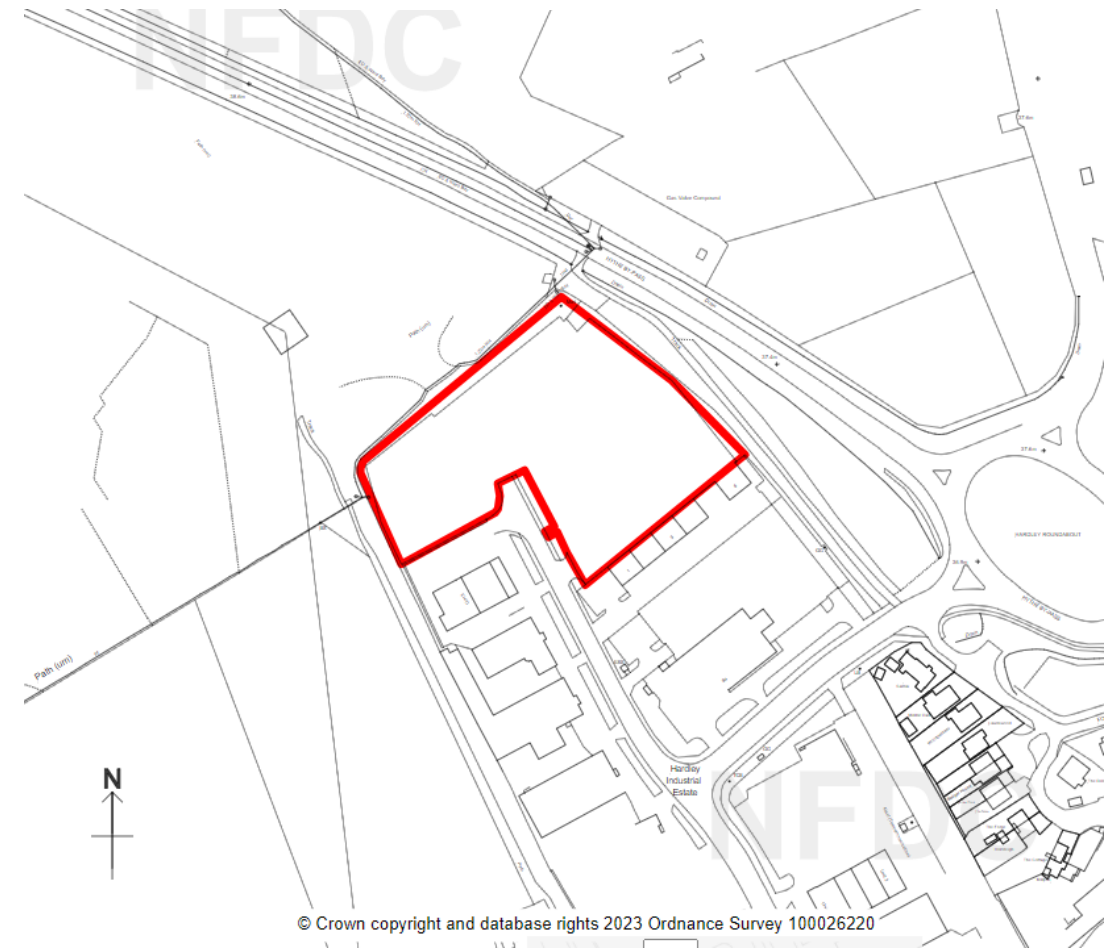
104

Comparison with extant consent under 20/10456

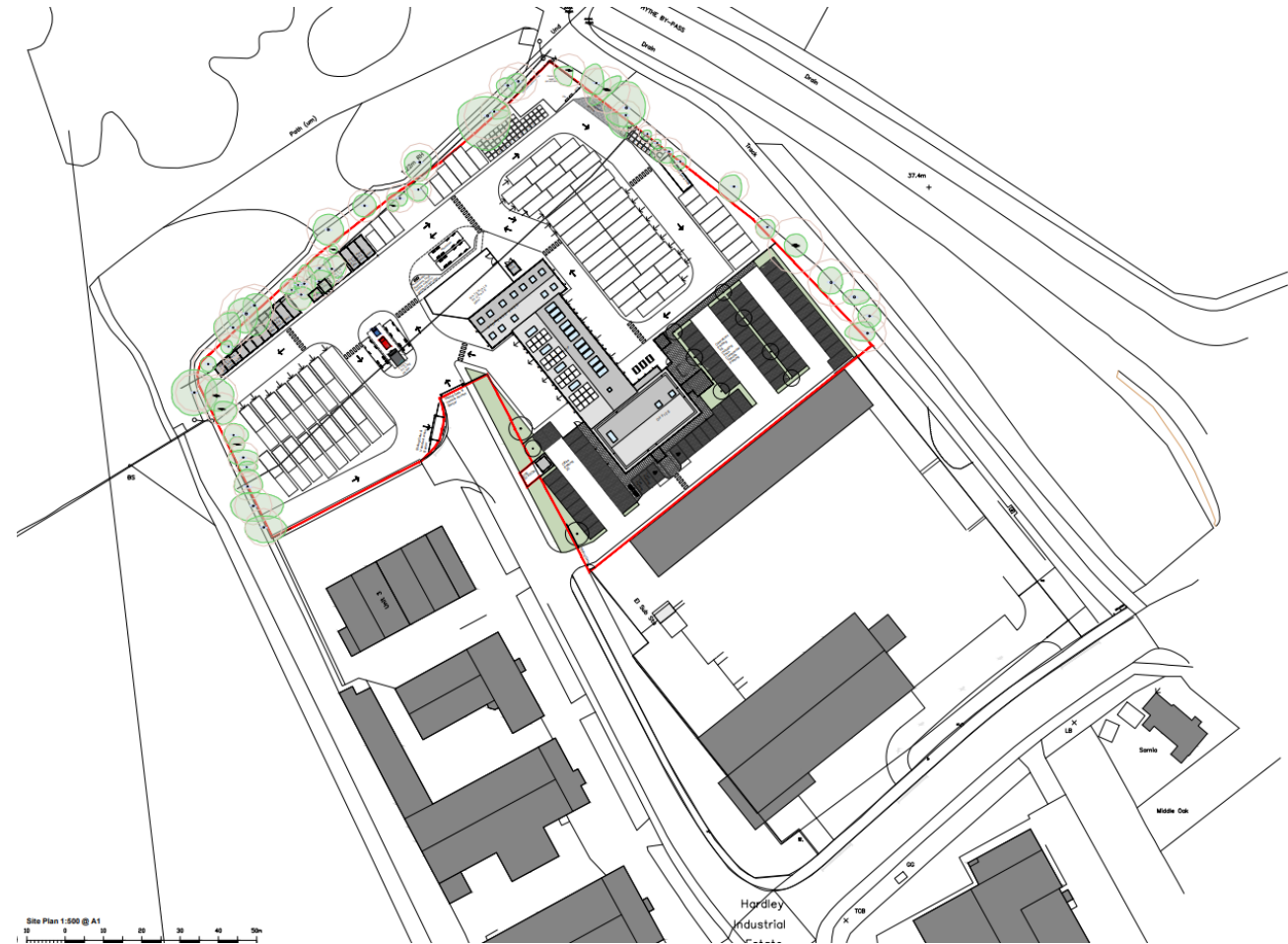
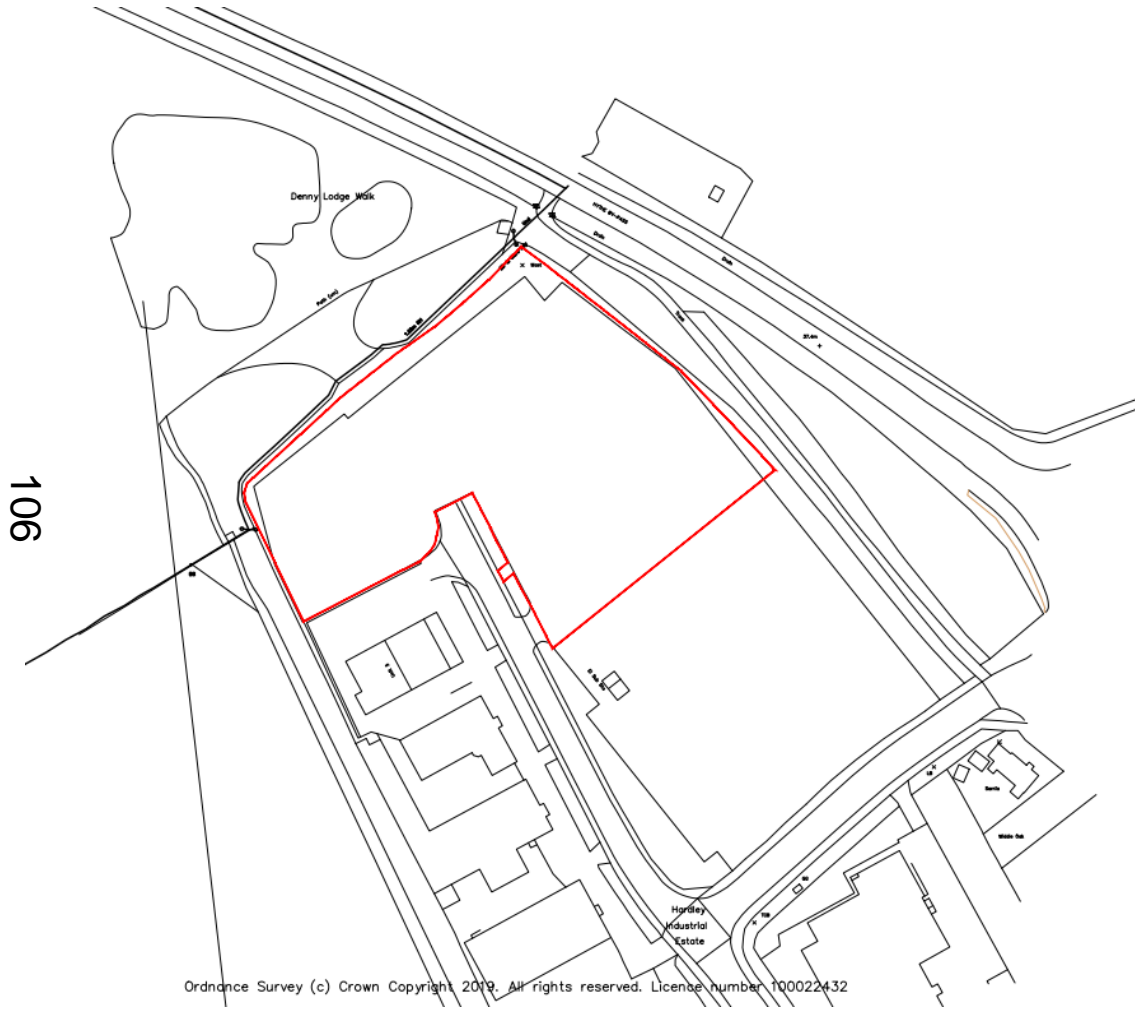
As previously approved:



As currently proposed:

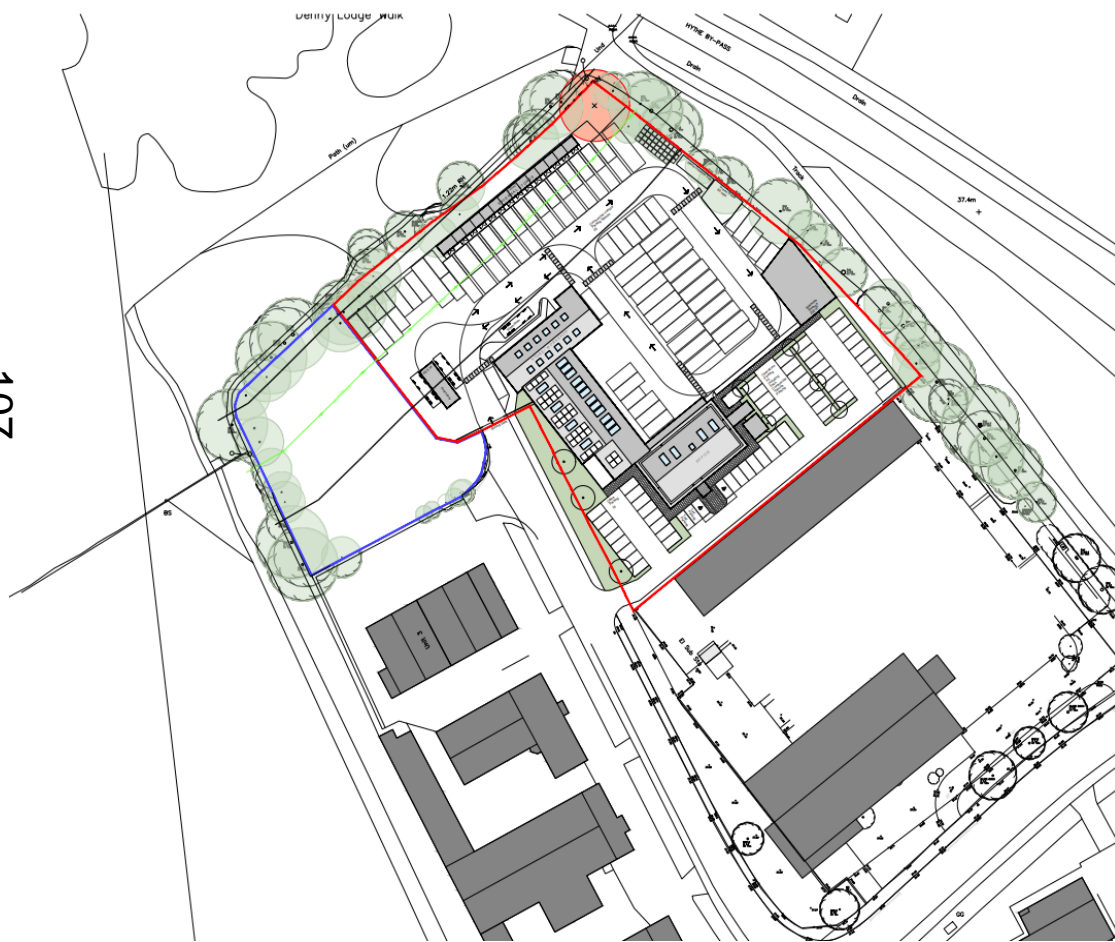


Site Location Plan and Block Plan

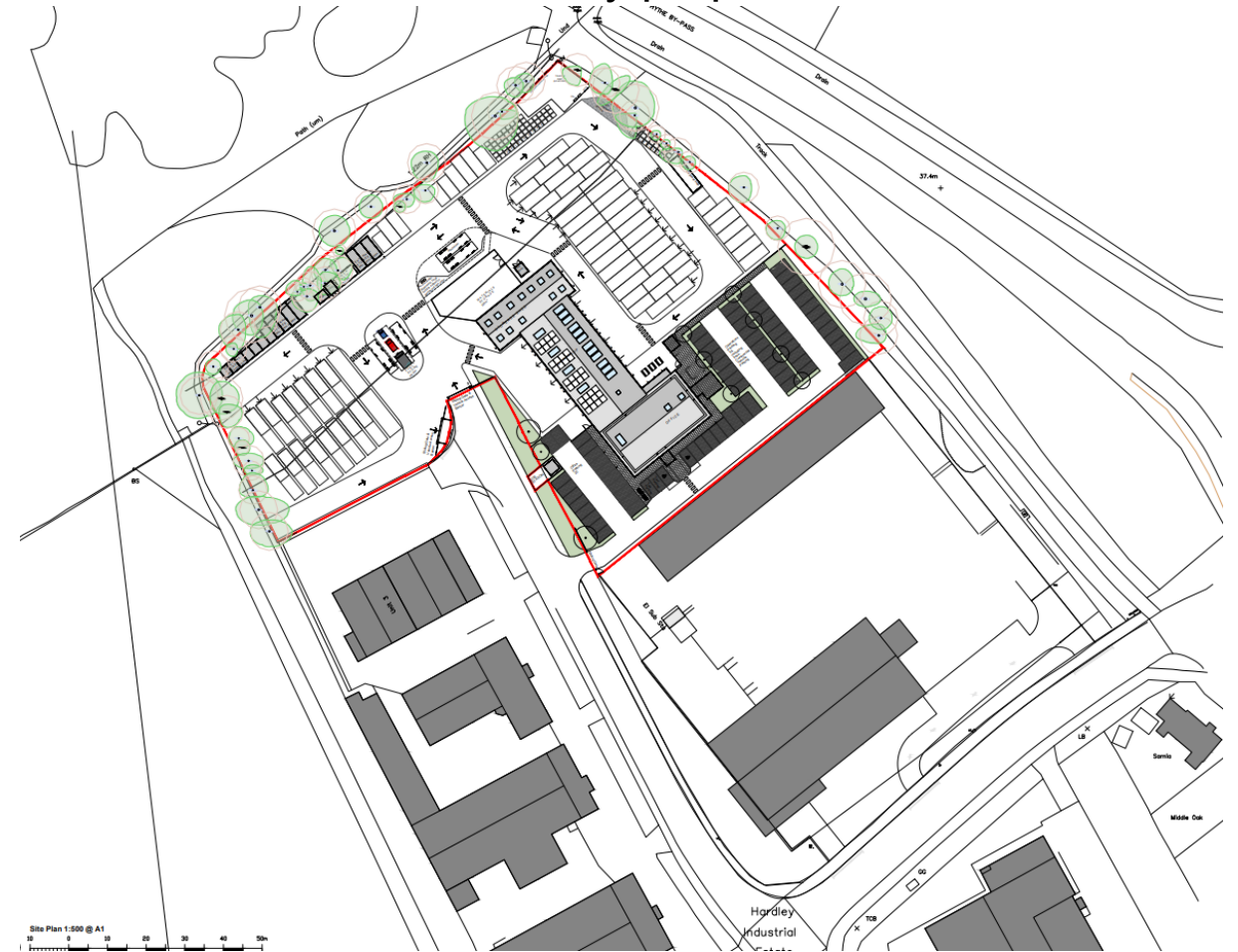


Comparison with extant consent 20/10456

As previously approved:



As currently proposed:



107

Site photographs



Site photographs



Western extent

Site photographs



Looking towards NW corner

Site photographs



Looking towards NE corner

Site photographs



Eastern extent of site

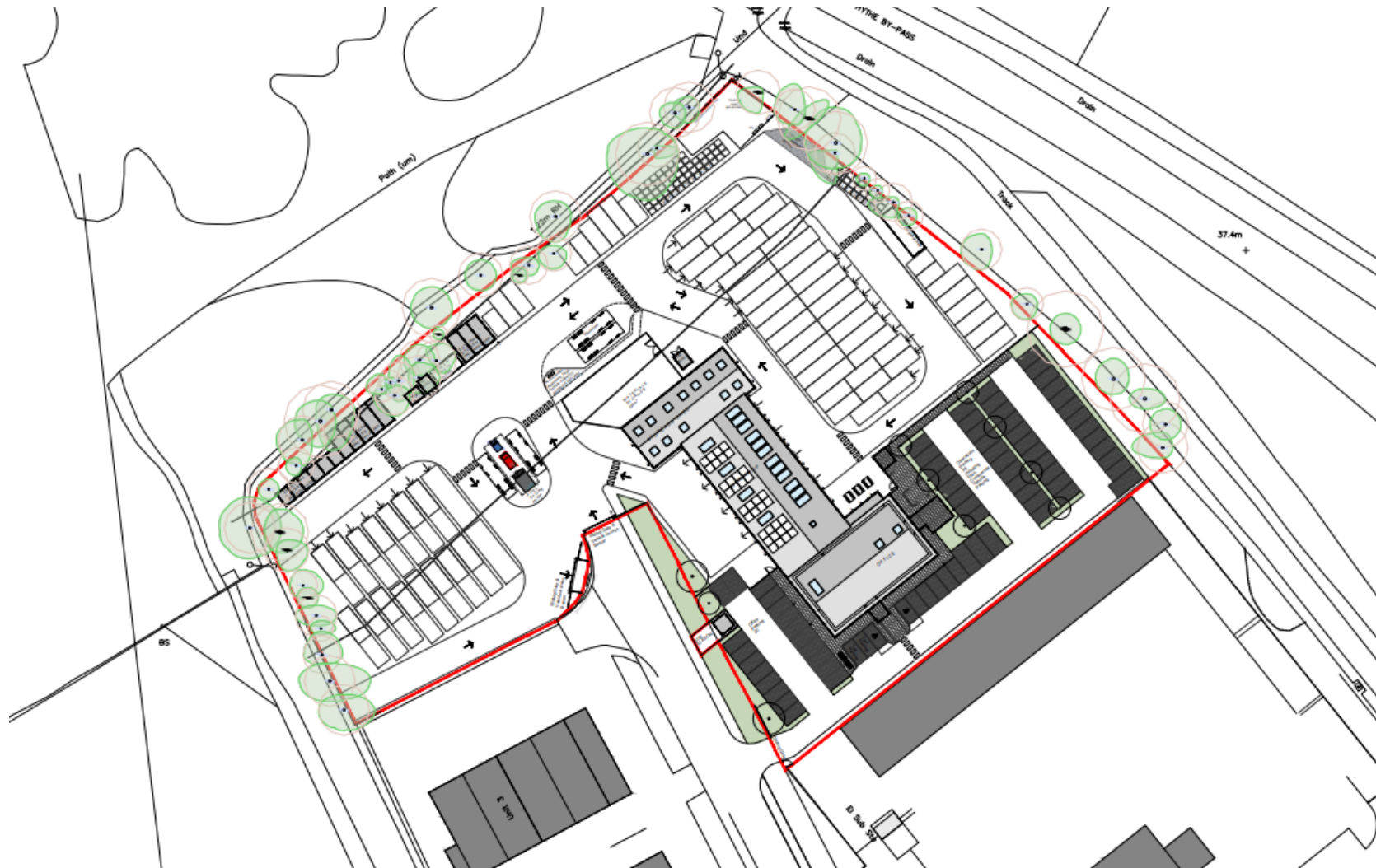
Site photographs



Looking SE from main access gates

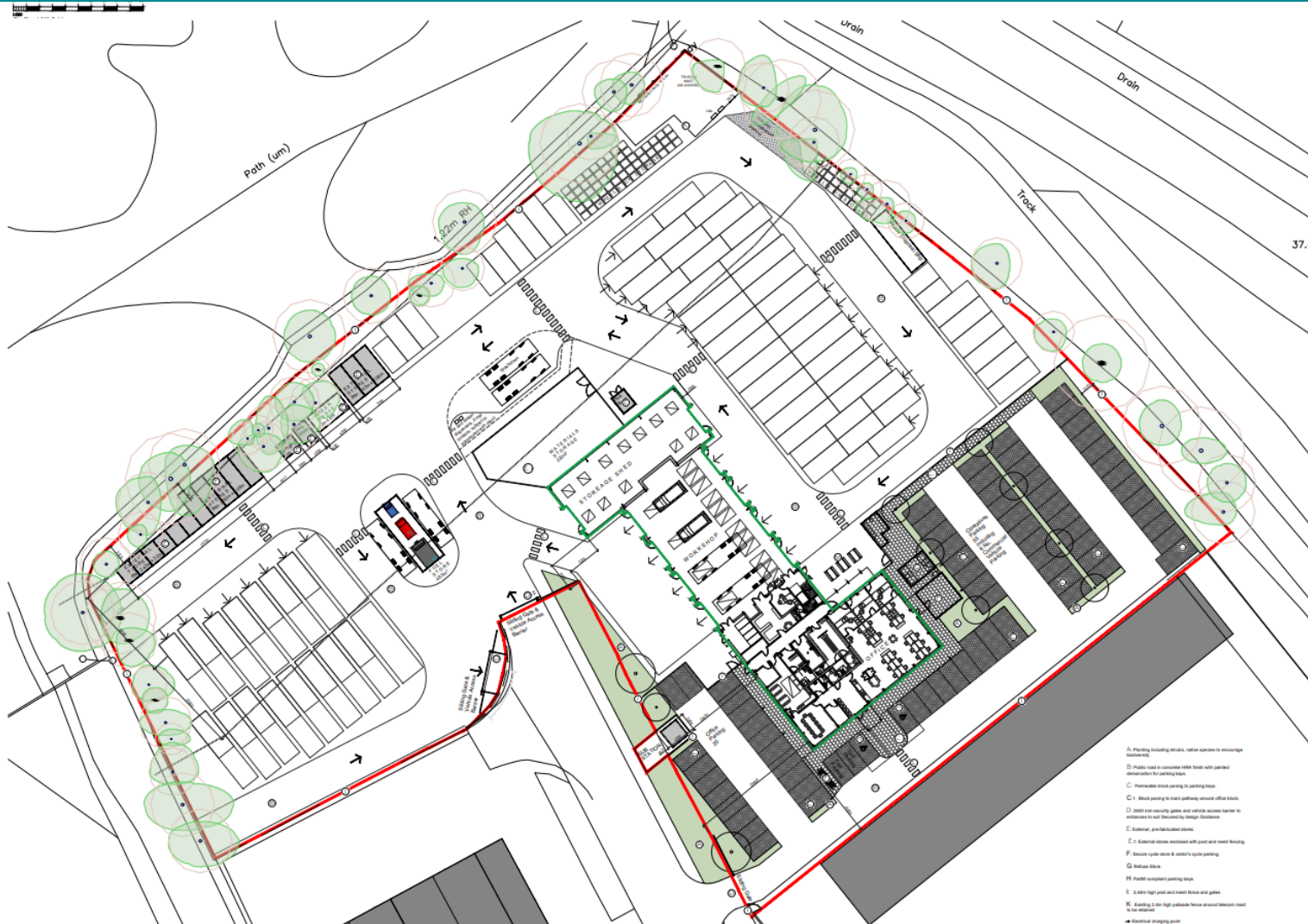
113

Proposed Block Plan



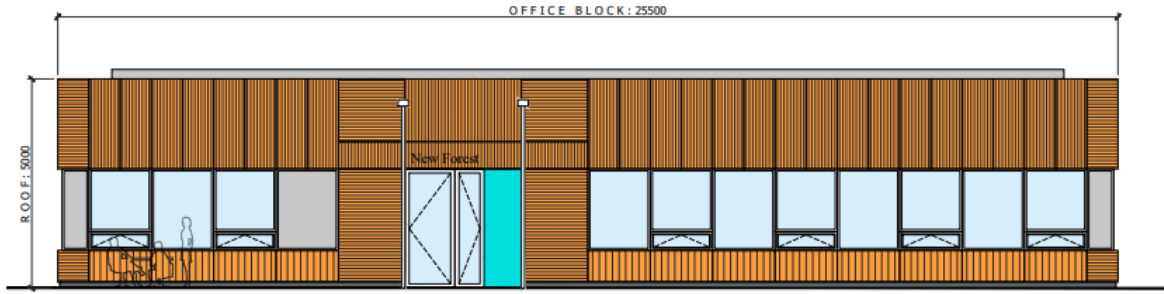
114

Proposed Site Plan

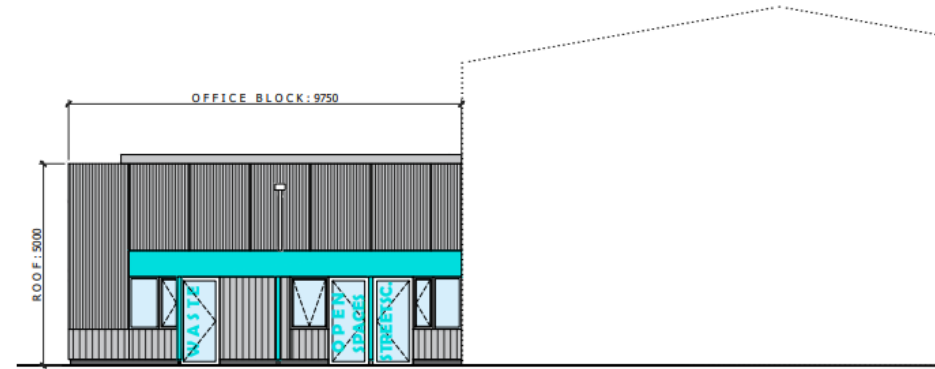


115

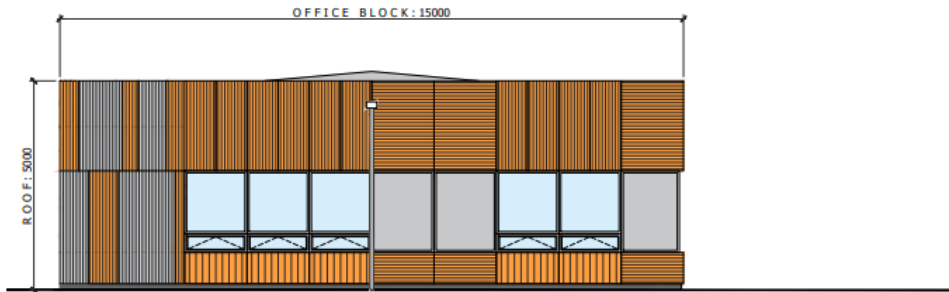
Proposed Elevations - Office



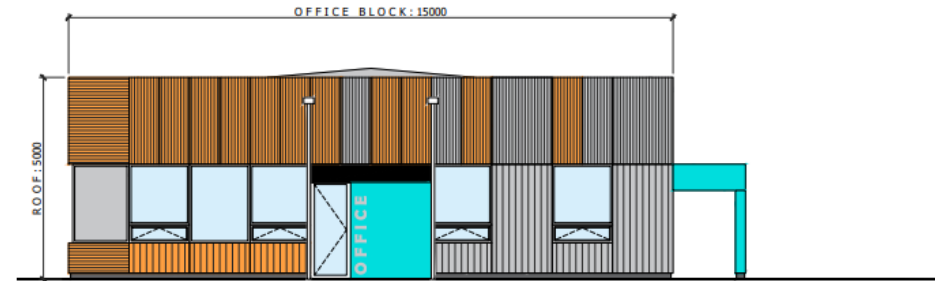
1. FRONT ELEVATION



3. REAR ELEVATION



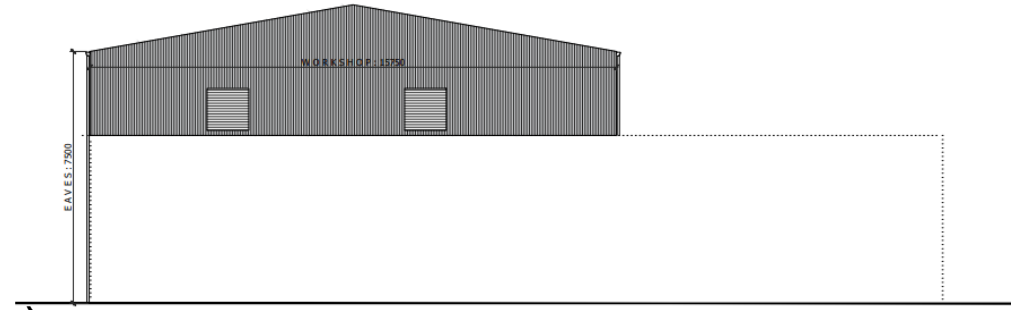
2. SIDE ELEVATION



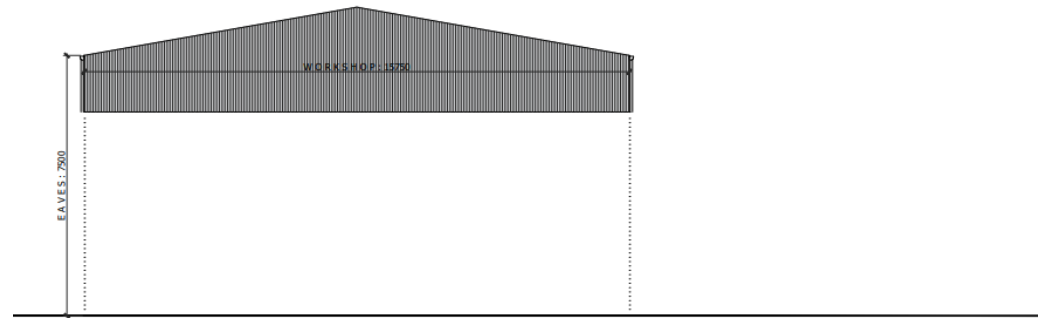
4. YARD ELEVATION

116

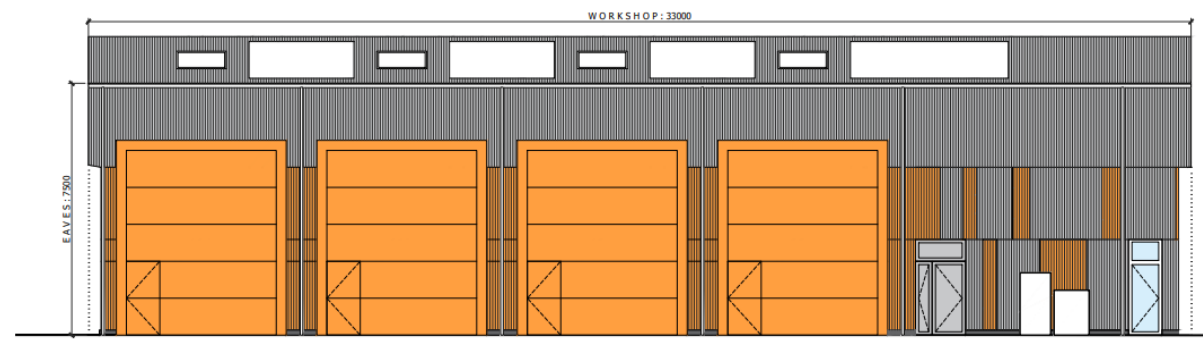
Proposed Elevations - Workshop



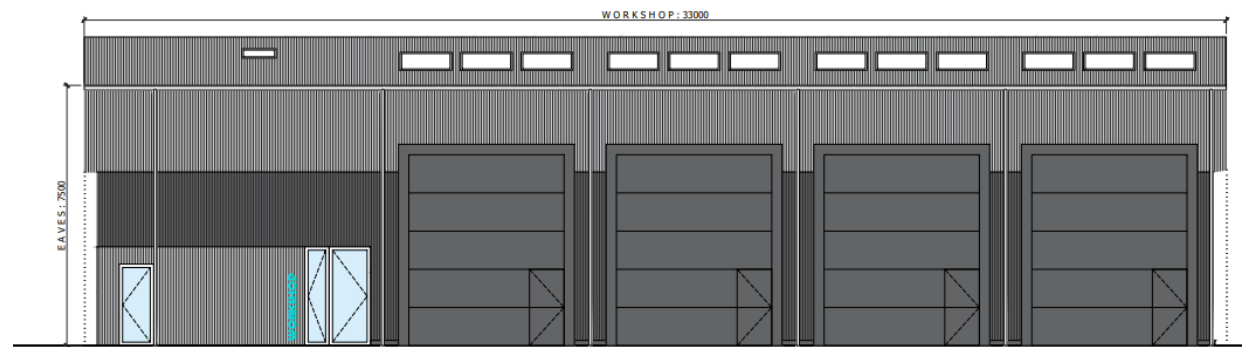
1. FRONT ELEVATION



3. REAR ELEVATION

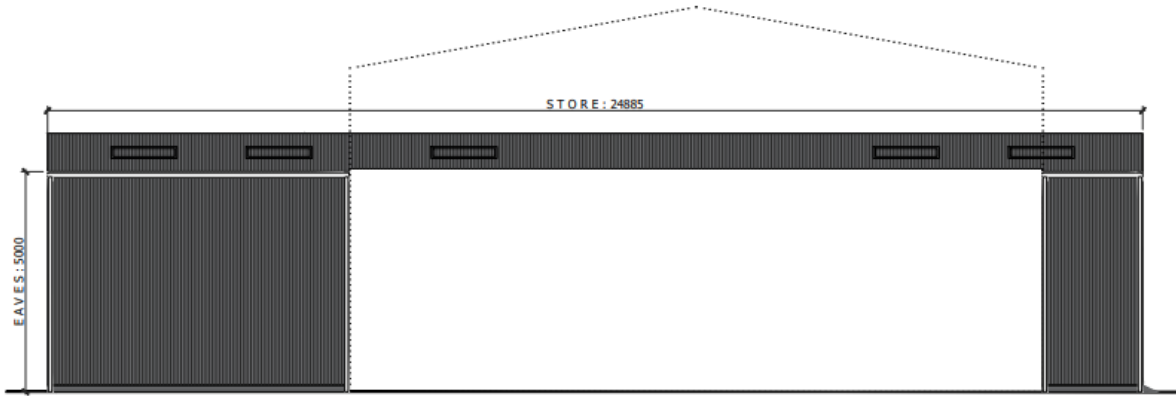


2. SIDE ELEVATION



4. YARD ELEVATION

Proposed Elevations - Store



1. FRONT ELEVATION

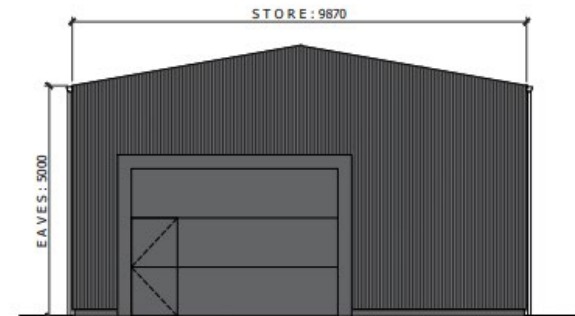
118



3. REAR ELEVATION



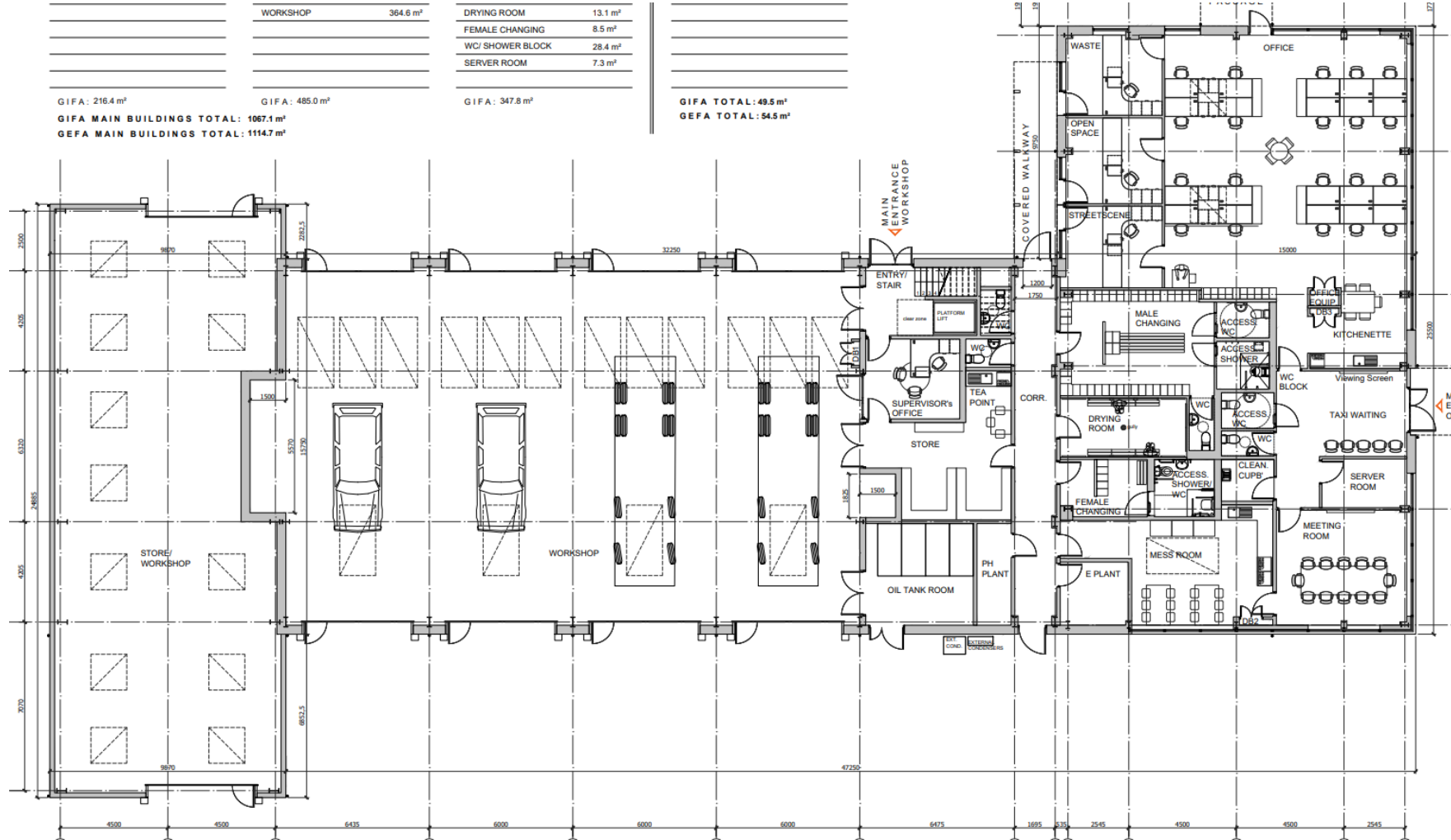
2. SIDE ELEVATION



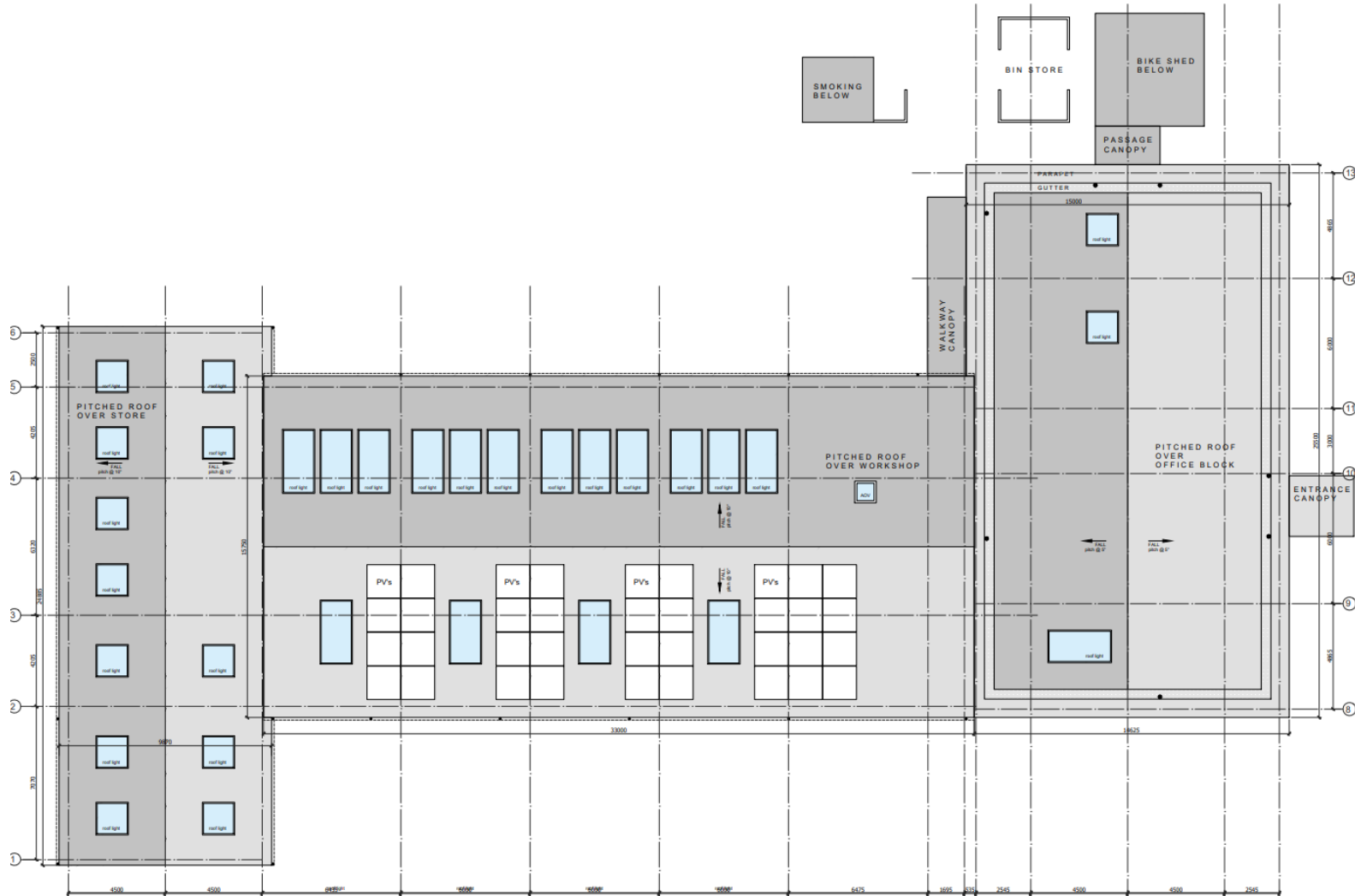
4. YARD ELEVATION

Ground Floor Plan

119



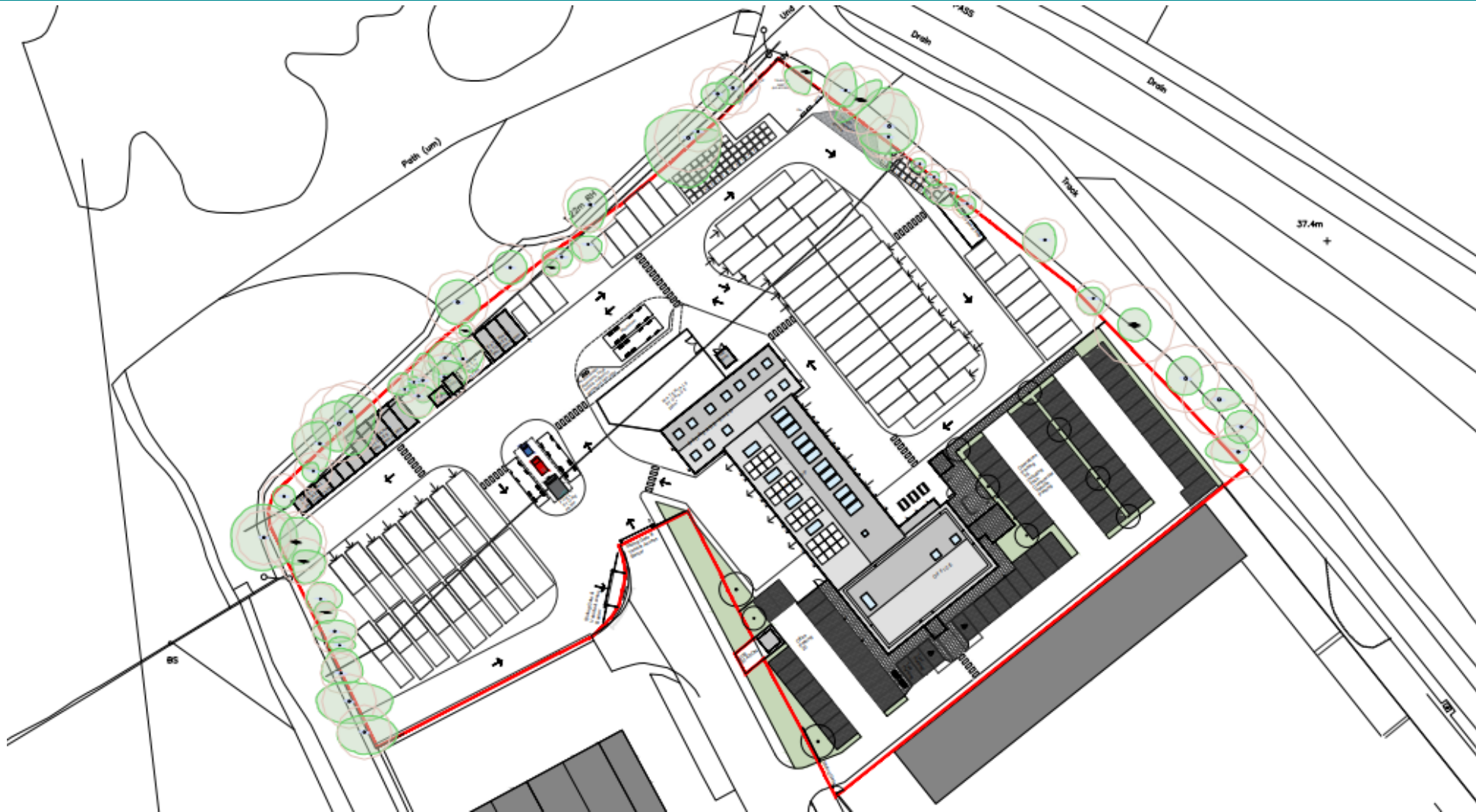
Roof Plan



121

Proposed Site Plan

122



Recommendation

- Grant Subject to the conditions set out at the conclusion of the Committee report

123



New Forest

DISTRICT COUNCIL

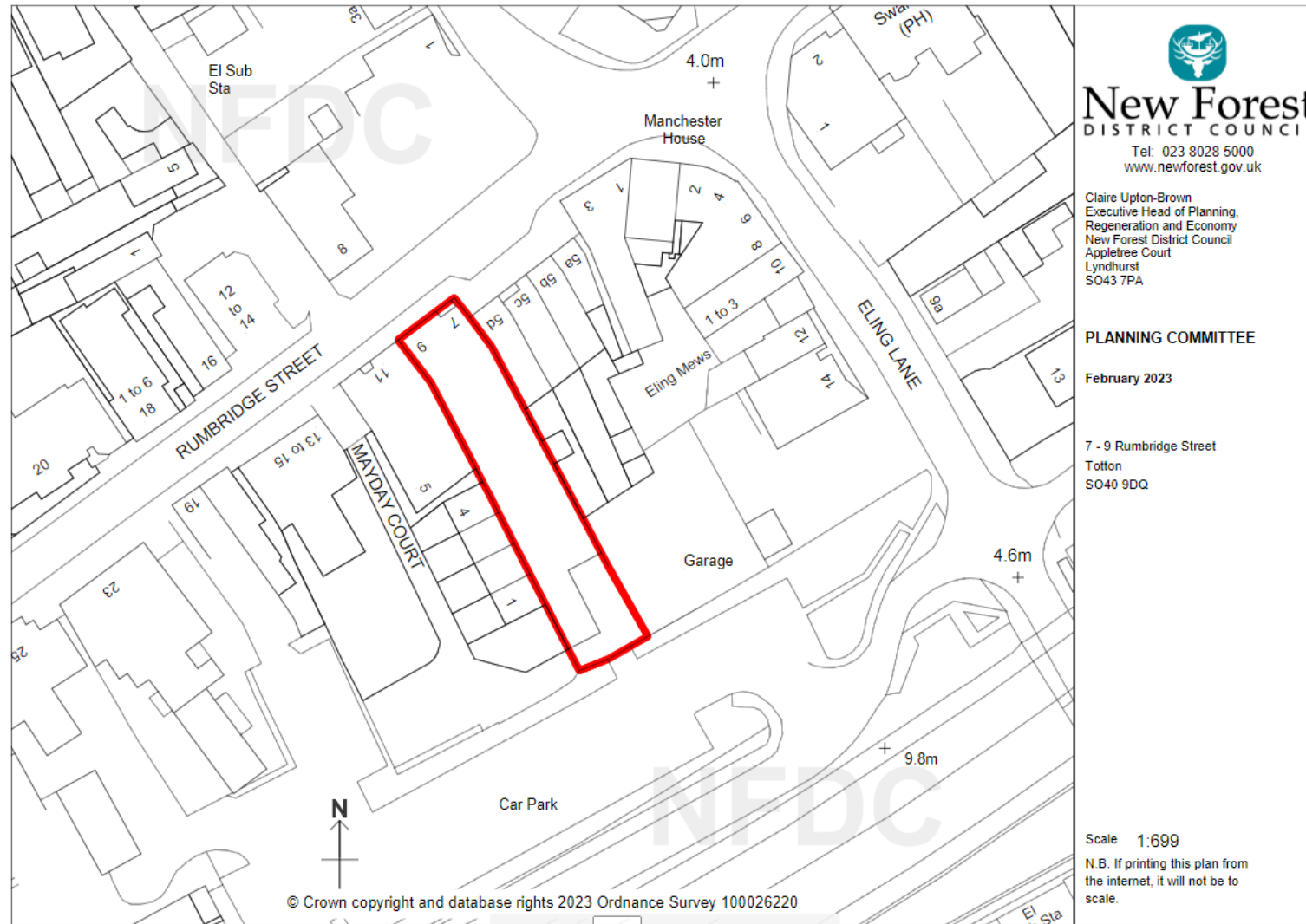
Planning Committee

App No 22/11107

7-9 RUMBRIDGE STREET, TOTTON SO40 9DQ
TOTTON
SO40 9DQ
Schedule 3c

Red Line Plan

126



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 2023

7 - 9 Rumbridge Street
Totton
SO40 9DQ

Scale 1:699

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

Aerial view looking south

127



Aerial view looking northwards



128

Site photographs



These images may show Google Streetview images and were submitted by the applicant in their Planning Design and Access Statement.

NFDC does not intend any infringement of Google's Geo guidelines: (<https://about.google/brand-resource-center/products-and-services/geo-guidelines/#street-view>) or any endorsement/use of Street-view imagery outside of these guidelines.

Site photos rear from Windsor Road car park



Looking west towards site

131



Rear terraces of adjoining properties

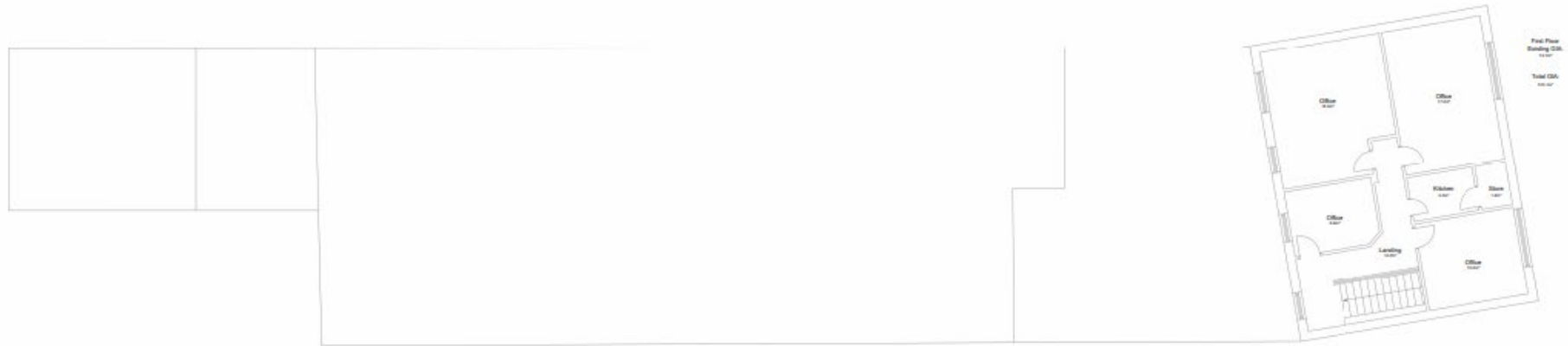


Site Location and Block Plan

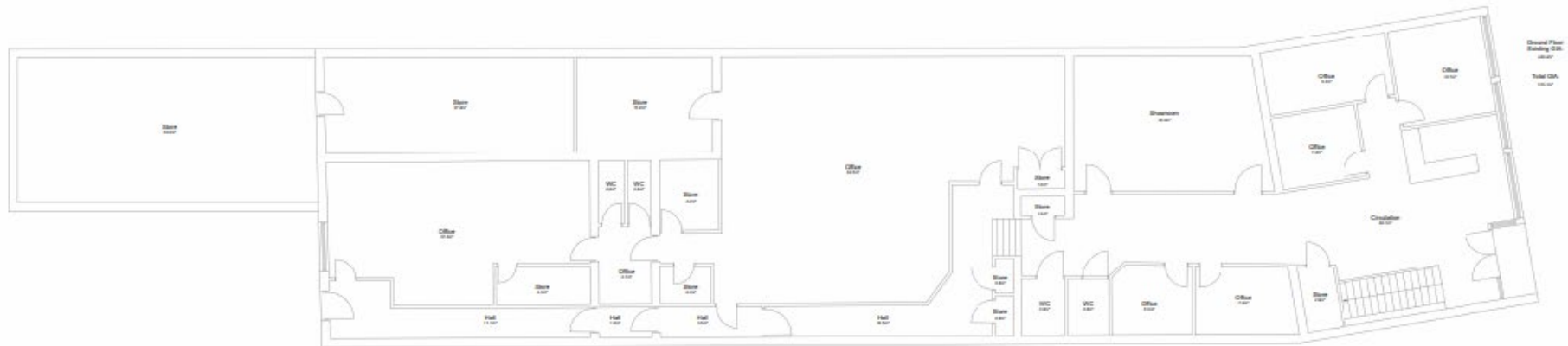
133



Existing Floorplans



00 - First Floor as Existing
Scale: 1:1000A1



00 - Ground Floor as Existing
Scale: 1:1000A1

134

Existing Elevations



Existing North Elevation

Scale: 1:100 @A1



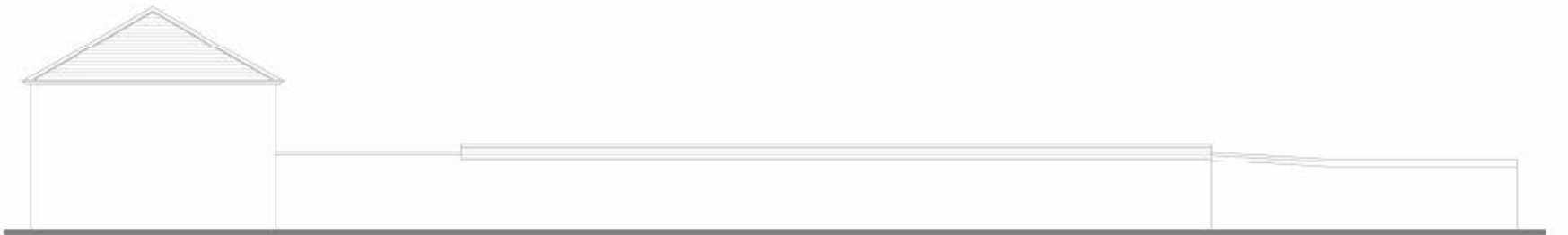
Existing South Elevation

Scale: 1:100 @A1



Existing East Elevation

Scale: 1:100 @A1



Existing West Elevation

Scale: 1:100 @A1

Proposed Elevations



East facing side elevation



Front elevation

Proposed East Elevation (comparison with 21/11281)

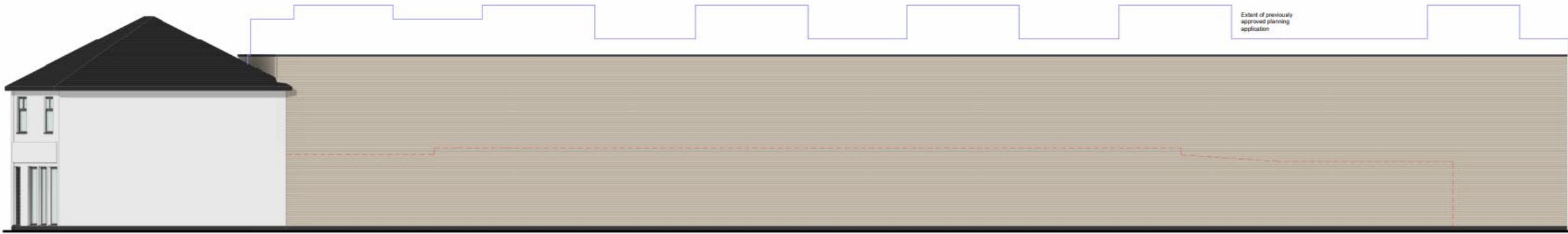
East facing side elevation as currently proposed:



Indicative East facing side elevation (21/11281):



Proposed Elevations



Elevation 14
Scale: 1:100@A1
138

West facing side elevation



Rear elevation

Proposed Floorplans (northern section)

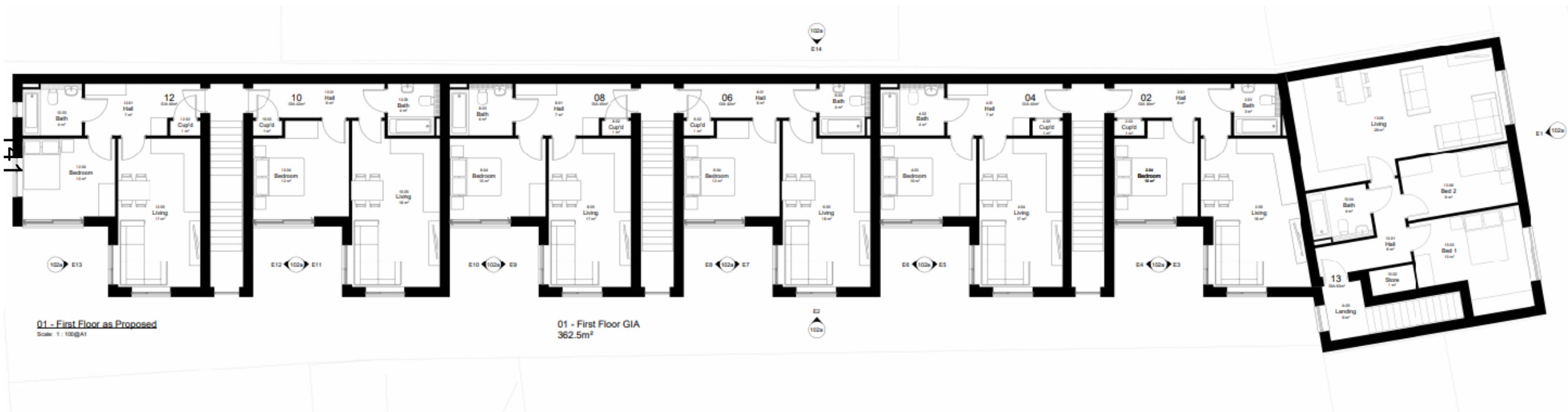
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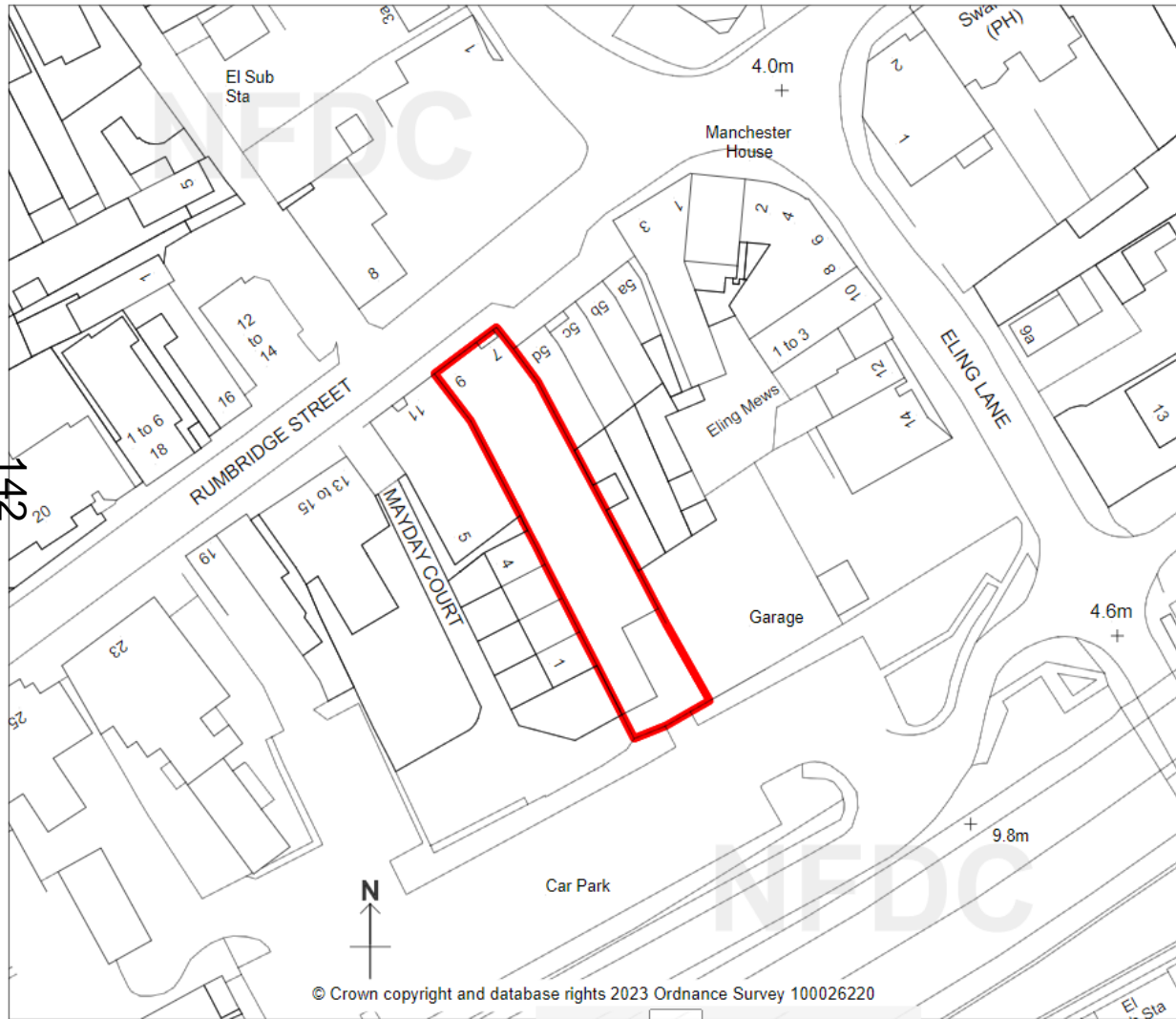
Proposed Ground Floorplan



Proposed First Floor Plan



Comparison



Recommendation

- 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 secure: appropriate on-site affordable housing; and appropriate contributions in respect of habitats mitigation; and
 - ii) the imposition of the conditions set out at the conclusion of the Committee report

143



New Forest

DISTRICT COUNCIL

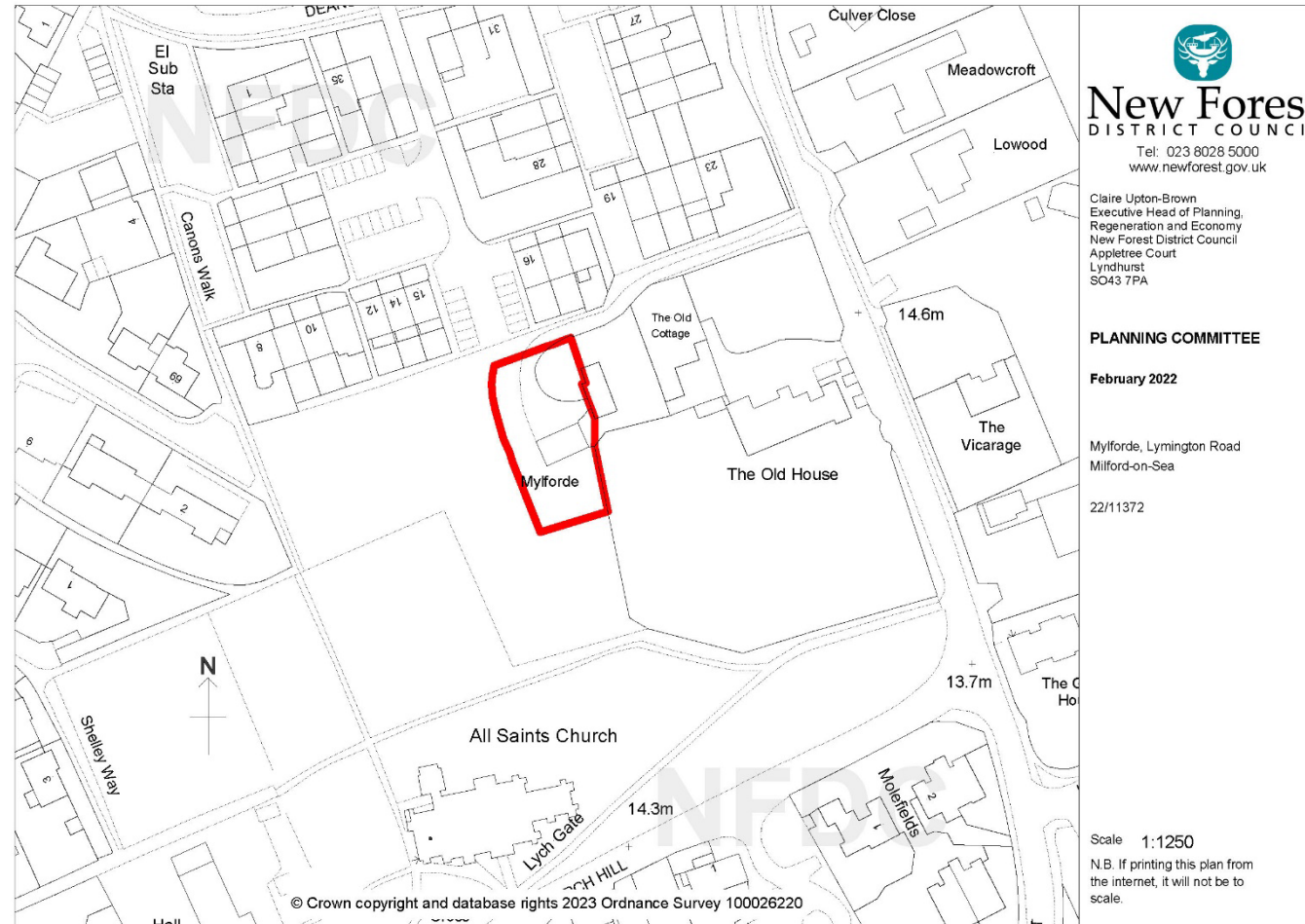
Planning Committee

App No 22/11372

Mylforde,
Lymington Road
Milford on Sea SO41 0QL
Schedule 3d

Red Line Plan

146



New Forest
DISTRICT COUNCIL

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

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

PLANNING COMMITTEE

February 2022

Mylforde, Lymington Road
Milford-on-Sea

22/11372

Plan showing conservation area and Listed Building



147

Aerial view

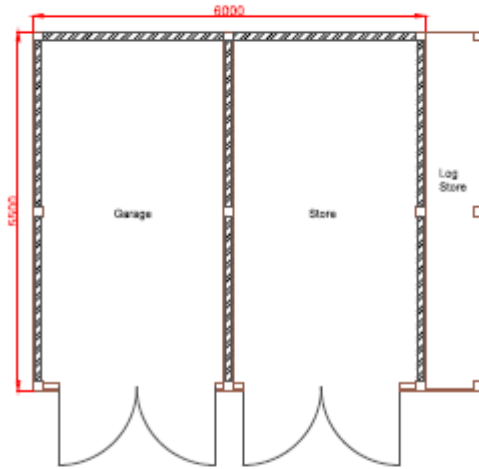
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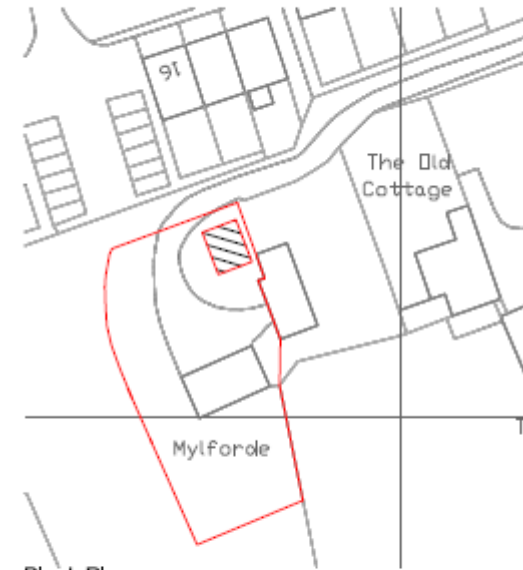
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Floor plan and block plan

149



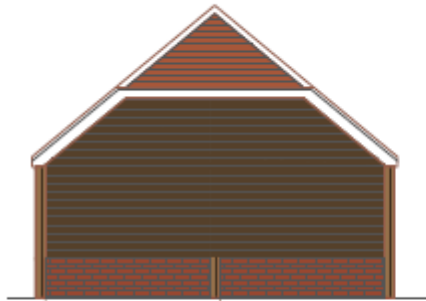
Proposed Plan
Scale 1:50 @ A1



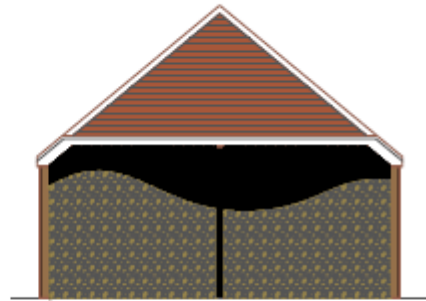
Block Plan
Scale 1:500 @ A1

Elevations

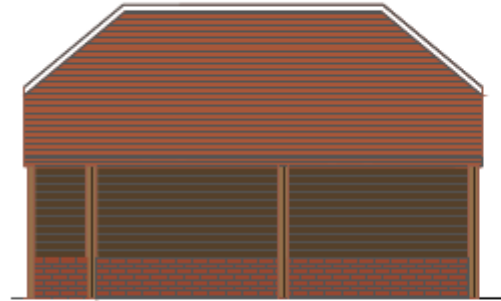
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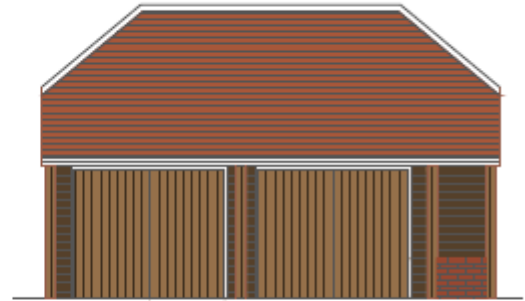
Proposed West Elevation
Scale 1:50 @ A1



Proposed East Elevation
Scale 1:50 @ A1



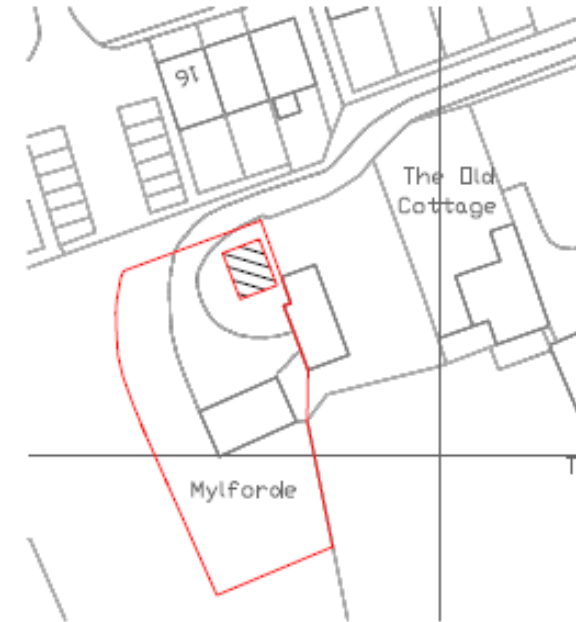
Proposed North Elevation
Scale 1:50 @ A1



Proposed South Elevation
Scale 1:50 @ A1

Photograph and plan showing position of proposed garage

151



Photographs



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Recommendation

- Refuse:
- By reason of its site position, scale and mass, the proposed garage would be harmful to the setting of the historic barn, which forms part of a group of curtilage listed buildings in associated with the Grade II Listed The Old House, directly affecting views of and eroding its character and significance
- As such, the proposal would result in less than substantial harm to these heritage assets, including the Milford on Sea Conservation Area, and as there are no public benefits to outweigh the harm, the proposal would be contrary to:
 - Policy ENV3 of the Local Plan Part 1: Planning Strategy
 - Policies DM1 of the Local Plan Part 2: Sites & Development Management Plan
 - National Planning Policy Framework, 2021

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New Forest

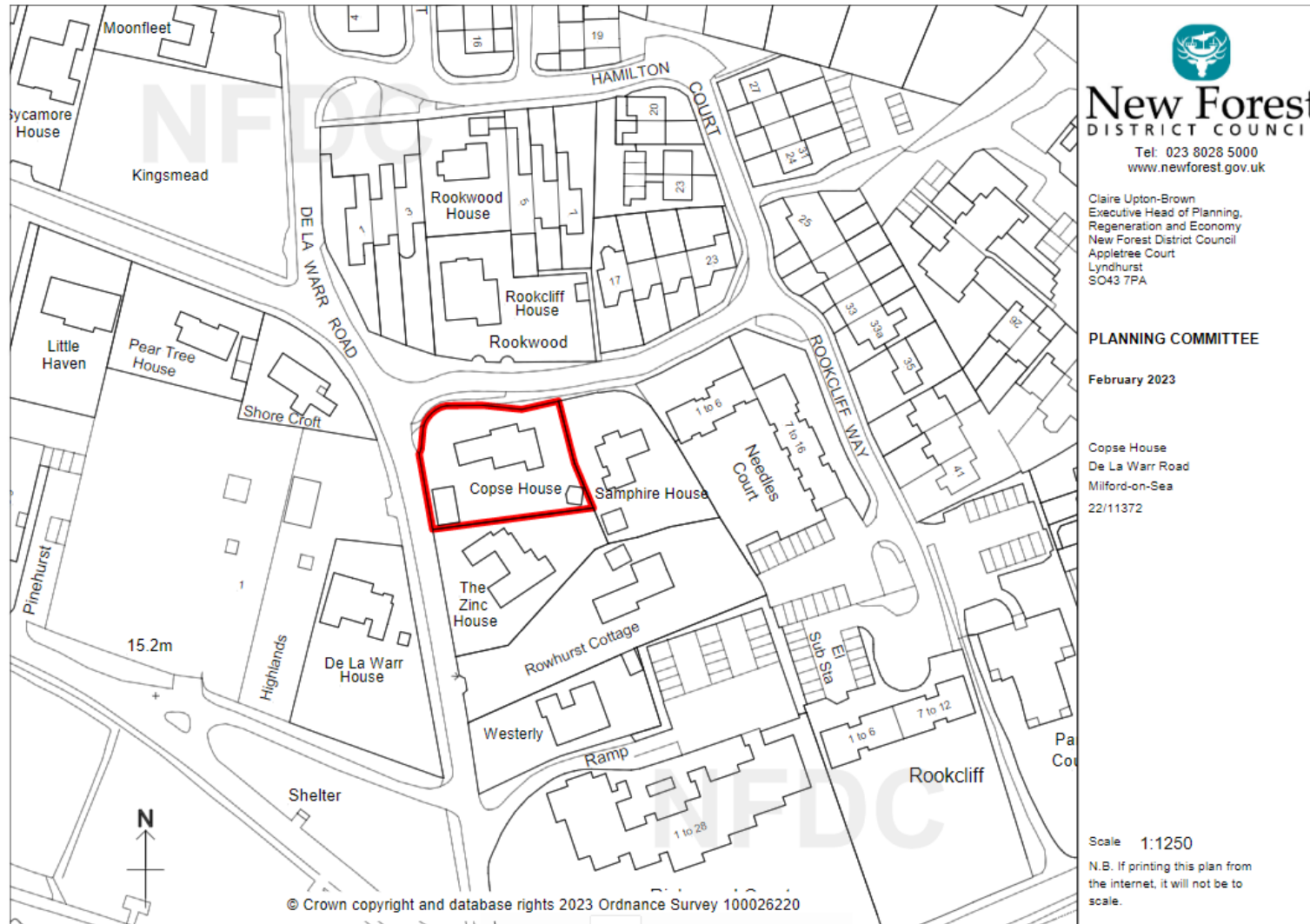
DISTRICT COUNCIL

Planning Committee

App No 22/11383

Copse House
De La Warr Road
Milford on Sea SO41 0PS
Schedule 3e

Red Line Plan



New Forest
DISTRICT COUNCIL

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Regeneration and Economy
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

February 2023

Copse House
De La Warr Road
Milford-on-Sea
22/11372

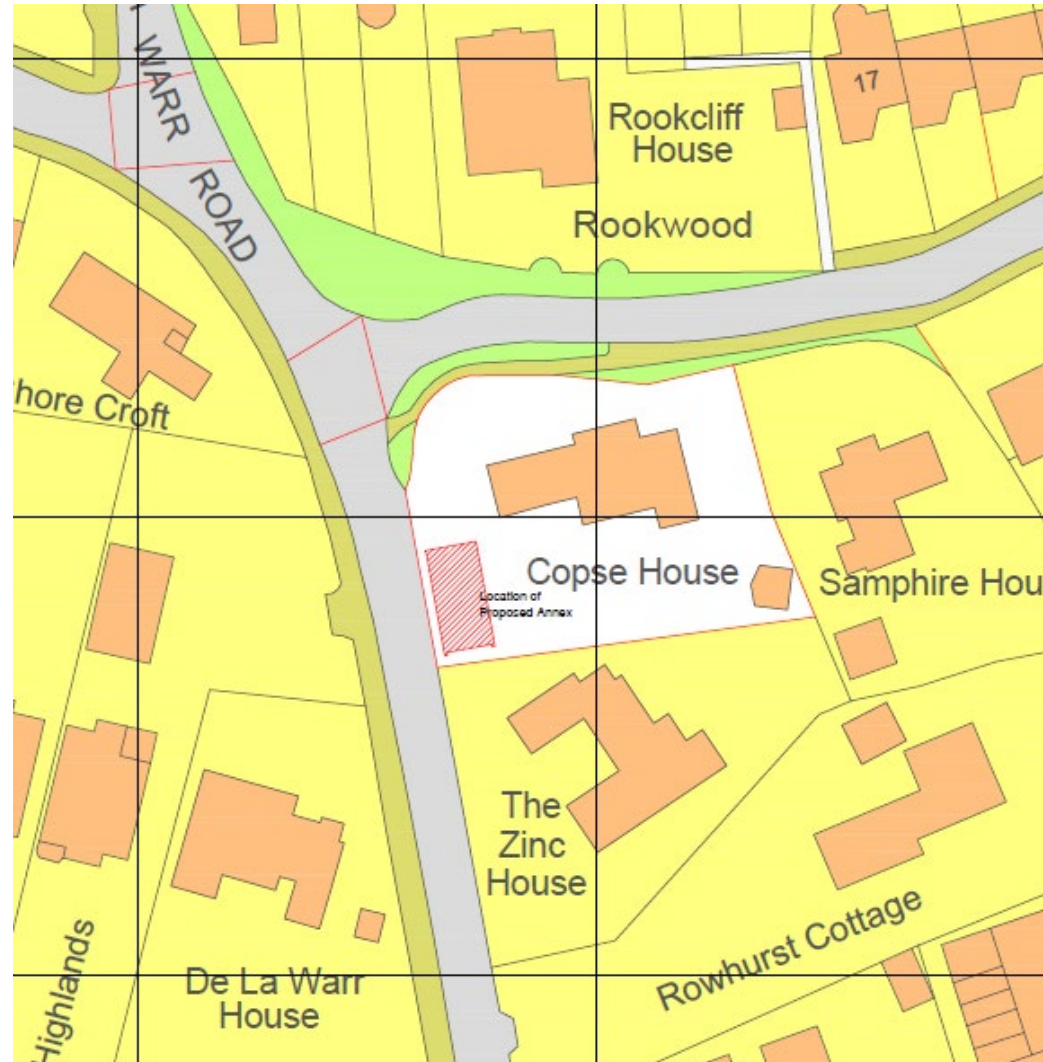
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scale.

156

Proposed block plan

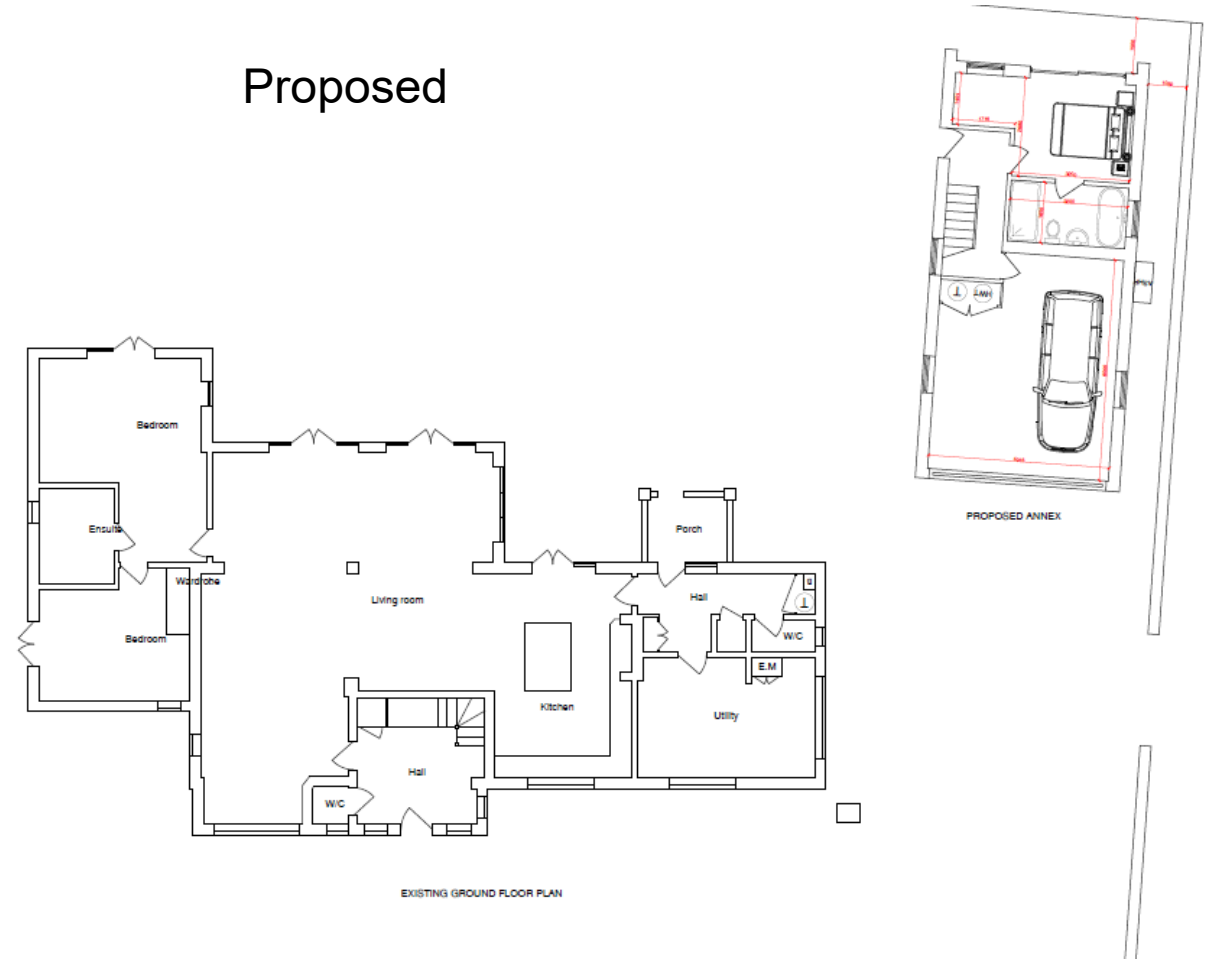
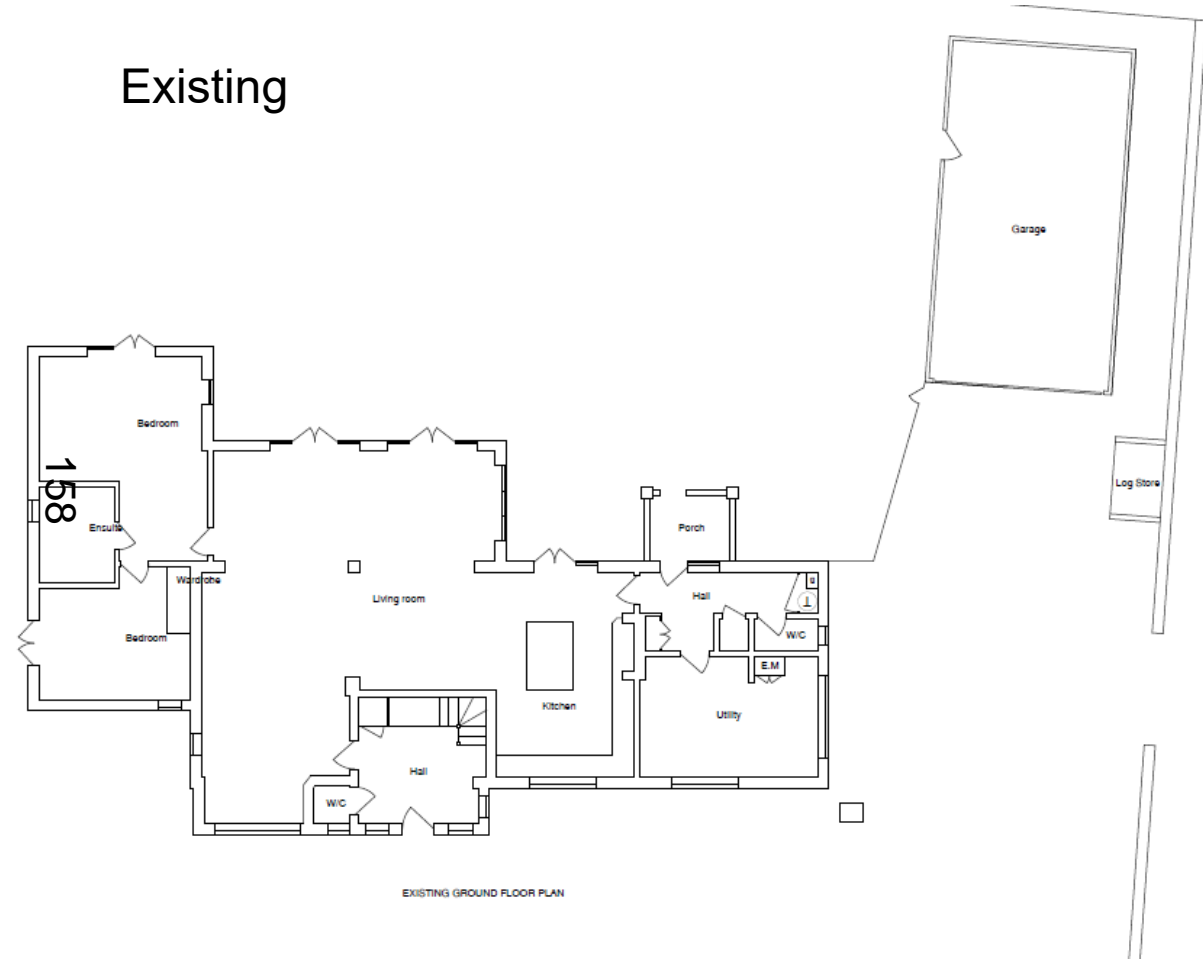
157



Existing and proposed site plan

Existing

Proposed



Existing house

159



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION 1



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 2

elements and structural elements noted. Any notes shall refer to the location of the elements in the drawings. The contractor is responsible for checking and ascertaining the location of any existing services and structures prior to any activity commencing or before they are altered.

Any foundations shown on the plans are intended to guide the client's attention to the location of any foundations or structures shown on the drawings. The client is responsible for ensuring that any foundations or structures shown on the drawings are in accordance with the Party Wall Act 1996 prior to commencing building works.

All drainage fixtures shown on the plans are indicative only. CAW Drafting Ltd will not be liable for the accuracy of an existing building's or any new construction's details, including its foundations, drainage etc. It is the responsibility of the client and the contractor to ensure that the details are in accordance with the Party Wall Act 1996 prior to commencing building works.

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Any foundations shown on the plans are intended to guide the client's attention to the location of any foundations or structures shown on the drawings. The client is responsible for ensuring that any foundations or structures shown on the drawings are in accordance with the Party Wall Act 1996 prior to commencing building works.

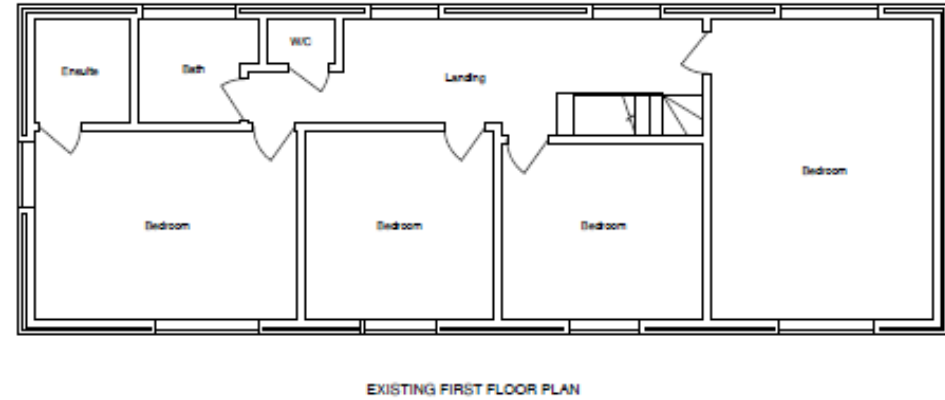
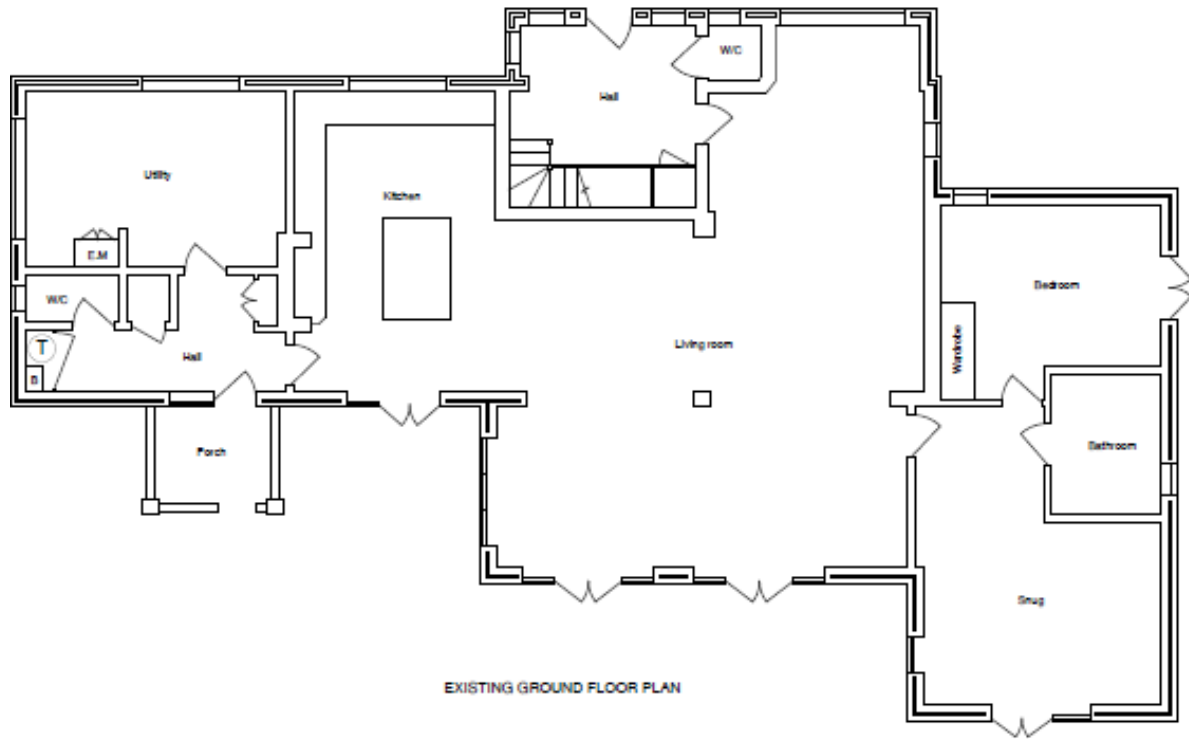
All drainage fixtures shown on the plans are indicative only. CAW Drafting Ltd will not be liable for the accuracy of an existing building's or any new construction's details, including its foundations, drainage etc. It is the responsibility of the client and the contractor to ensure that the details are in accordance with the Party Wall Act 1996 prior to commencing building works.

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Floorplans of house

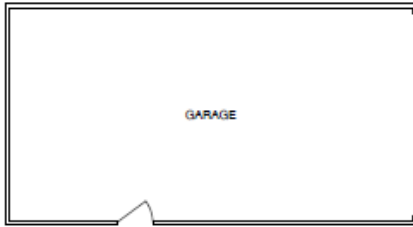
160



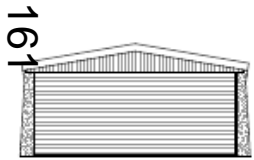
been received in accordance with the Party Wall act 1996 prior to commencing building works
All drainage layouts shown on the plans are indicative only
DAK Draughting Ltd will not be liable for the accuracy of any hidden details such as wall construction, lintels, existing beams, foundations, drainage etc. It is the responsibility of the client and the contractor to expose all hidden features prior to commencement of any building works
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DAK Draughting

Existing garage



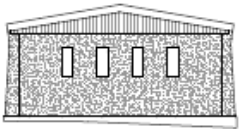
EXISTING GARAGE PLAN



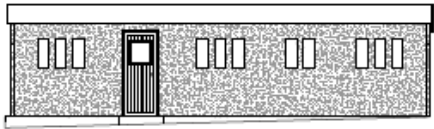
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION 1



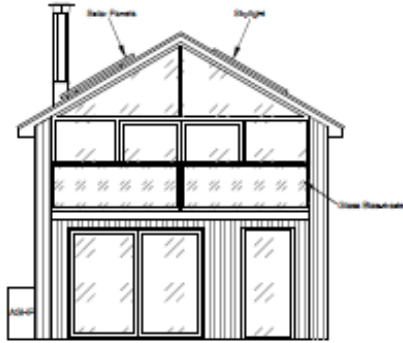
EXISTING REAR ELEVATION



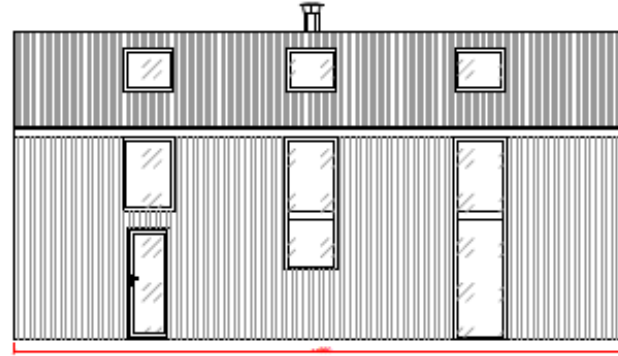
EXISTING SIDE ELEVATION 2



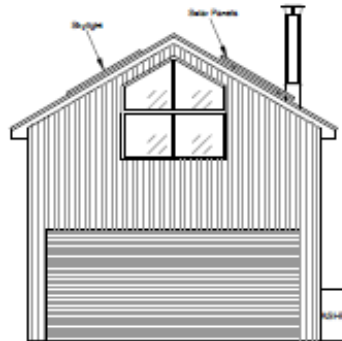
Proposed elevations



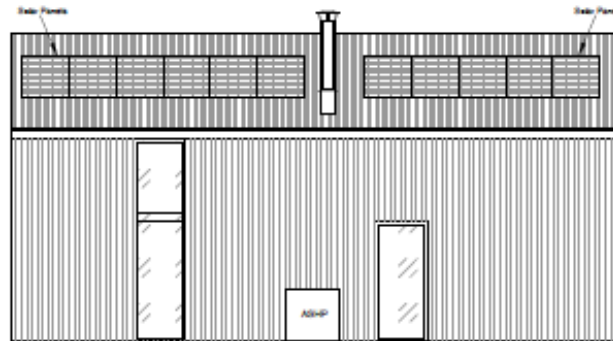
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1



PROPOSED REAR ELEVATION

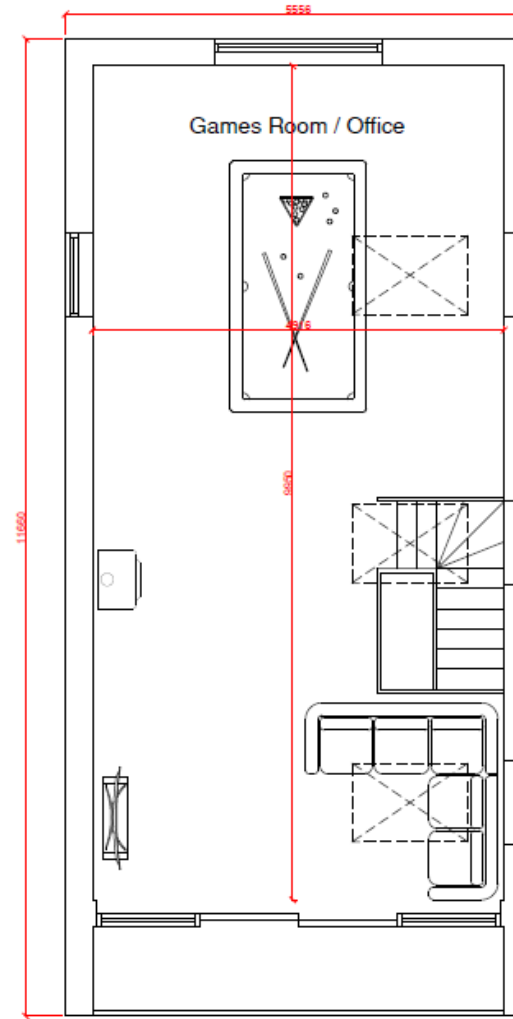
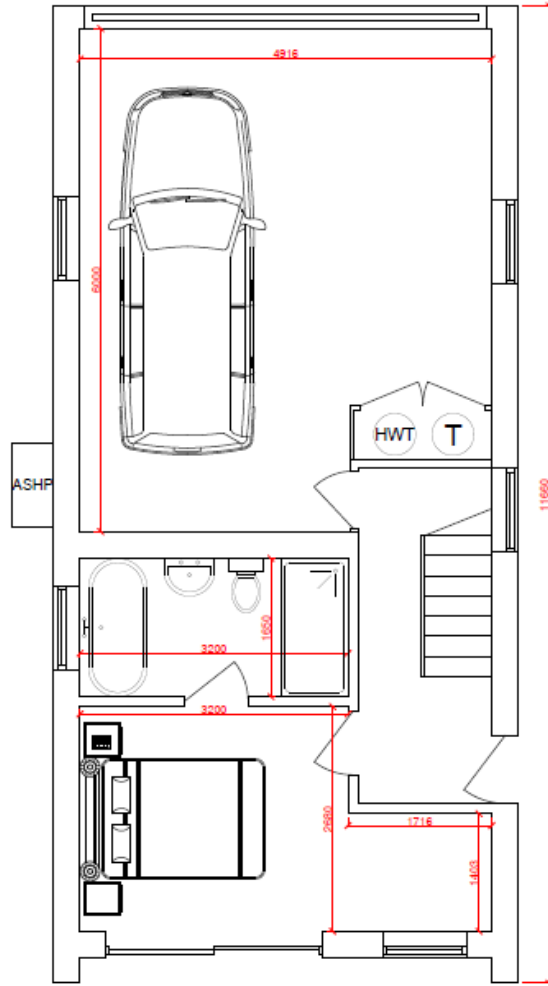


PROPOSED SIDE ELEVATION 2

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Proposed floor plans

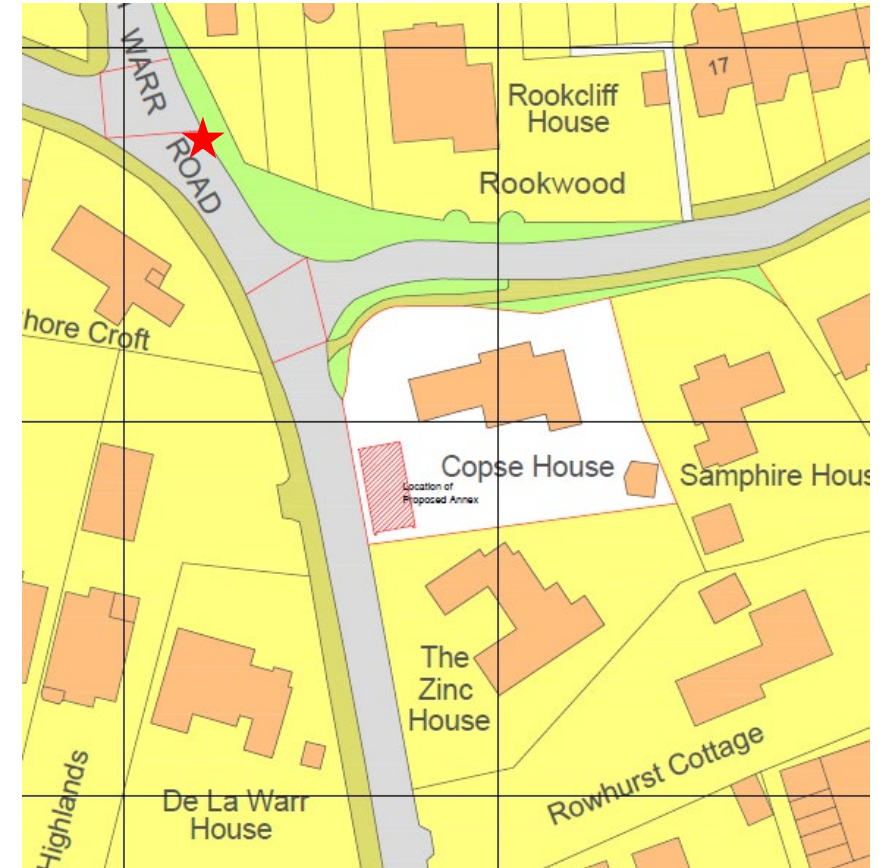
163



View looking south from De La Warr Road

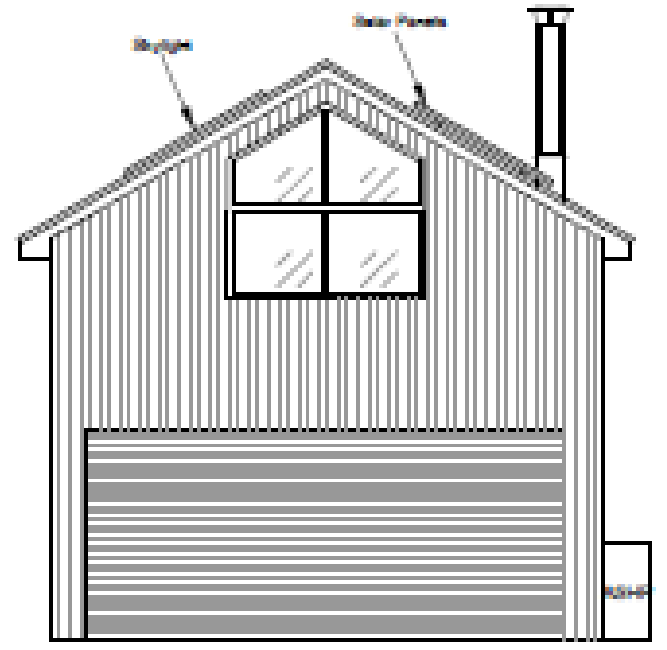


164



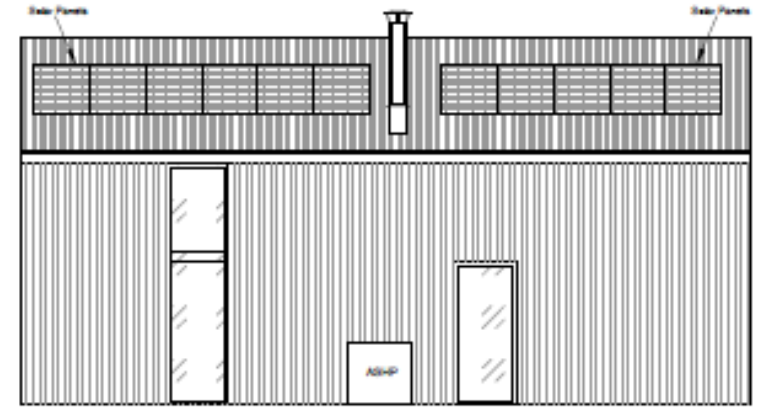
Looking south towards site

165



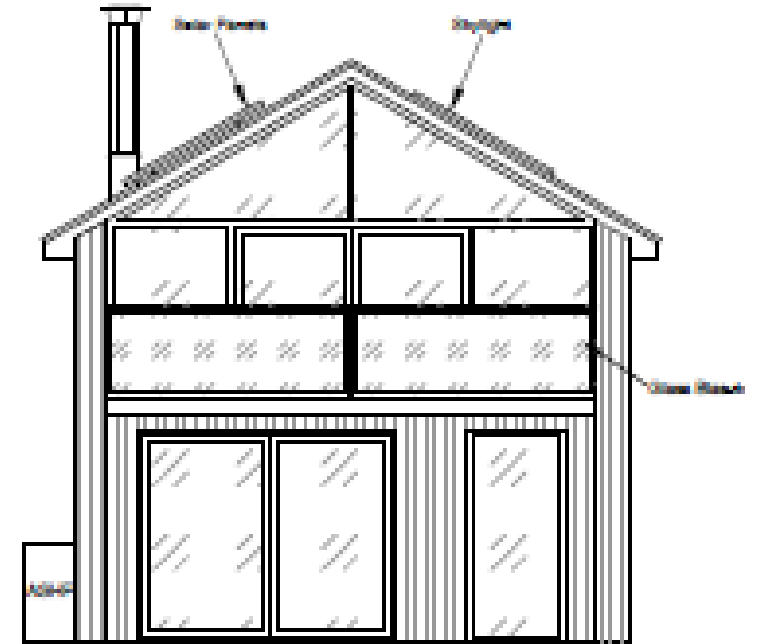
View from De La Warr Road

166



View from De La Warr Road looking north

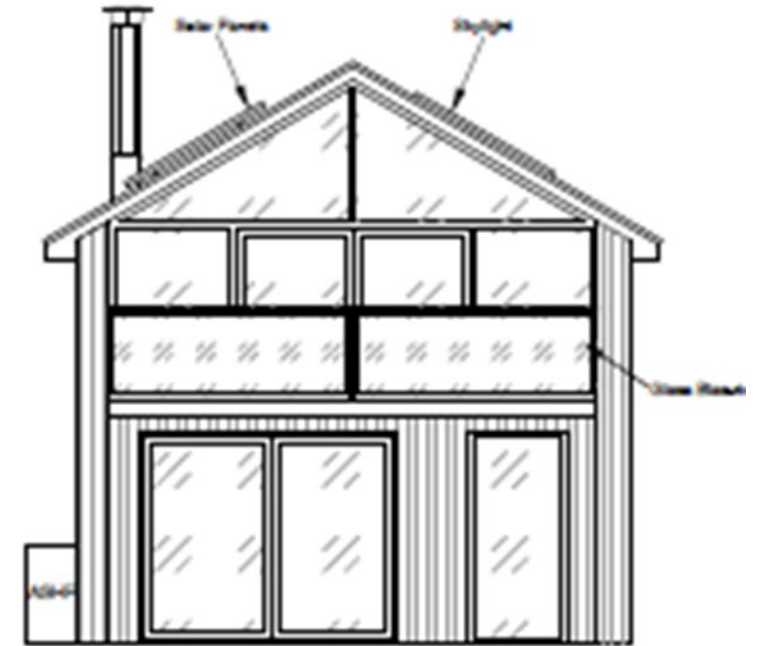
167



PROPOSED FRONT ELEVATION

View from De La Warr Road looking north

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Recommendation

- Refuse:
- By reason of its prominent location, 2 storey height, and design the proposed outbuilding would be a highly prominent feature within the street scene
- By virtue of this height and siting the proposed outbuilding would not be seen as subservient to the existing host dwelling on the site
- As such it would result in an intrusive and incongruous form of development that would be harmful to and out of keeping with the street scene undermining the character of the area and:
 - Contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy

169



New Forest

DISTRICT COUNCIL

Planning Committee

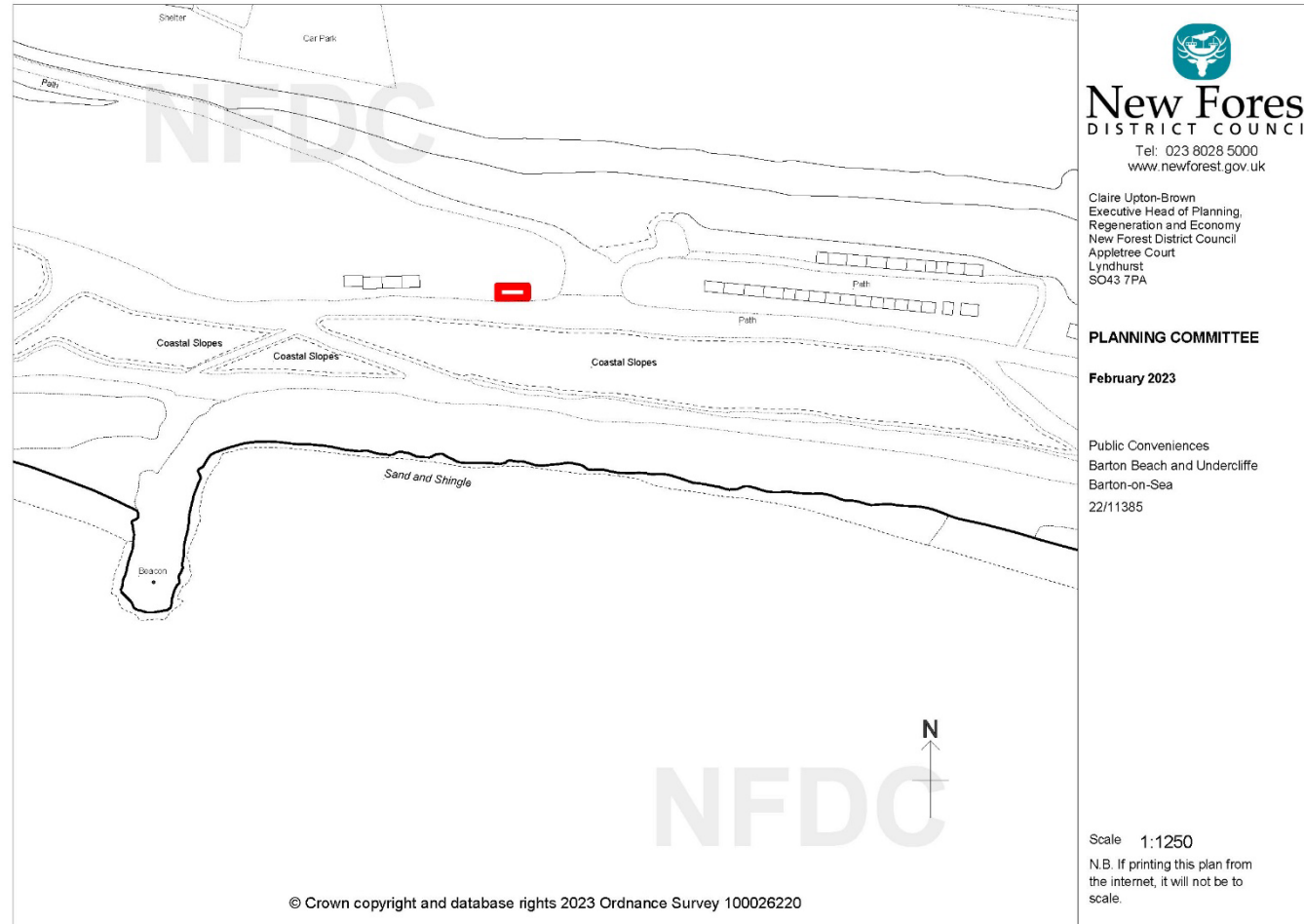
App No 22/11385

Public Conveniences,
Barton Beach & Undercliff
Barton on Sea BH25 7DF

Schedule 3f

Red Line Plan

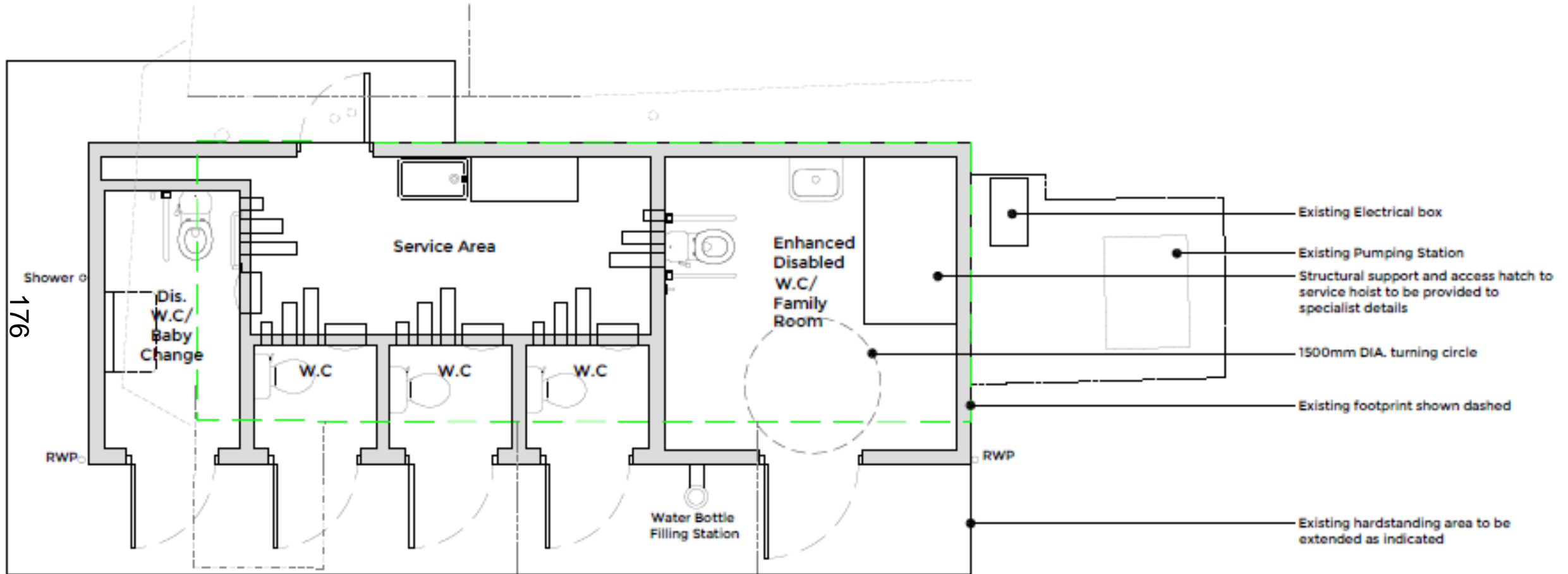
172



Existing toilet block



Proposed floor plan



Proposed Elevations

177

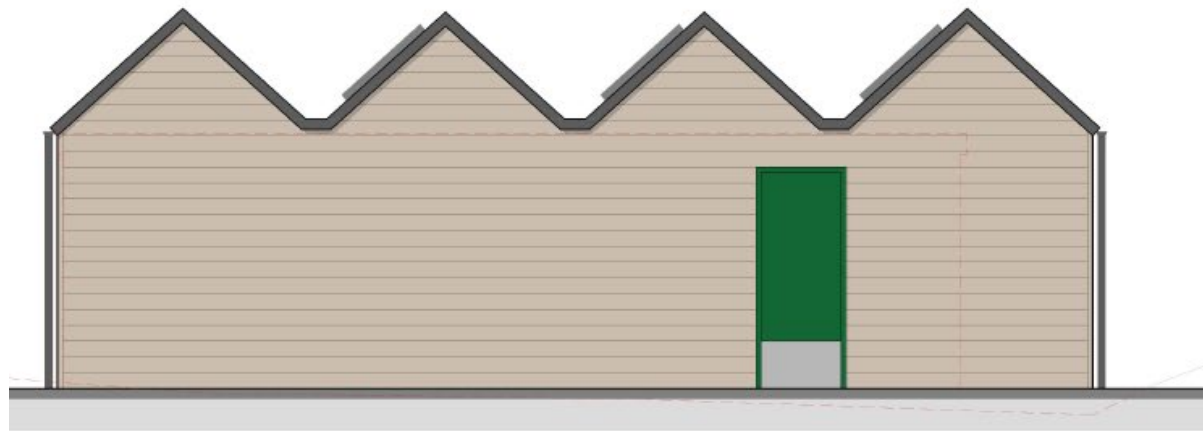


EAST ELEVATION



SOUTH ELEVATION

- Extent of existing building outline shown dashed
- Solar Panels to specialist design
- Black verges
- Black rainwater goods
- Timber affect weatherboard cladding
- Water bottle filling station
- Steel doors



NORTH ELEVATION



WEST ELEVATION

- Black metal/plastic tile affect roof cladding
- Extent of existing building outline shown dashed
- Black rainwater goods
- Timber affect weatherboard cladding
- External shower

Beach scene



Recommendation

- Grant subject to conditions including requirement for CEMP



New Forest

DISTRICT COUNCIL

Planning Committee

App No 22/11396

Blue Haze

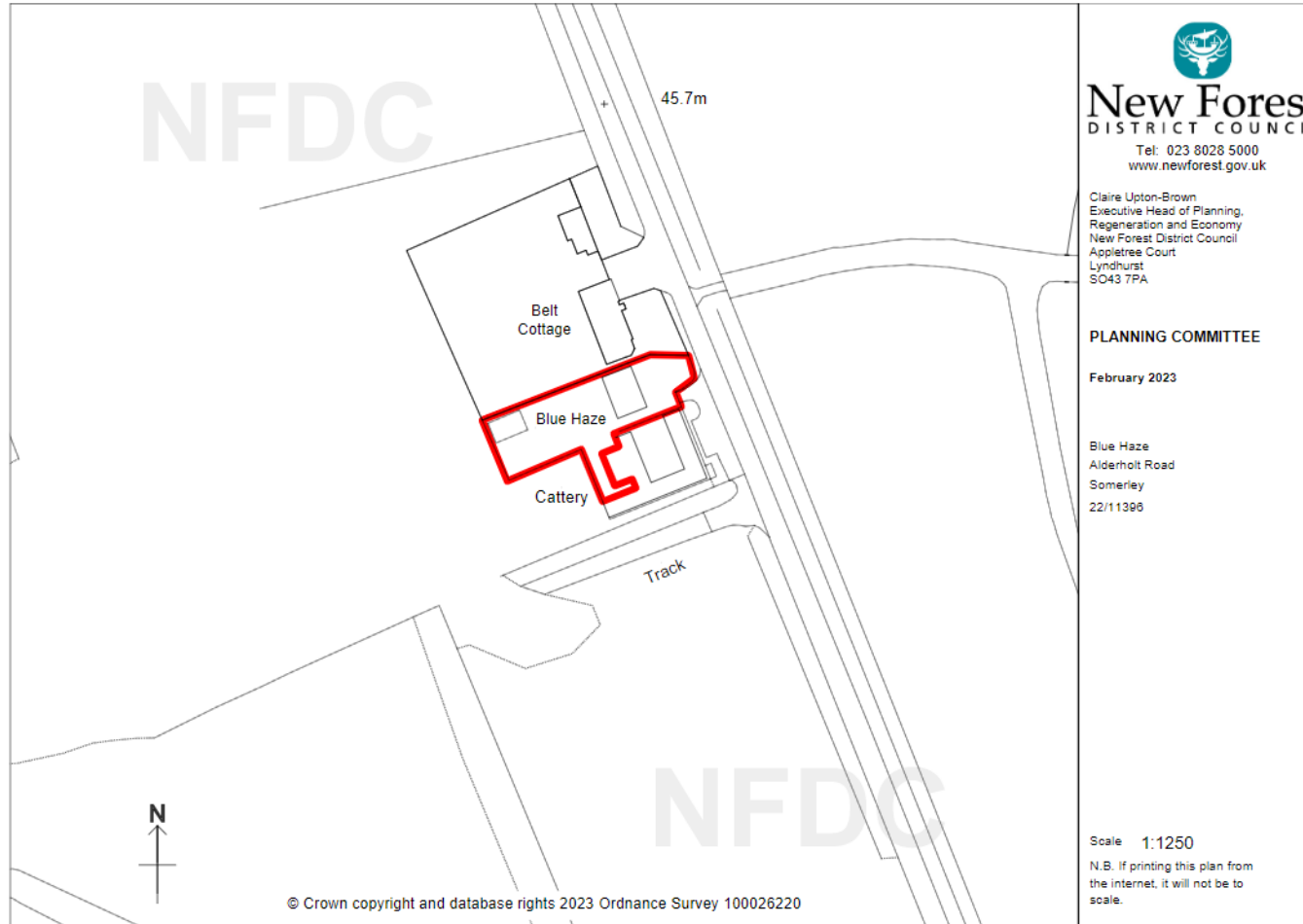
Alderholt Road

Somerley, Ellingham, Harbridge and Ibsley BH24 3FN

Schedule 3g

Red Line Plan

182



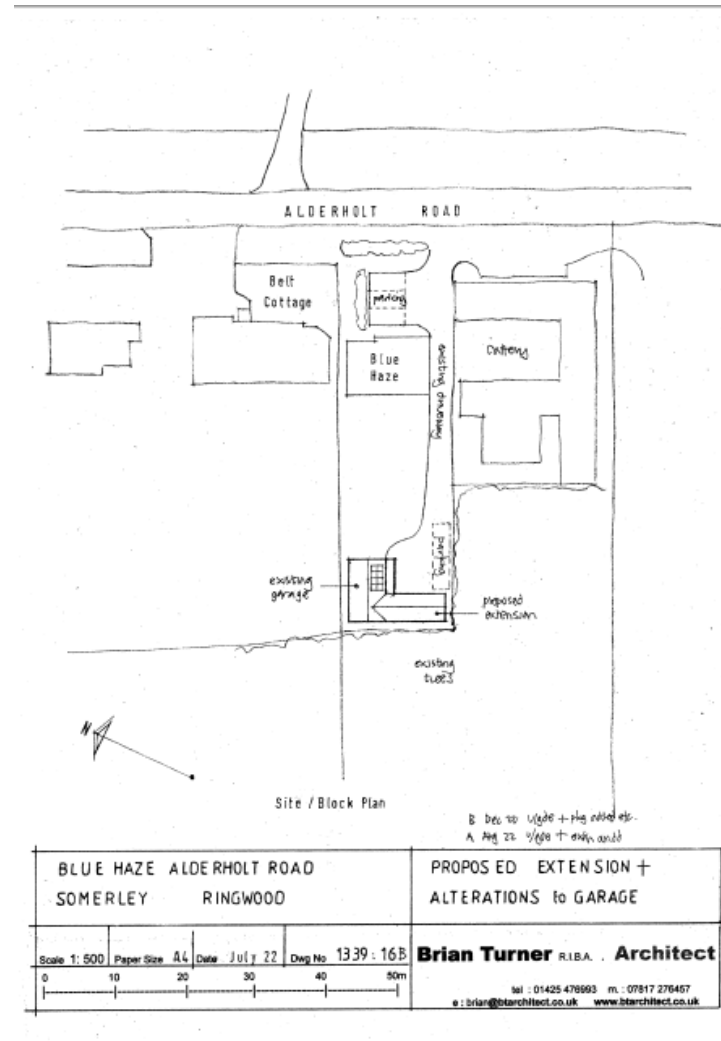
Site location plan

183



Block plan

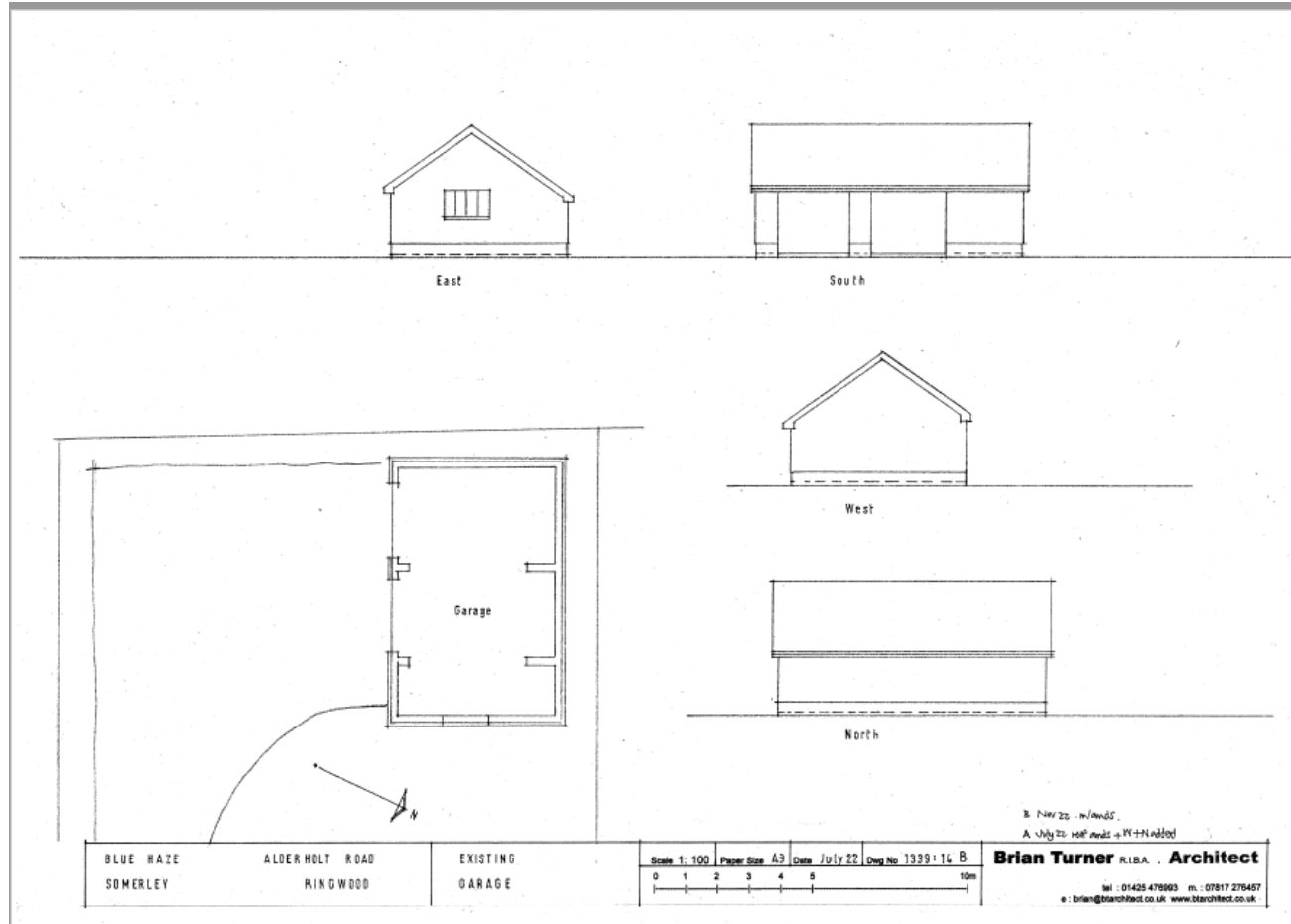
184



182

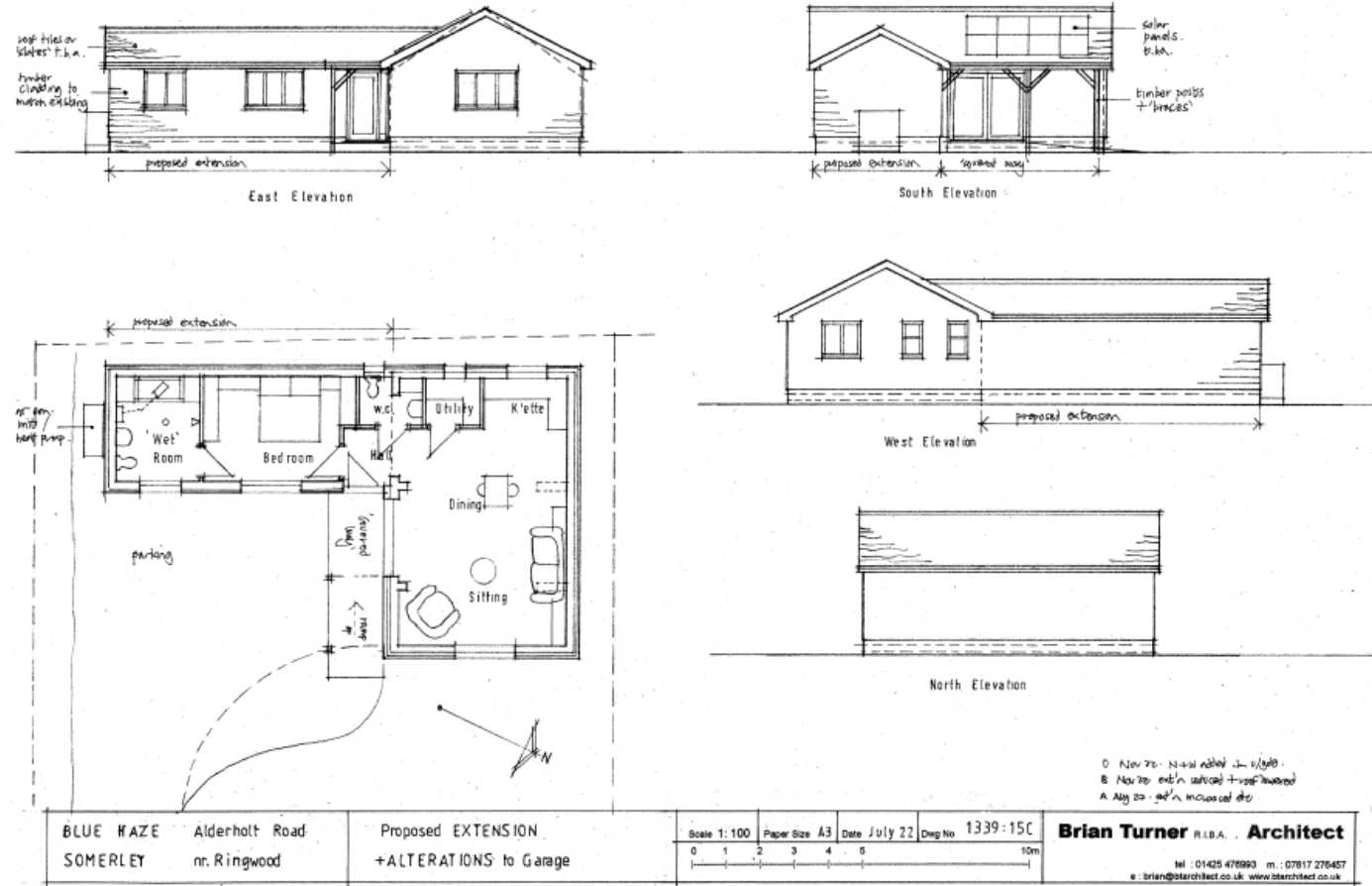
3g 22/11396

Existing plans



185

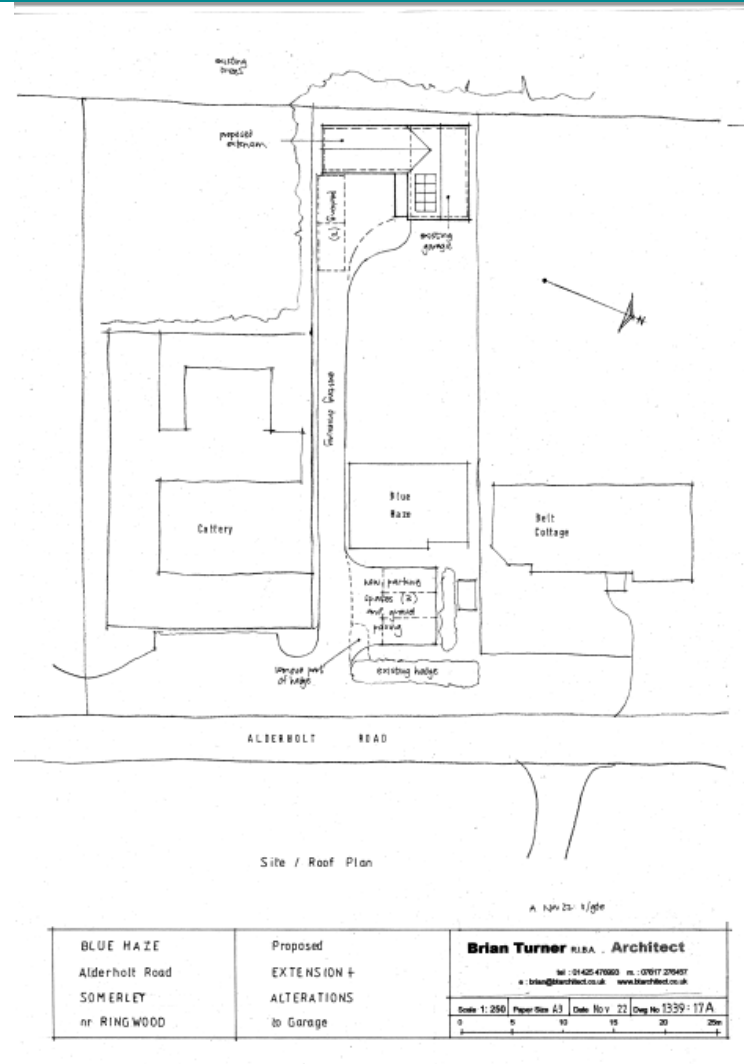
Proposed plans



186

Roof plan

187



185

3g 22/11396

Front of house and entrance

188



186

3g 22/11396

View heading north

189



187

3g 22/11396

View heading south

190



Front and neighbouring property

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3g 22/11396

Existing garage

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3g 22/11396

Existing garage

193



191

3g 22/11396

View of cattery from drive

194



Aerial showing verdant nature



195

Recommendation

- Grant subject to Conditions



New Forest

DISTRICT COUNCIL

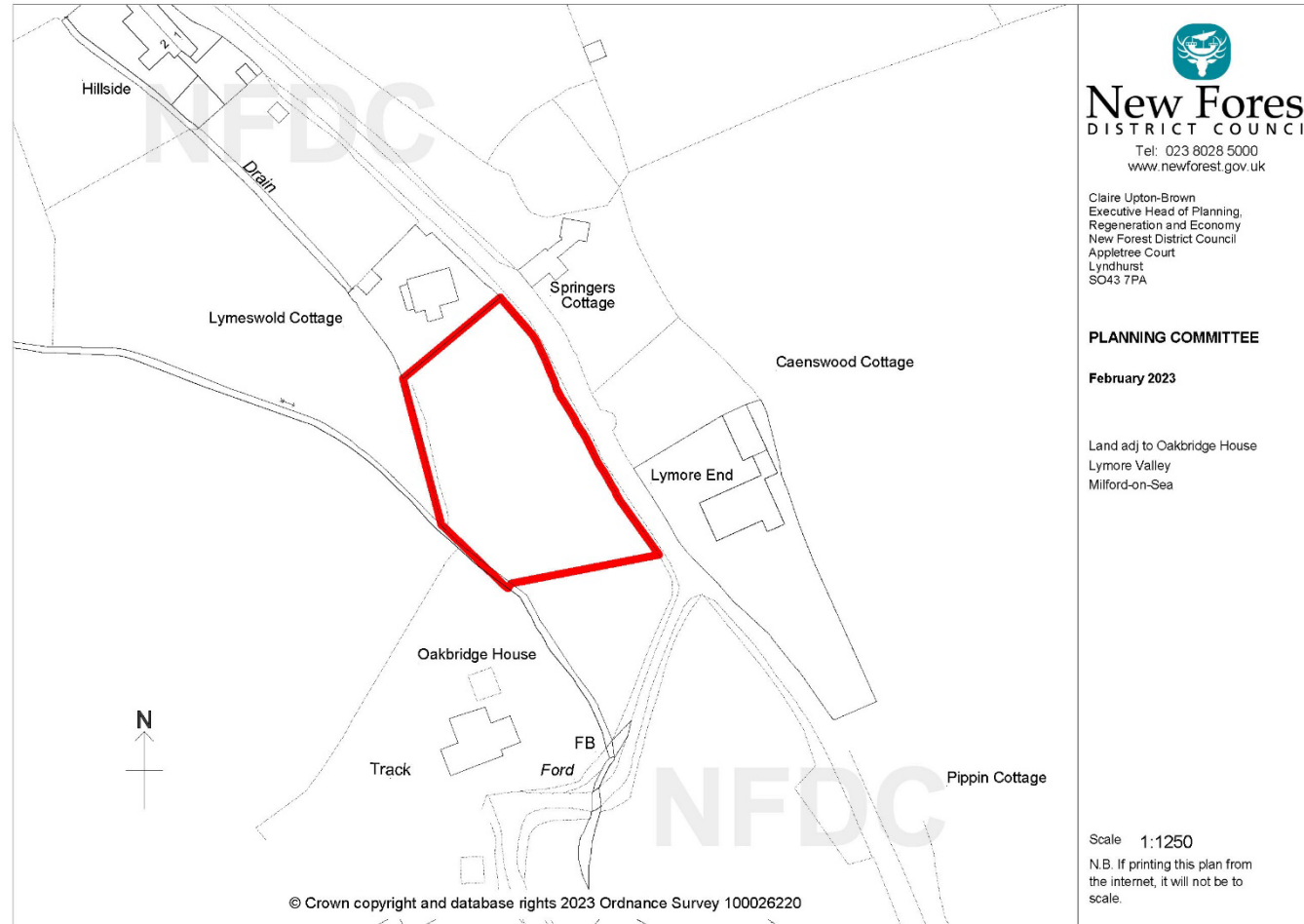
Planning Committee

App No 22/10936

Land adj. to Oakbridge House
Lymore Valley
Milford-on-Sea
SO41 0TW

Red Line Plan

199



Aerial Photograph



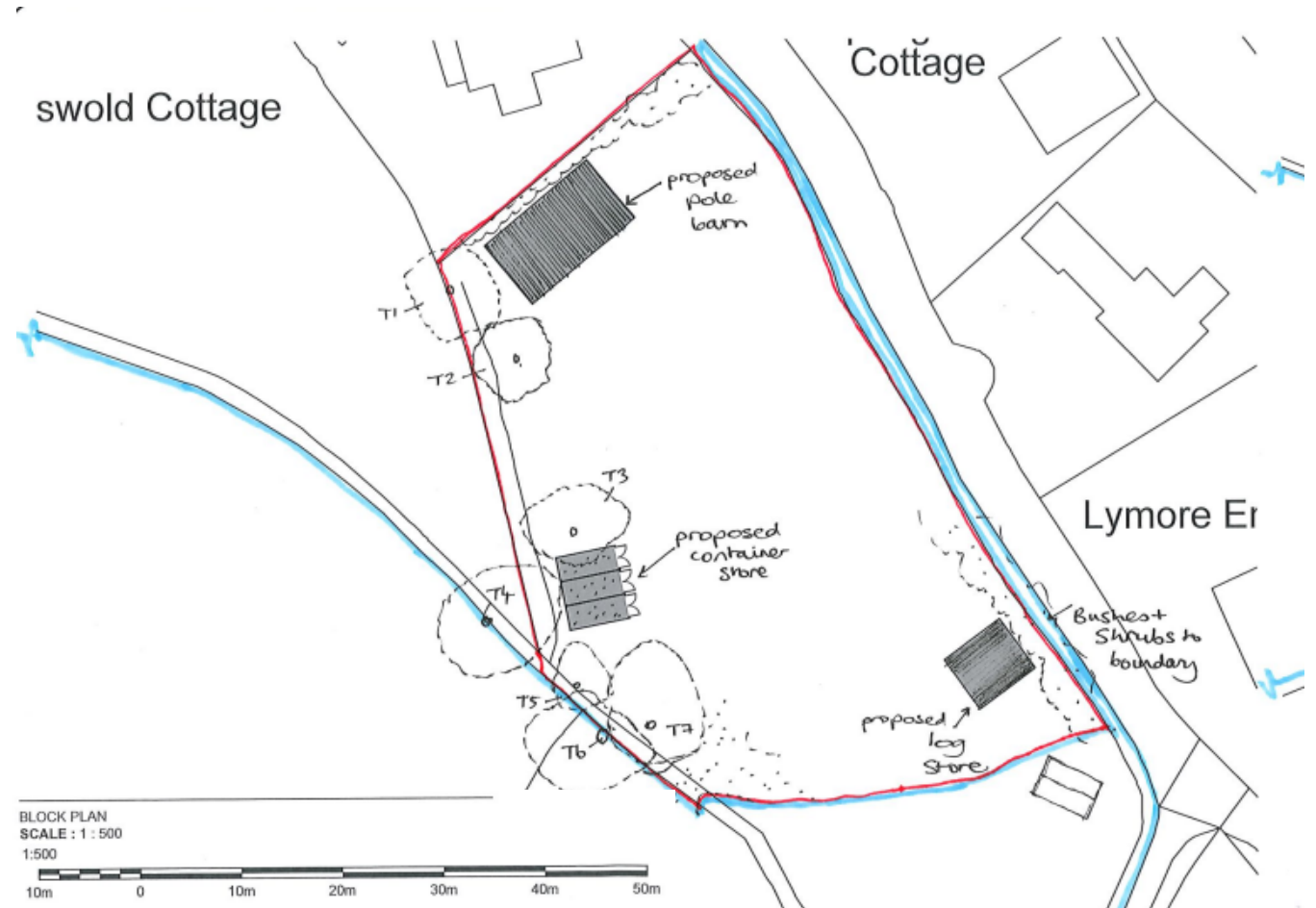
200

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Proposal (retrospective)

Retrospective application for:

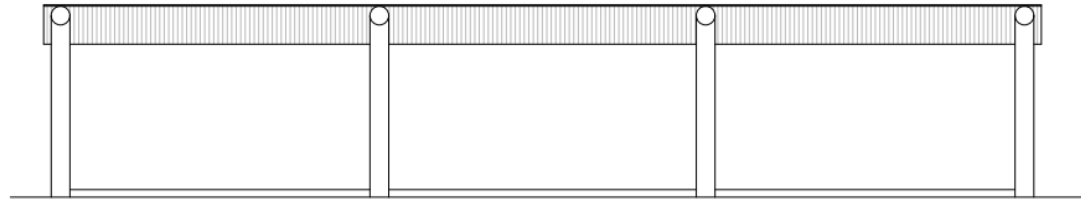
- Log store
- 3no. Storage containers
- Pole barn



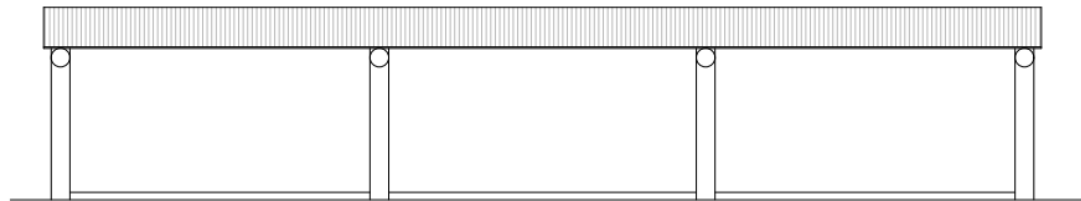
201

Proposed Pole Barn

202



**Pole Barn Front Elevation
As Proposed**



**Pole Barn Rear Elevation
As Proposed**



**Pole Barn Left Side Elevation
As Proposed**

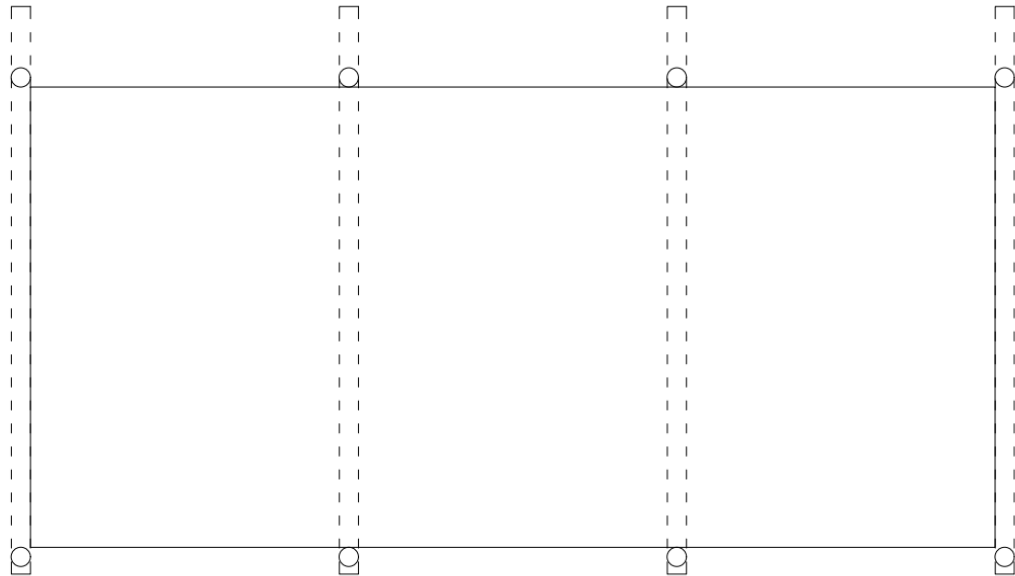


**Pole Barn Right Side Elevation
As Proposed**

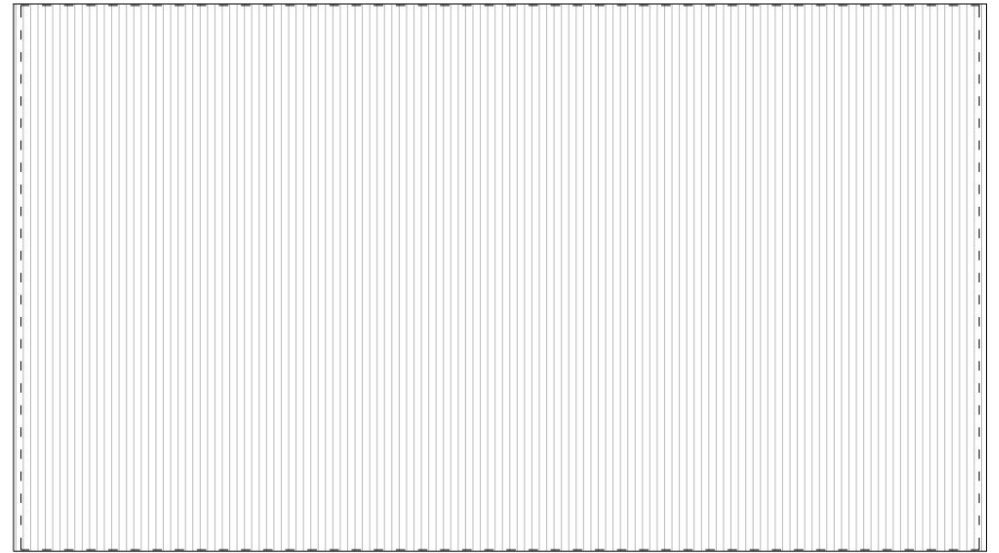


DRAYCOTT CHARTERED SURVEYORS	
82 High Street Lymington Hampshire SO41 9AN Tel 01590 672282 Email: surveyors@draycotts.co.uk	
Project: Oakbridge House, Lymore Valley, Millford on Sea, SO41 0TW	
Client: Mr & Mrs Chamberlain	
Scale: 1:50	Date: 04.07.2022
Paper Size: A3	Drawn By: PD
Drawing State: Proposal	
Drawing Detail: Pole Barn Elevations - Proposed	
Drawing No: 027	
Revisions:	

Proposed Pole Barn



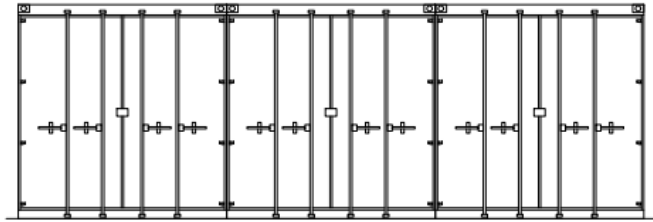
Pole Barn Plan
As Proposed



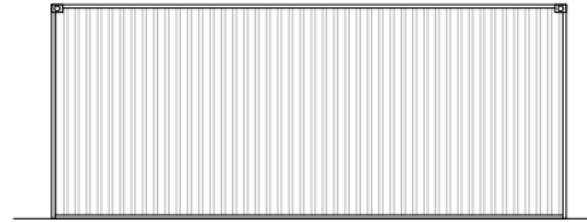
Pole Barn Roof Plan
As Proposed

203

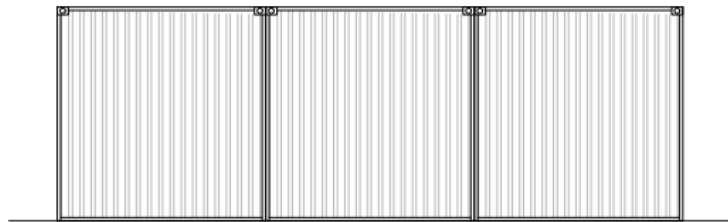
Existing 3no. Storage Containers Elevations



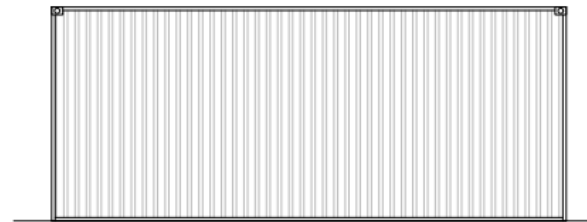
**Container Store Front Elevation
As Existing**



**Container Store Right Side Elevation
As Existing**



**Container Store Rear Elevation
As Existing**



**Container Store Left Side Elevation
As Existing**

All measurements are taken using laser measure and therefore, may be subject to a small margin of error.

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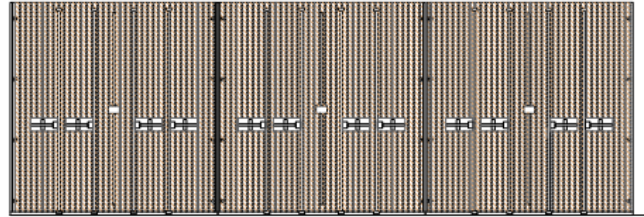


DRAYCOTT CHARTERED SURVEYORS	
<small>82 High Street Lymington Hampshire SO41 9AN Tel: 01590 673282 Email: surveyors@draycotts.co.uk</small>	
<small>Project: Oakbridge House, Lymore Valley, Milford on Sea, SO41 0TW</small>	
<small>Client: Mr & Mrs Chamberlain</small>	
<small>Scale: 1:50</small>	<small>Date: 04.07.2022</small>
<small>Paper Size: A3</small>	<small>Drawn By: PD</small>
<small>Drawing Status: Measured Survey</small>	
<small>Drawing Detail: Container Store Elevations - Existing</small>	
<small>Drawing No: 008</small>	
<small>Revision:</small>	

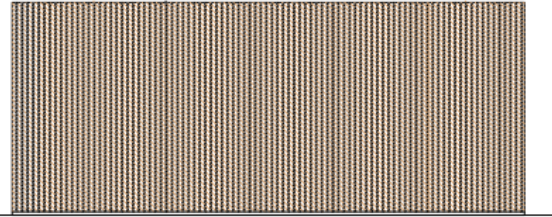
204

Proposed 3no. Storage Containers Elevations

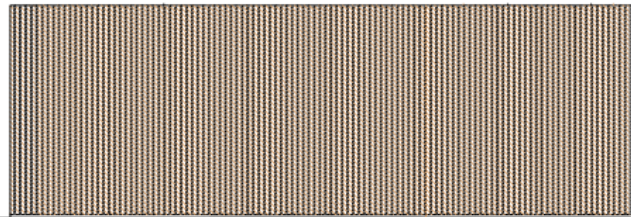
205



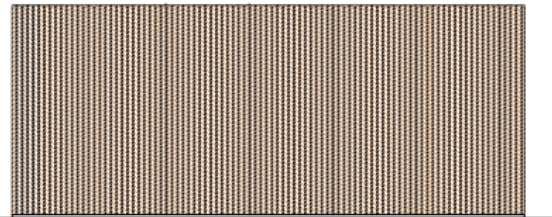
Container Store Front Elevation
As Proposed



Container Store Right Side Elevation
As Proposed



Container Store Rear Elevation
As Proposed



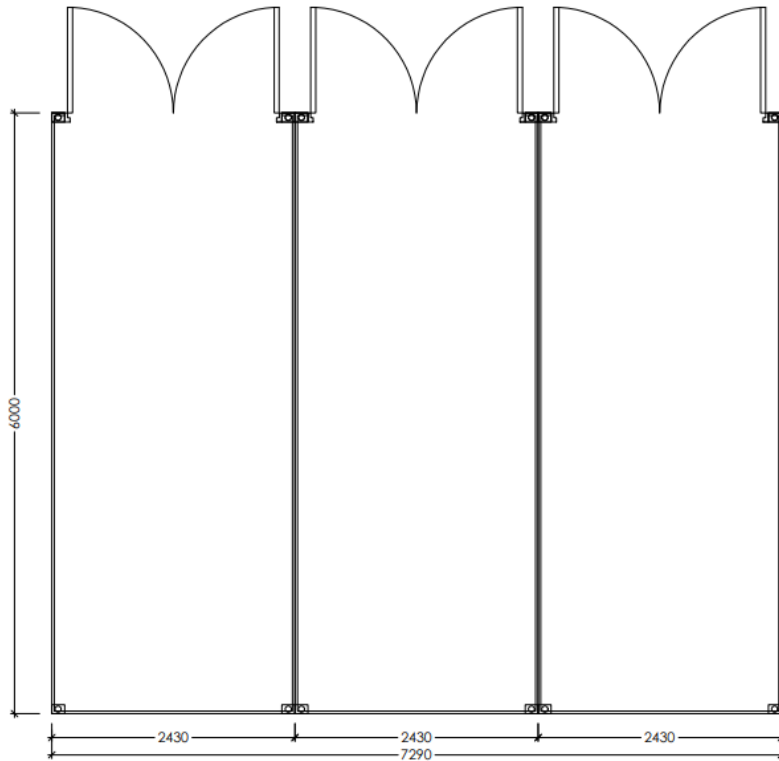
Container Store Left Side Elevation
As Proposed

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CHARTERED SURVEYORS	
82 High Street Lymington Hampshire SO41 9AN Tel: 01590 673282 Email: surveyors@draycotts.co.uk	
Project: Oakbridge House, Lymore Valley, Milford on Sea, SO41 0TW	
Client: Mr & Mrs Chamberlain	Date: 07.07.2022
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Drawing Status: Design Drawings	
Drawing Detail: Container Store Elevations - Proposed	
Drawing No: 010	
Revision:	

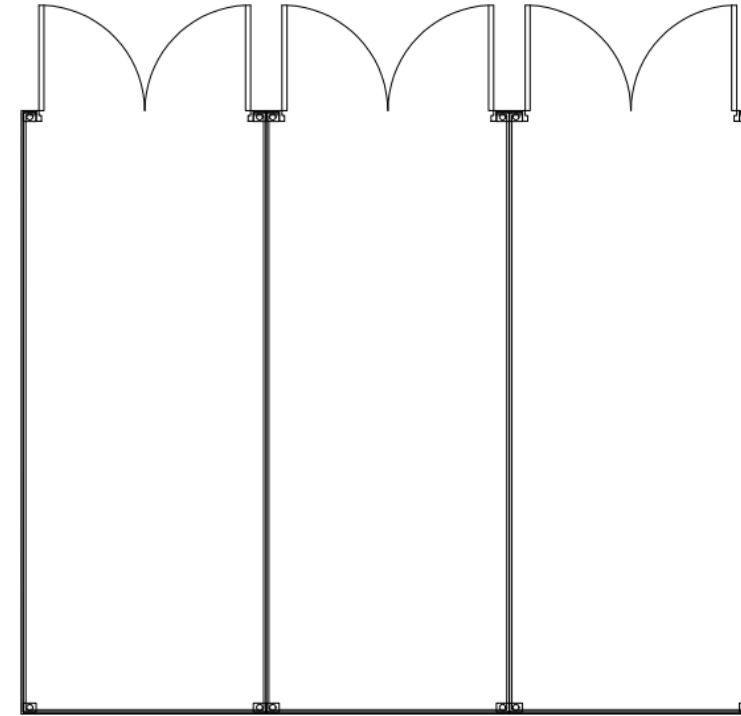


Existing/Proposed 3no. Storage Containers Plans

206



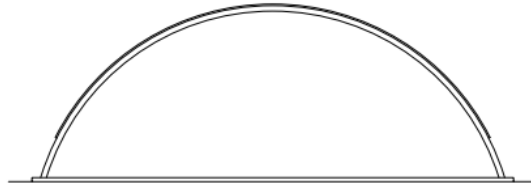
Container Store plan
As Existing



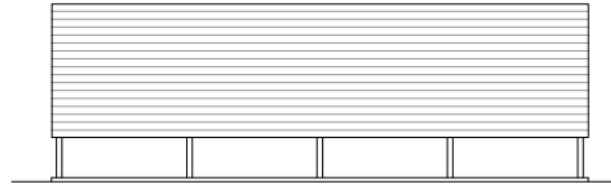
Container Store plan
As Proposed

Log Store Plans/Elevations

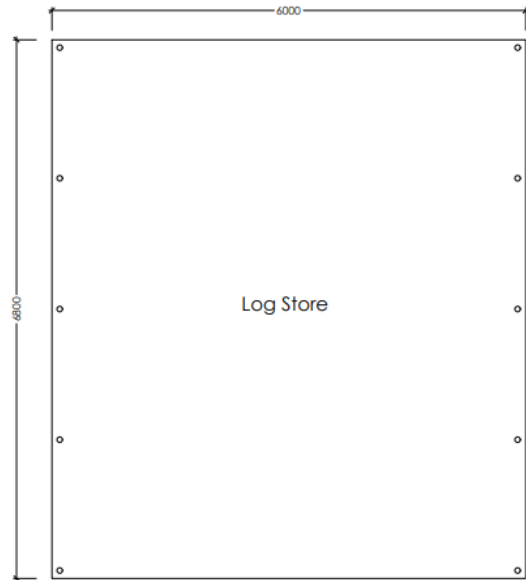
207



log Store Front & Rear Elevation
As Existing & Proposed



log Store Right & Left side Elevation
Existing & Proposed



log Store plan
Existing & Proposed

DRAYCOTT CHARTERED SURVEYORS	
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Project: Oakbridge House, Lymore Valley, Milford on Sea, SO41 0TW	
Client: Mr & Mrs Chamberlain	
Scale: 1:50	Date: 04.07.2022
Paper Size: A3	Drawn By: SH
Drawing Status: Measured Survey	
Drawing Detail: Log Store Plan and Elevations - Existing & Proposed	
Drawing No: 001	
Revision:	



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Land Ownership 1



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Land Ownership 2



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3h 22/10936

Comparison of 2016 and 2022 aerial imagery

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Site Photographs – Application Site

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Site Photographs – Application Site

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Site Photographs – Application Site

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View to the northeast



View to the south

Site Photographs - Containers

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3no. Storage containers



3no. Storage containers

Site Photographs – Pole Barn

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Pole barn/hardstanding



Pole barn/hardstanding

Site Photographs

216



Log store



Log store

Site Photographs

217



Application site/commercial vehicle



Application site/commercial vehicle

Site Photographs – Context/Adjacent Land

218



Adjacent land



Adjacent land

Site Photographs – Context/Adjacent Land

219



Adjacent land



Adjacent land

Site Photographs – Context/Adjacent Land

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Adjacent land

Recommendation

- Refuse
- The site lies within a sensitive area of open countryside and within the Green Belt where development for agriculture and forestry can be permitted provided that they are necessary for the purposes of agriculture and forestry and such uses can be demonstrated
- No evidence has been provided to demonstrate that the structures are necessary for agriculture and forestry and the proposal is not considered proportionate to the scale of such activities
- No very special circumstances that have been demonstrated in this case to justify an exception to established Green Belt policies. As such, the proposals would be contrary to:
 - Saved Policy CS21 of the Core Strategy
 - Policy STR1 and Policy ENV2 of the Local Plan Part 1: Planning Strategy
 - Policy DM22 of the Local Plan Part 2 for the New Forest outside of the National Park
 - The NPPF (2021) Section 13 para 147 - 149

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New Forest

DISTRICT COUNCIL

PLANNING COMMITTEE – 8 FEBRUARY 2023

COMMITTEE UPDATES

Item 3a: Land East of Brockhills Lane, New Milton (Application 21/11179) (Pages 5-92)

3 Updates:

45 additional letters of objection, in which the comments raised reflect the concerns that have already been raised in the application. Additional comments have been made that the applicants Highway Technical Note does not address the concerns raised at the previous committee and questions have been raised why vehicular access cannot be provided to Sway Road, when the Highway Technical Note states that an access is being considered as a possible temporary construction access and a footpath crossing to the Public Right of Way.

Comments from New Milton Town Council

Objection.

- It is disputed that 4.2m is an adequate distance for 2 saloon cars to safely pass, despite the Manual for Streets guidance diagrams.
- The proposed construction access on Sway Road strongly implies there is further argument for a primary access onto Sway Road for the finished development.
- We refute the contents of this Technical Note as a remedy for the District Council deferral at December's meeting, as it does not give a realistic approach or represent the lived experience of these roads

Comment from Cllr Carpenter

Concern in relation to this development remains as set out in the December committee. The single access onto this narrow busy lane is a concern. Concern over the impact on this Green Belt site on the edge of New Milton. Concern over the impact of the local plan sites in the character of the area.

Item 3b: Land at Hardley Industrial Estate, Hardley, Hythe (Application 22/11388) (Pages 93-112)

A late consultation response has been received from HCC Surface Water Management providing their advice. Consequently, condition 14 (Drainage) is amended to:

14. Prior to the commencement of development, a detailed drainage strategy for the development shall be submitted to the local planning authority and agreed in writing. The development shall be carried out in accordance with the detailed drainage strategy thereby approved.

Reason: To ensure the development can be adequately drained.

Item 3c: 7-9 Rumbridge Street, Totton (Application 22/11107) (Pages 113-128)

Three further conditions, as recommended by the Council's Environmental Health Officer:

1. The proposed development shall not begin until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and in accordance with policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the New Forest National Park.

2. The combined noise rating level (LAR,Tr) of plant and equipment on the site shall not exceed the background sound level of 50dB (LAR) between the hours of 07:00hrs and 23:00hrs, and 36dB (LAR) between the hours of 23:00hrs and 07:00hrs when measured or predicted at 1m from the façade of any noise sensitive premises. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014 (as amended).

Reason: In the interests of amenity and in accordance with policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the New Forest National Park.

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

i) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);

j) Measures to control the emission of dust and dirt during construction; k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: In the interests of amenity and in accordance with policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the New Forest National Park.

Item 3d: Mylforde, Lymington Road, Milford-on-Sea (Application 22/11372) (Pages 129-134)

The red line plan at the end of the report is incorrect as includes land to the west of the site which does not form part of the application site, nor is this in the ownership of the applicant.

Item 3f: Public Conveniences Barton Beach and Undercliff, Barton on Sea (Application 22/11385) (Pages 141-146)

Amendment to condition 2 plan numbers:

Construction Environmental Management Plan as deposited with the Local Planning Authority on 31 January 2023

This supercedes an earlier document deposited on 13 January 2023 and provides additional information relating to the concrete base.

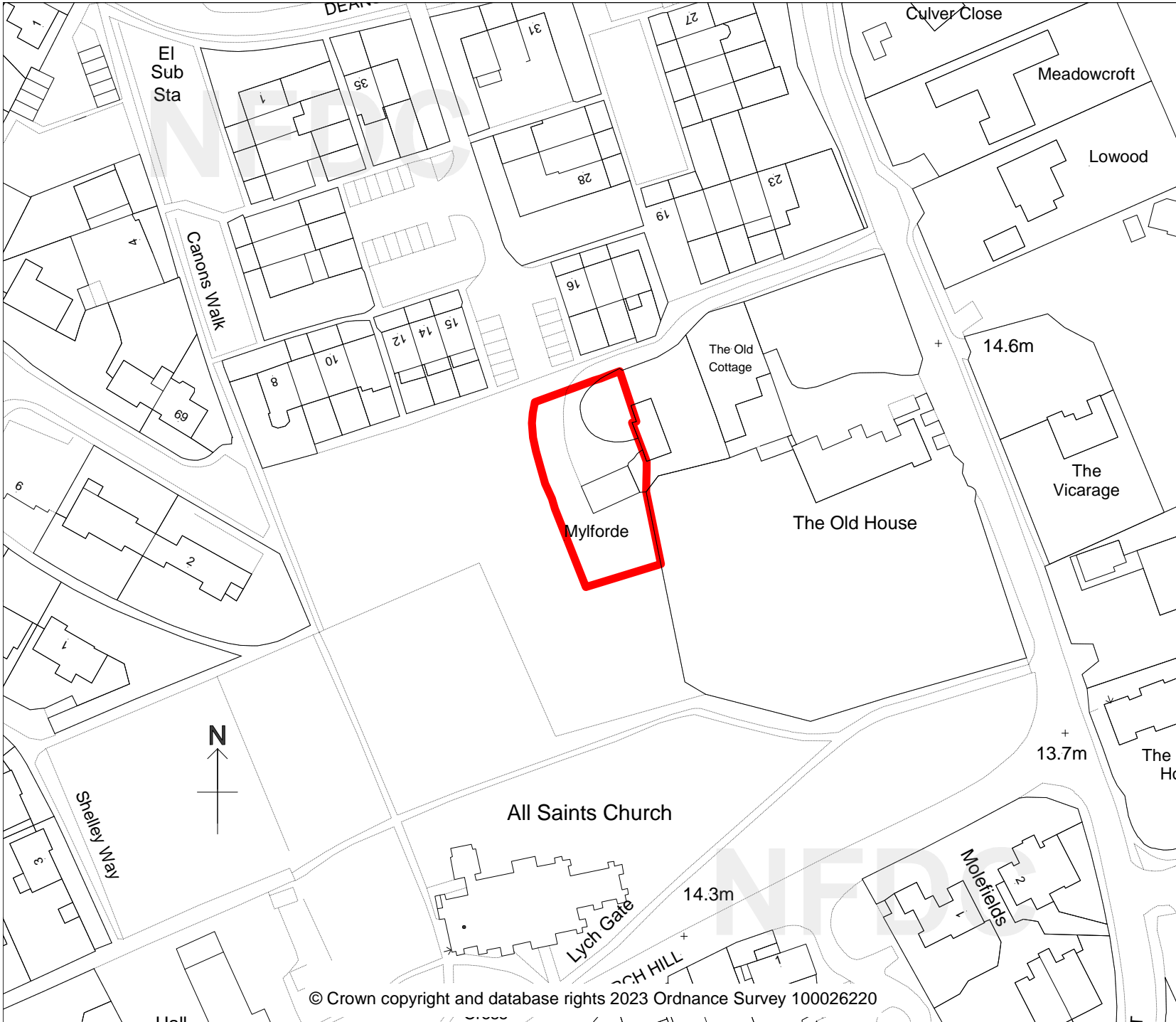
Item 3h: Land adjacent to Oakbridge House, Lymore Valley, Milford-on-Sea (Application 22/10936) (Pages 153-160)

REPRESENTATIONS: 2 objections making the following comments:

Object to retrospective application for reasons highlighted in the planning report.

Need to protect the Green Belt around Lymore Valley.

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New Forest

DISTRICT COUNCIL

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

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

PLANNING COMMITTEE

February 2022

Mylforde, Lymington Road
 Milford-on-Sea

22/11372

Scale 1:1250

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

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