

PLANNING COMMITTEE - WEDNESDAY, 12TH APRIL 2023

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications (Pages 3 - 64)**

6. **Committee Updates (Pages 65 - 66)**

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Planning Committee

12 April 2023

Planning Committee 12 April 2023


Applications Presentations



Planning Committee
App No. 22/11364

The Pilgrim Inn,
Hythe Road
Marchwood
Schedule 3a

3 3a 22/11364



Planning Committee
App No. 22/11415

Riverside, Bath Road
Lymington
SO41 3SE
Schedule 3b

13 3b 22/11415



Planning Committee
App No. 22/11386

37-39 Salisbury Road
Totton
SO40 3HX
Schedule 3c

27 3c 22/11386

4

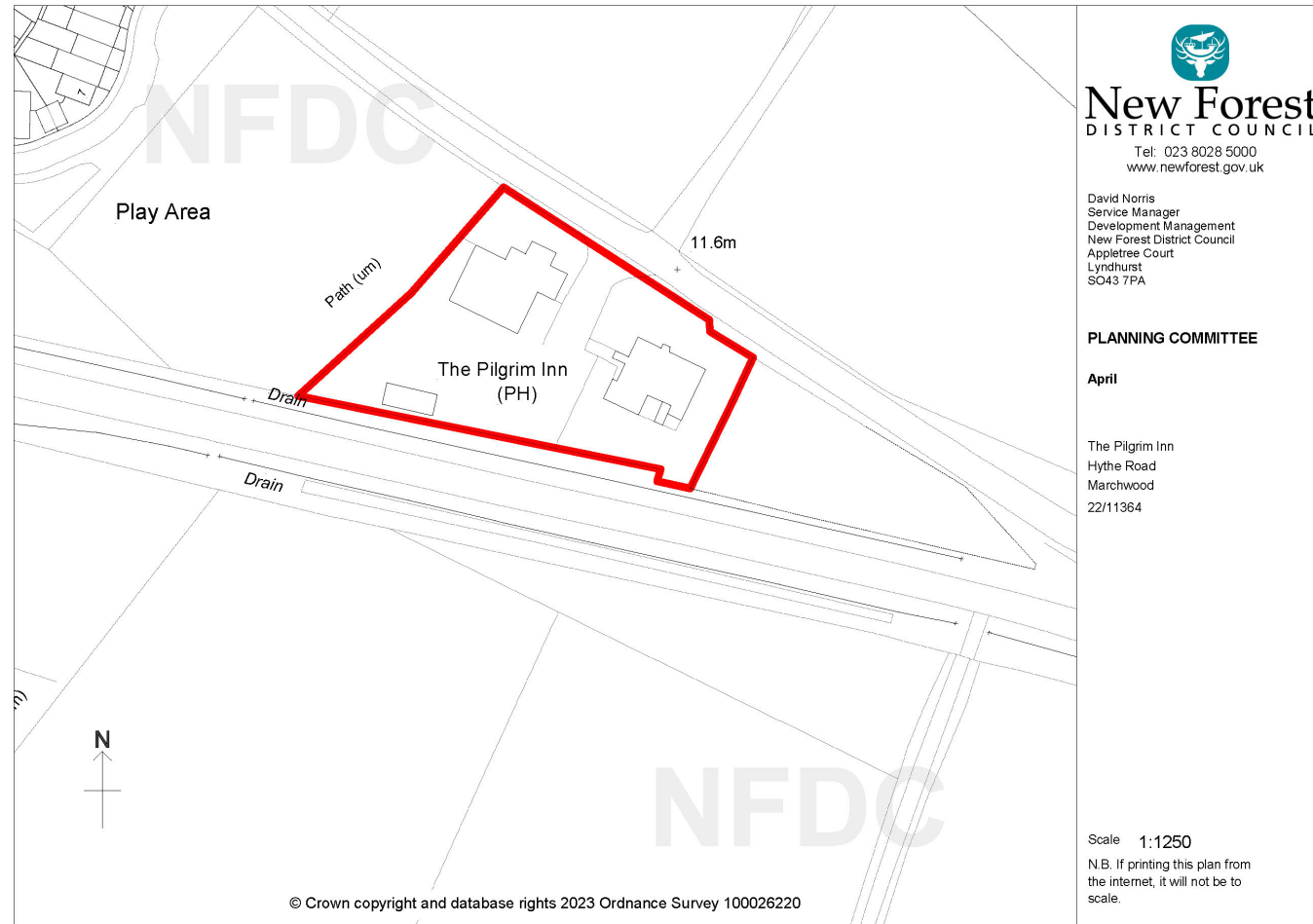
Planning Committee

App No. 22/11364

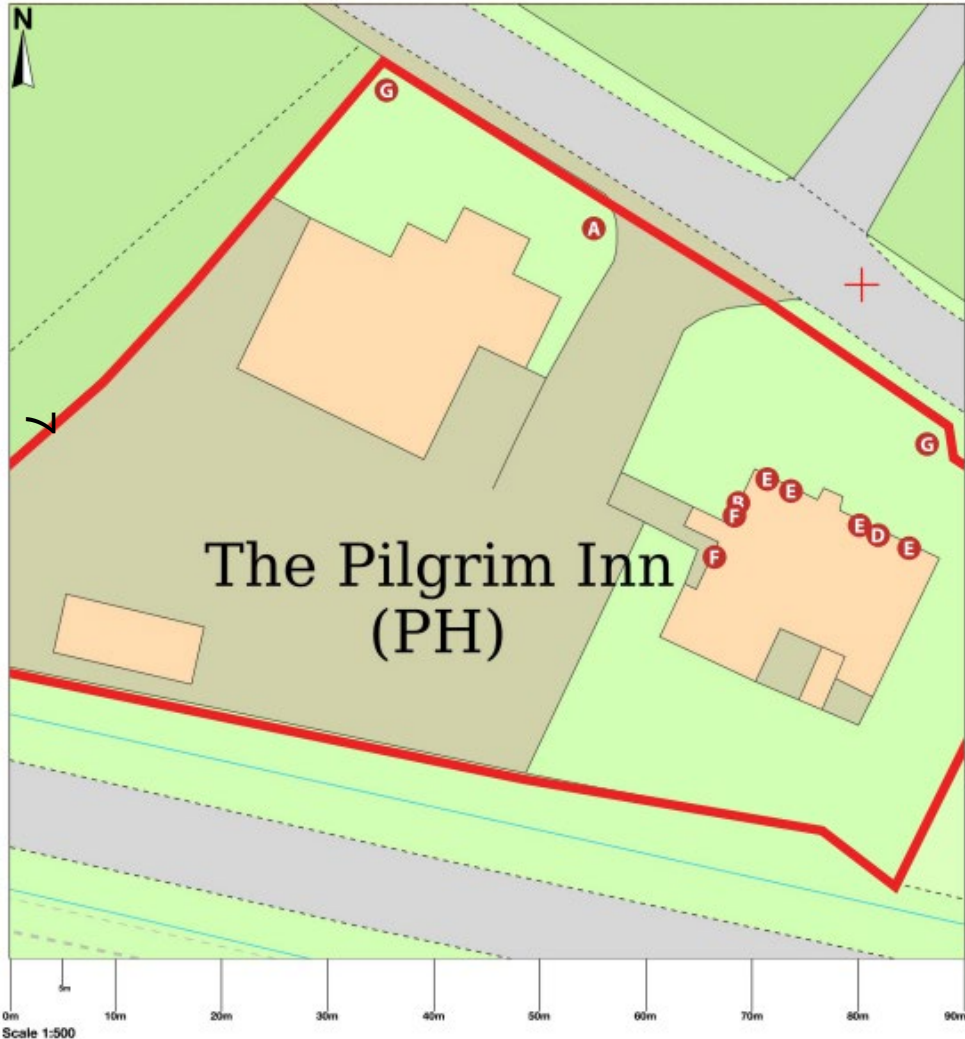
The Pilgrim Inn,
Hythe Road
Marchwood
Schedule 3a

Red Line Plan

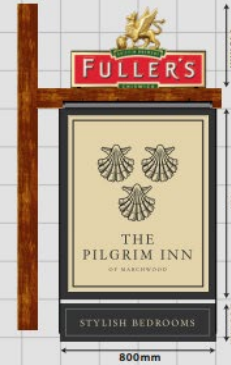
9



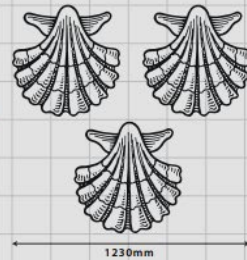
Site plan and proposed signage



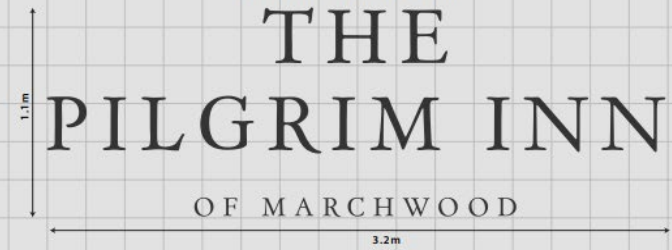
A. One x new double sided pictorial to existing post with painted detail, new fullers cartouche, new linolites.
 PICTORIAL SIZE. 800mm x 1m. H.A.G. 2.2m.
 CARTOUCHE SIZE. 700mm x 440mm.
 PANEL SIZE 1m x 200mm.



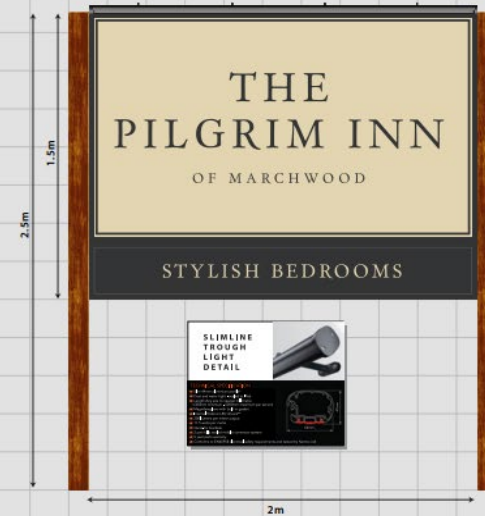
D. One x new set of signwriting
 SIZE. 1230mm x 1.2m. H.A.G. 2.3m.



B. TWO x new sets of signwriting
 SIZE. 3.2m x 1.1m. H.A.G. 2m.



G. Two x new double legged timber effect post signs with signwritten detail, new trough lights.
 PANEL SIZE. 2m x 1.5m. H.A.G. 1m.



F. Two x new wall lights.
 H.A.G. 1.1m.



E. Four x new LED floodlights.
 H.A.G. 4m.



H. OMITTED

SIGN COLOURS:

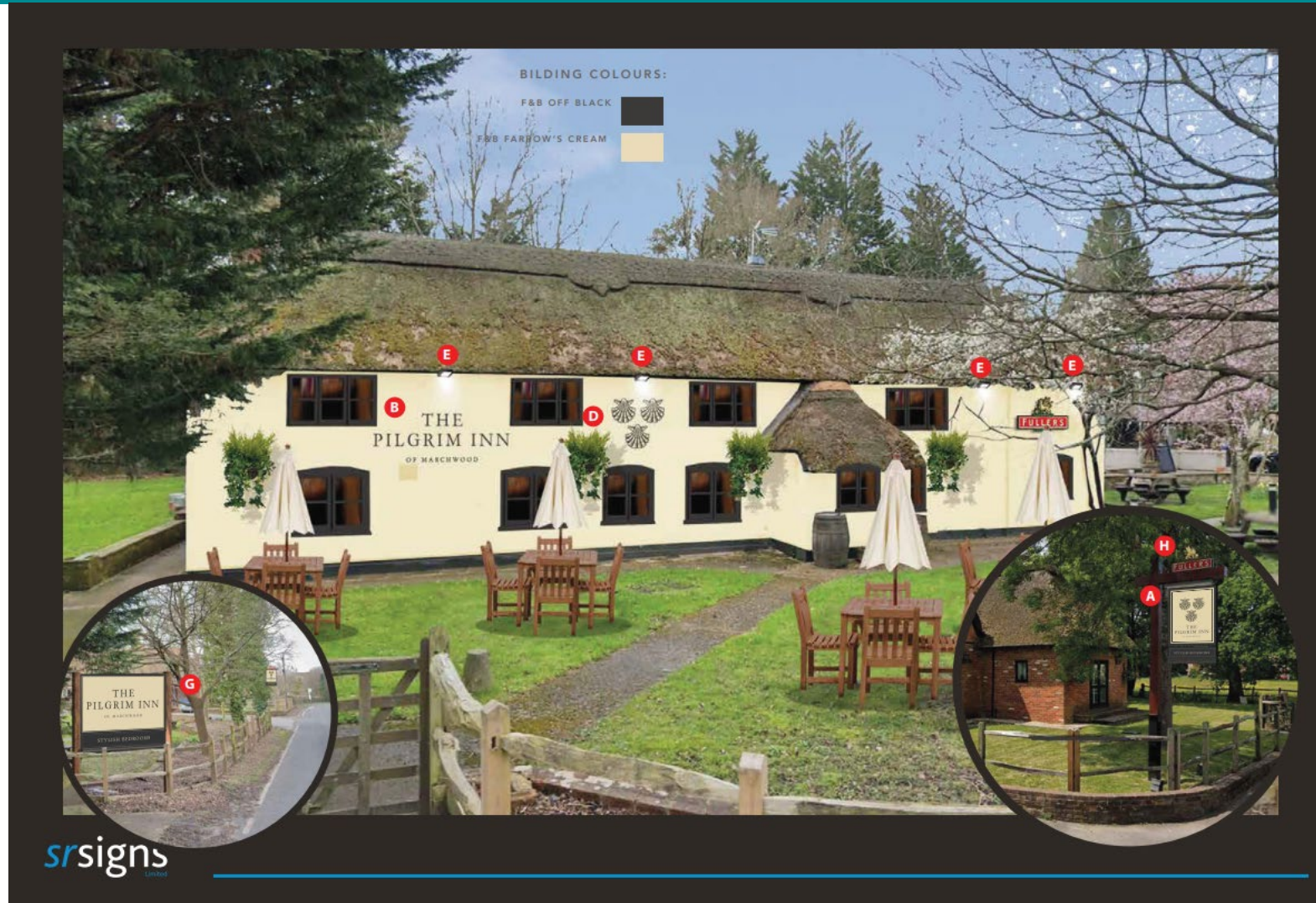
F&B OFF BLACK

F&B FARROW'S CREAM



Illustrative images

∞



Illustrative images

6



srsigns

7

3a 22/11364

Site photographs (eastern side)

10



Site photographs (western side)

11



Site photographs (within site)

12



Recommendation

- For the reasons outlined in the report, it is considered that the proposed signage has an acceptable impact on amenity and safety
- As such the application is recommended for conditional approval

13



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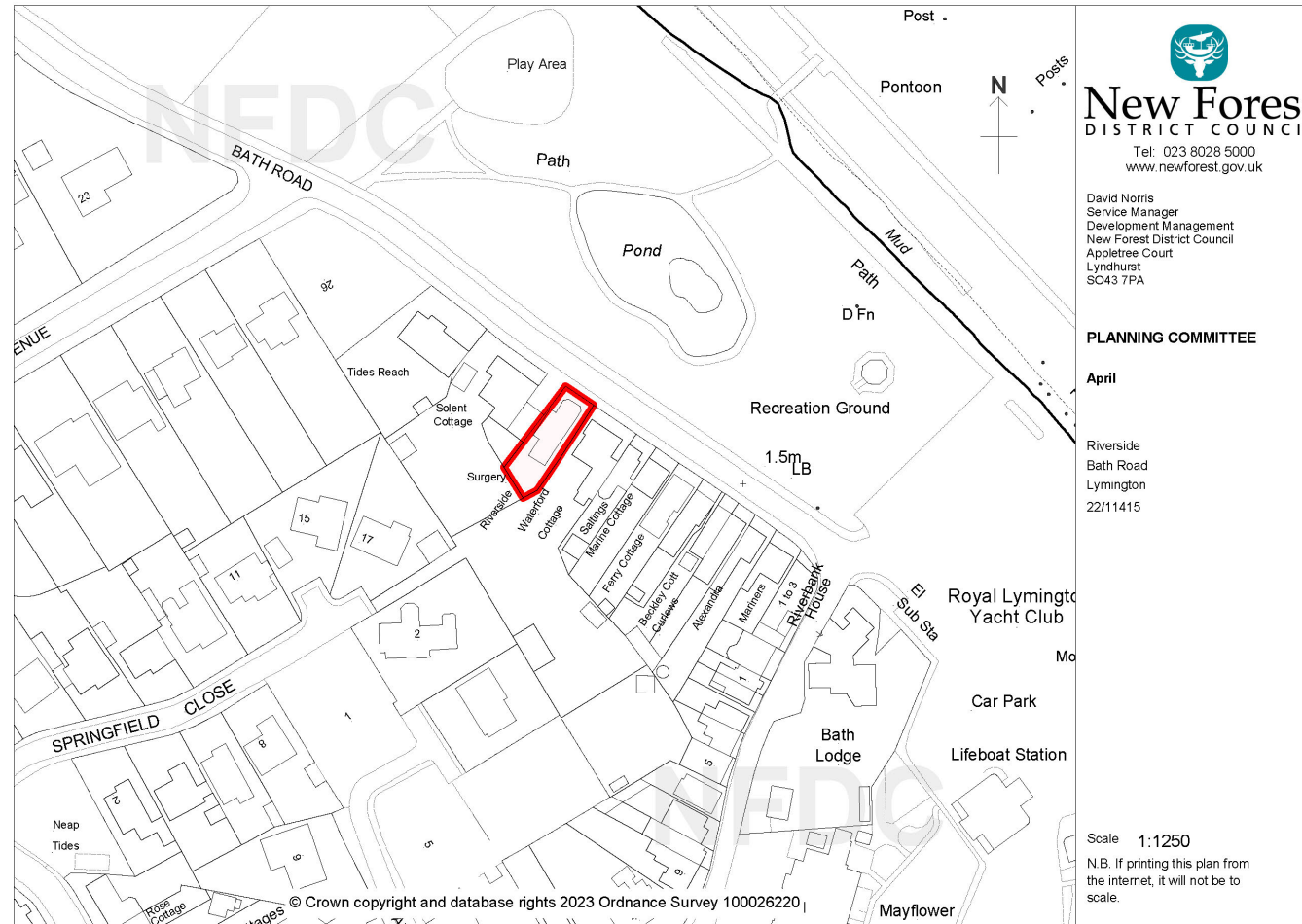
Planning Committee

App No. 22/11415

Riverside, Bath Road
Lymington
SO41 3SE
Schedule 3b

Red Line Plan

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Aerial photograph



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Original building

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Front Elevation
As Existing



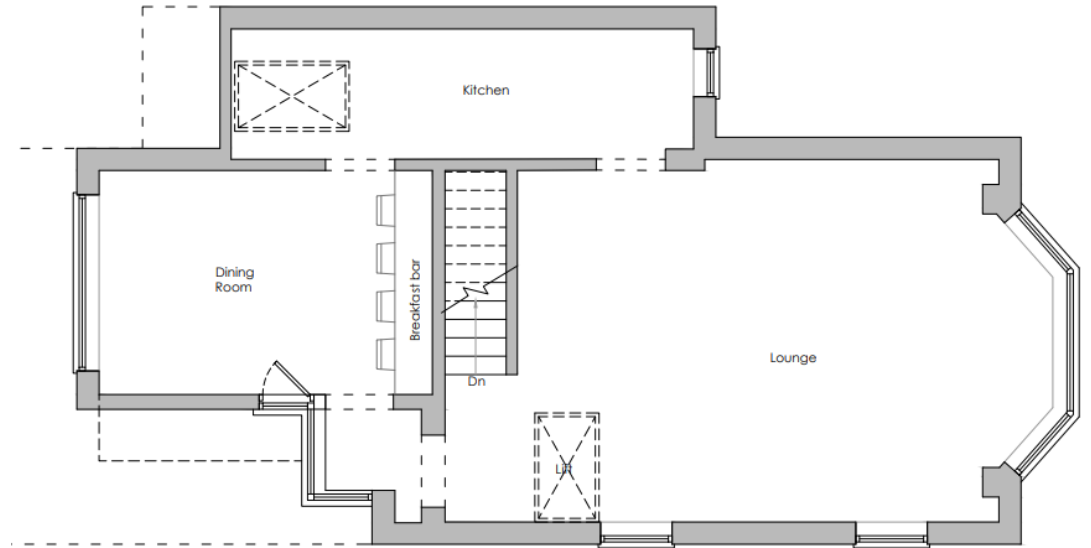
Right Side Elevation
As Existing



Rear Elevation
As Existing



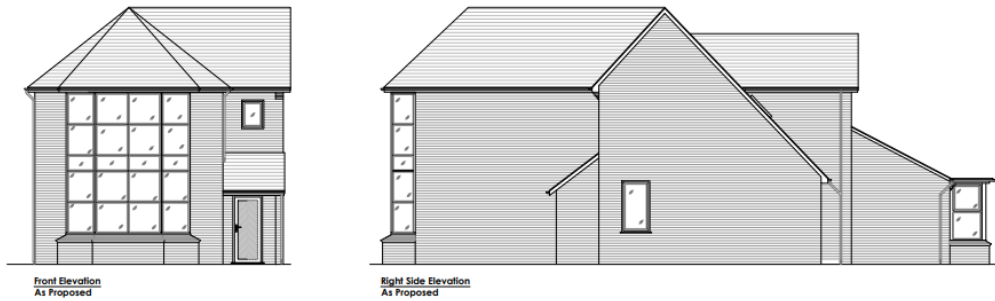
Left Side Elevation
As Existing



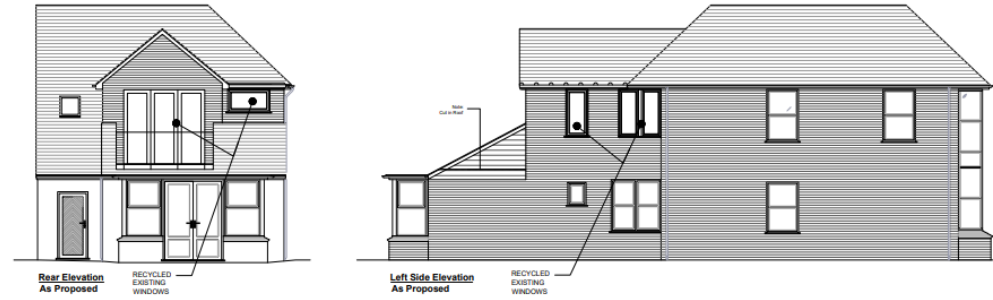
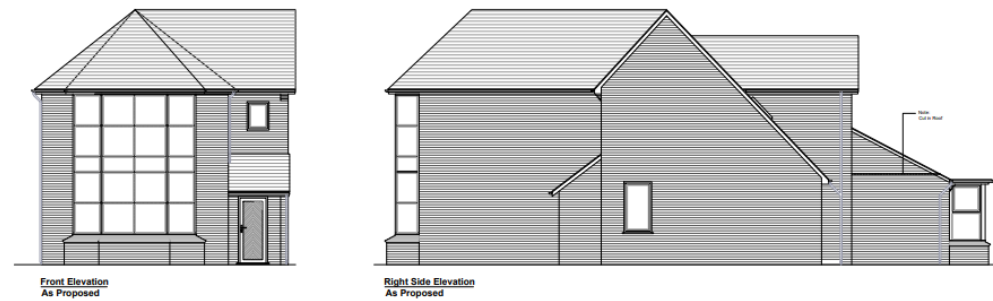
Elevations

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Approved plans (22/10345)



Current proposal (22/11415)

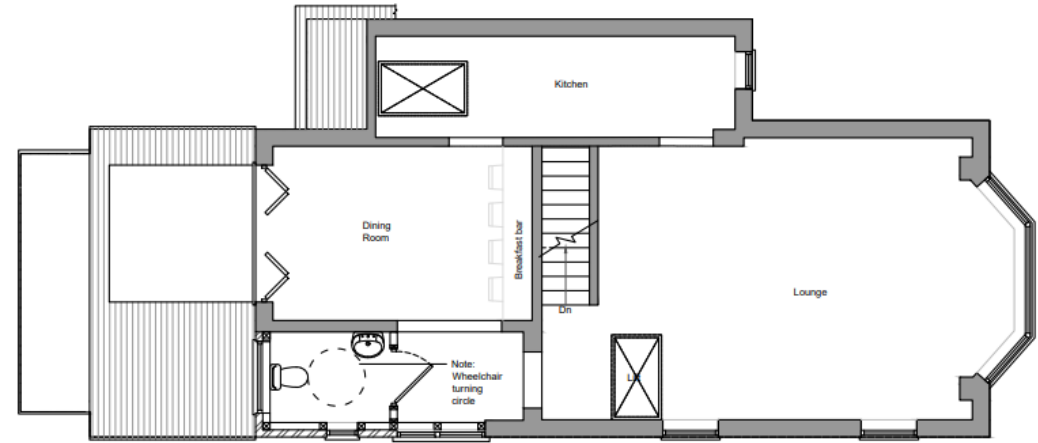
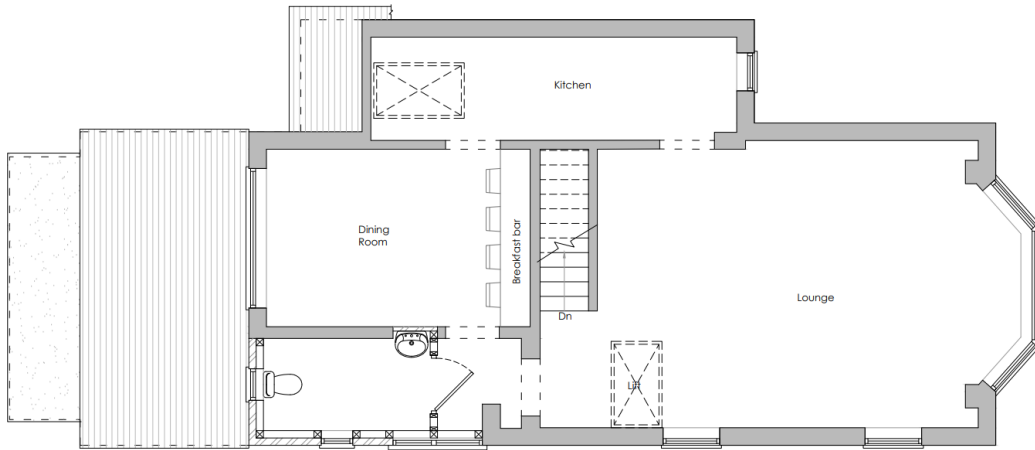


Floor plans

Approved plans (22/10345)

Current proposal (22/11415)

20



Site photograph (prior to 22/10345)

21



Site photographs (present)

22



Site photographs (present)

23



Site photographs (present)

24



Site photographs (present)

25



Site photographs (present)

26



Recommendation

- For the reasons laid out in the report, the application is recommended for conditional approval



New Forest

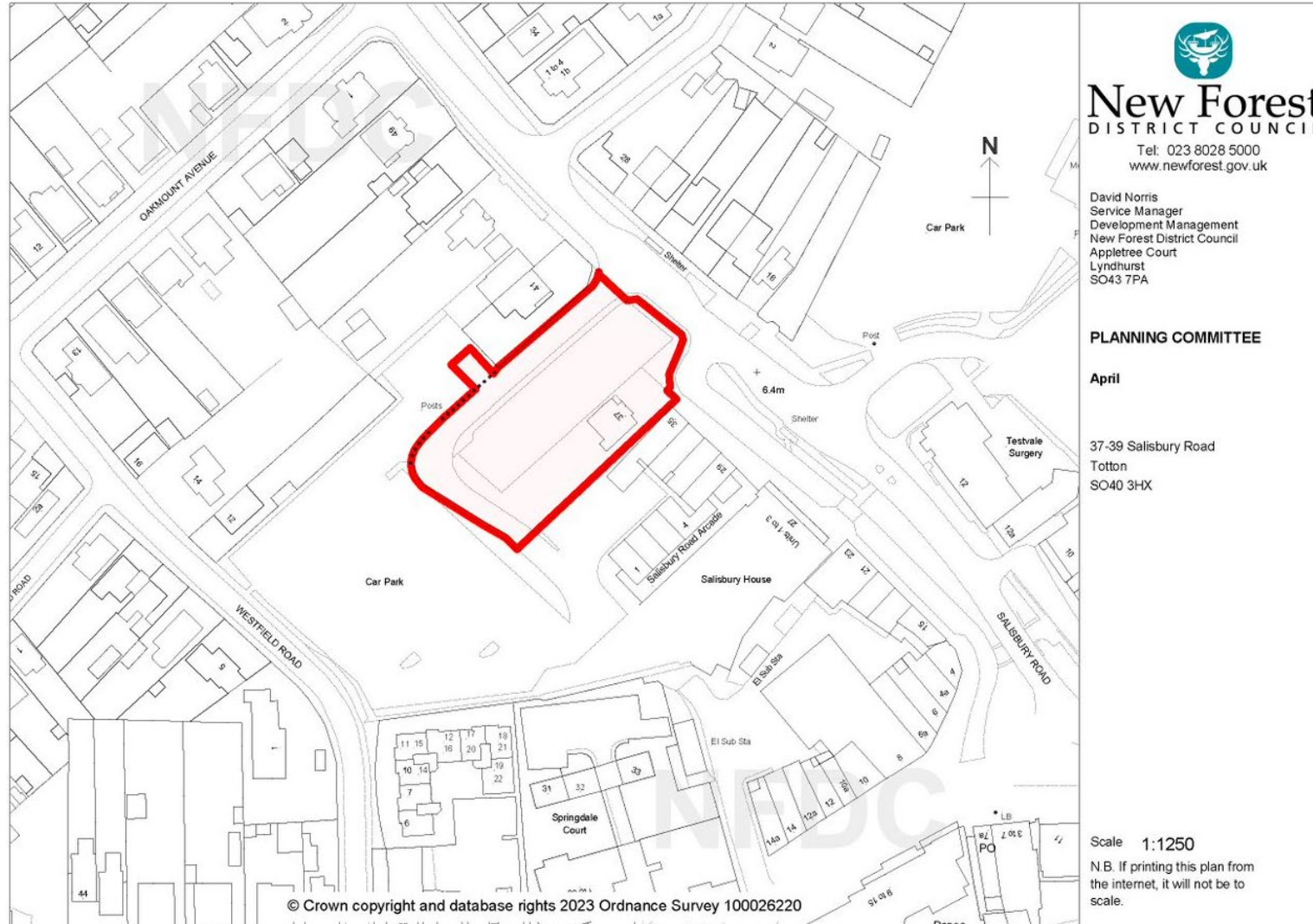
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Planning Committee

App No. 22/11386

37-39 Salisbury Road
Totton
SO40 3HX
Schedule 3c

Red Line Plan



New Forest
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David Norris
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

April

37-39 Salisbury Road
Totton
SO40 3HX

Scale 1:1250

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

Aerial photograph

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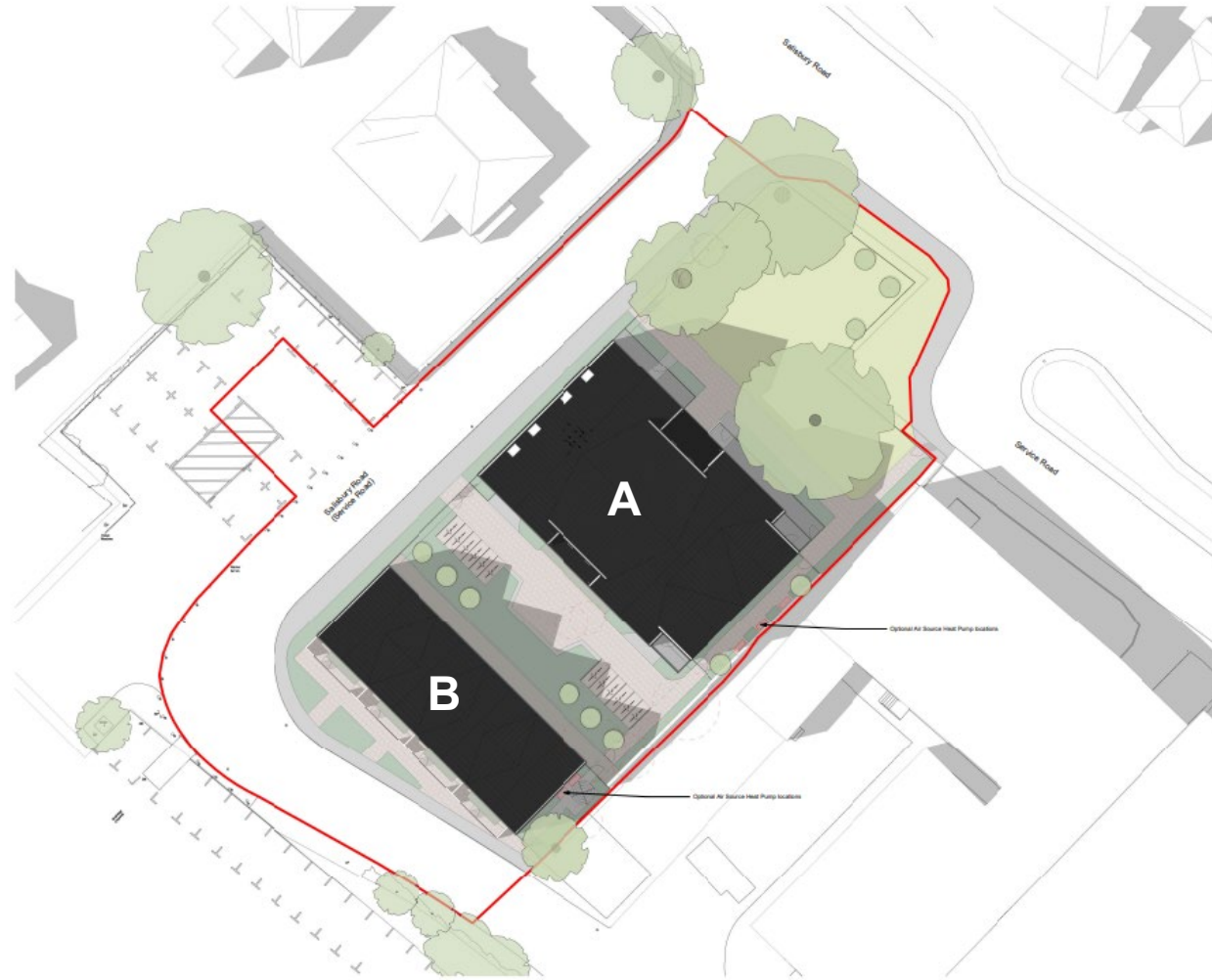
Existing Site Plan

32



Proposed Layout Plan

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BLOCK A – 12 flats in 3 - 2½ storey building

BLOCK B – 8 Flats in 2 storey building

BLOCK A Proposed Elevations: north (front)



BLOCK A Proposed Elevations: west



BLOCK A Proposed Elevations: south (rear)

36



B - Block A - South Elevation

BLOCK A Proposed Elevations: east

37



BLOCK B Proposed Elevations: south to car park

38



BLOCK B Proposed Elevations: north (rear)

39



External details and materials

40



PROPOSED MATERIALS

- Red multi stock bricks
- Dark grey/black pre weathered patinated zinc
- Dark grey windows and door frames
- Matching rainwater goods



Front PROPOSED VISUAL



41

Rear PROPOSED VISUAL



42

BLOCK A Proposed Floorplans: ground floor

43



BLOCK A Proposed Floorplans: first floor

44



BLOCK A Proposed Floorplans: second floor

45



BLOCK B Proposed Floorplans: ground floor



46

BLOCK B Proposed Floorplans: first floor

47



Proposed Landscaping plan

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Photographs: Application site

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Photographs: Existing Front

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Photographs: Existing context

51

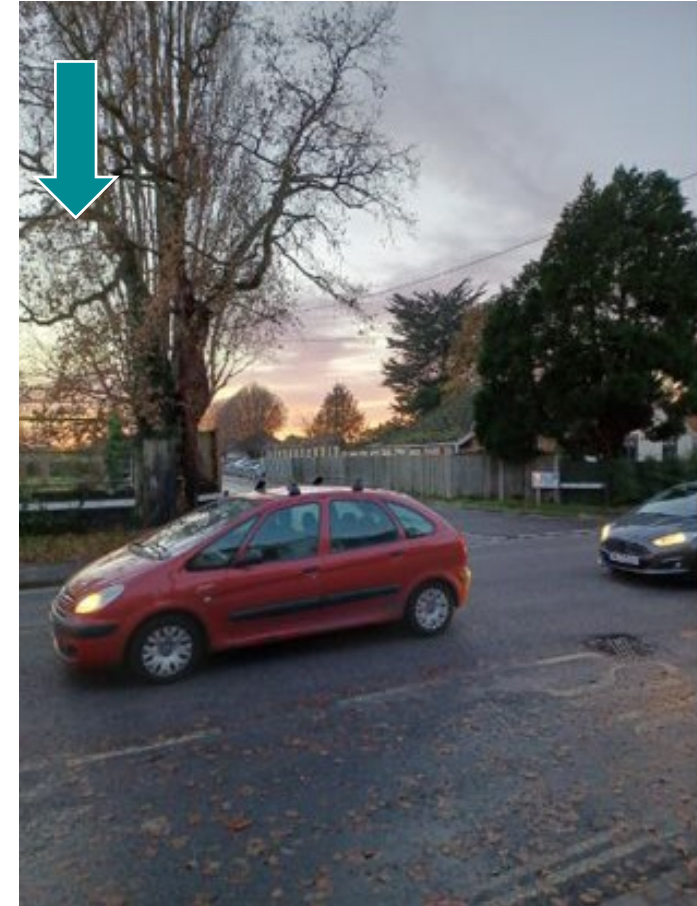


Application site location



Photographs: Existing context

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Photographs: Existing context

53



Opposite site looking west

Looking east towards site



Photographs: Car park access and west site boundary

No. 41 - side boundary and access to car park



Western site boundary from car park.



Photographs: Westfield Car park access and side No. 41

55



No. 41



No. 41



Side boundary to No. 41

Photographs: Existing rear site boundary and car park context

Application site from car park: south-west



Rear boundary of site



Application site from car park: south



Photographs: Rear and No. 35

Application site from rear of commercial units (No. 35)



Side of No. 35 and No. 37



Photographs: Side elevation of No. 41

58



Photographs: Application site seen from No. 41

59

From side patio No. 41



From rear area No. 41

Rear COMPARISON VISUALS: existing and proposed

69



Front COMPARISON VISUALS: existing and proposed

61



Recommendation

- The proposed development would make an important contribution to the provision of **urgently needed affordable housing** to meet local needs in the area and the wider New Forest district
- The scale, massing and design of the buildings and the layout are contextually appropriate within their setting and would be of a high quality
- Important trees on the site would be retained and protected
- The residential amenity of existing and future residents would not be adversely affected
- A nil car parking scheme is acceptable (the site is in a sustainable town centre location close to local facilities, bus stops and Totton train station)
- The application is recommended for **APPROVAL** subject to :
 - an obligation in relation to affordable housing provision
 - the identified habitat, air quality and monitoring contributions
 - completion of a legal agreement with HCC to secure the highway contribution
 - conditions as set out in the report

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PLANNING COMMITTEE – 12 APRIL 2023

COMMITTEE UPDATES

Item 3a: The Pilgrim Inn, Hythe Road, Marchwood (Application 22/11364) (Pages 5-11)

6. PARISH/TOWN COUNCIL COMMENTS

Following consideration of the amended plans, Marchwood Parish Council have withdrawn their objection.

Item 3c: 37-39 Salisbury Road, Totton (Application 22/11386) (Pages 19-46)

13. RECOMMENDATION

Two amended conditions:

Condition 2 – Update Landscape Management Plan reference as follows:

Landscape Management Plan (Ref 1982-MP-L-9000 rev A dated November 2022)

Condition 17 – additional plan number included

17. The large first floor window serving the living room area of Flat 13 on the west elevation of Block A as shown on approved layout plan number 3056- APLB- AA- 01- DR- A- 2012 -P4 and west elevation plan number 3056-APLB-ZZ-ZZ-DR-A-3003-P3 shall be permanently glazed with obscured glass.

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