

PLANNING COMMITTEE - WEDNESDAY, 14TH JUNE, 2023

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications** (Pages 3 - 98)

6. **Committee Updates** (Pages 99 - 100)

This page is intentionally left blank


Planning Committee

14 June 2023

Planning Committee 14 June 2023

Applications Presentations

4



Planning Committee
App No 22/10449

Corks Farm,
Normandy Way
Marchwood
Schedule 3a


3 3a 22/10449



Planning Committee
App No 22/11140

Land to the rear of Waltons Avenue,
Holbury, Fawley
SO45 2LU
Schedule 3b


29 3b 22/11140



Planning Committee
App No 23/10057

6 Buckstone Close,
Everton
Hordle
SO41 0UE
Schedule 3c

49 3c 23/10057



Planning Committee
App No 23/10148

16 Woodlands Close,
Bransgore
BH23 8NF
Schedule 3d

71 3d 23/10148



Planning Committee
App No 23/10310

8 Carvers Trading Estate
Southampton Road
Ringwood
BH24 1JS
Schedule 3e

83 3e 23/10310

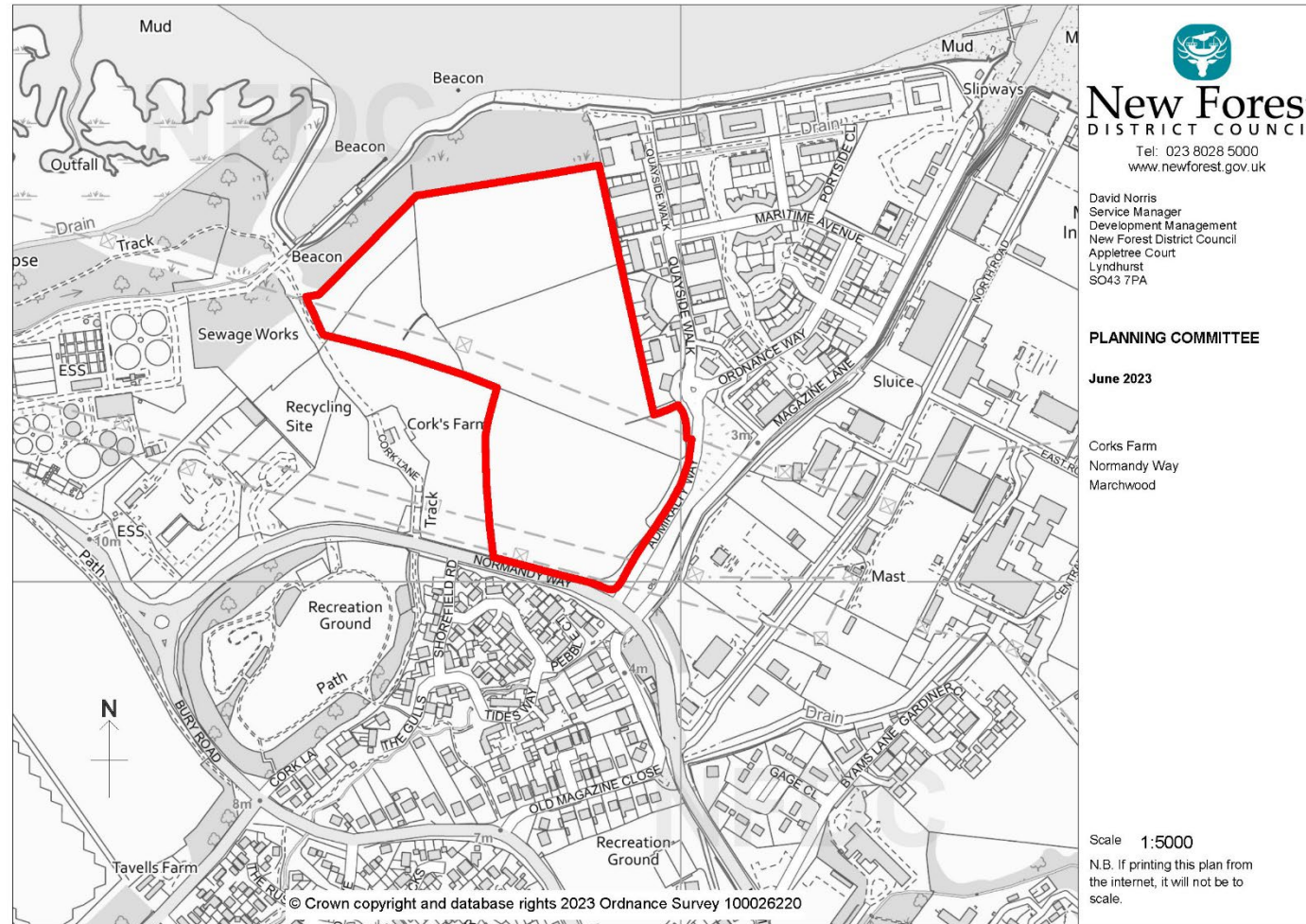
Planning Committee

App No 22/10449

Corks Farm,
Normandy Way
Marchwood
Schedule 3a

Red Line Plan

9



Aerial Site Plan



© Getmapping Plc and Bluesky International Limited 2023

Site photographs 1



Site photographs 2



Site photographs 3



Site photographs 4



Site photographs 5



Site photographs 6



Site photographs 7

14

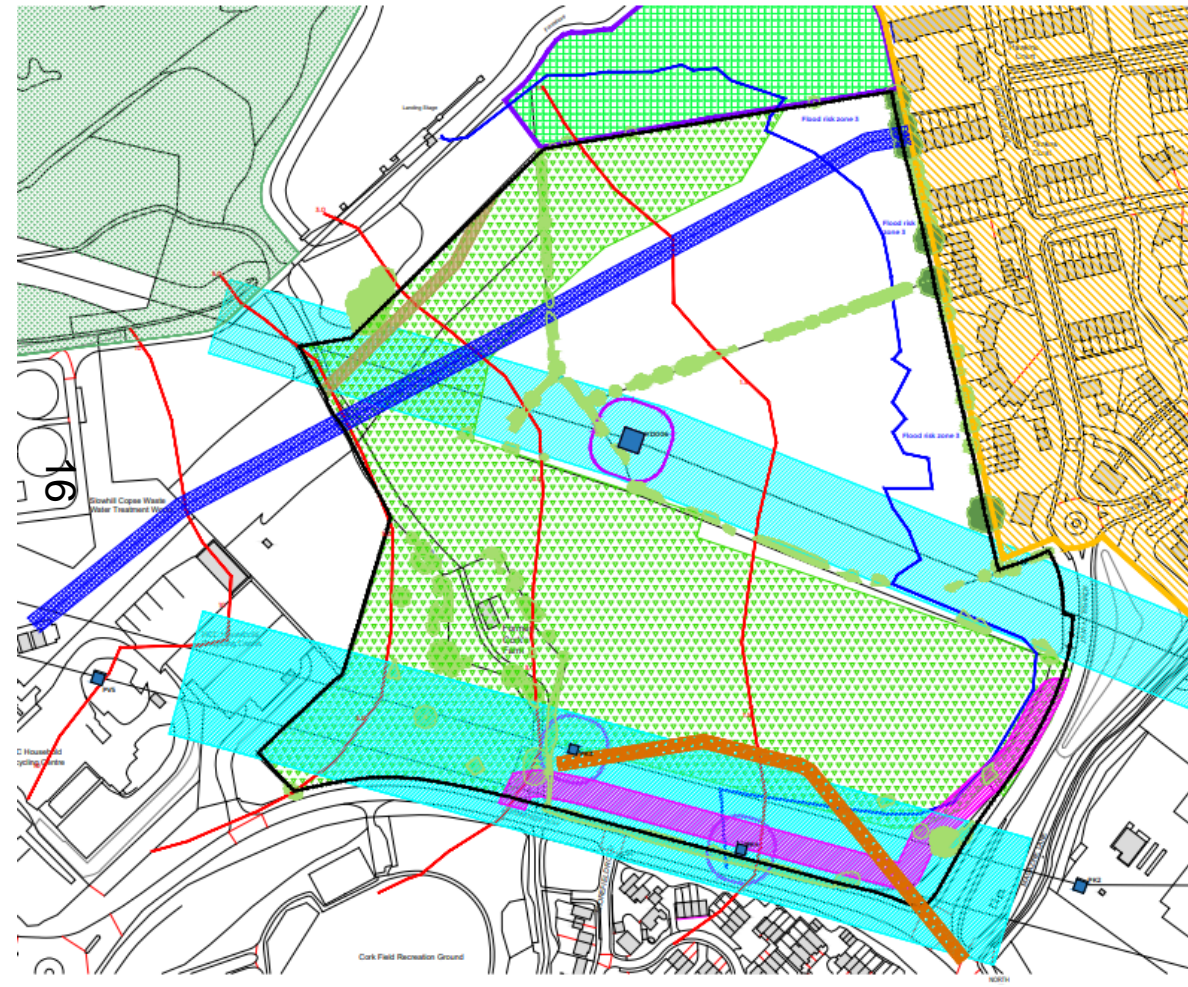


SS3 Corks Farm Concept Masterplan

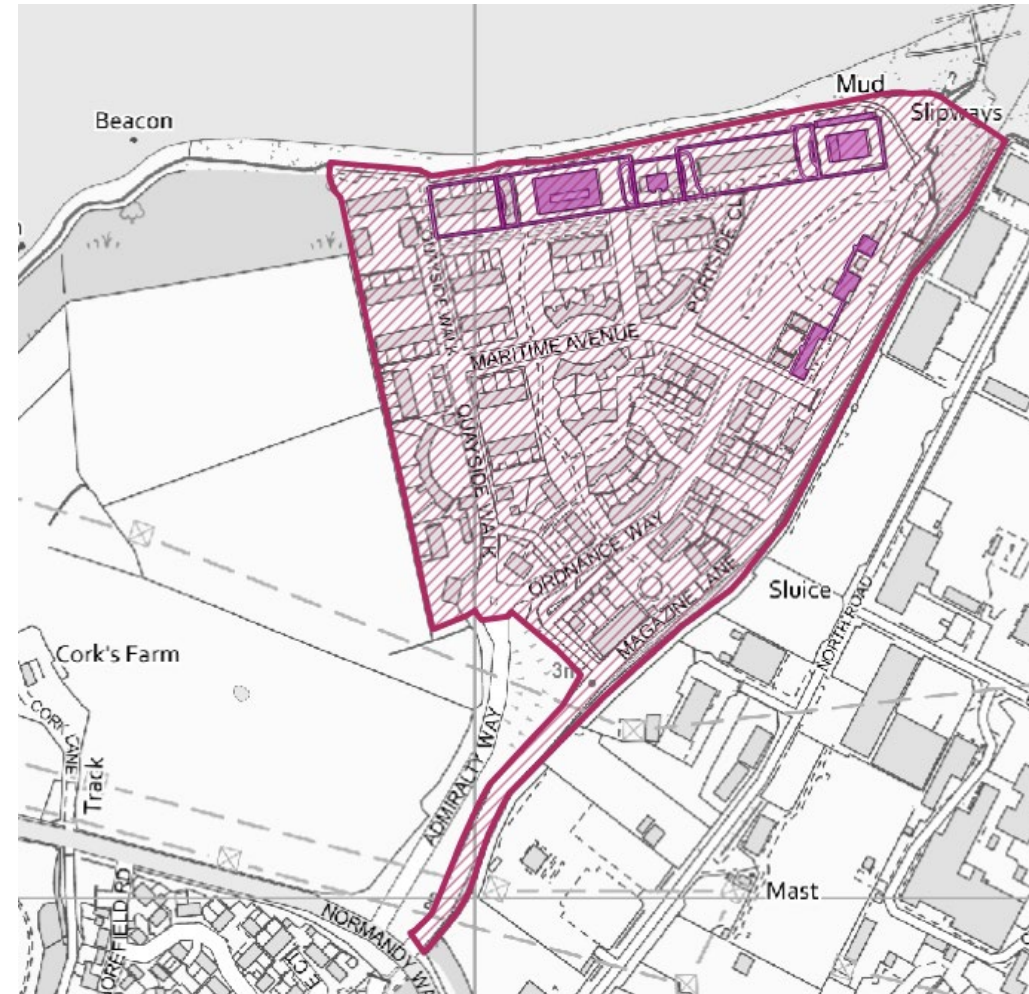
15



Constraints

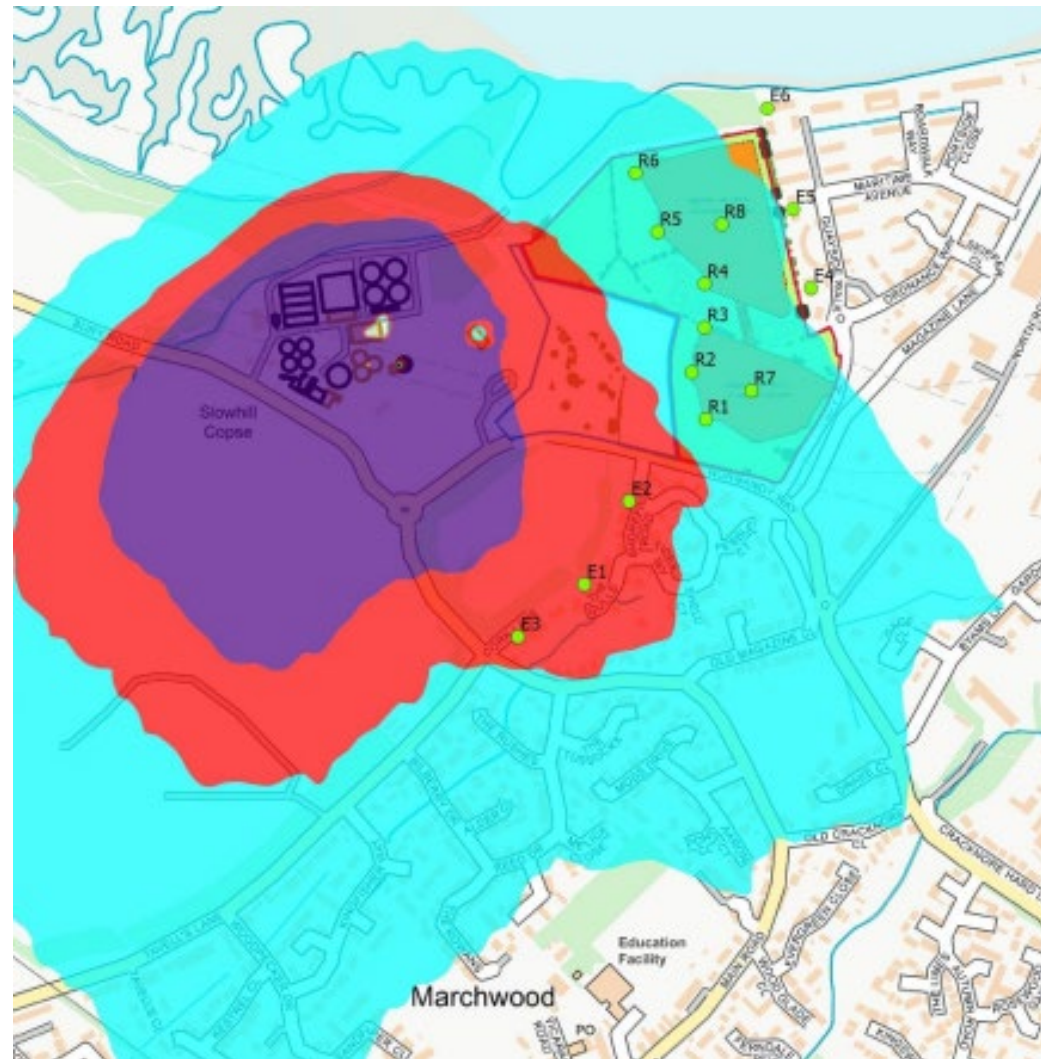


- SINC
- Foul Sewer
- Flood zone 3
- TPO trees
- Conservation Area
- Pylons and cables
- Odour contours
- HP Gas main
- HV Electricity
- Listed Buildings



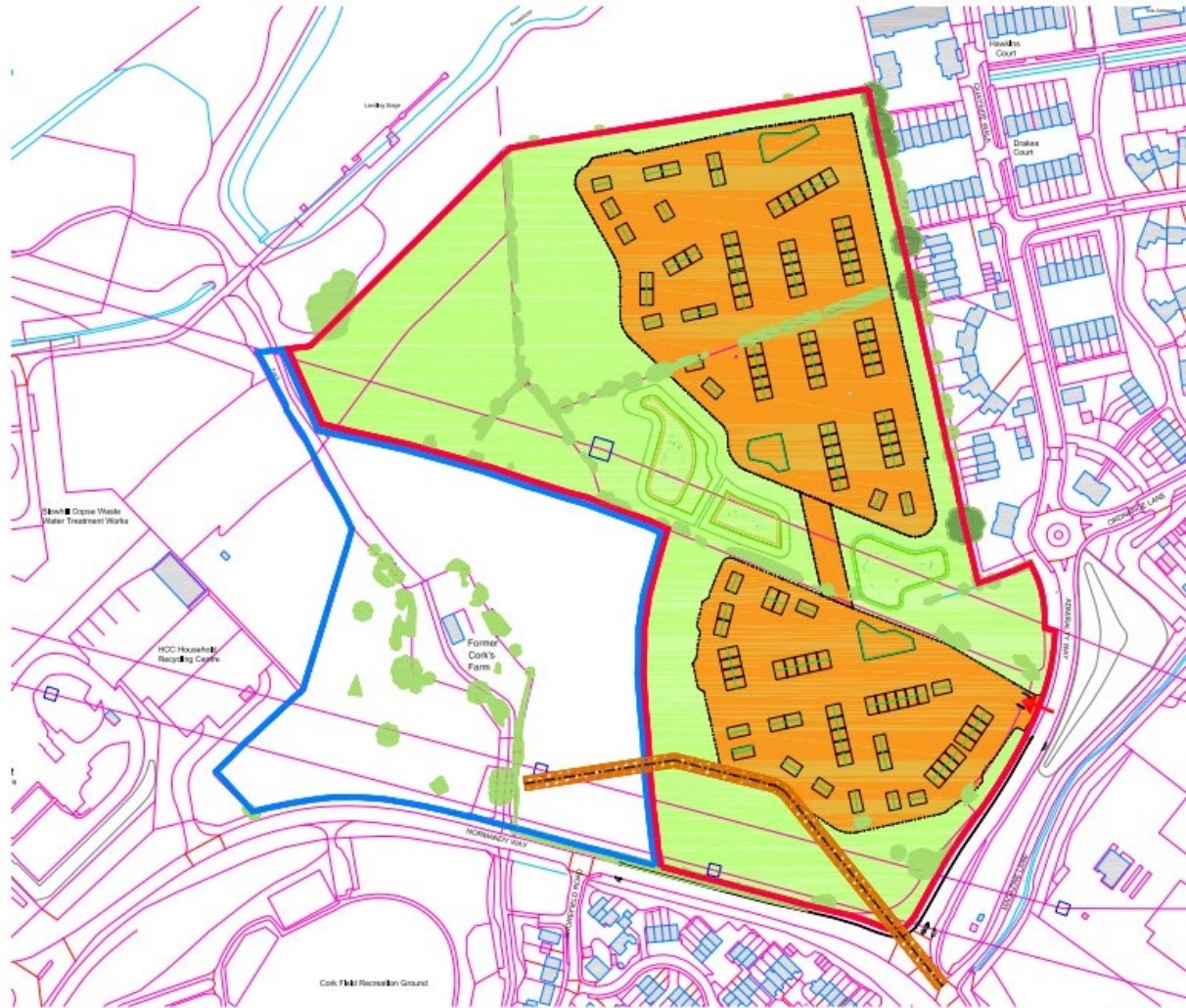
WwTW Odour constraint

17

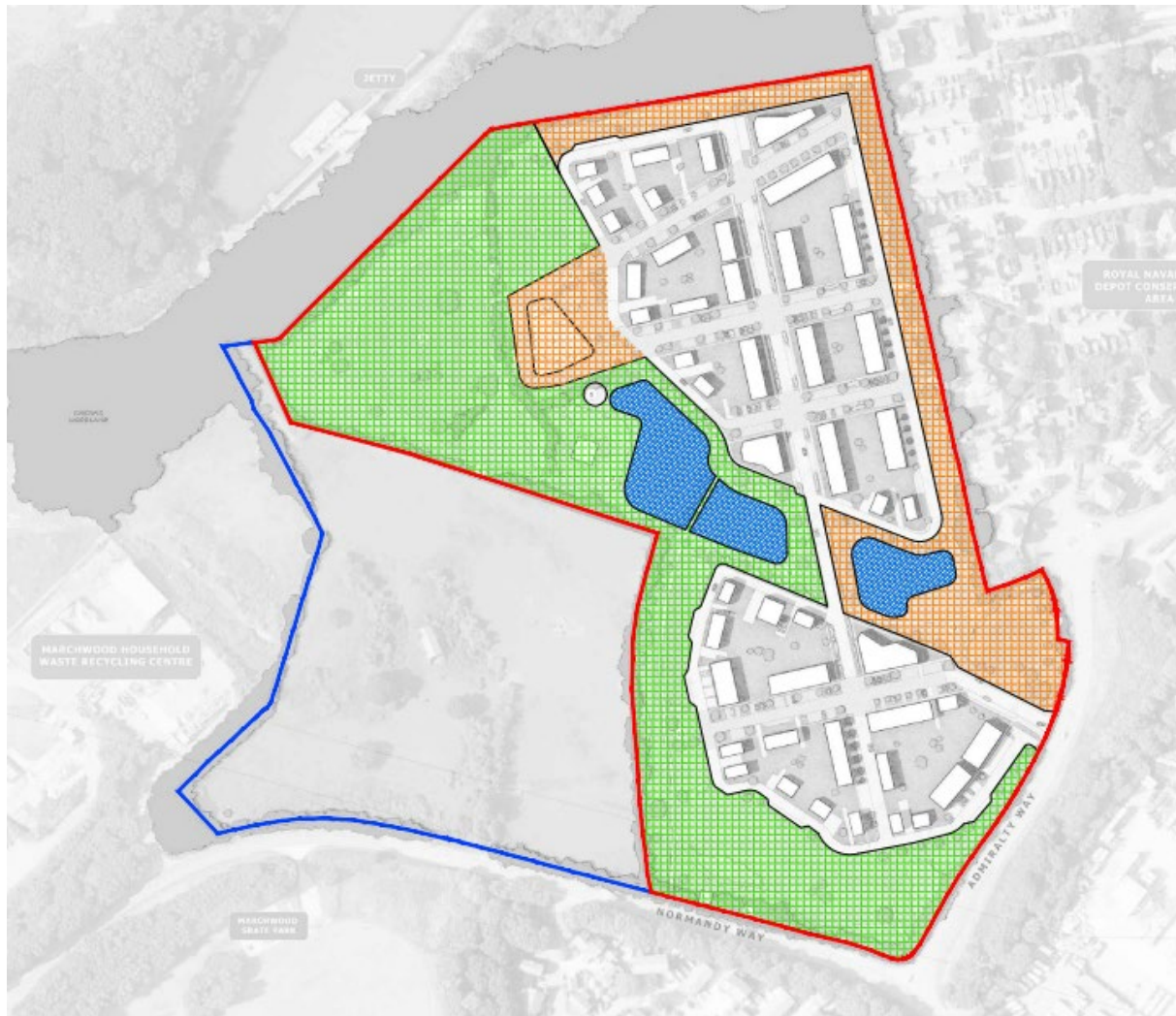





Proposed Parameter Plan

18



Parameter Land Use



-  Alternative Natural Recreational Greenspace (ANRG) - 3.2Ha
-  Public Open Space - 1.4Ha
-  SuDS (not included in ANRG / POS count)

150 Homes
52 Affordable
Homes – 35%

19

Proposed Access to the site from Admiralty Way



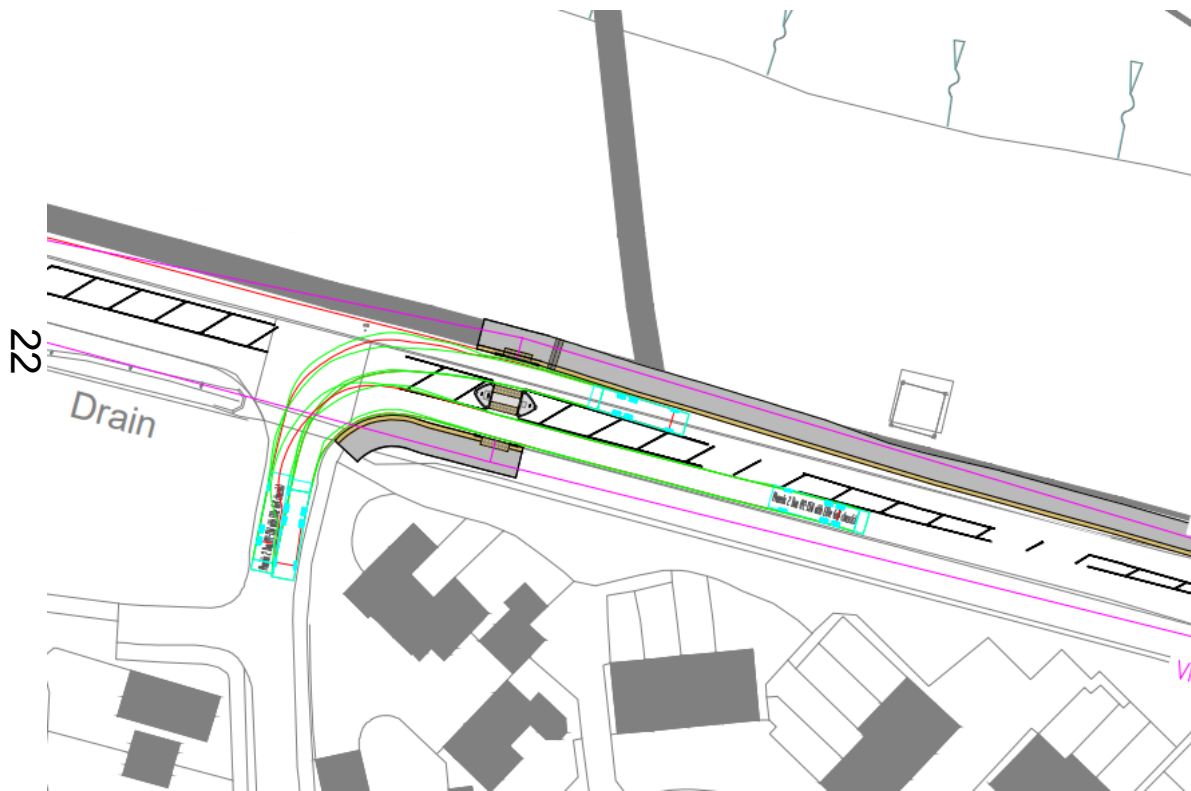
Proposed Movement Improvements context

21

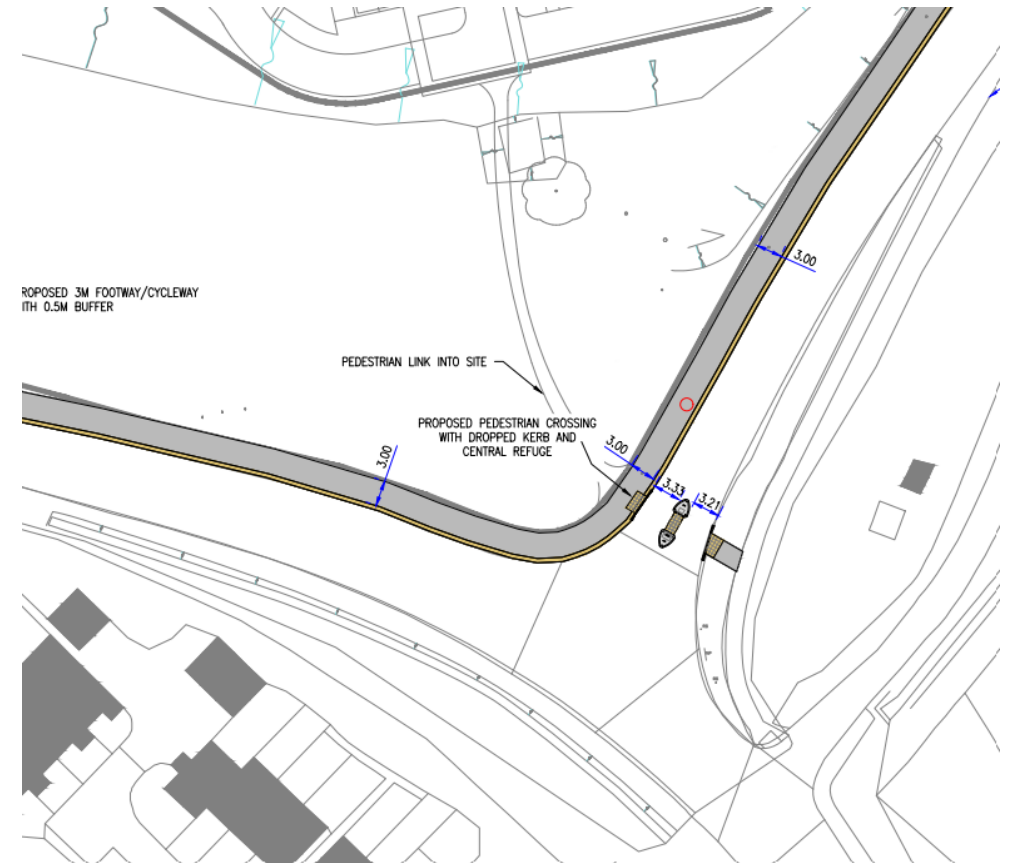


Proposed Movement Improvements 1

Normandy Way crossing and cycle way



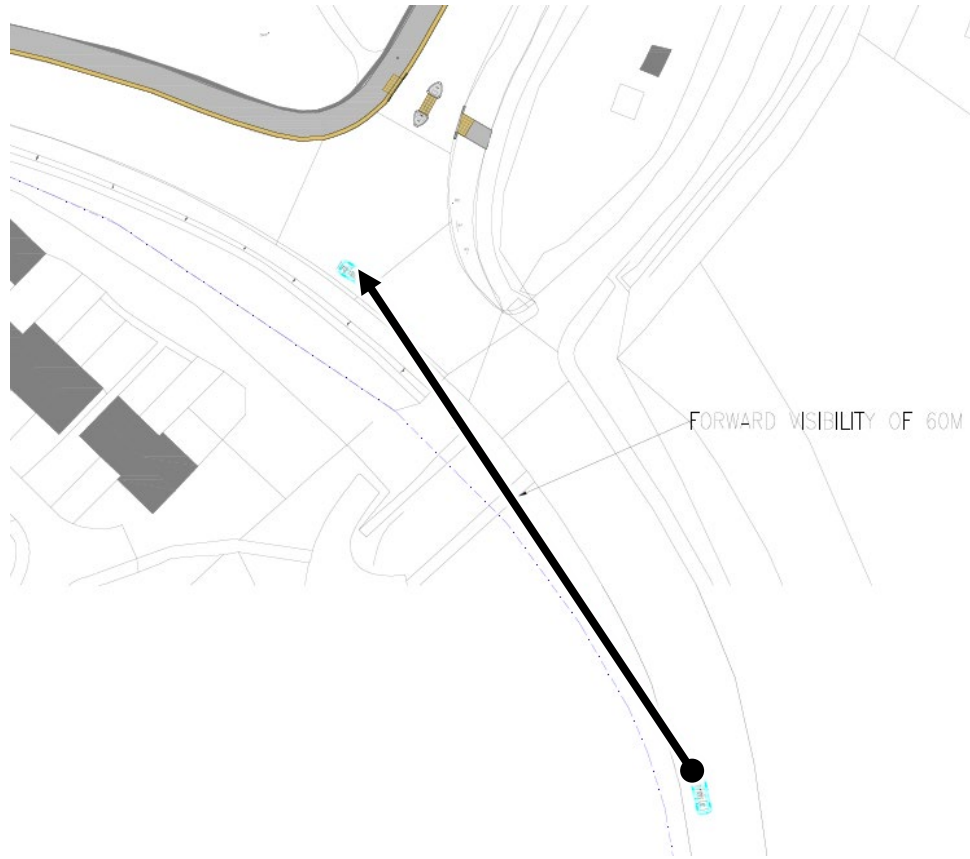
Admiralty Way crossing and cycle way



Proposed Movement Improvements 2

Normandy Way forward visibility

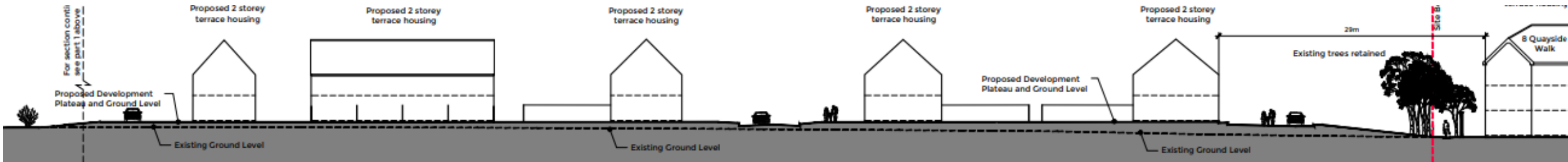
23



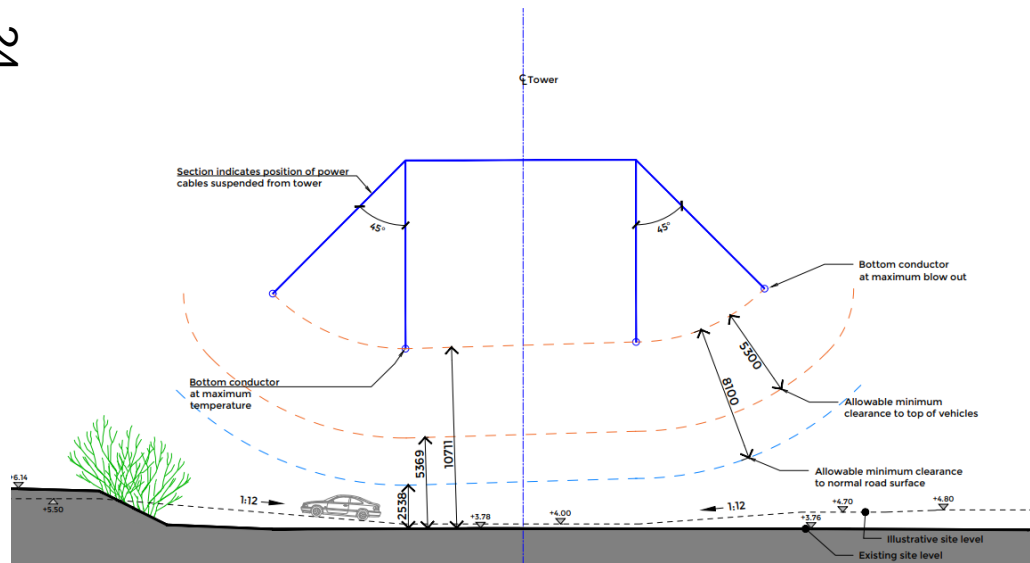
PROW enhancements and route



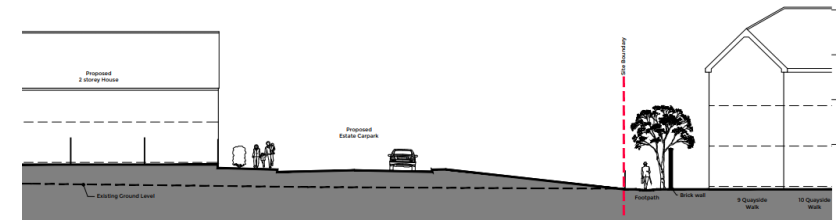
Illustrative information 1



24



North parcel ground raising



Illustrative information 2

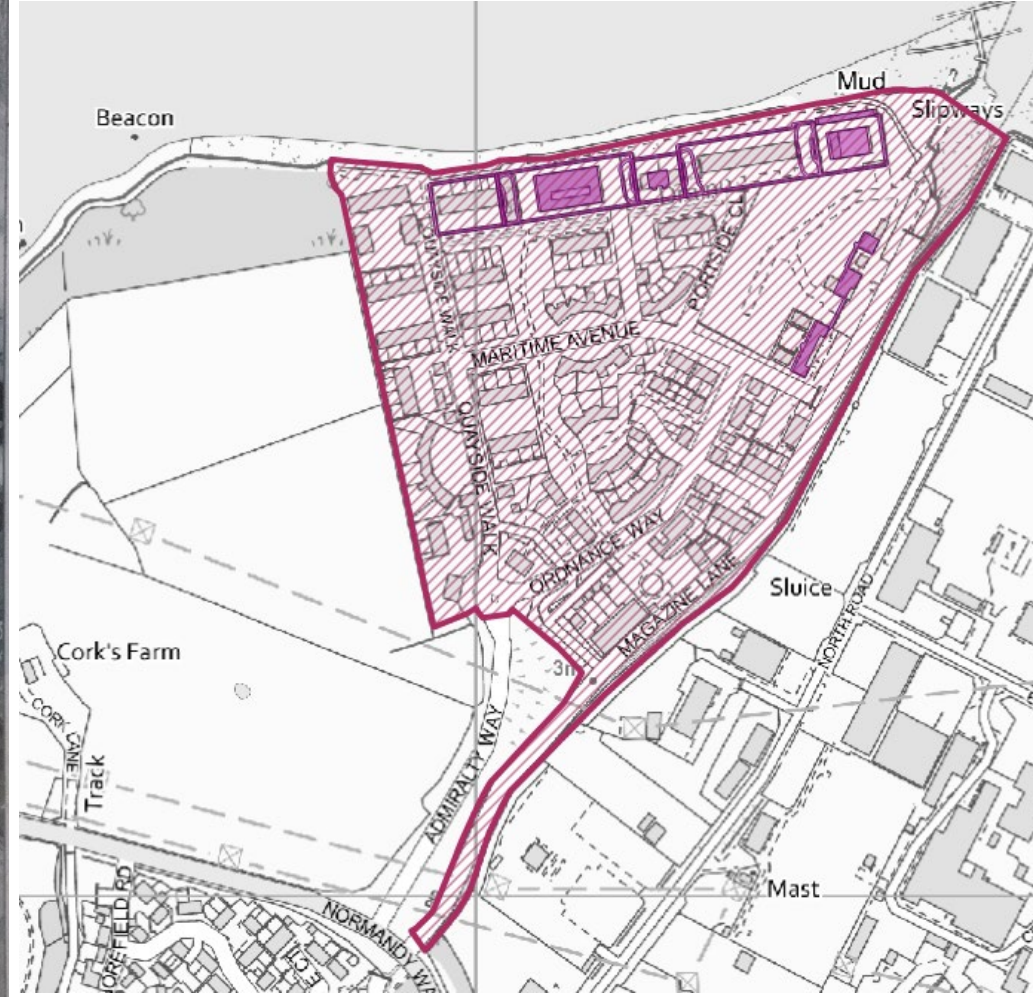
Illustrative
residential
layout, routes
through the site,
landscape, POS
ANRG
SUDS



Heritage

Less than substantial harm to the significance of the Conservation Area

Public Benefits should be weighed against that minor harm in arriving at a decision



Scheme Benefits

- Implementing the local development plan in a planned for manner, protecting the district from unplanned speculative proposals
- Provision of 150 homes on a sustainably located allocated site
- Provision of 52 (35%) affordable homes
- Provision of a mix of house types and sizes for a mixed and balanced community
- Highway improvements for pedestrians and cyclists locally
- Provision of 4.6 Ha of publicly accessible open space
- Job creation during construction and spend locally
- Residents subsequent spend locally

27

Conclusions

- The scheme accords with the allocation of the site for housing and is capable of complying with the site specific requirements of policy SS3
- Provides sufficient Green Infrastructure to meet its needs and mitigate potential impact on New Forest Habitats
- Provides safe access and would not conflict with highway safety in the area. Enhancements are secured for pedestrians and cyclists in the area to promote active travel
- Public benefits outweigh the minor harm to the significance of the RNAD Conservation Area
- Details of the Appearance of the scheme, its detailed Landscape design, Layout and Scale are Reserved Matters required to be considered by future applications
- There are no other Material Planning Considerations to weigh against the scheme
- The proposals are in accordance with the Development Plan as a whole

Recommendation

- **Grant** subject to conditions set out in the report,
- and subject to S.106 to secure:
 - Affordable housing – 35%
 - £149,080 towards highway corridor capacity
 - Off site pedestrian and cyclist infrastructure
 - £49,746 towards PROW improvements
 - Ensure public access to open space
 - Financial contributions towards protecting New Forest and Solent habitats from recreational and air quality impacts
 - Financial contributions towards monitoring open space and BNG

29



New Forest

DISTRICT COUNCIL

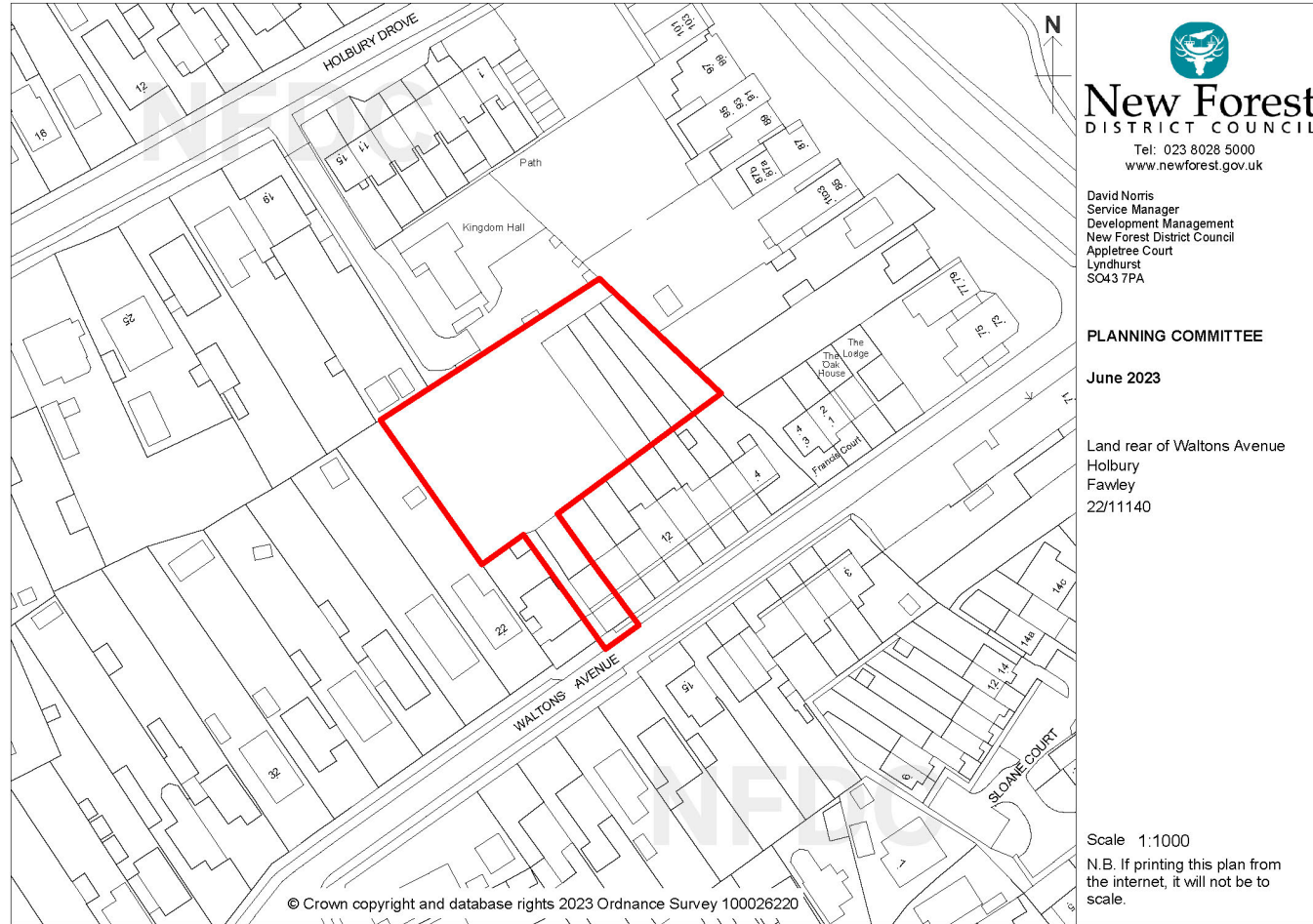
Planning Committee

App No 22/11140

Land to the rear of Waltons Avenue,
Holbury, Fawley
SO45 2LU
Schedule 3b

Red Line Plan

32



Location Plan

33



Aerial photograph



© Getmapping Plc and Bluesky International Limited 2023

Street scene: Waltons Avenue



18 Waltons Ave and proposed site access (following demolition of number 18)

36



Site photographs



View looking North to South across the rear plot of land along the West boundary



38

Internal views within the site

Below left: View looking South to North across the mid-section of the plot of land



39



Above right: View looking West to East across the mid-section of the rear plot of land

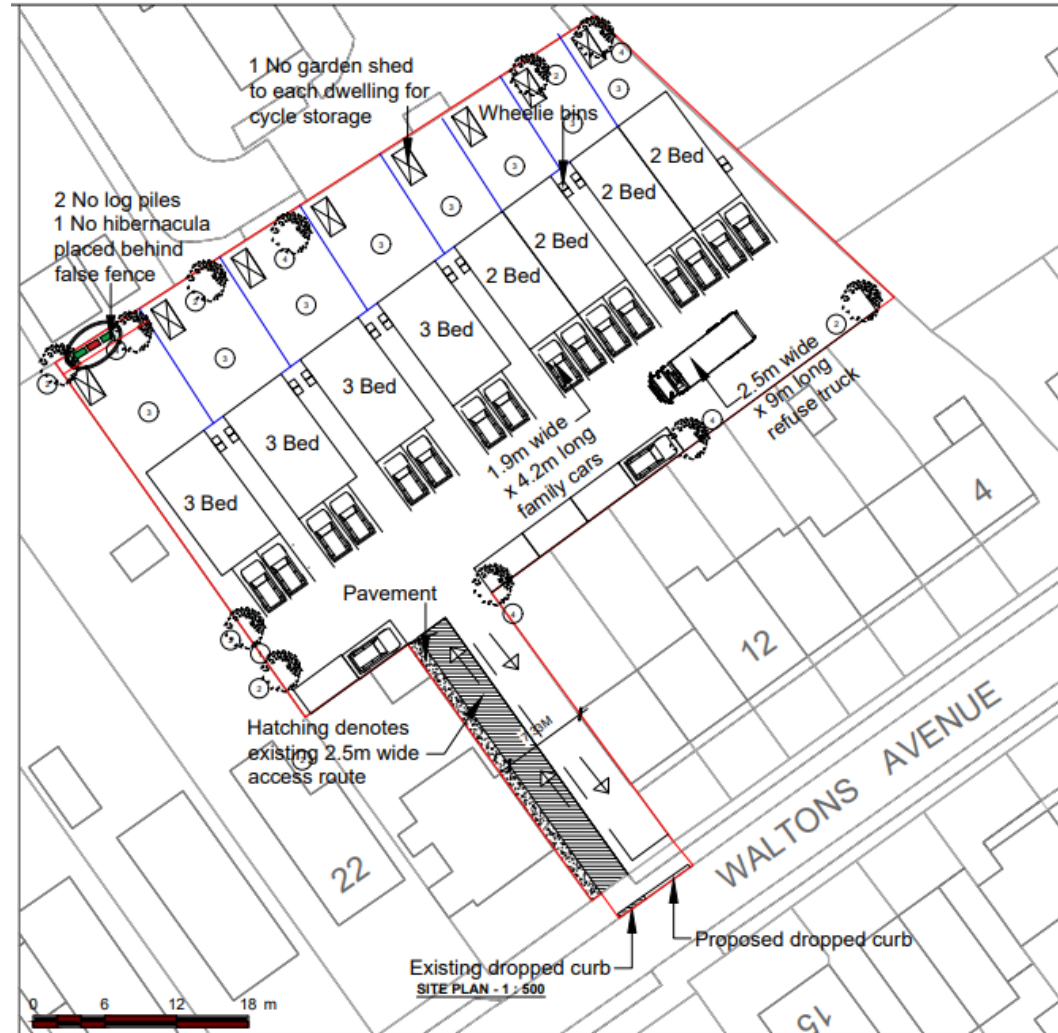
Un-managed flora across the West section of the rear plot of land

40

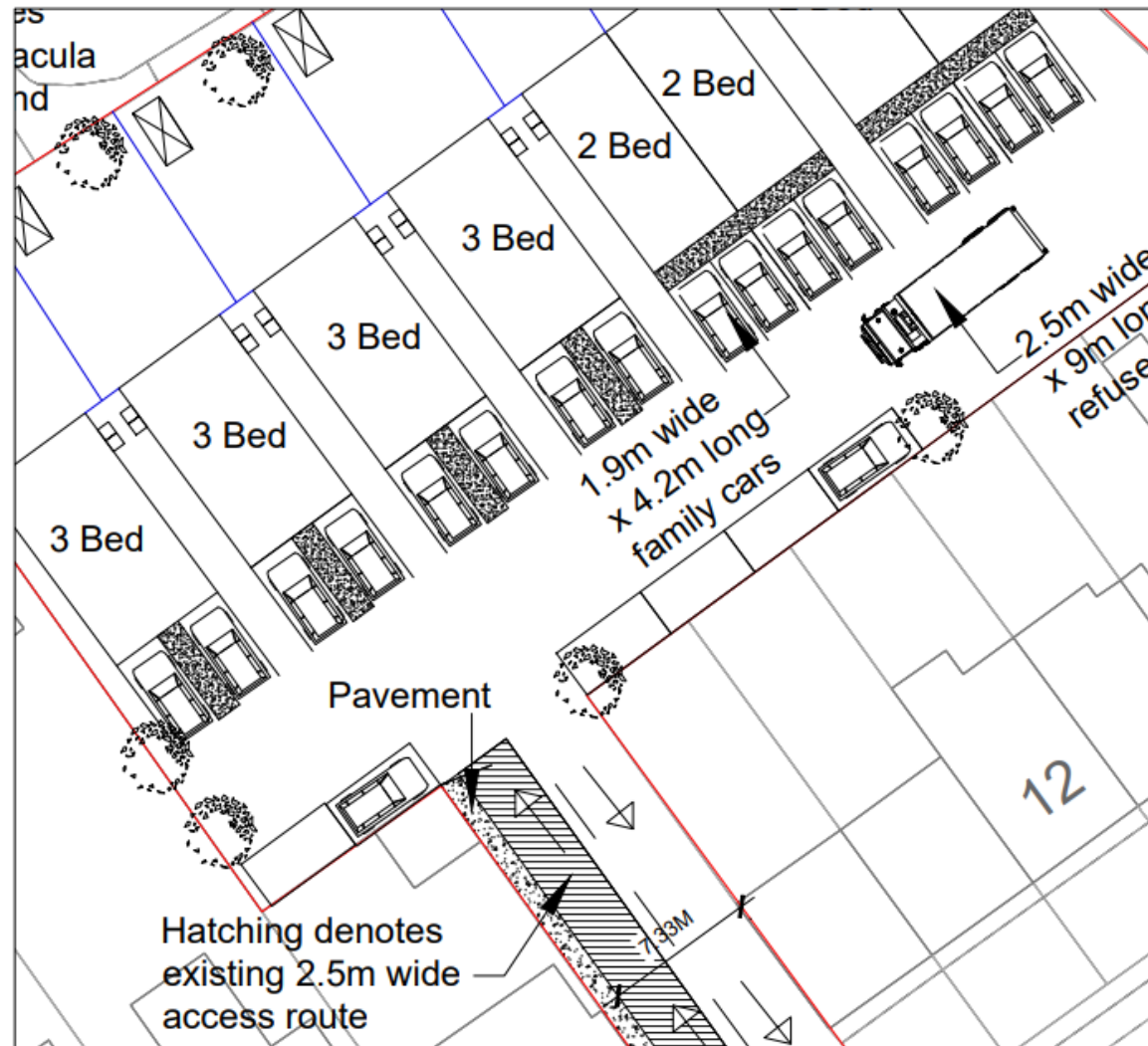


Proposed site plan

41



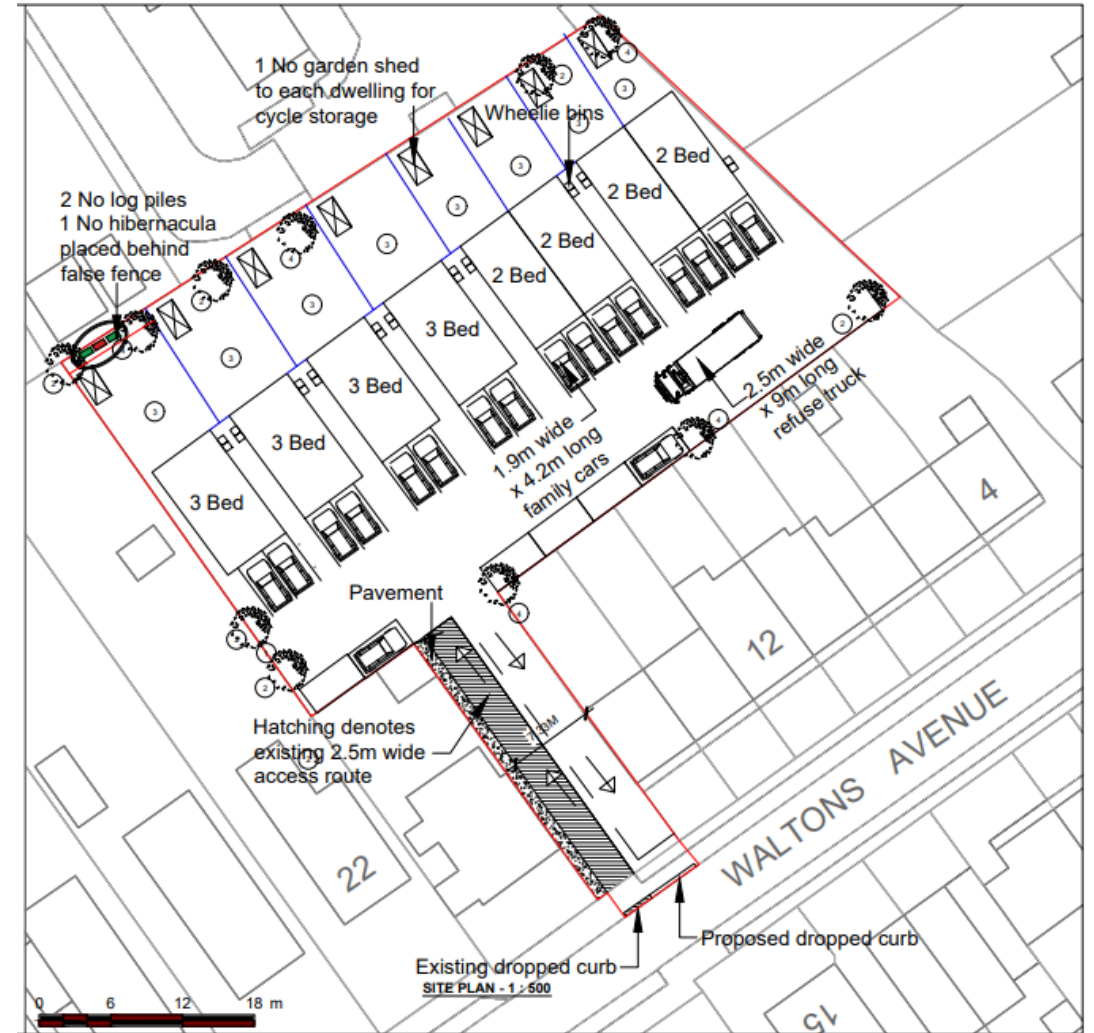
Proposed site plan showing pedestrian access to dwellings



42

Proposed site plan with comparison to approved site plan for 5 house scheme under 20/10105

43



Previously approved dwellings for 5 house scheme under 20/10105



44

Previously approved dwellings for 5 house scheme under 20/10105

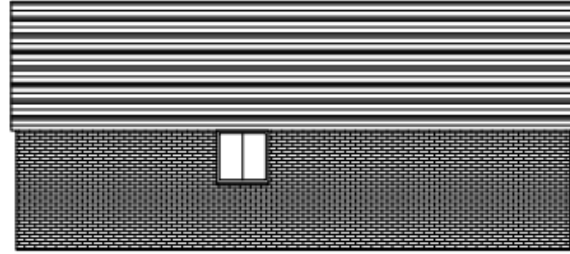


45

Proposed 3 bed detached bungalows



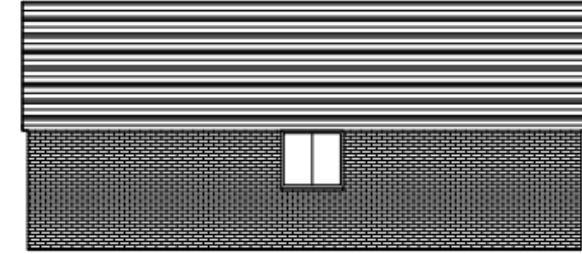
PROPOSED FRONT ELEVATION



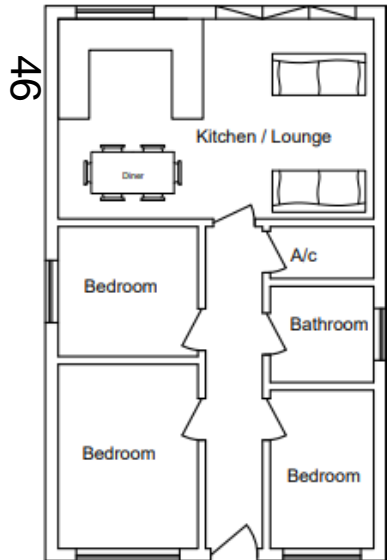
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

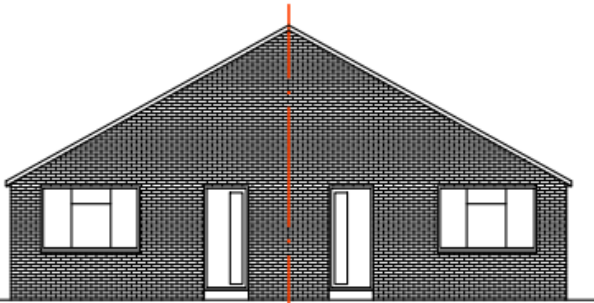


PROPOSED SIDE ELEVATION

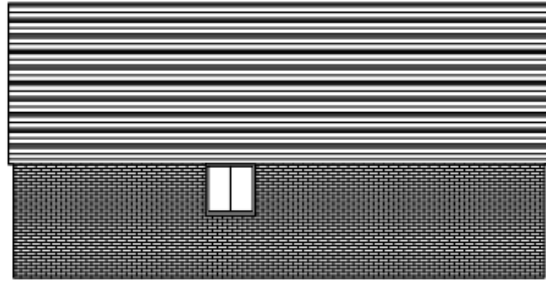


3 Bedroom Bungalows x 4
74.5m/sq each

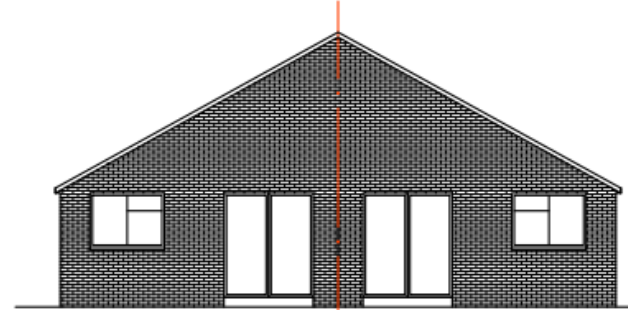
Proposed 2 bed semi-detached bungalows



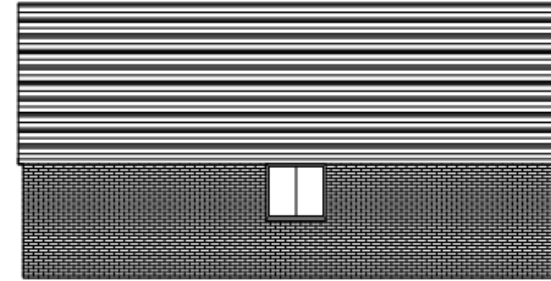
PROPOSED FRONT ELEVATION



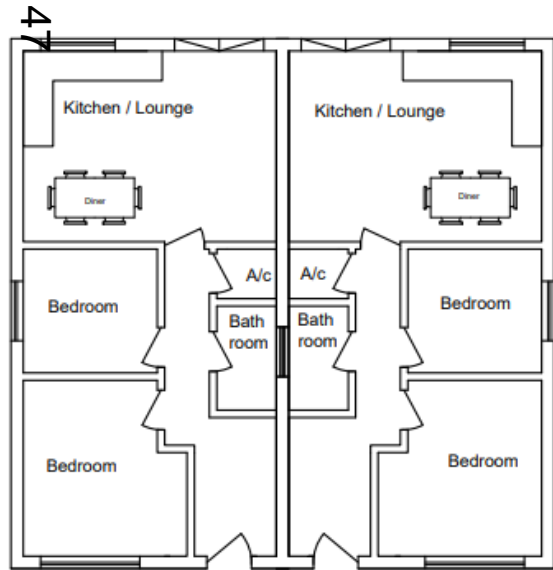
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



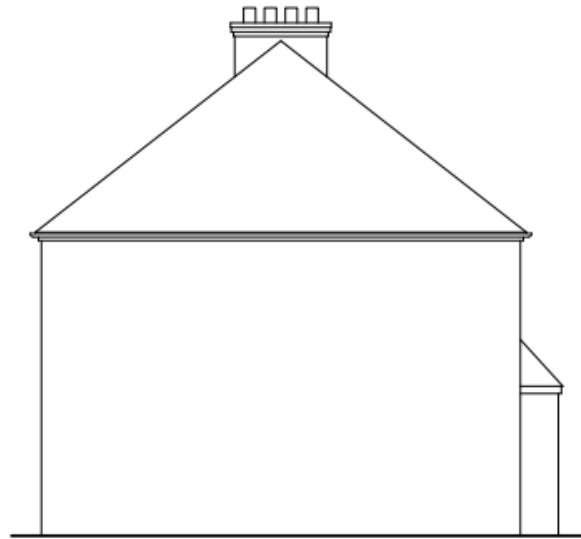
PROPOSED SIDE ELEVATION



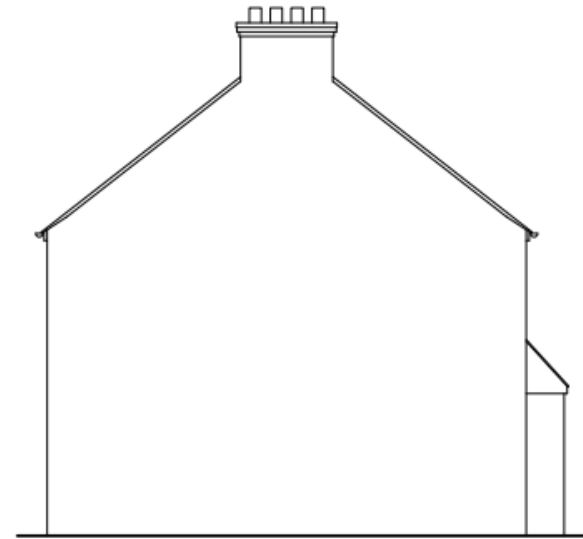
2 Bedroom semi detached
Bungalows x 4
66m/sq each

Making good of side elevation 16 Waltons Avenue

48



1 Existing End Elevation (no. 18)
20 Scale: 1:100



2 Proposed End Elevation (no. 16)
20 Scale: 1:100

Recommendation

- Delegated Authority be given to the Development Management Service Manager to **GRANT PERMISSION** subject to:
 - i) the completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate habitats mitigation and air quality monitoring contributions, as set out within the officer report to Committee, and
 - ii) the imposition of the conditions set out within the officer report to Committee

49



New Forest

DISTRICT COUNCIL

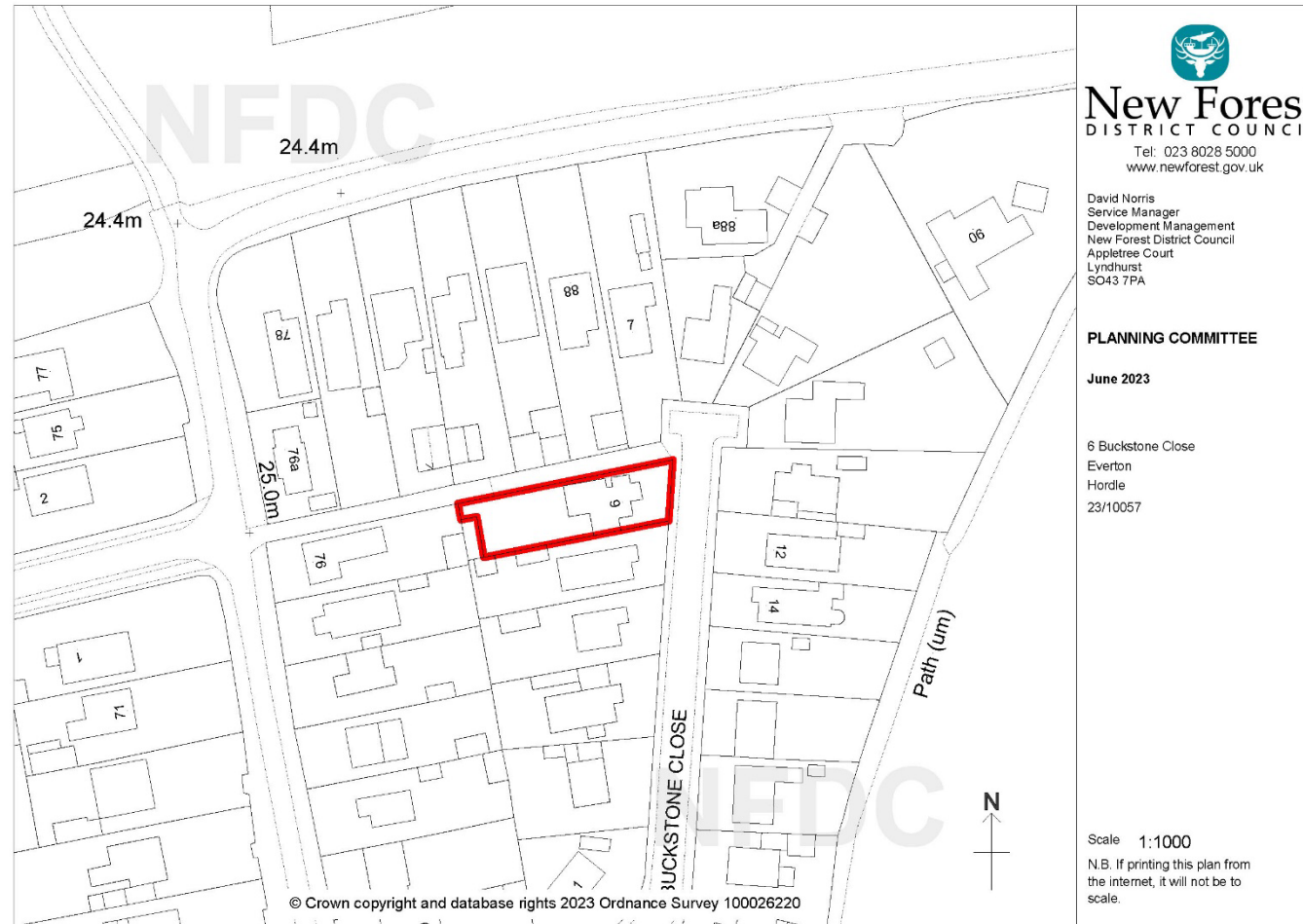
Planning Committee

App No 23/10057

6 Buckstone Close,
Everton
Hordle
SO41 0UE
Schedule 3c

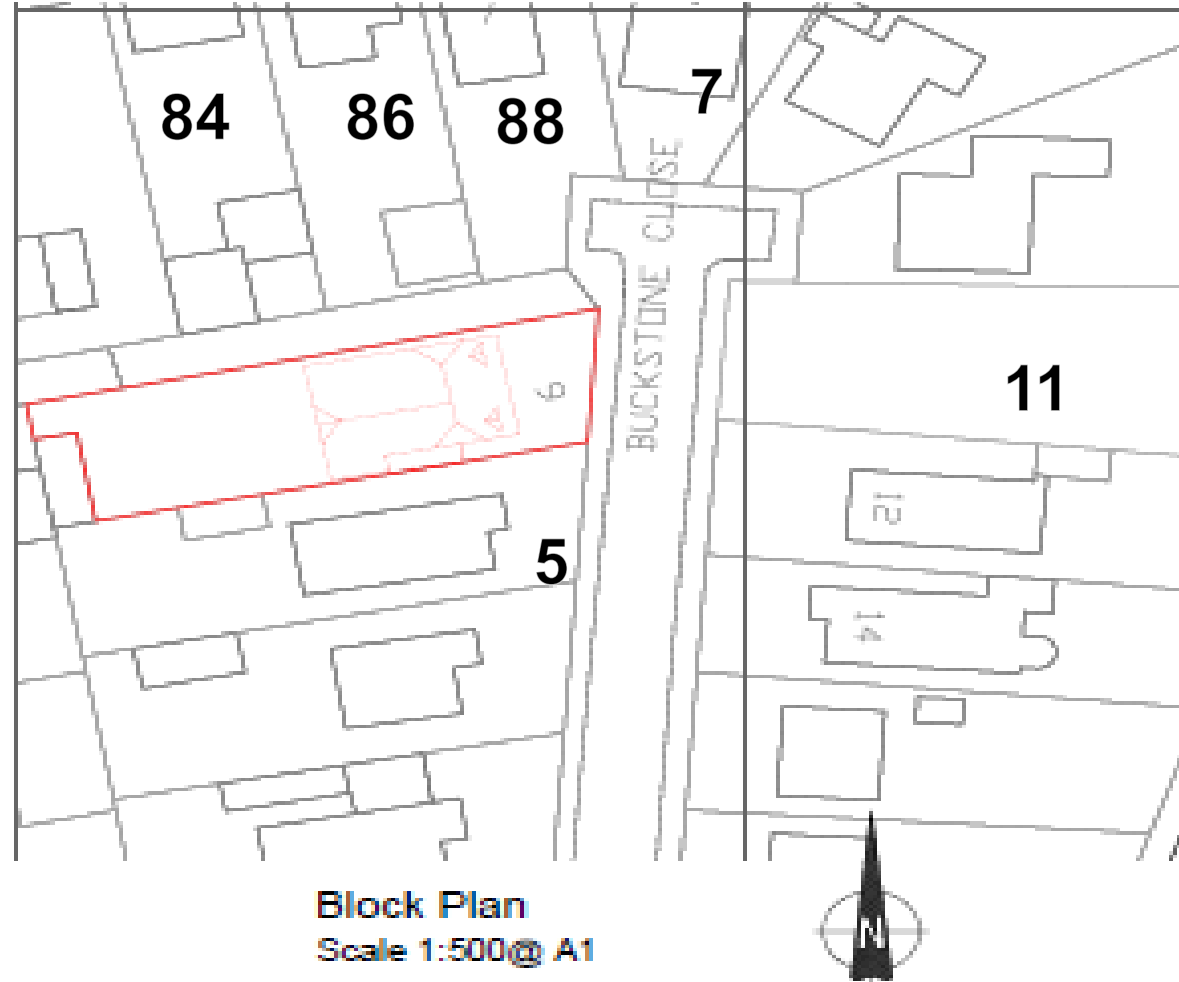
Red Line Plan

52



Block plan

53



Block Plan
Scale 1:500@ A1

Existing plans

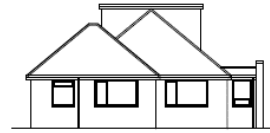
54



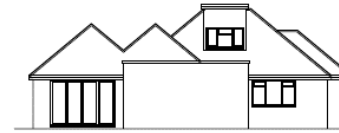
Existing East Elevation
Scale 1:100@ A1



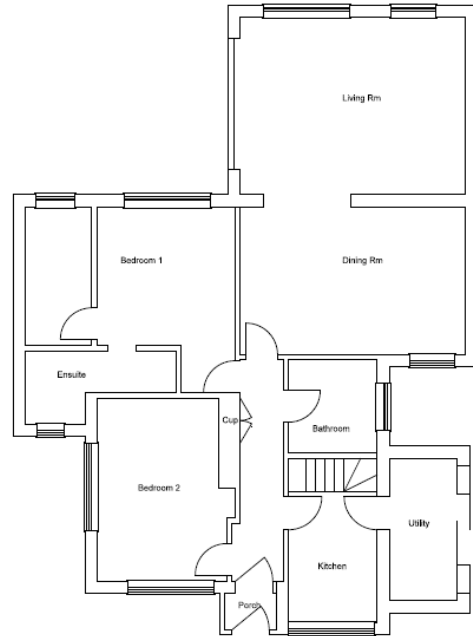
Existing North Elevation
Scale 1:100@ A1



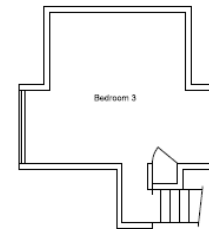
Existing West Elevation
Scale 1:100@ A1



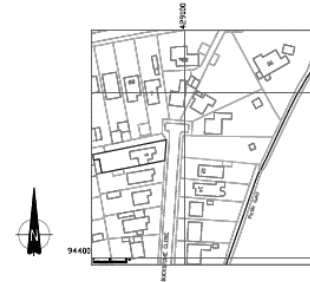
Existing South Elevation
Scale 1:100@ A1



Existing Ground Floor
Scale 1:50@ A1

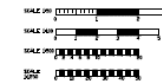


Existing First Floor
Scale 1:50@ A1



Site Location
Scale 1:1250@ A1

Scale Legend



Proposed plans

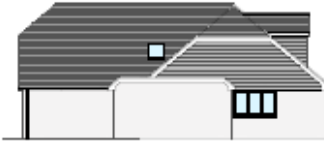
55



Proposed East Elevation
Scale 1:100@ A1



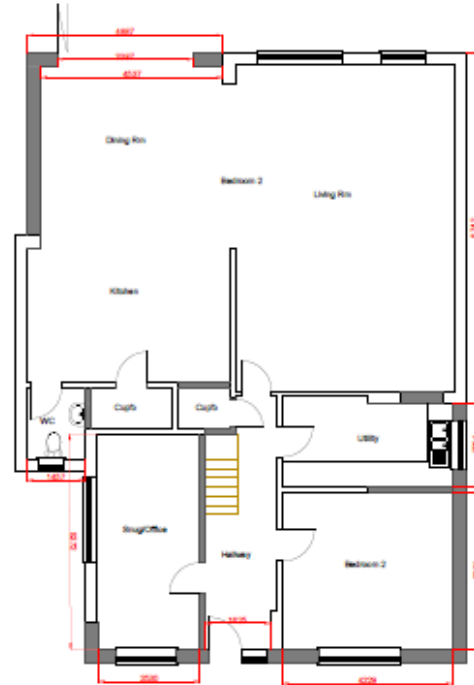
Proposed North Elevation
Scale 1:100@ A1



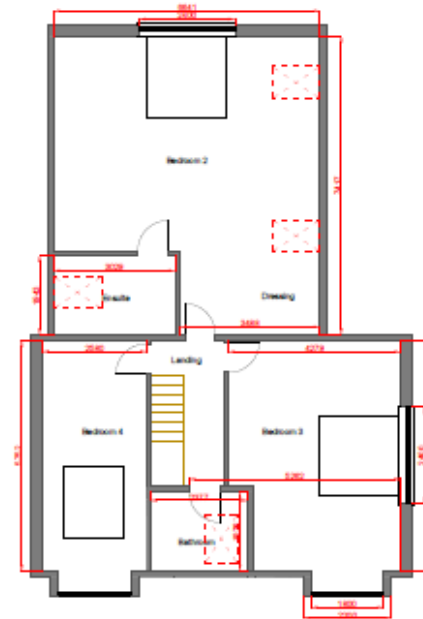
Proposed South Elevation
Scale 1:100@ A1



Proposed West Elevation
Scale 1:100@ A1



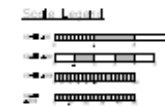
Proposed Ground Floor
Scale 1:50@ A1



Proposed First Floor
Scale 1:50@ A1



Block Plan
Scale 1:500@ A1



Front of 6 Buckstone

56



54

3c 23/10057

Neighbour gap to 5 Buckstone

57



55

3c 23/10057

Side elevation

58



56

3c 23/10057

Side elevation and access track

59



57

3c 23/10057

Rear elevation of 6 Buckstone

60



From end of access track to 6 Buckstone

61



Houses to end of access track

62



Street scene towards 6 Buckstone

63



Houses towards end of Buckstone

64



Street scene

65



63

3c 23/10057

Front of 6 Buckstone and rear of Wainsford

66



Other side of road and 11 Buckstone

67



65

3c 23/10057

11 Buckstone recently extended

68



Street scene to beginning of close

69



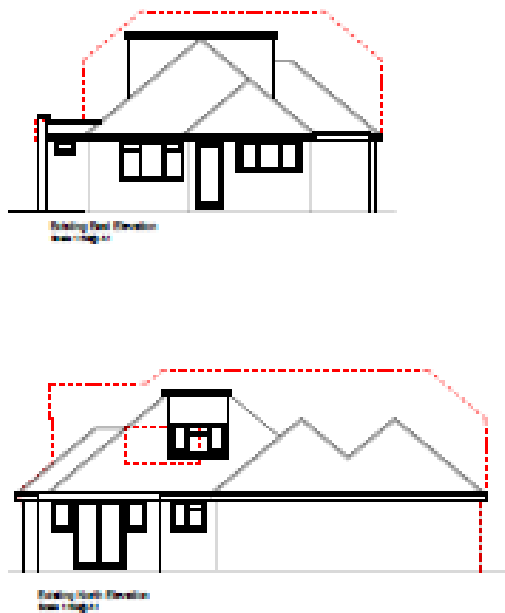
67

3c 23/10057

Context

Comparisons

No 11 with similar extension



70

Recommendation

- **Grant** subject to conditions

71



New Forest

DISTRICT COUNCIL

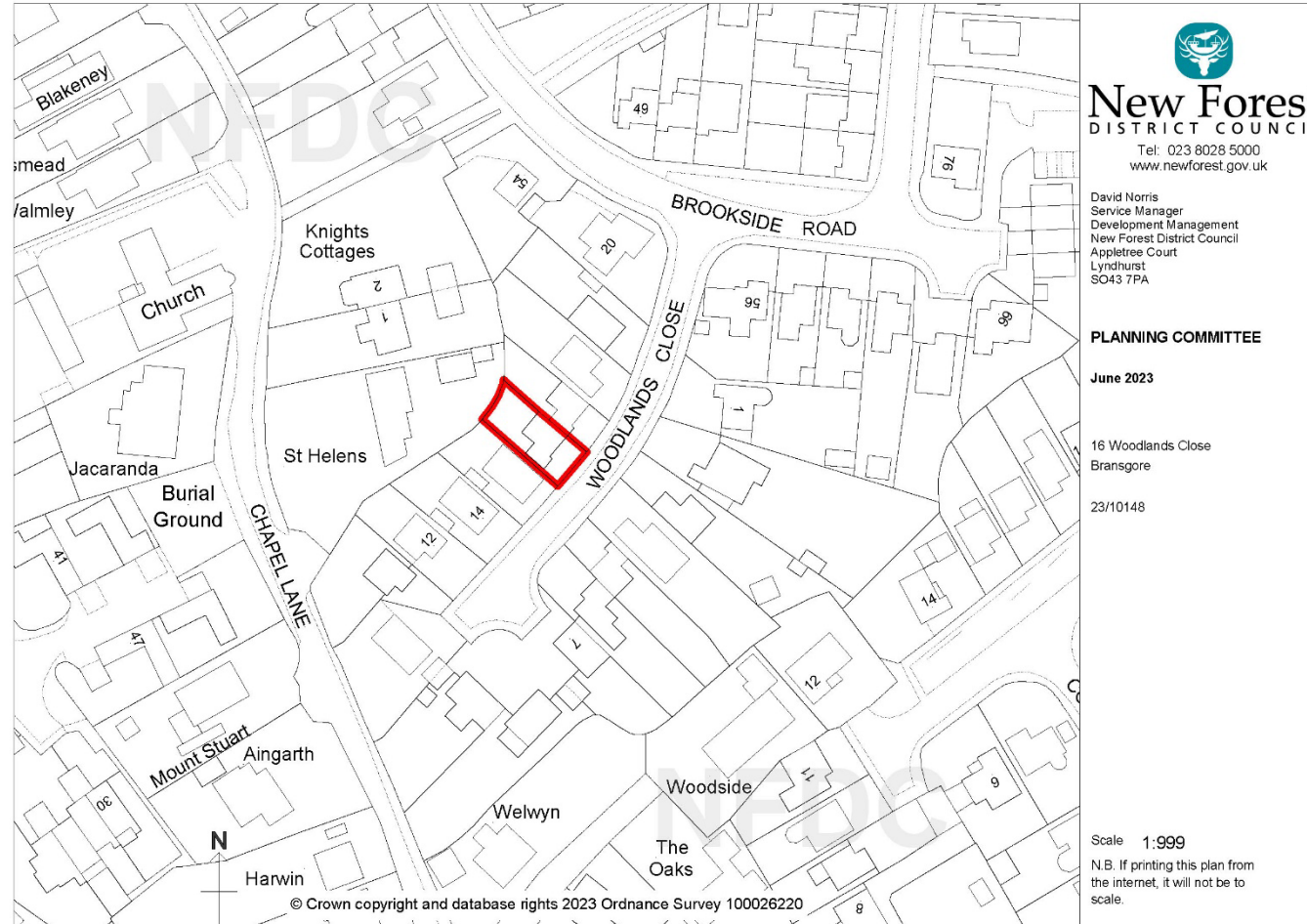
Planning Committee

App No 23/10148

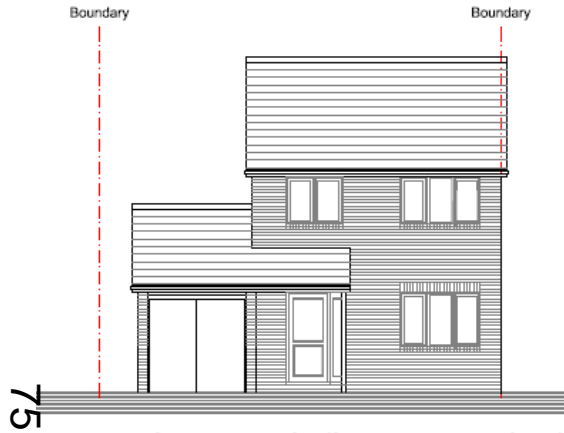
16 Woodlands Close,
Bransgore
BH23 8NF
Schedule 3d

Red Line Plan

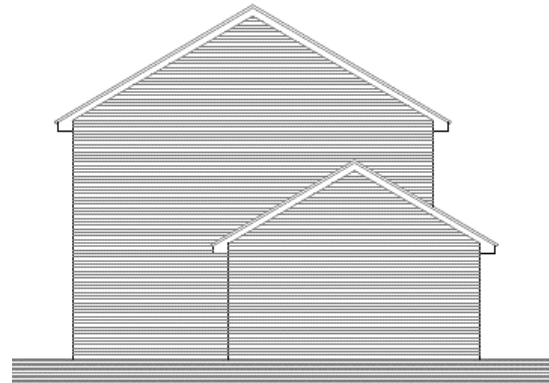
74



Existing and proposed elevations



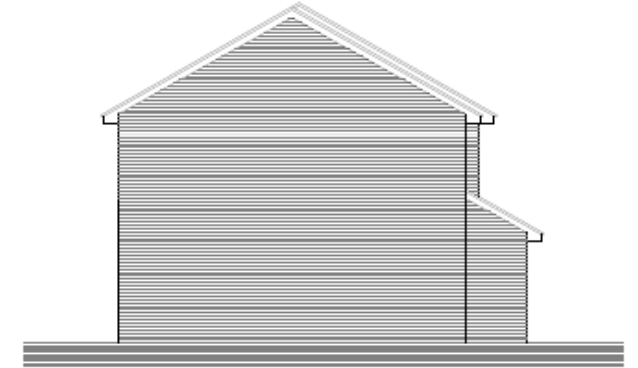
FRONT ELEVATION (facing Woodlands Close)



SIDE ELEVATION (facing 15 Woodlands Close)



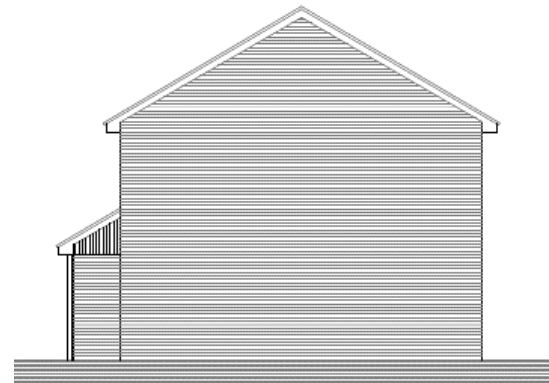
FRONT ELEVATION (facing Woodlands Close)



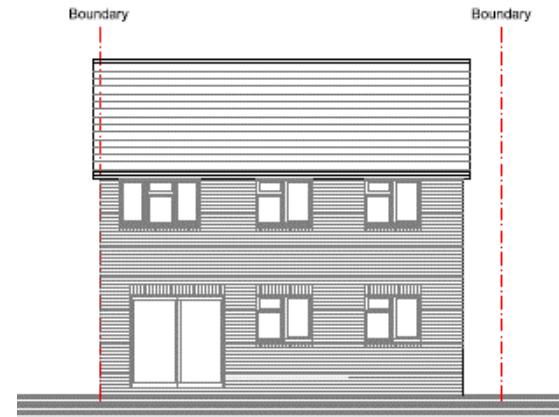
SIDE ELEVATION (facing 15 Woodlands Close)



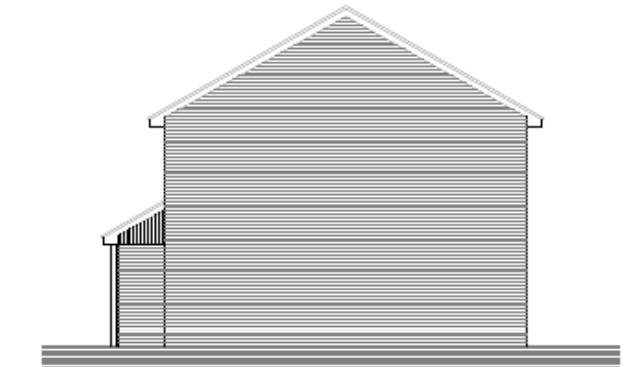
REAR ELEVATION



SIDE ELEVATION (facing 15 Woodlands Close)

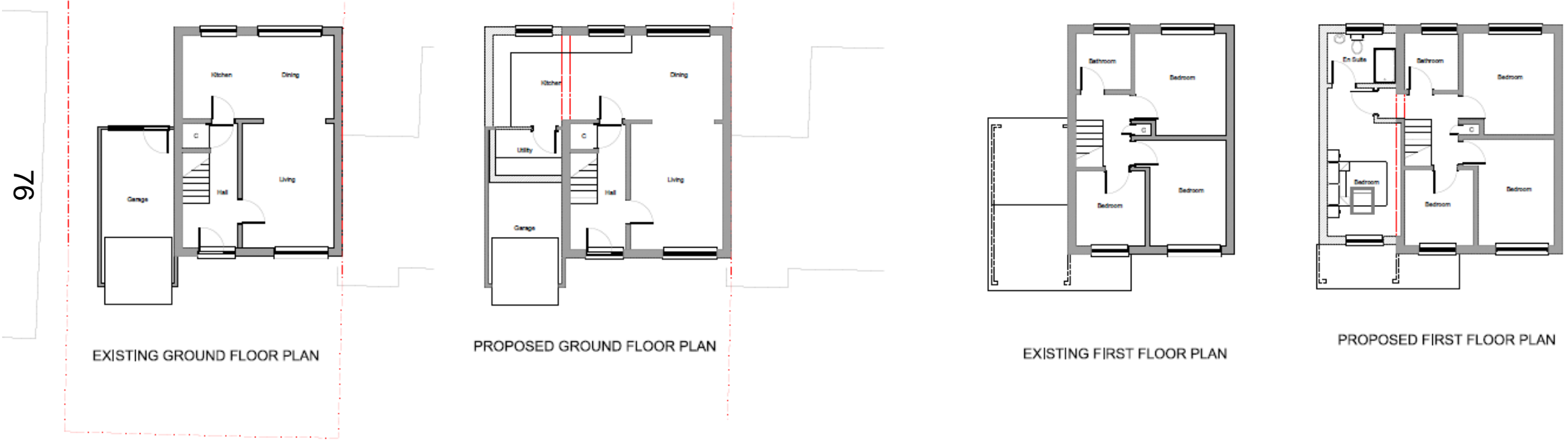


REAR ELEVATION



SIDE ELEVATION (facing 15 Woodlands Close)

Existing and proposed floor plans

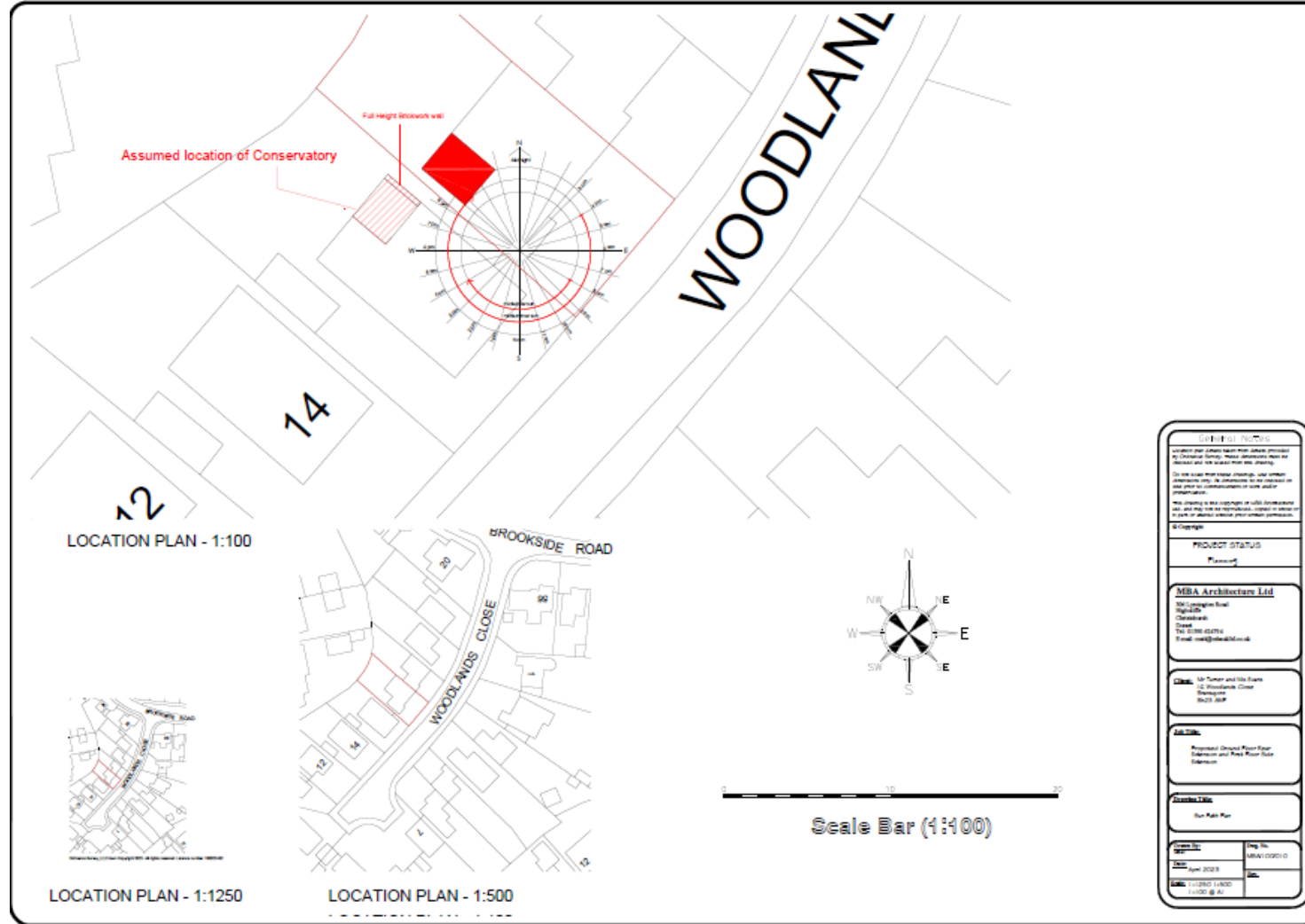


Views of site from road



Sunpath plan

78



76

3d 23/10148

Aerial photograph



79

© 2023 Vexcel Imaging (Bing Maps)

Relationship with no 15 Woodlands Close



08

Photographs of the conservatory provided by the neighbours

81



Relationship of conservatory at 15 Woodlands Close with application site

82



Recommendation

- **Grant** subject to conditions



New Forest

DISTRICT COUNCIL

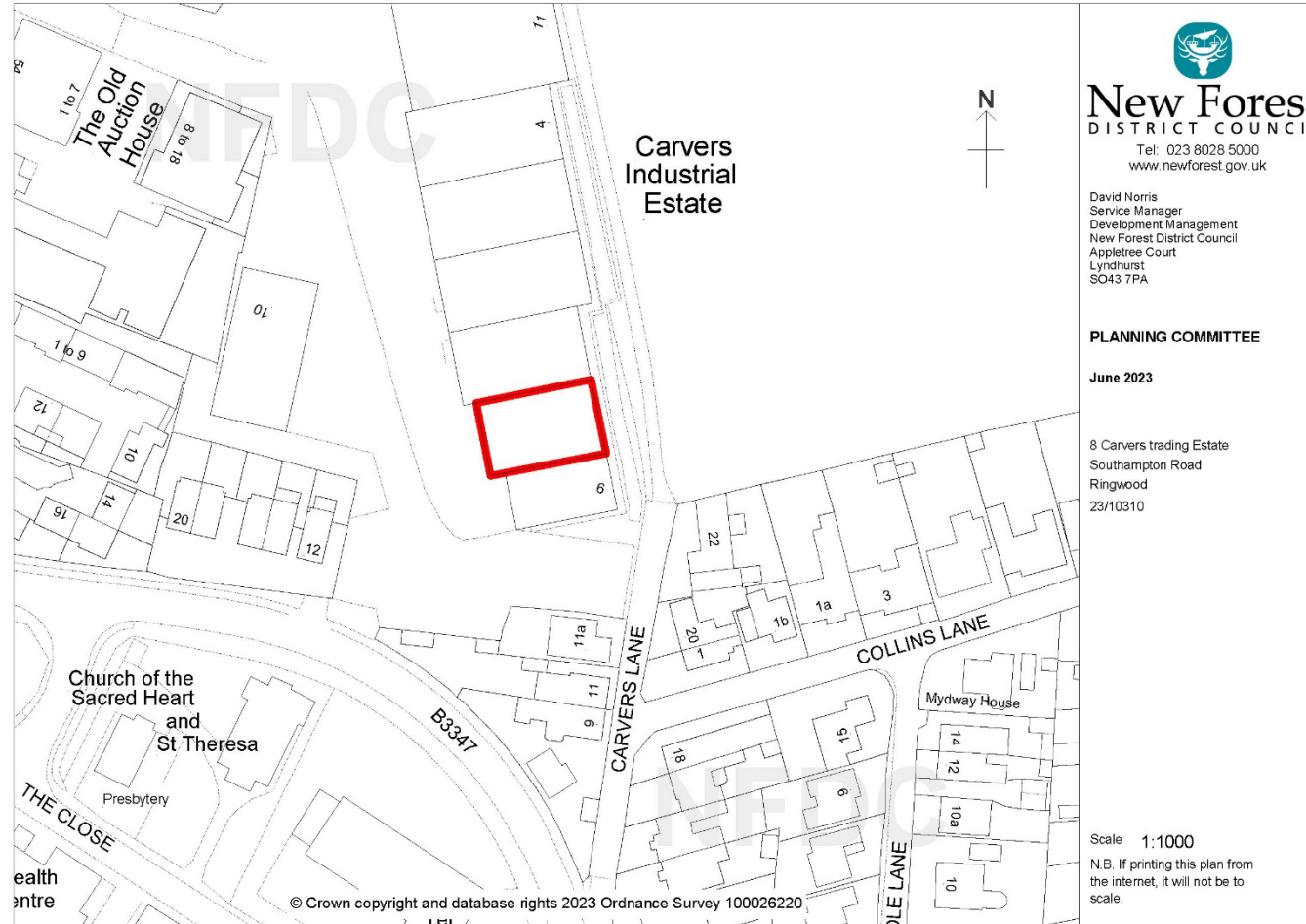
Planning Committee

App No 23/10310

8 Carvers Trading Estate
Southampton Road
Ringwood
BH24 1JS
Schedule 3e

Red Line Plan

98



New Forest
DISTRICT COUNCIL

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

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

PLANNING COMMITTEE

June 2023

8 Carvers trading Estate
Southampton Road
Ringwood
23/10310

Scale 1:1000

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

Aerial photograph



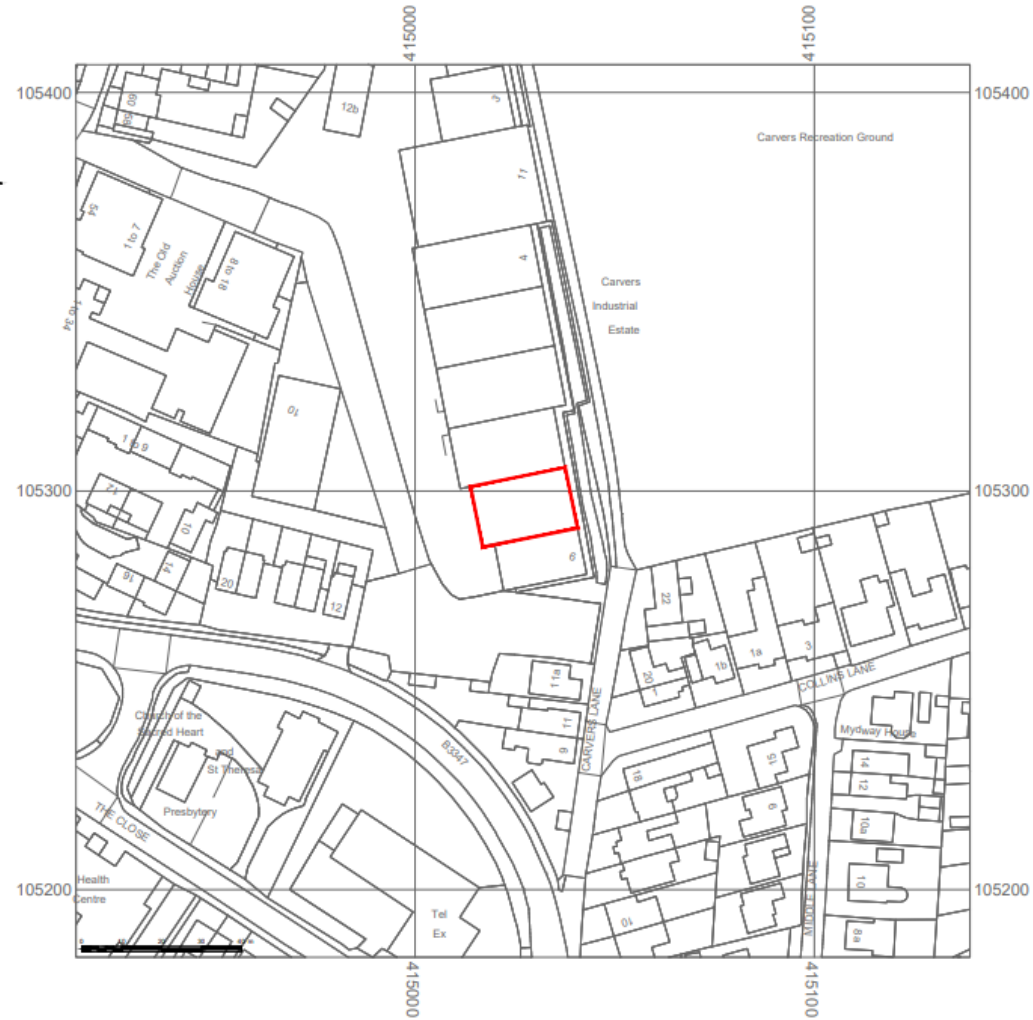
87

 Conservation Area

© Getmapping Plc and Bluesky International Limited 2023

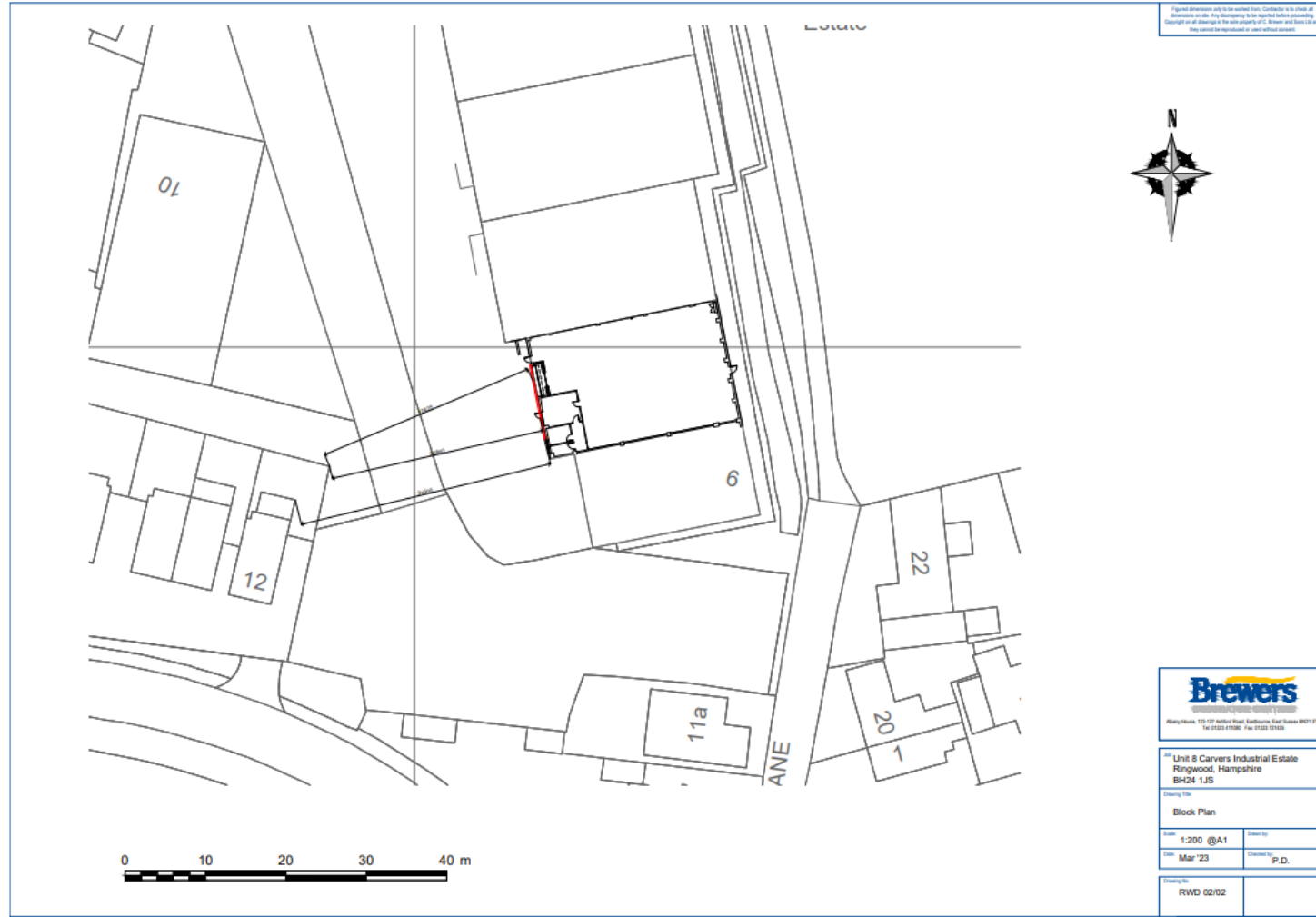
Location Plan

88



Block Plan

68



87

3e 23/10310

Elevation

06



Site photographs – The Site

91

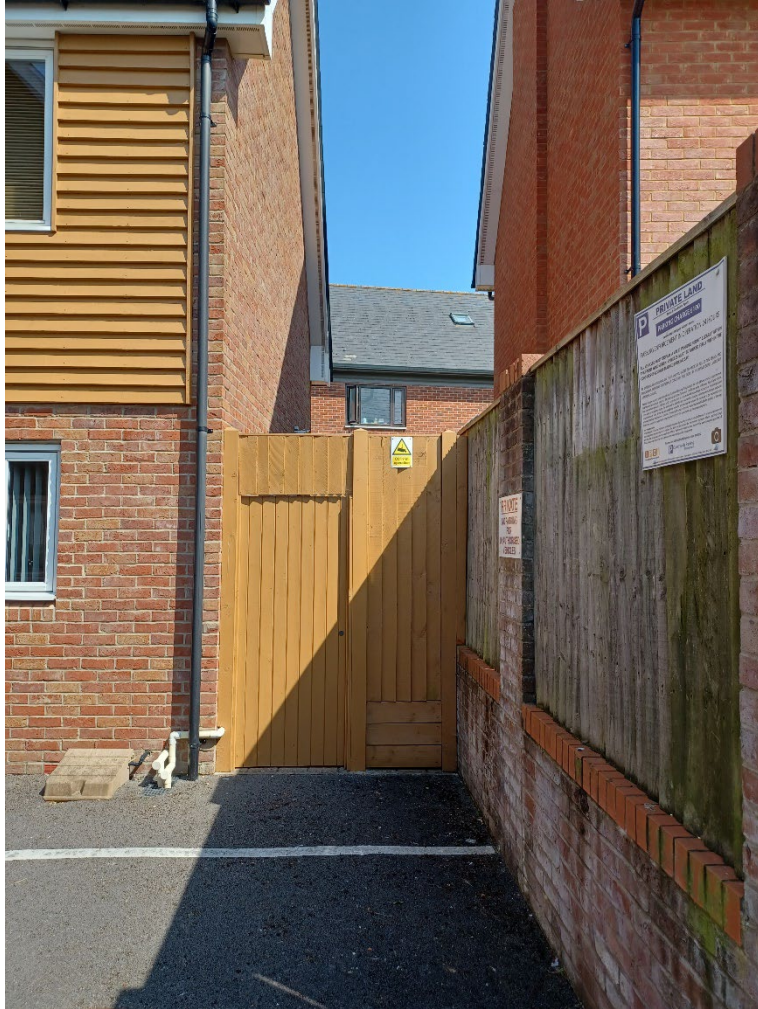


Site photograph – The Site

92



Site photographs



93

91

3e 23/10310

Site photographs – Conservation Area

94



92

3e 23/10310

Site photographs - Context

95



Recommendation

- **Grant Subject to Conditions**

- Condition 6 (Amended as per update)

- The advertisements hereby approved shall not be illuminated before 0700 or after 1700 (Monday to Friday); before 0800 or after 1700 (Saturdays) and not illuminated at all on Sundays unless agreed otherwise in writing by the Local Planning Authority

96



New Forest

DISTRICT COUNCIL

This page is intentionally left blank

PLANNING COMMITTEE – 14 June 2023

COMMITTEE UPDATES

**Item 3b: - Land Rear of Waltons Avenue, Holbury, Fawley (Application 22/11140)
(Pages 47 – 62)**

The previously published red line plan for the application was incorrect as it did not include the curtilage of number 18 Waltons Avenue (forming part of the access to the site). This has been amended and the correct version of the red line plan will be shown to Members as part of the PowerPoint presentation at the Committee meeting.

Item 3c – 6 Buckstone Close, Everton, Hordle (Application 23/10057) (Pages 63 - 68)

9. REPRESENTATIONS RECEIVED:

One further representation received from neighbour requesting details on how case officer processed application.

Item 3e – 8 Carvers Trading Estate, Southampton Road, Ringwood (Application 23/10310) (Pages 75 – 80)

9. REPRESENTATIONS RECEIVED:

Correction to last line from '9pm to 6pm' to '9pm to 6am'

12. RECOMMENDATION:

Condition 6 update to specify hours as follows:

The advertisements hereby approved shall not be illuminated before 0700 or after 1700 (Monday to Friday); before 0800 or after 1700 (Saturdays) and not illuminated at all on Sundays unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and the amenities of nearby residential occupiers, in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

This page is intentionally left blank