

PLANNING COMMITTEE - WEDNESDAY, 12TH JULY 2023

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications** (Pages 3 - 136)

6. **Committee Updates** (Pages 137 - 138)

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Planning Committee

12 July 2023


Planning Committee 12 July 2023 Applications Presentations



**Planning Committee
App No 22/10980**

Arundel,
Manor Road
Milford-on-Sea
Schedule 3a

3 3a 22/10980



**Planning Committee
App No 23/10345**

Land at Woodpecker Wood
Court Hill
Damerham
Schedule 3b


25 3b 23/10345



**Planning Committee
App No 23/10278**

Springbourne Farm
Rockbourne
Schedule 3c


40 3c 23/10278



**Planning Committee
App No 23/10426**

9, Fairlie
Ringwood
BH24 1TP
Schedule 3d


50 3d 23/10426



**Planning Committee
App No 23/10450**

3 Knowland Drive,
Milford-on-Sea
SO41 8FJ
Schedule 3e


60 3e 23/10450



**Planning Committee
App No 23/10423**

Coppice Lee,
9 Woodside Lane
Lymington
SO41 8FJ
Schedule 3f

82 3f 23/10423



**Planning Committee
App No 23/10306**

32 Picket Close,
Fordingbridge
SP6 1JY
Schedule 3g

96 3g 23/10306



**Planning Committee
App No 23/10508**

Land off Ashurst Bridge Road,
South of Bartley Park
Totton
Schedule 3h

109 3h 23/10508



**Planning Committee
App No 21/11097**

Land Derritt Lane,
Bransgore
Schedule 3i

118 3i 21/11097

4

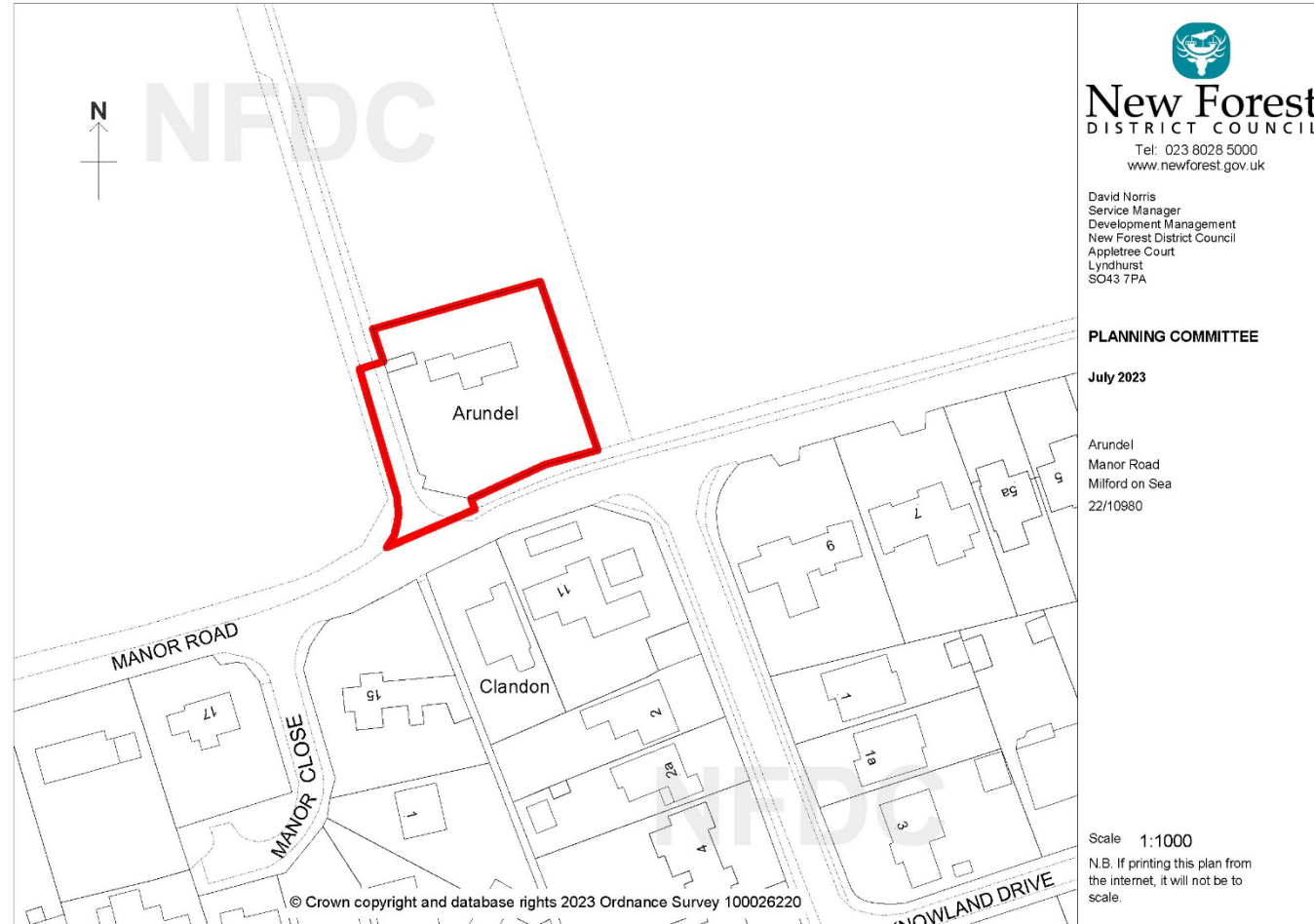
Planning Committee

App No 22/10980

Arundel,
Manor Road
Milford-on-Sea
Schedule 3a

Red Line Plan

9

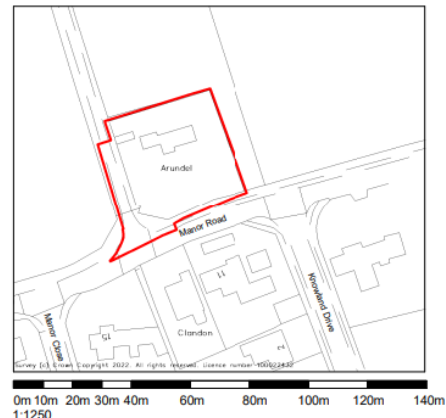


Aerial Photograph

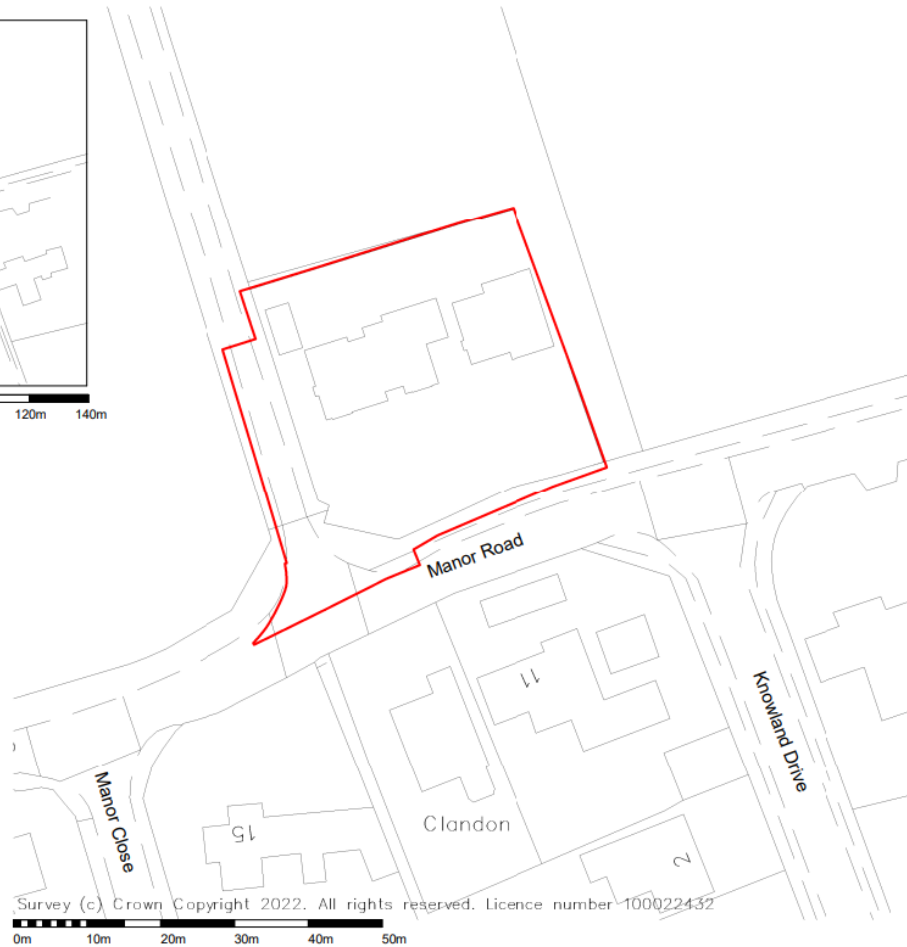


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Location and Block Plan



① **Location Plan**
1 : 1250



② **Block Plan**
1 : 500

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REVISION NOTES			
NO.	DATE	DESCRIPTION	BY
1	20/10/2022	Issue for Approval	WLA
2	20/10/2022	Final Approval	WLA
3	20/10/2022	Final Approval	WLA

WLA.
WLA WilliamsLester.

13 Moor Lane, Ringwood, B203 1AA
www.williamslester.com 01429 492000 wla@williamslester.com

Client
Bos & Co Developments

Project
Arundel
Manor Road
Mford-on-Sea

Title
Location and Block Plan

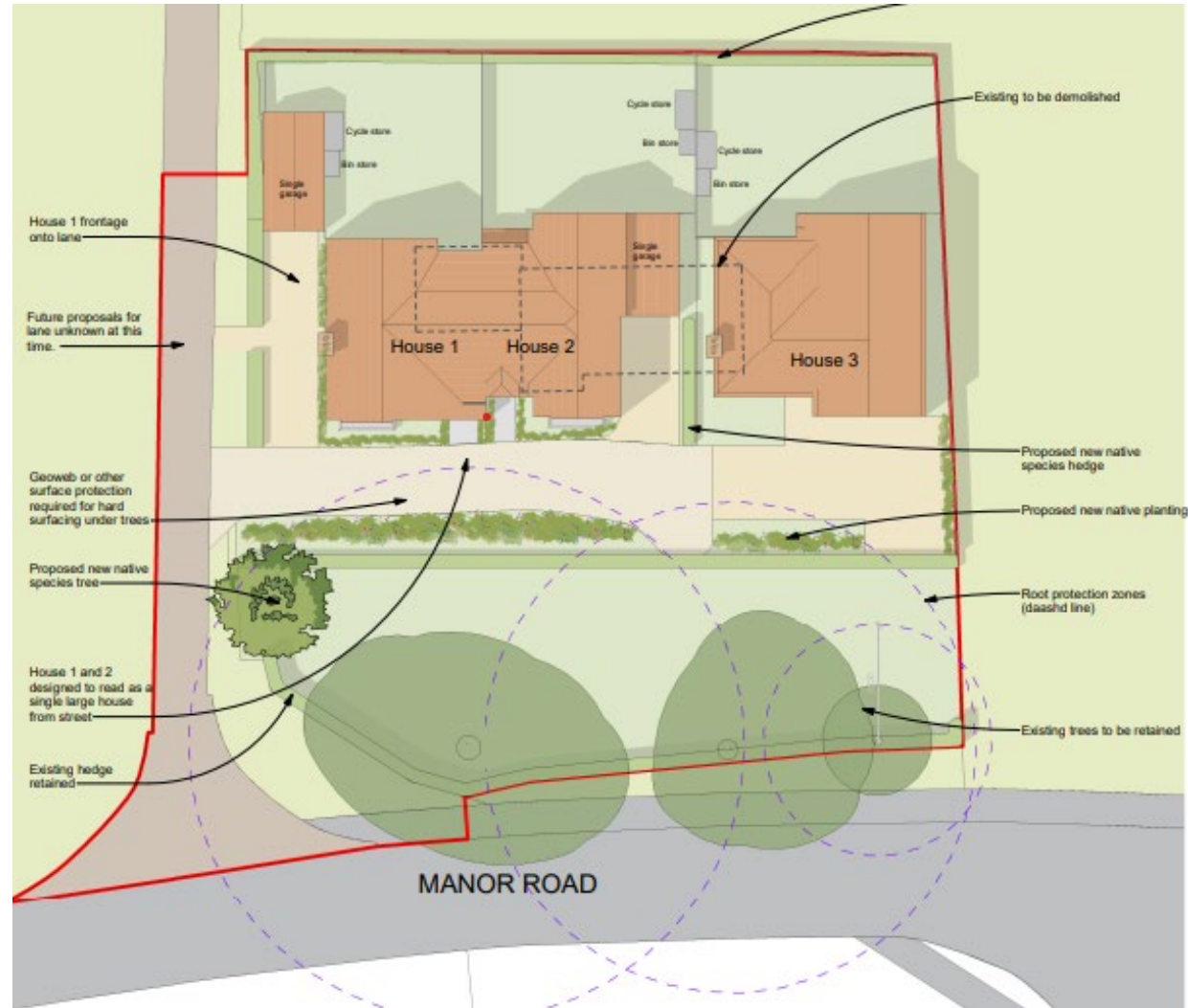
Issue: A3 @ Approved
Revision: **D**
Issued: Submittal Description

Project No:
6109-WLA-A-0001

File No: 21121002_01_010 - Arundel - Block Plan - Location and Block Plan - A3 - 01/10/2022

Site Plan

6

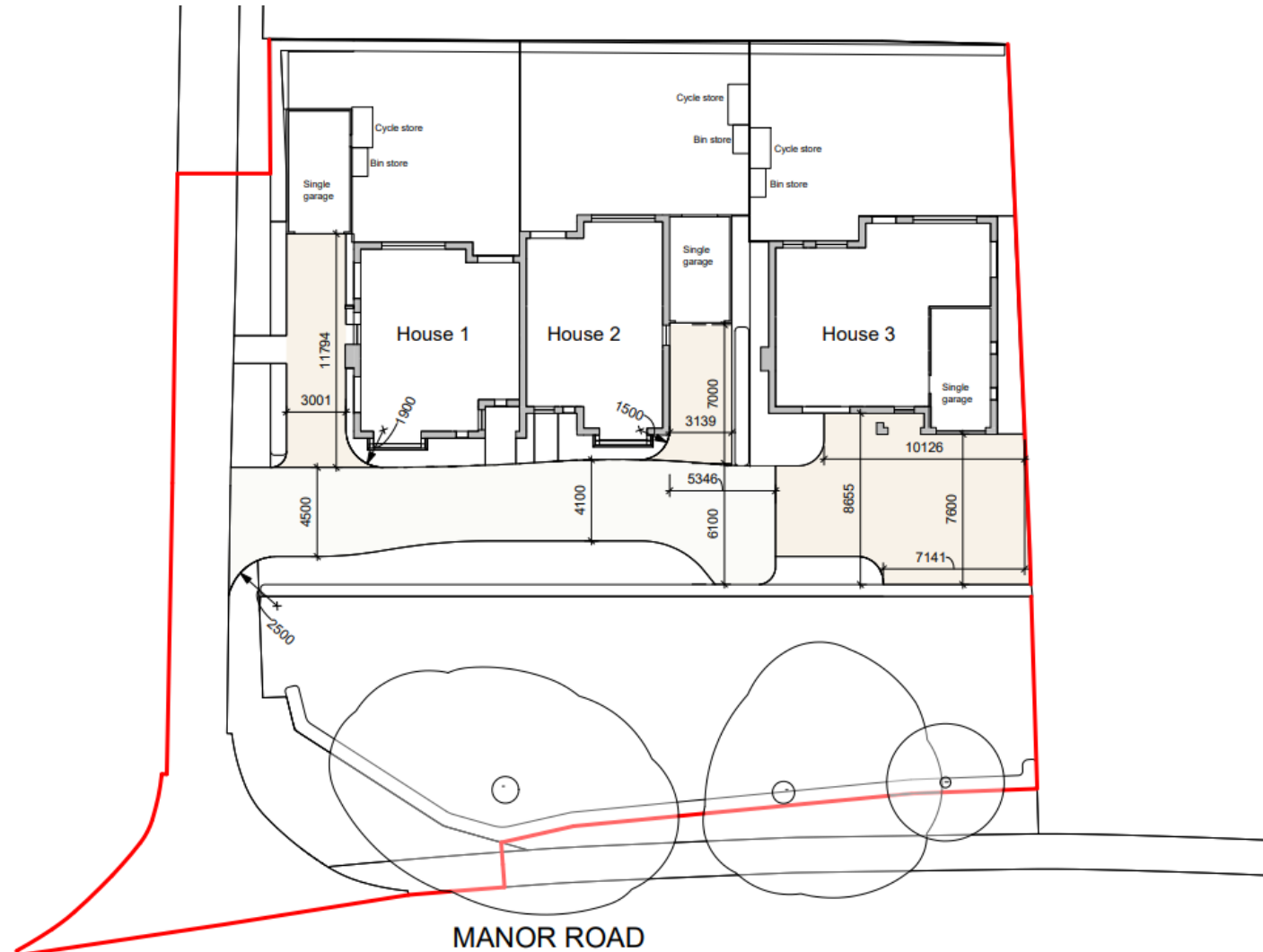


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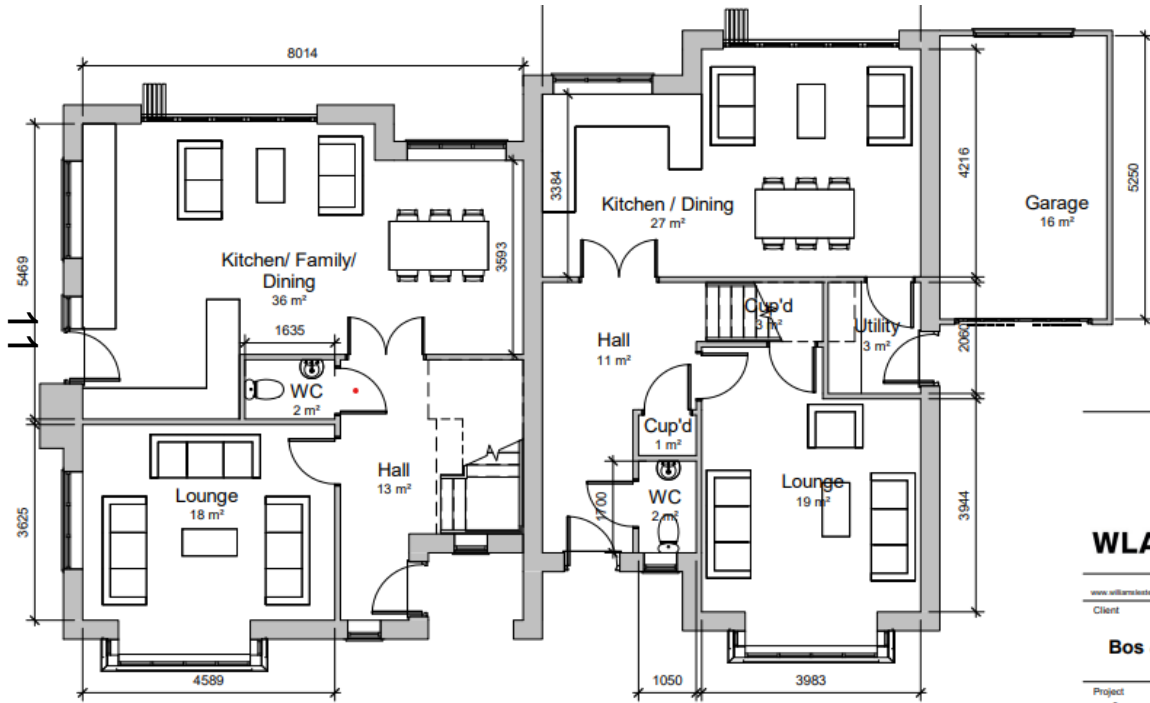
3a 22/10980

Site Plan with access dimensions

10

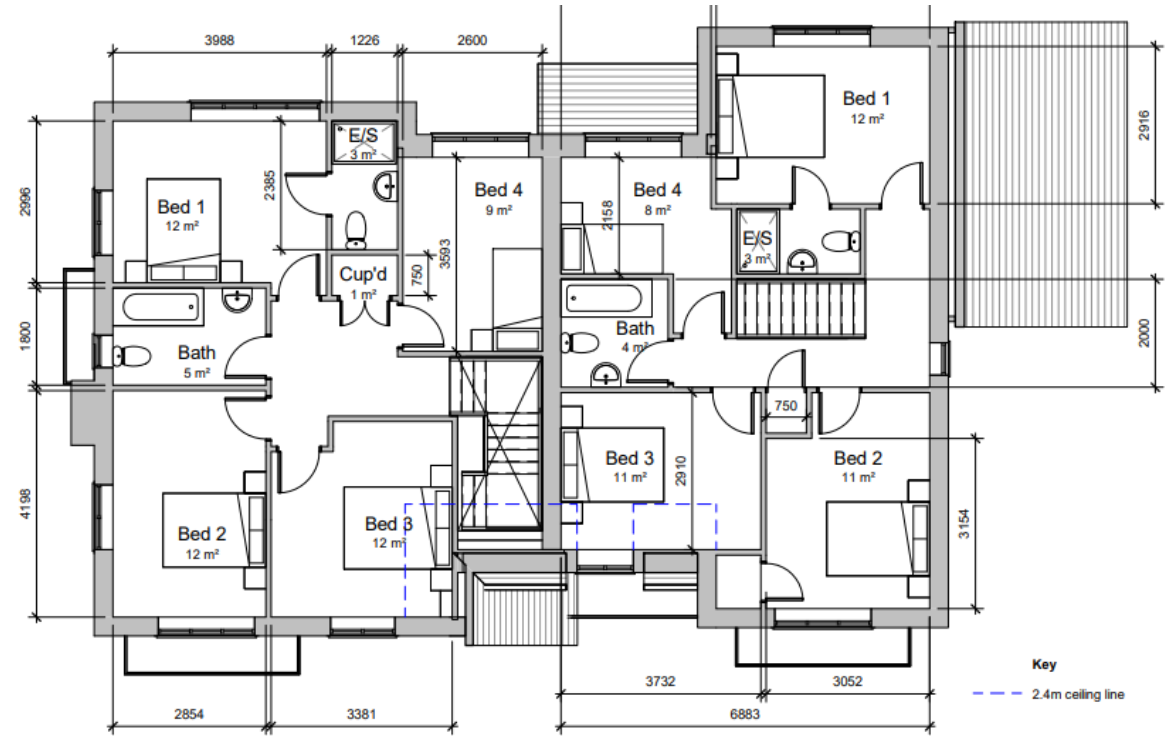


Floorplans – Plots 1 & 2



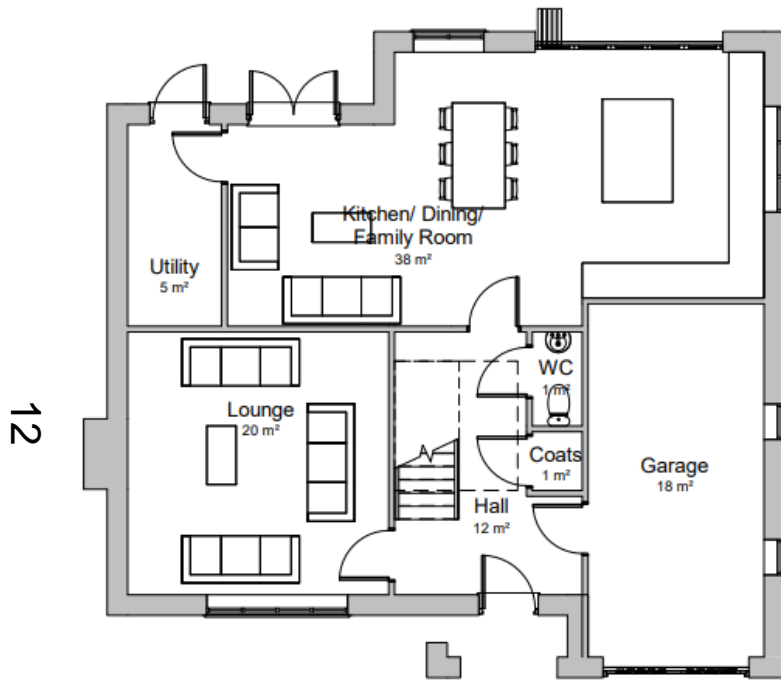
Ground Floor FFL Plot 1 & 2

WLA
 www.williamsleitch.co.uk
 Client
Bos i
 Project
Arun
 Manor I
 Milford-
 Title

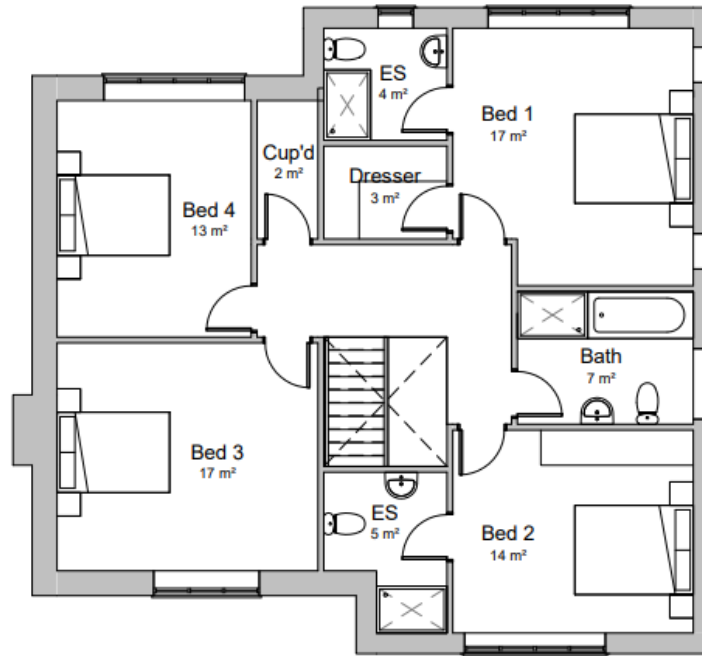


First Floor FFL Plot 1 & 2

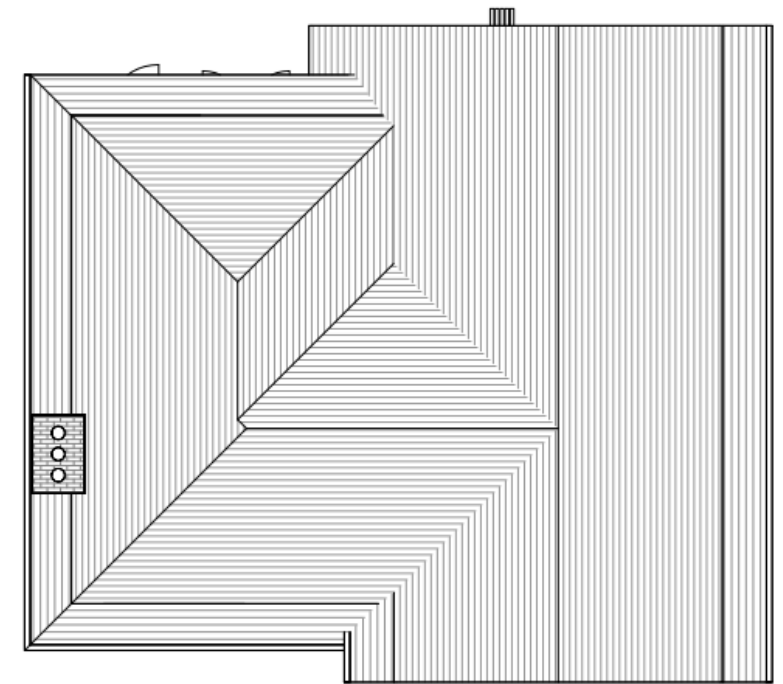
Floorplans – Plot 3



① 0 Ground Floor FFL Plot 3
1 : 100



② 1 First Floor FFL Plot 3
1 : 100



③ 4 Roof Plan Plot 3
1 : 100

Elevations – Plot 3

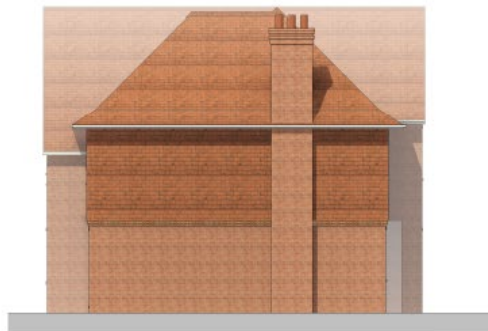
13



① Plot 3 South Elevation (Front)
1 : 100



③ Plot 3 East Elevation (Side onto Field)
1 : 100



② Plot 3 West Elevation (Side)
1 : 100



④ Plot 3 North Elevation (Rear)
1 : 100

Elevations – Plots 1 & 2



Plots 1 & 2 South Elevation (Front)
1 : 100



Plots 1 & 2 East Elevation (Side)
1 : 100



Plots 1 & 2 West Elevation (Onto Lane)
1 : 100



Plots 1 & 2 North Elevation (Rear)
1 : 100

14

Aerial Perspective - Front



15

Aerial Perspective - Rear



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Photograph of Site Frontage



17

Photograph of Site frontage & access



18

Photographs of front of property



Photographs – side and rear views

20



Photographs of frontage trees



Photographs – Public Right of Way



Strategic Site 7 – Concept Masterplan

23



Relationship to proposed development of Strategic Site

24



Recommendation

Service Manager be authorised to grant planning permission subject to:

- conditions
- the prior completion of a Section 106 legal agreement in respect of,
 - habitat and air quality mitigation contributions
 - provisions to secure an area of on-site Public Open Space and its future management / maintenance / access

25

End of 3a 22/10980 presentation

26



New Forest
DISTRICT COUNCIL

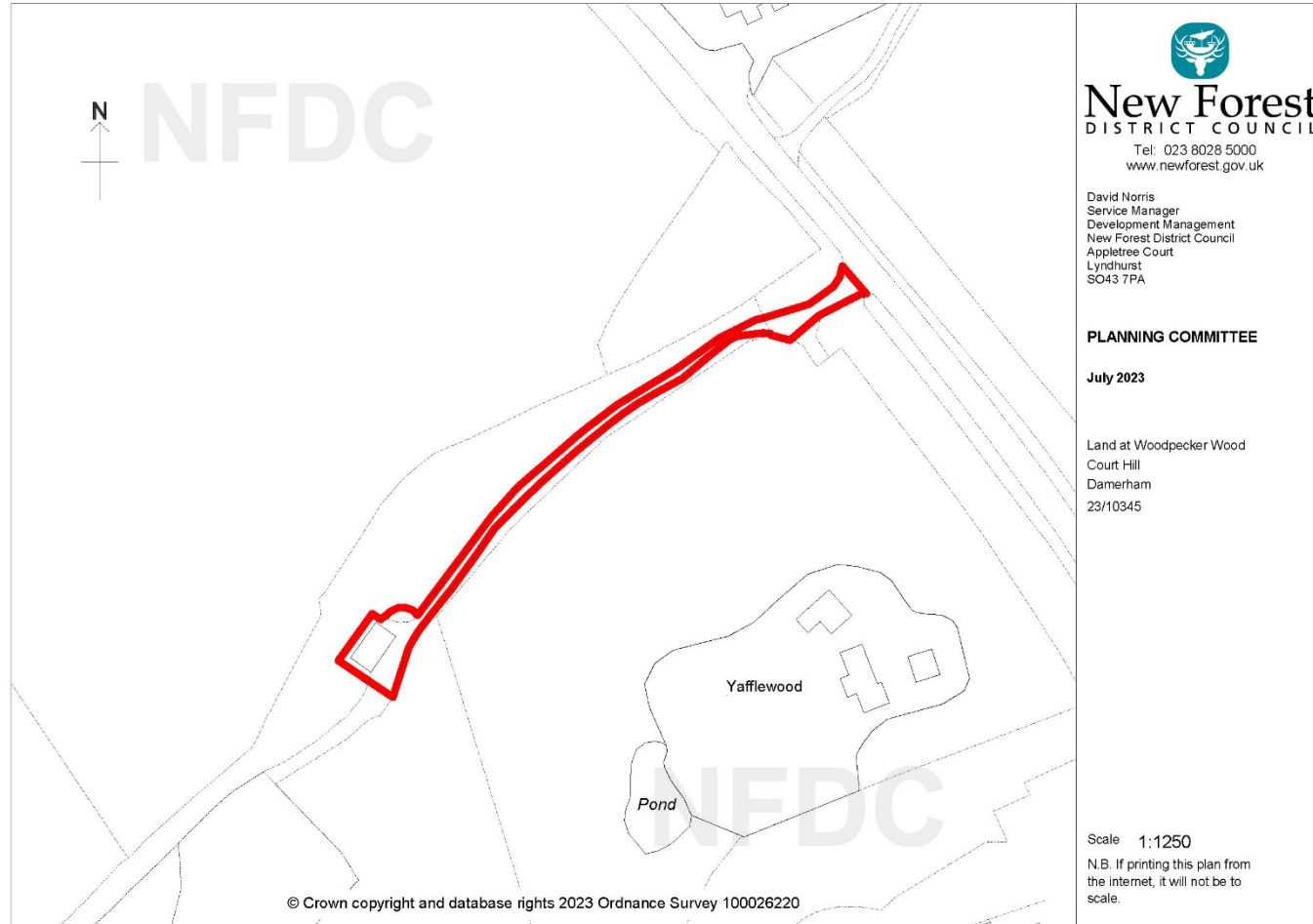
Planning Committee

App No 23/10345

Land at Woodpecker Wood
Court Hill
Damerham
Schedule 3b

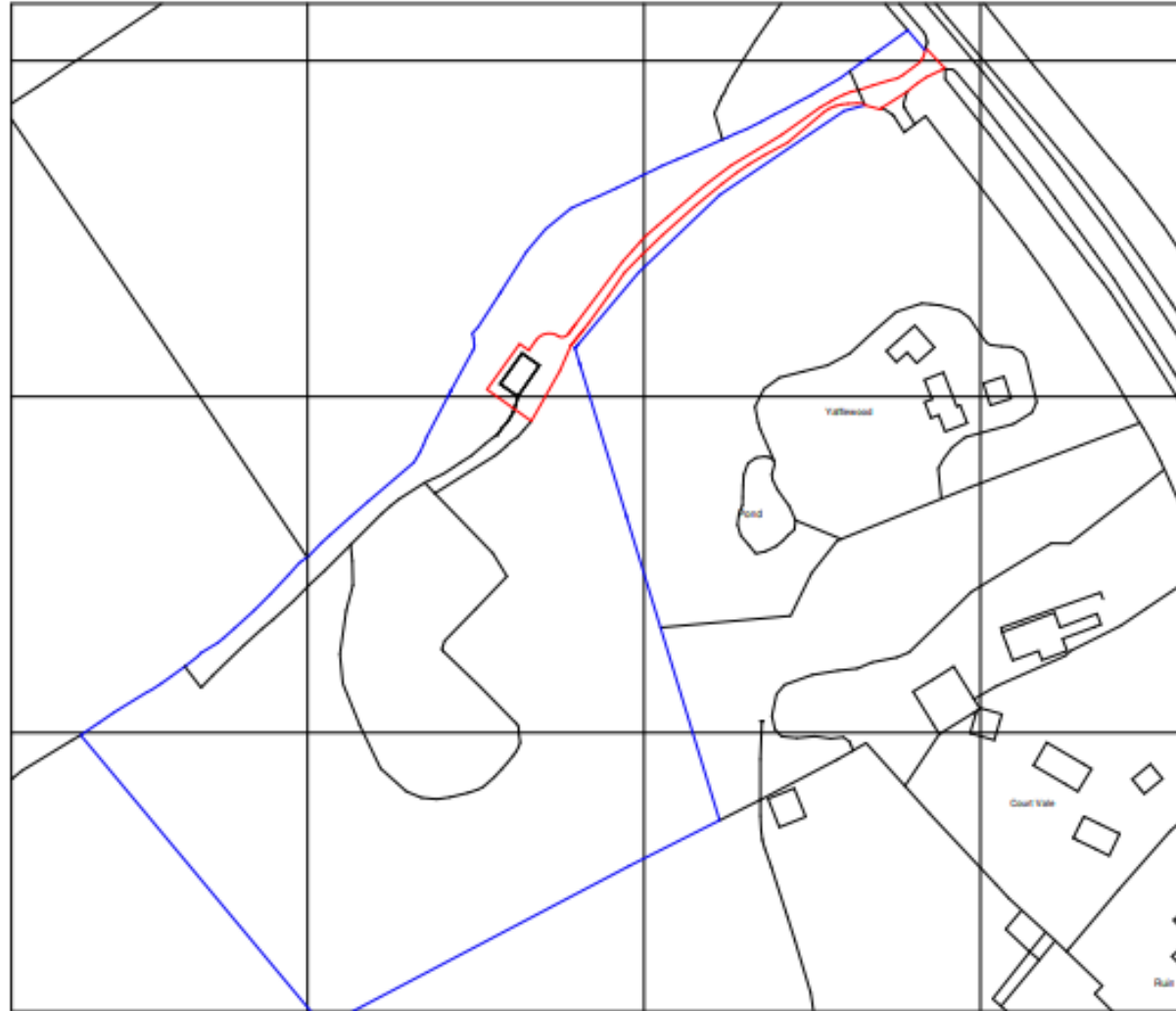
Red Line Plan

28



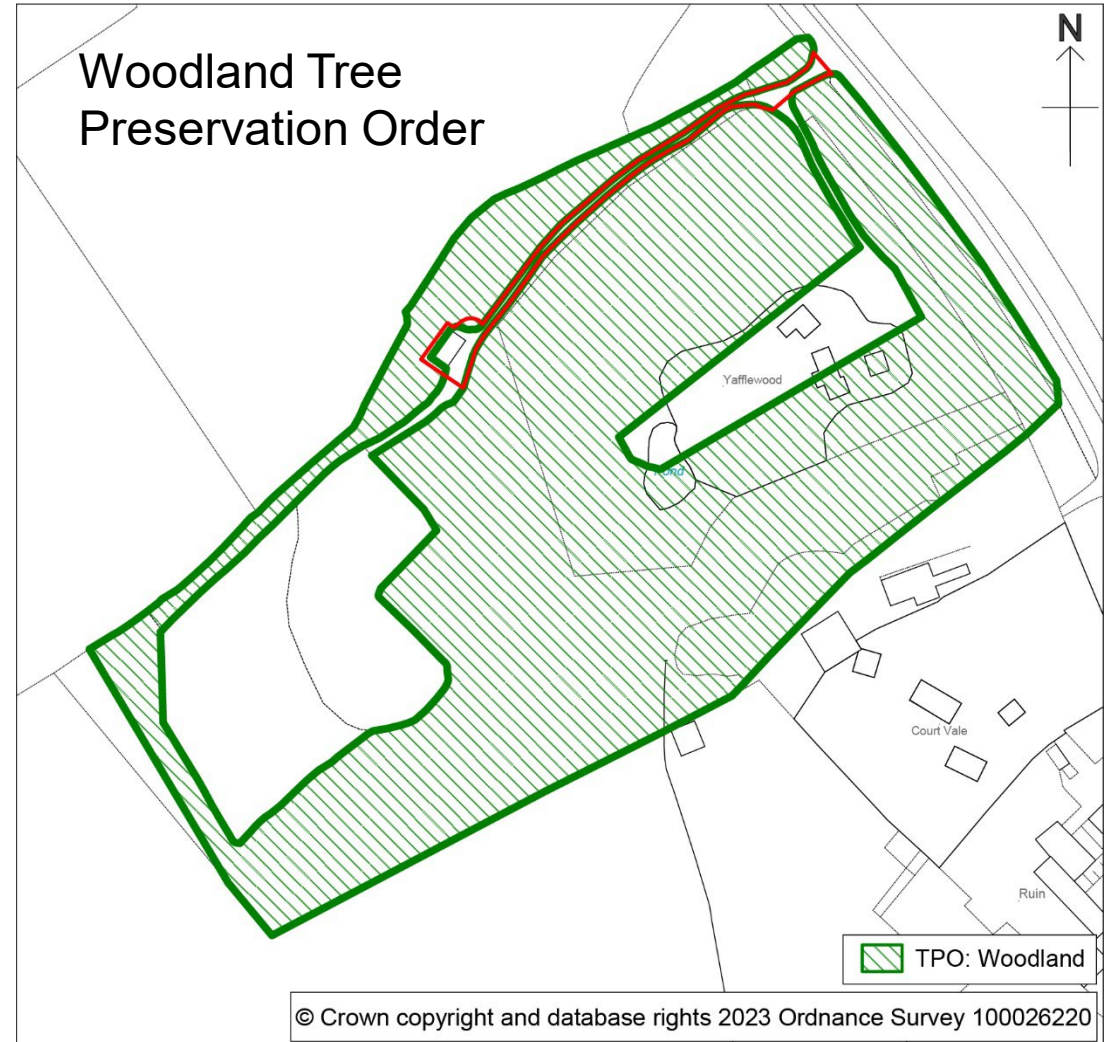
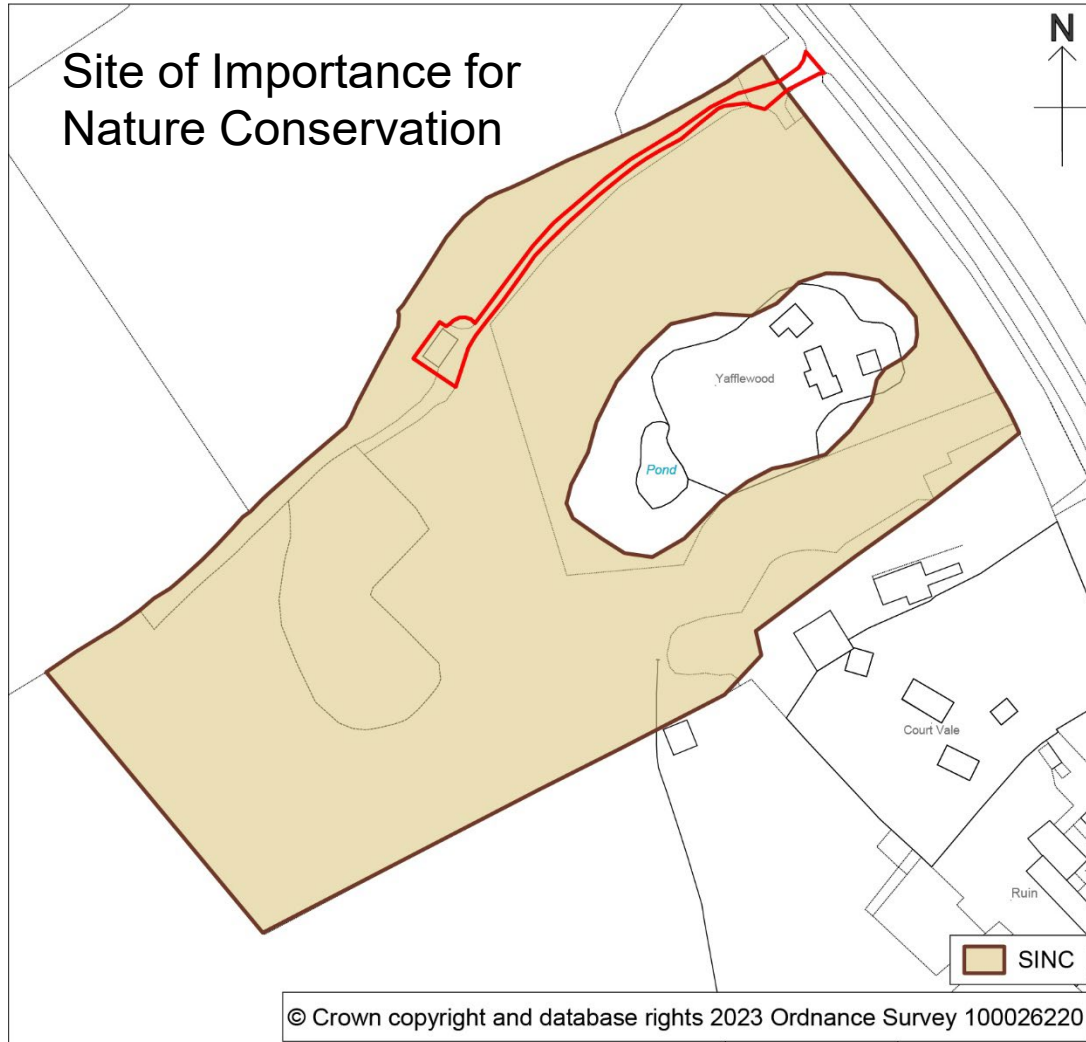
Site Location Plan

29



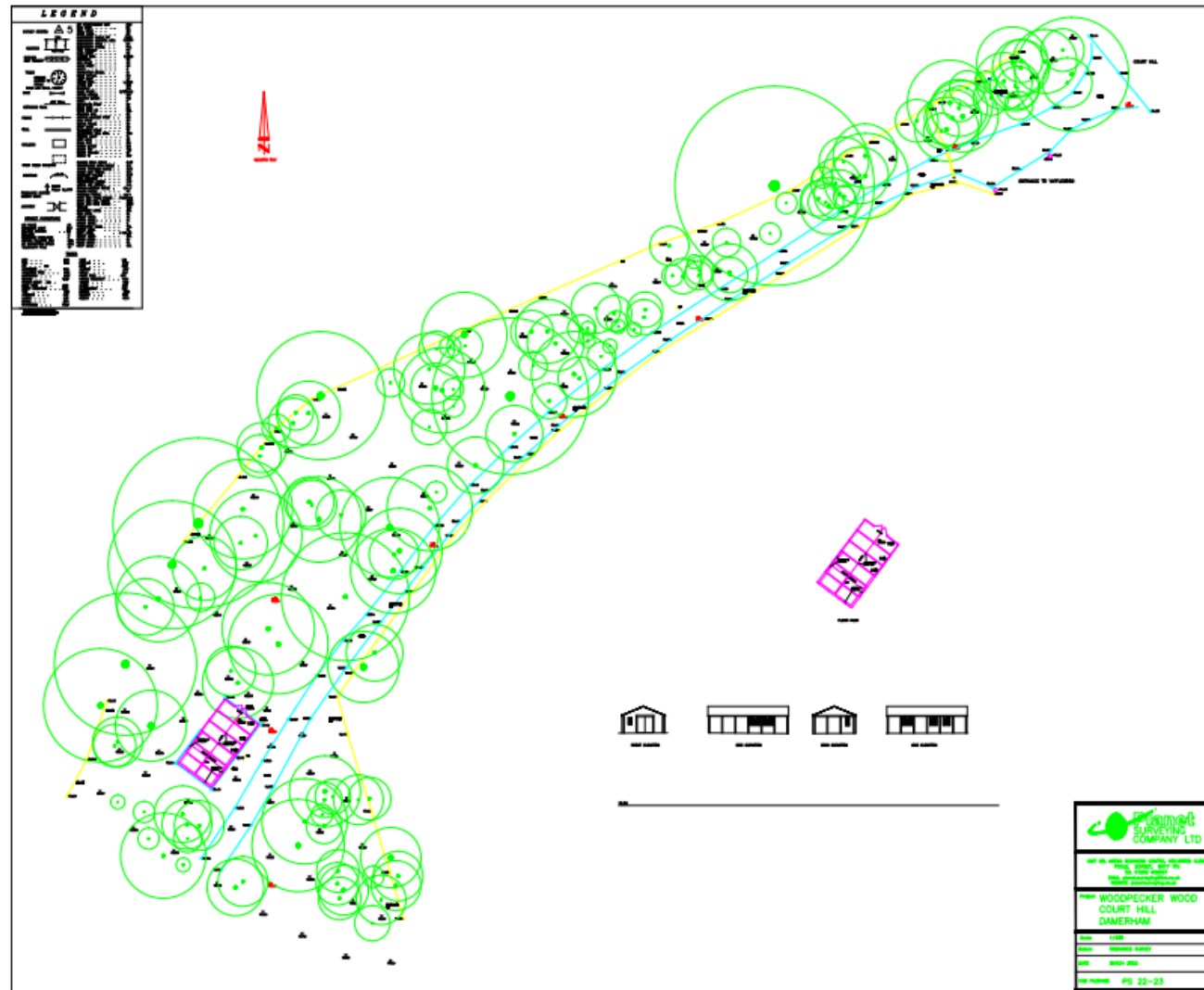
Designated Areas

30



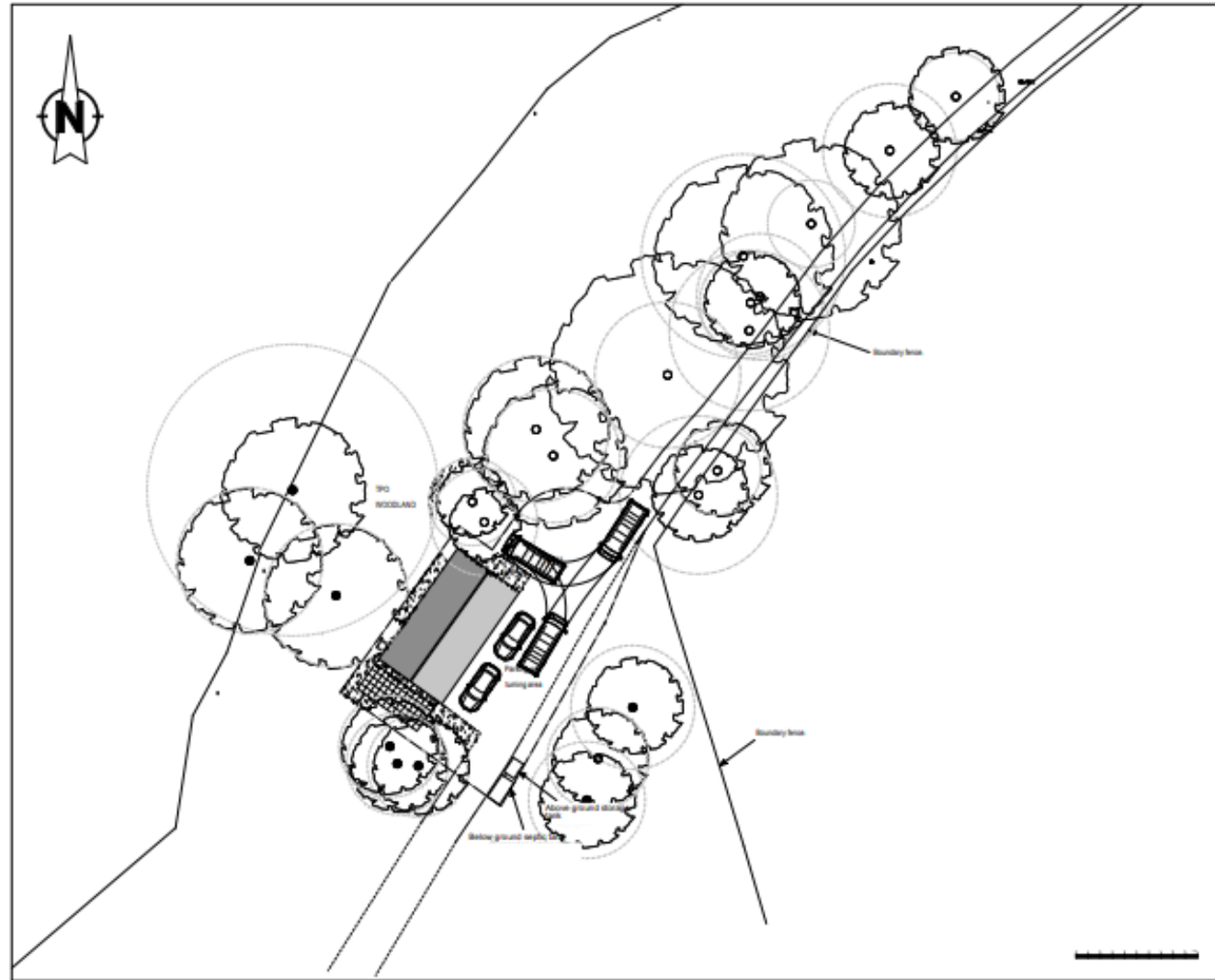
Existing Survey Plans and Elevations

31



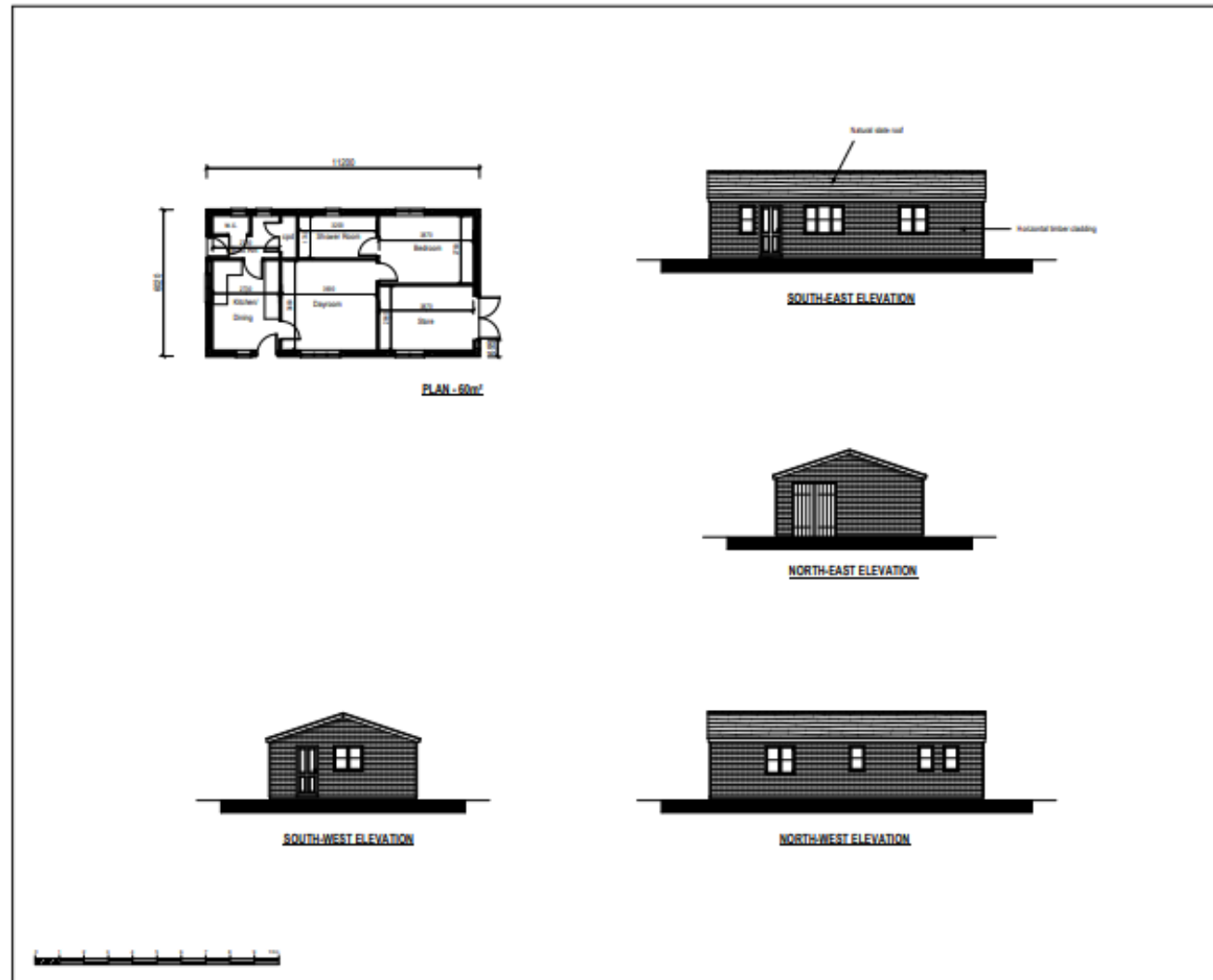
Proposed Block Plan

32



Proposed Plans and Elevations

33



Entrance to the site



Building to be converted (NE elevation)



35

Building to be converted (SE elevation)



36

Building to be converted (SW Elevation)



Behind the building

38



Adjoining land – to the SW and opposite

39



Recommendation

The recommendation is to refuse the application:

- as it represents a new dwelling in the countryside
- due to the harm it would have on the designated Site of Importance for Nature Conservation and Woodland Tree Preservation Order

40



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DISTRICT COUNCIL

Planning Committee

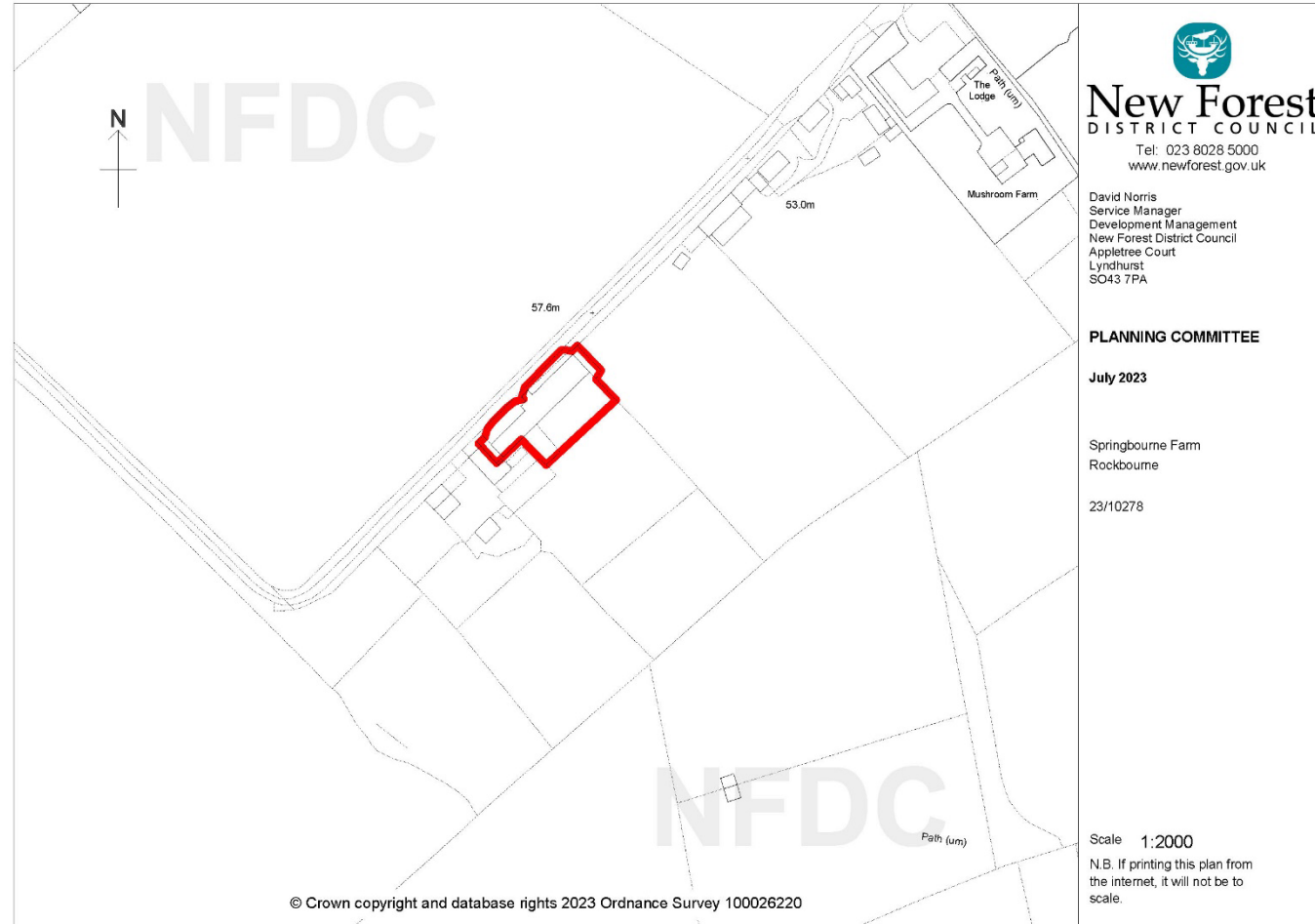
App No 23/10278

Springbourne Farm
Rockbourne

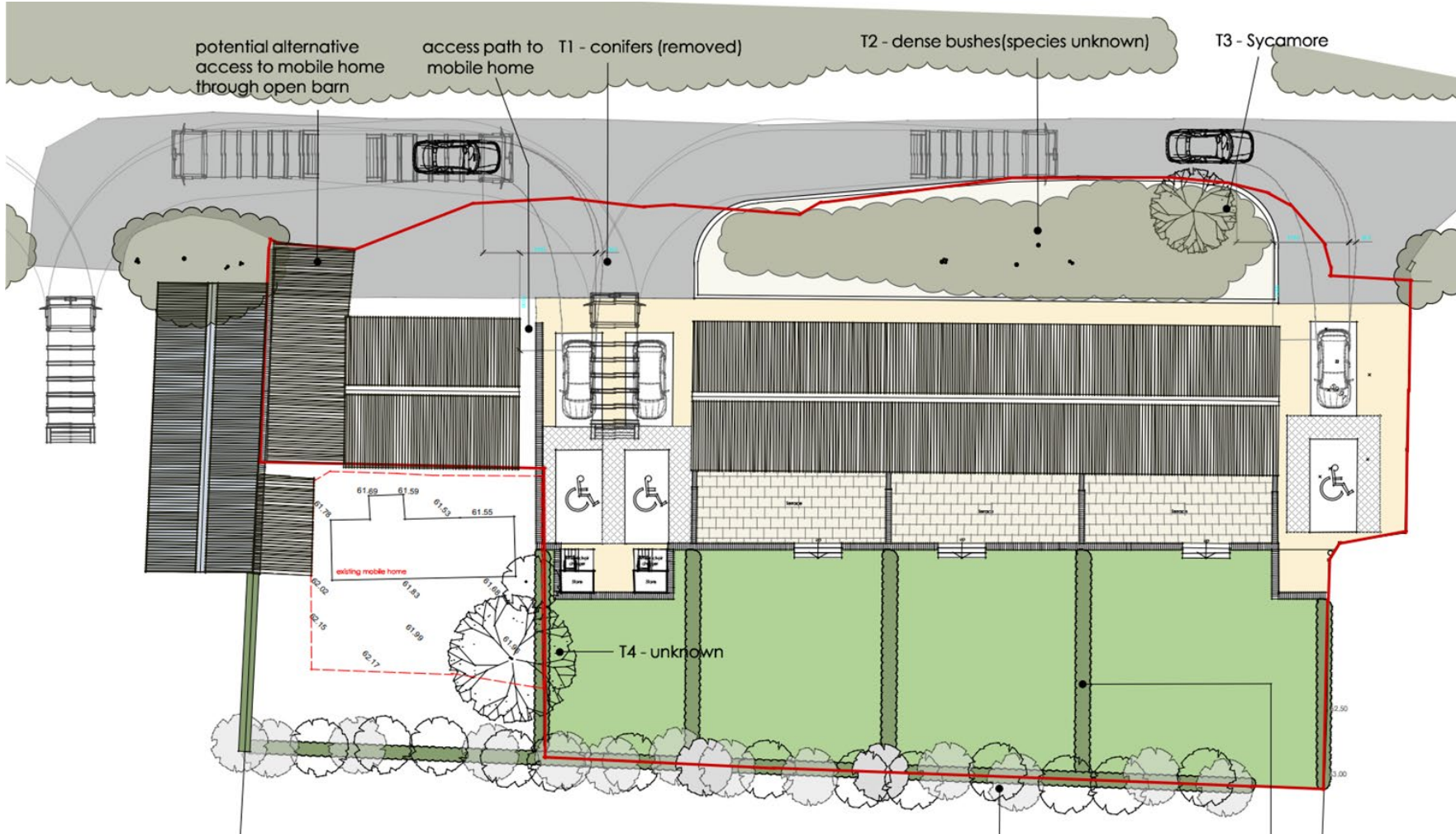
Schedule 3c

Red Line Plan

43

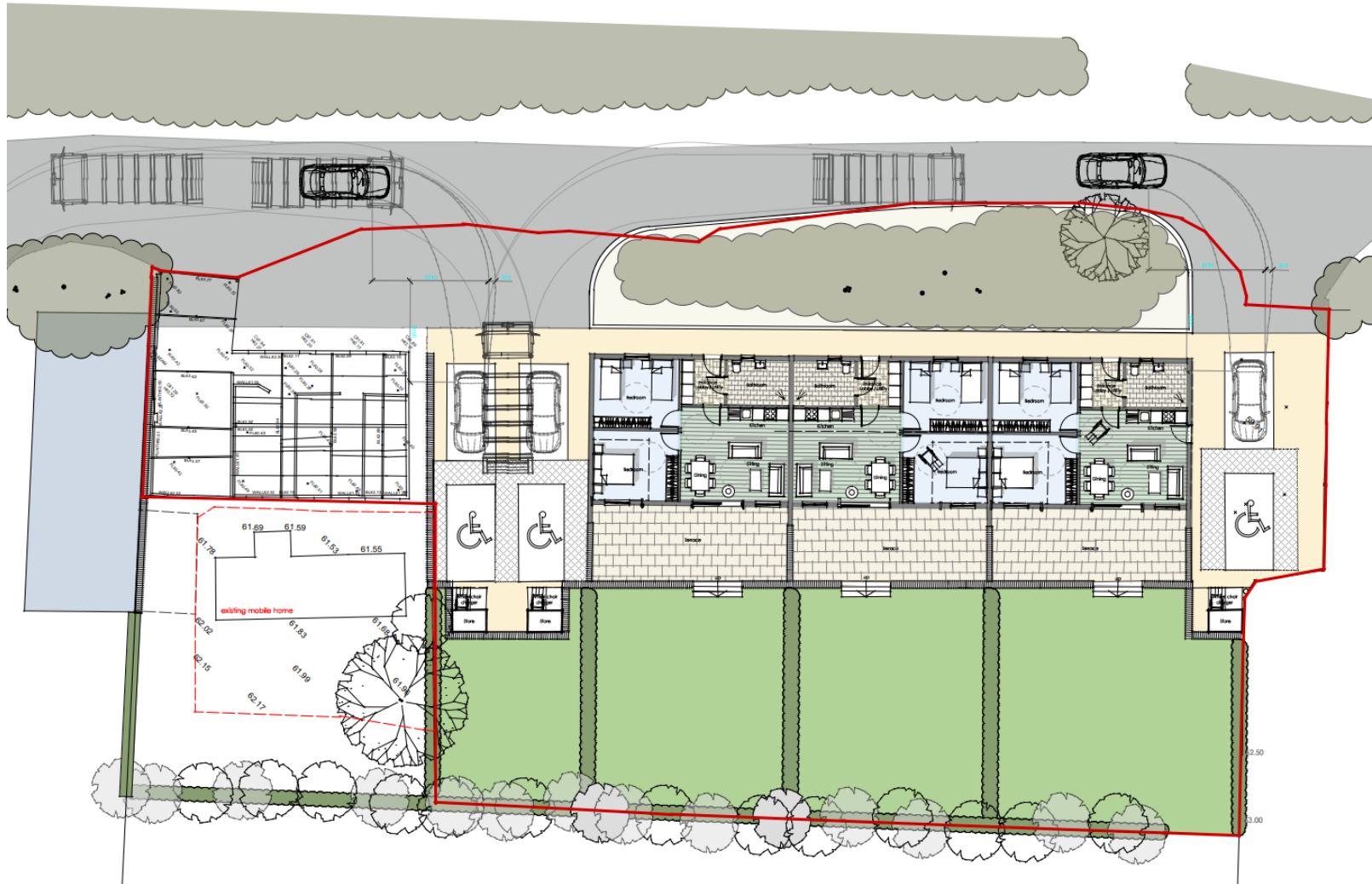


Proposed block plan



44

Approved floor plans (20/10852)



45

Access track (taken during consideration of 20/10852)

46



Structures to be removed and retained



Building to be converted

48



Site from the south-west

49



Recommendation

The recommendation is to approve the removal of the condition:

- this would not preclude the use of the approved units for letting purposes

End of 3c 23/10278 presentation

51



New Forest
DISTRICT COUNCIL

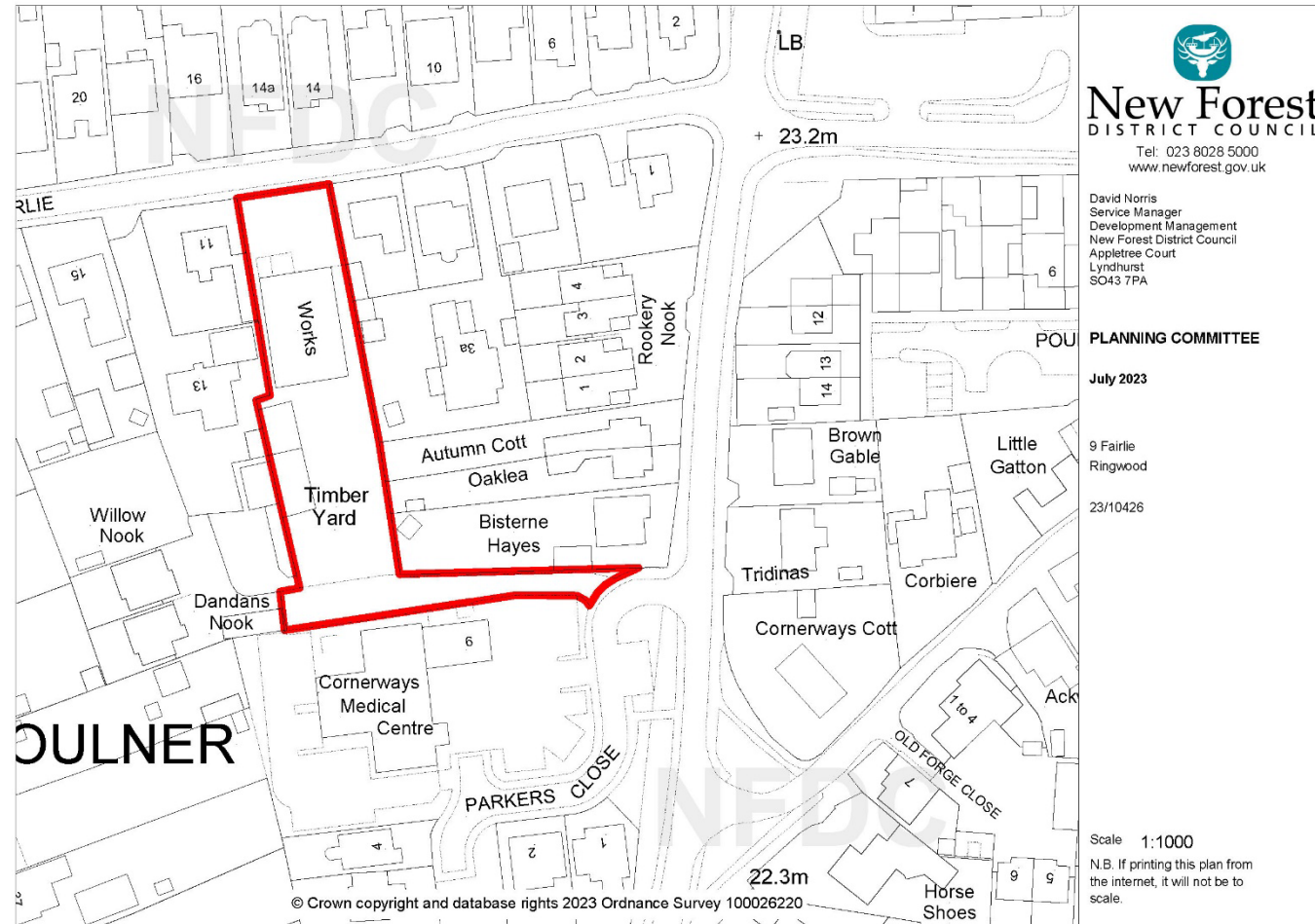
Planning Committee

App No 23/10426

9, Fairlie
Ringwood
BH24 1TP
Schedule 3d

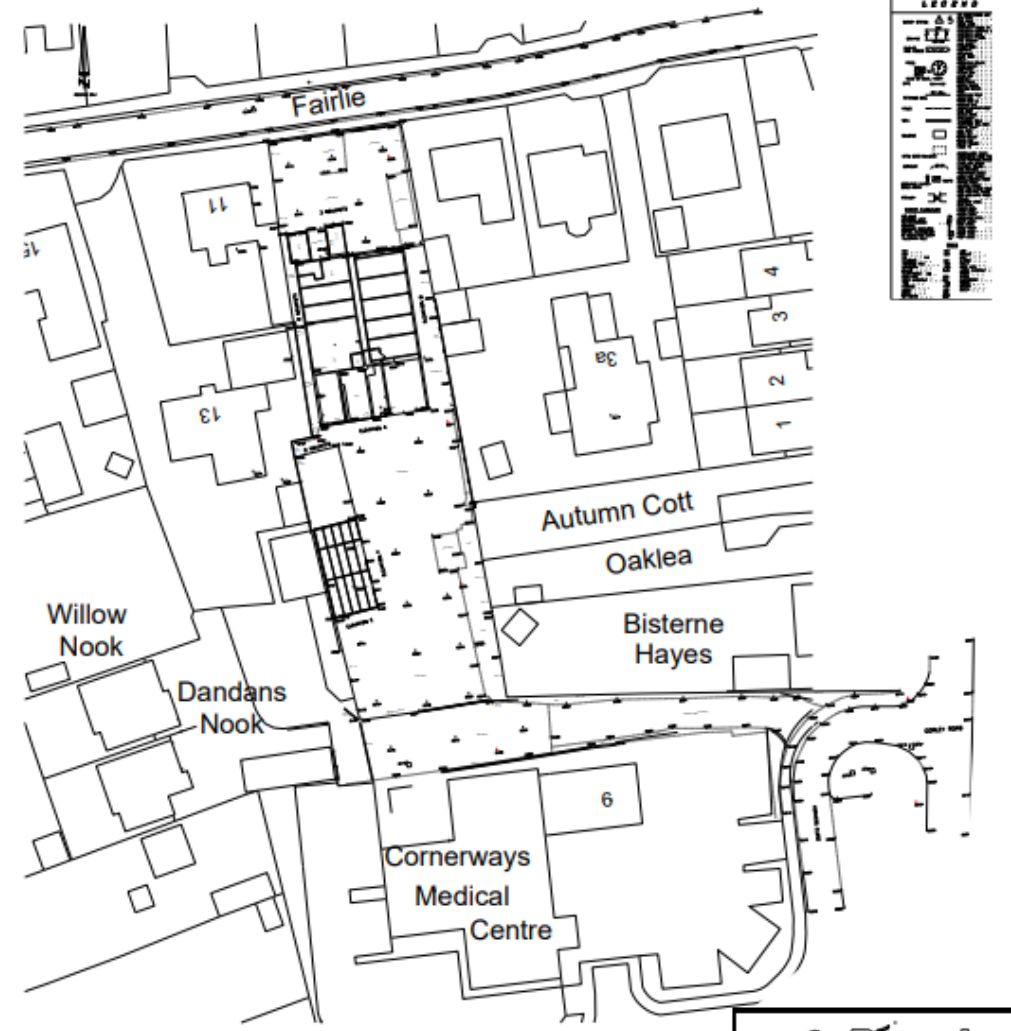
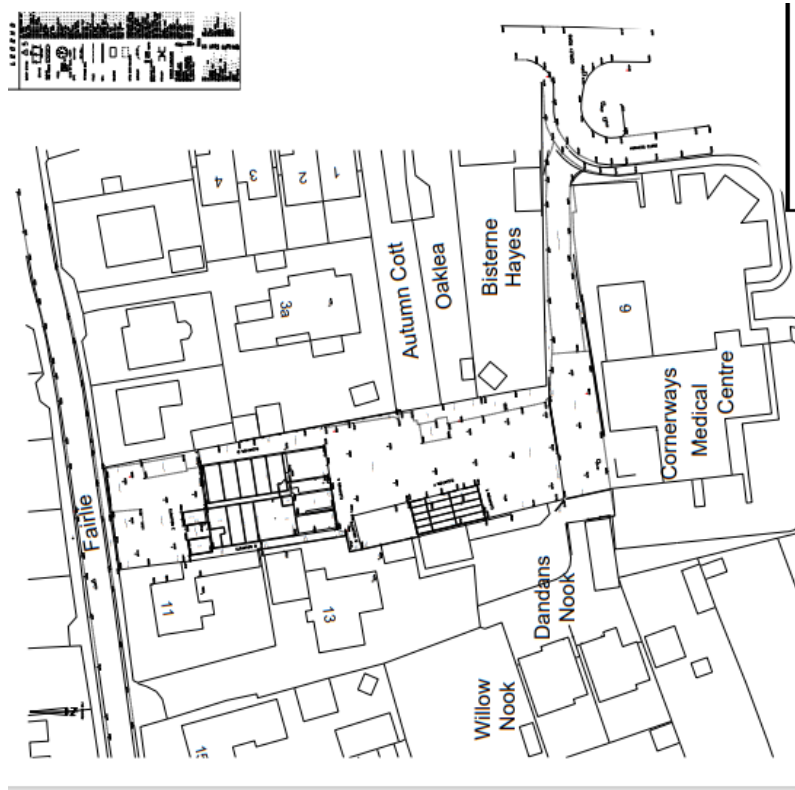
Red Line Plan

53



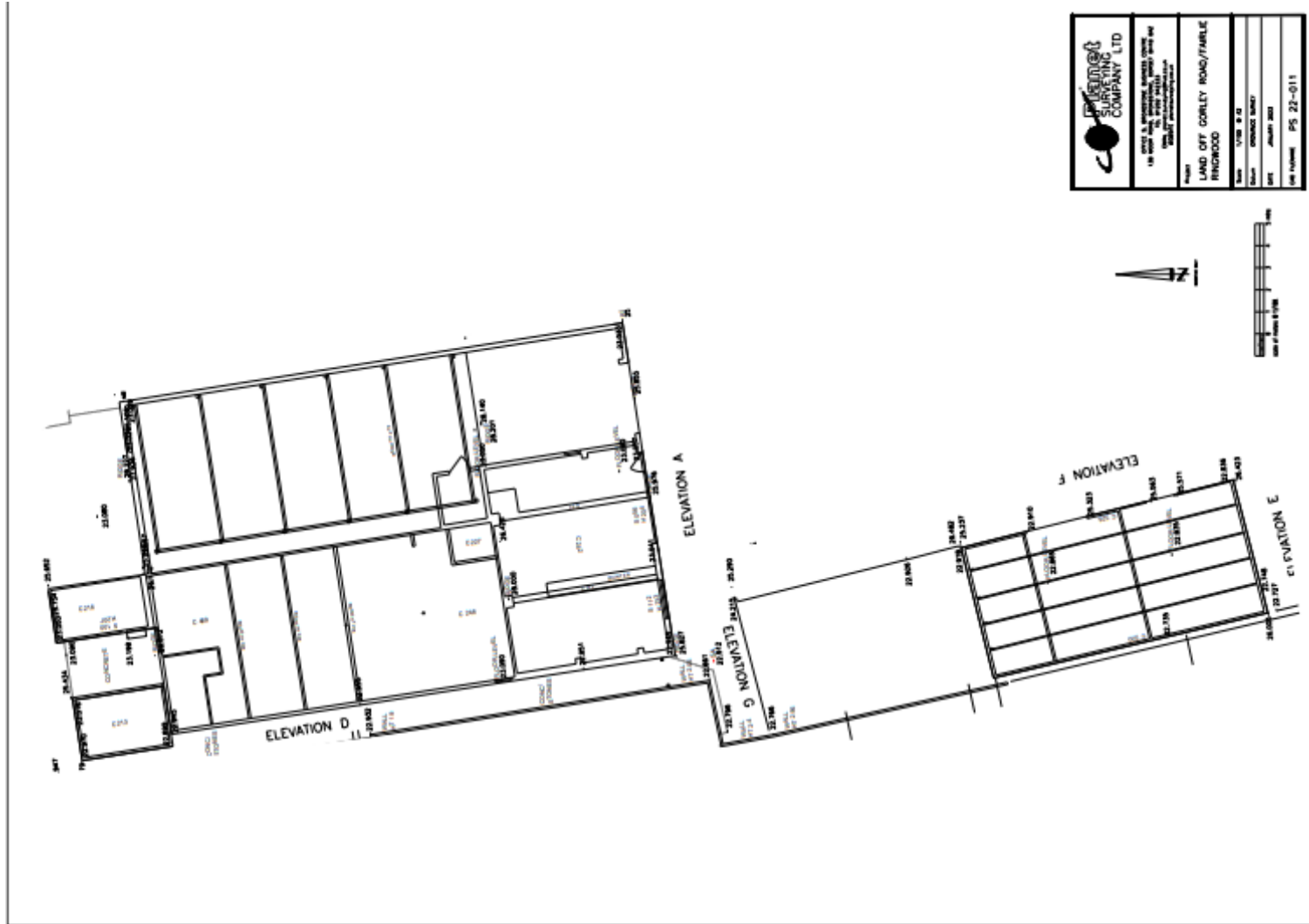
Site and Block Plan

54



Floor Plans

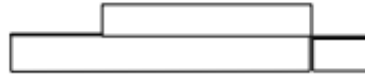
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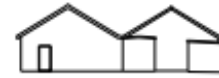
Building Elevations



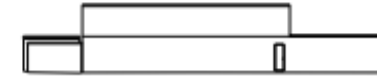
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Facing Fairlie

0.00

Facing
Parker's
Close



ELEVATION E



ELEVATION F



ELEVATION G

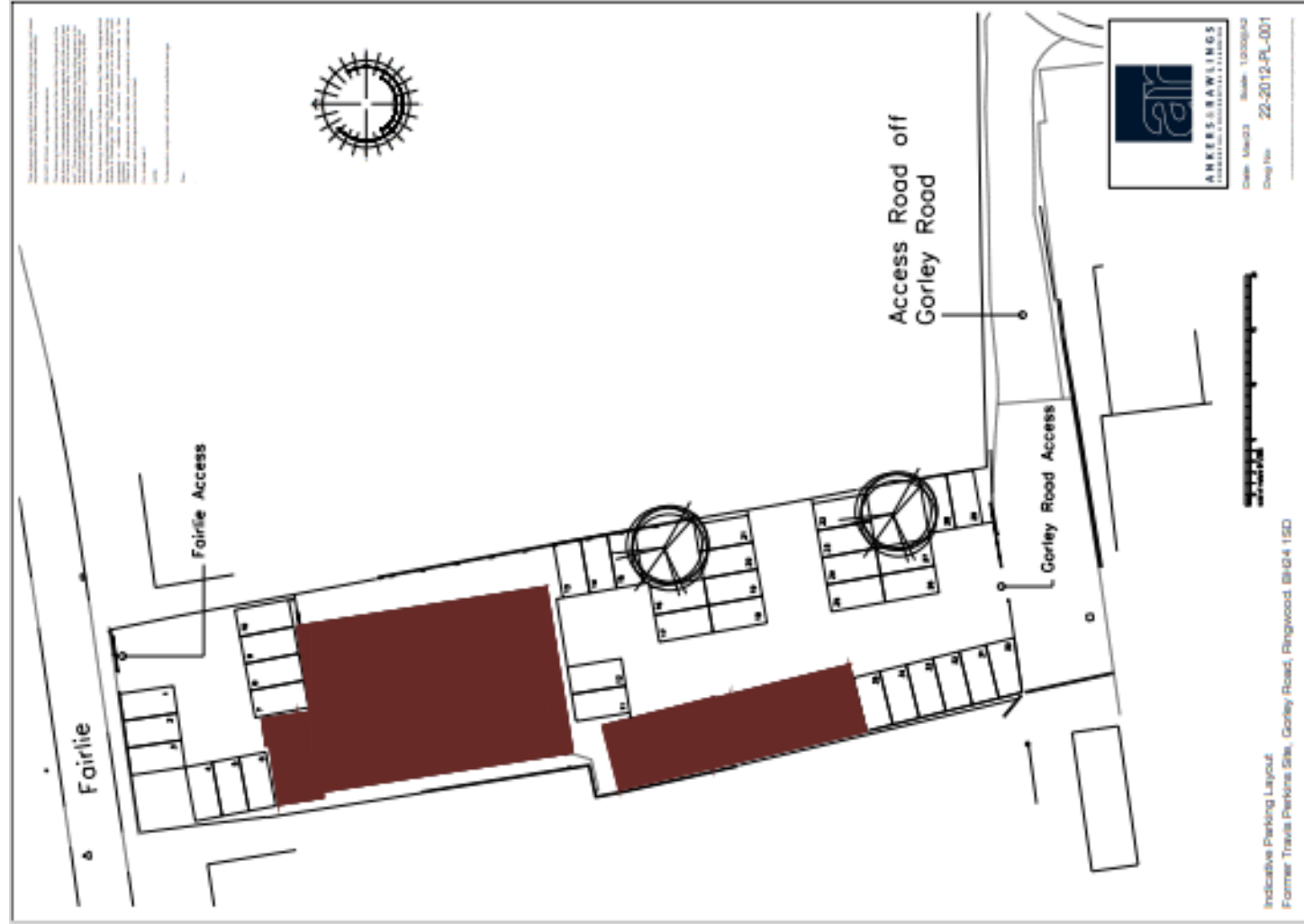


ELEVATION H



Indicative Parking Layout

57



Entrance on Fairlie

58



Rear access to the site off Parker's Close

59



Recommendation

The application is recommended for approval subject to conditions relating to:

- opening hours
- parking
- storage
- noise

89



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DISTRICT COUNCIL

Planning Committee

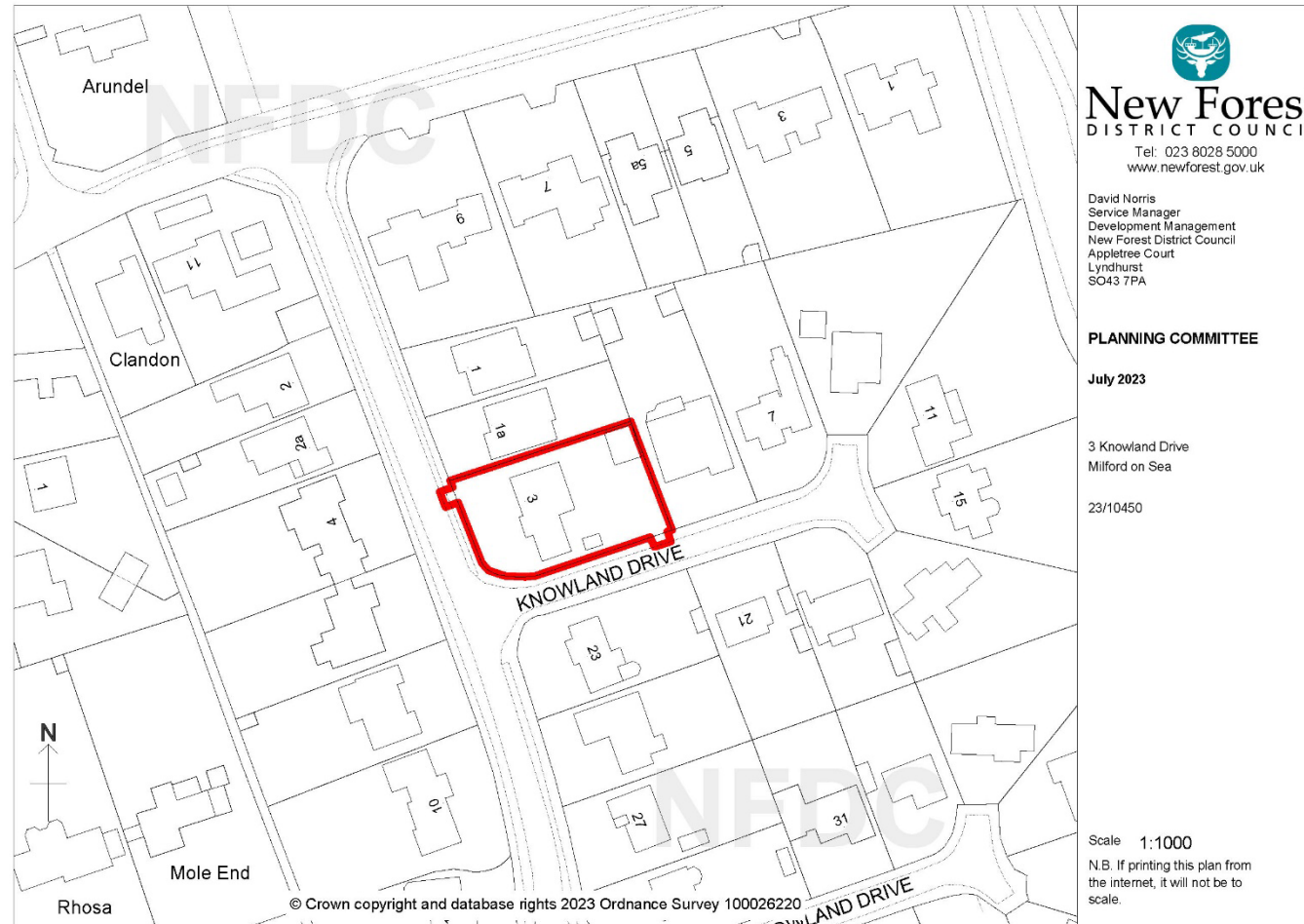
App No 23/10450

3 Knowland Drive,
Milford-on-Sea
SO41 8FJ

Schedule 3e

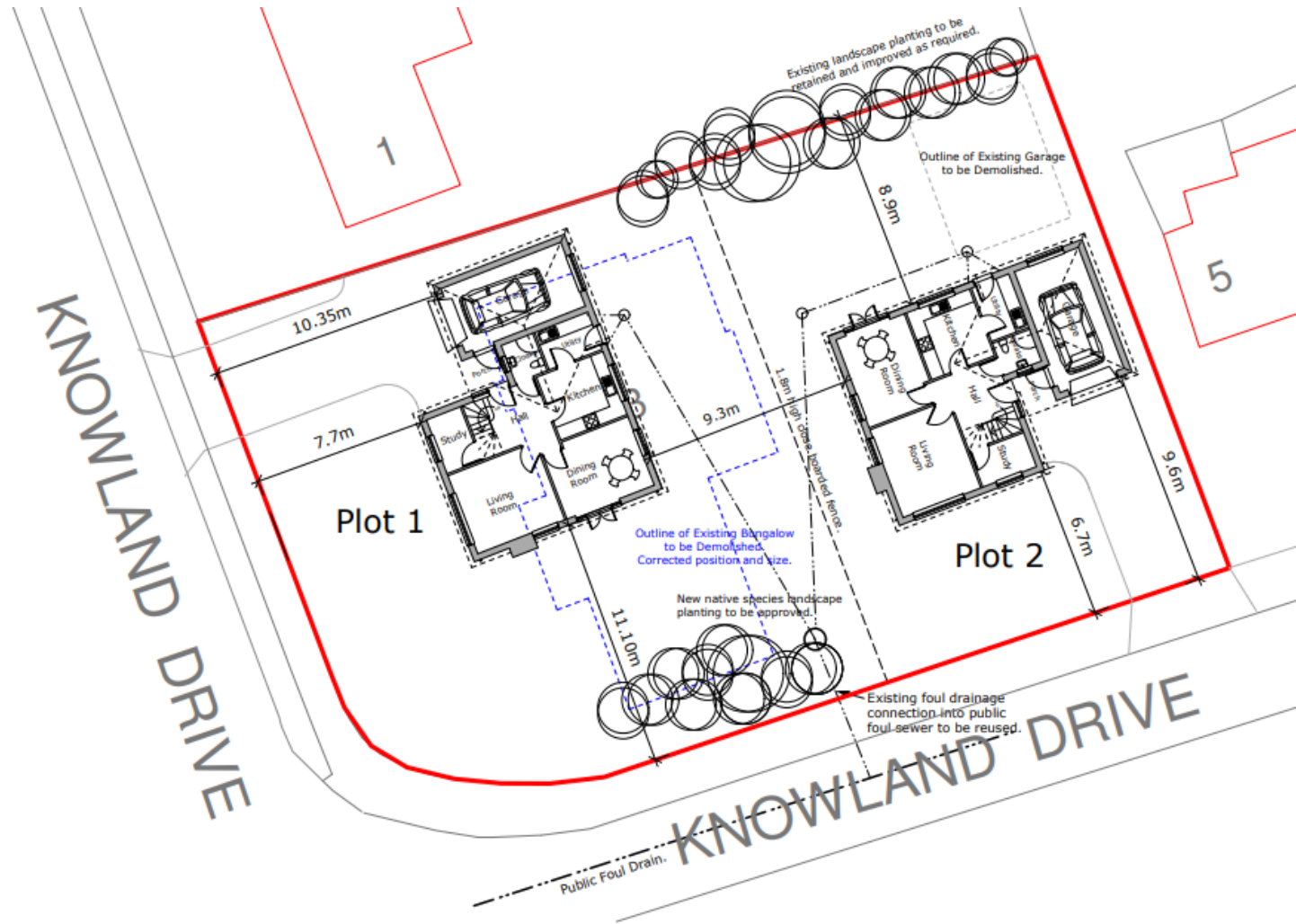
Red Line Plan

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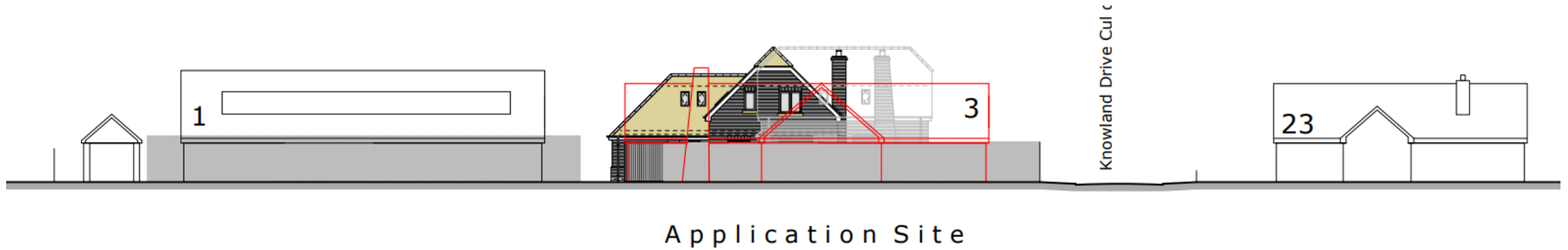
Background - Granted Application 2009 (09/94012)

64

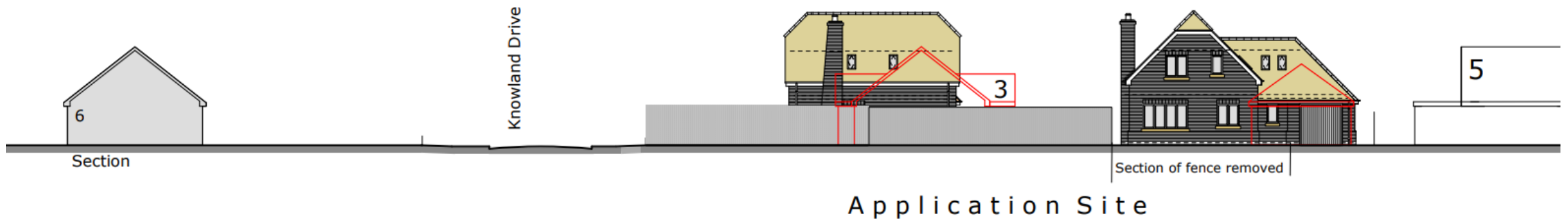


Background - Granted Application 2009 (09/94012)

65

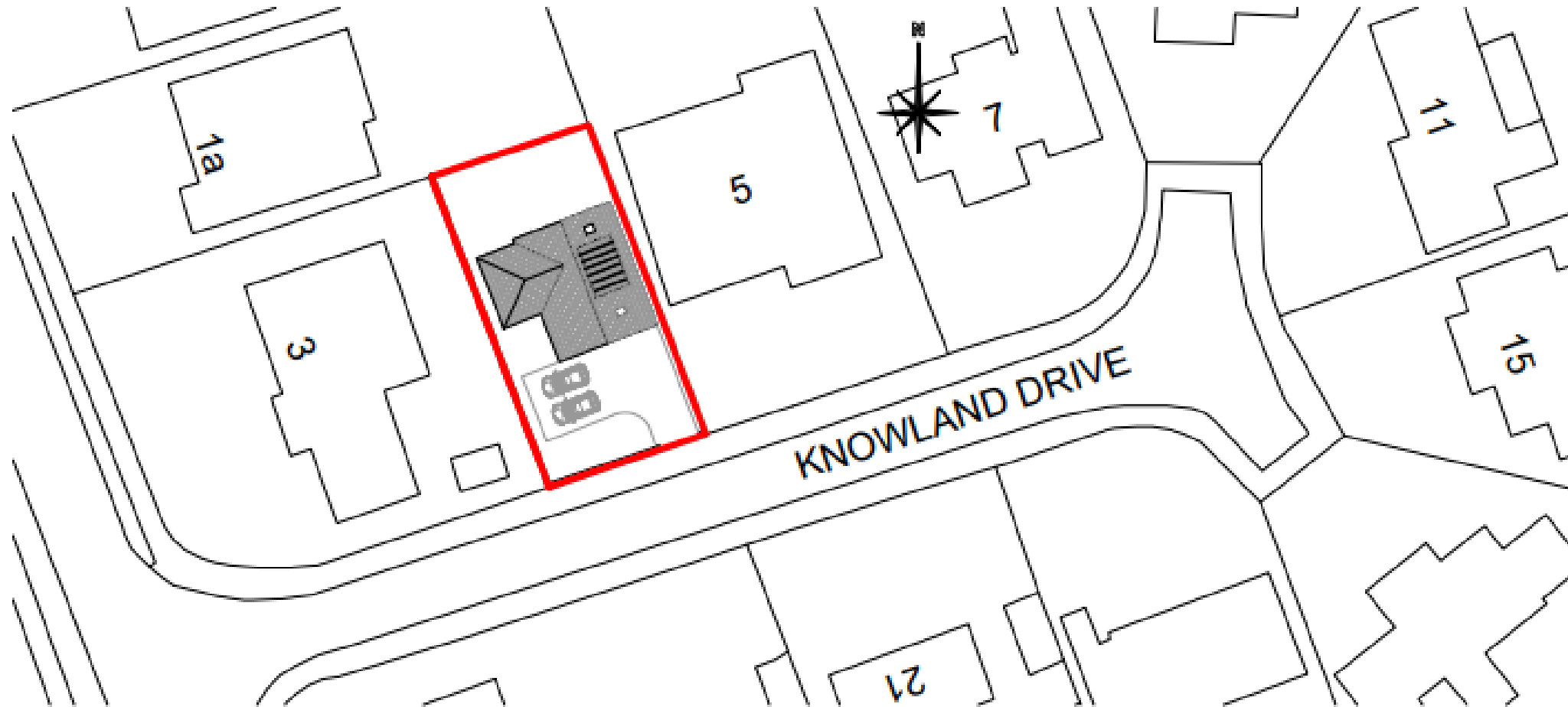


Street Elevation to Knowland Drive



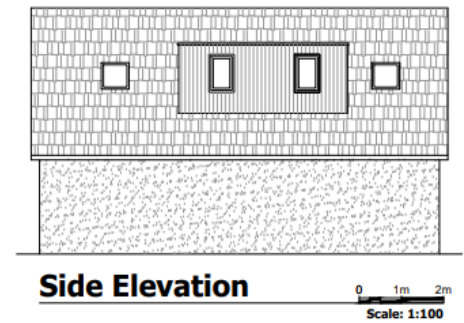
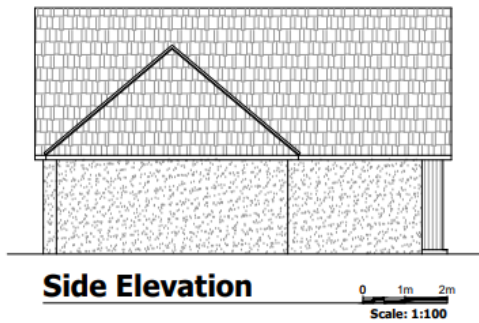
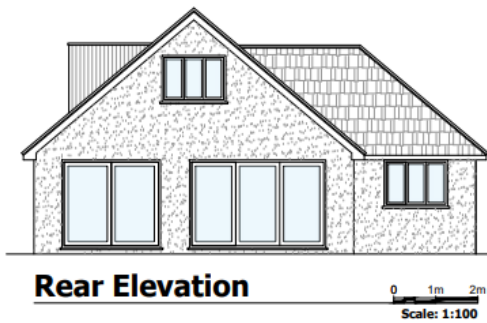
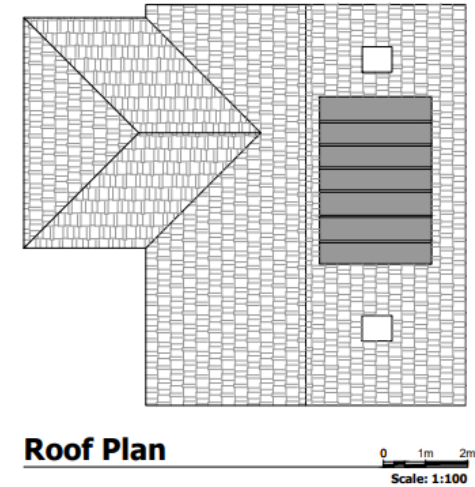
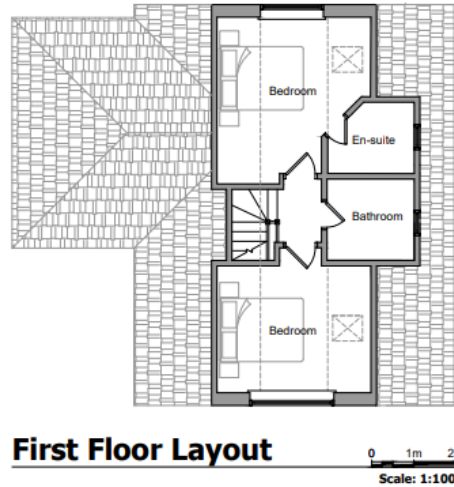
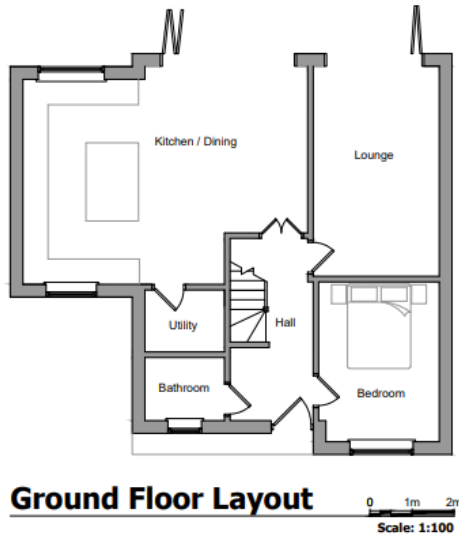
Background - Refused application 2021 (21/10621)

66



Background - Refused application 2021 (21/10621)

67



Site Plan

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3e 23/10450

Site Photographs



1 & 1A Knowland Drive



Site in context

Site Photographs

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The site



Site Photographs



Site in context



Existing dwelling

Site Photographs



View towards the cul-de-sac



Existing rear access

Site Photographs

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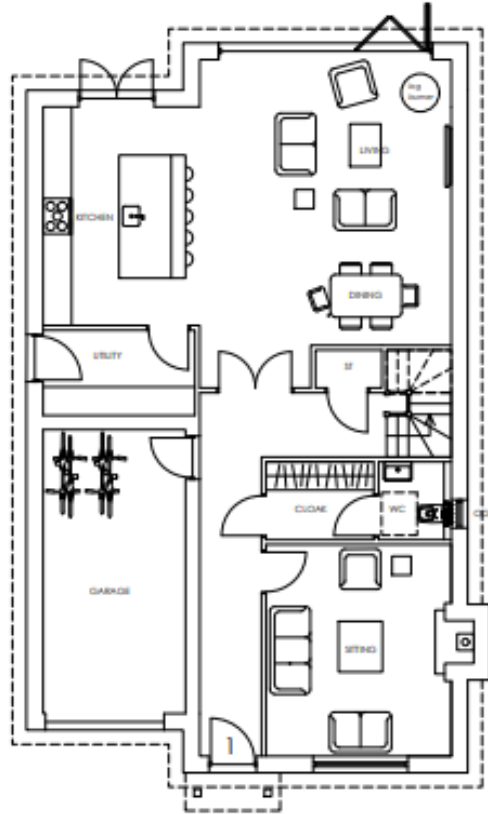
5 Knowland Drive



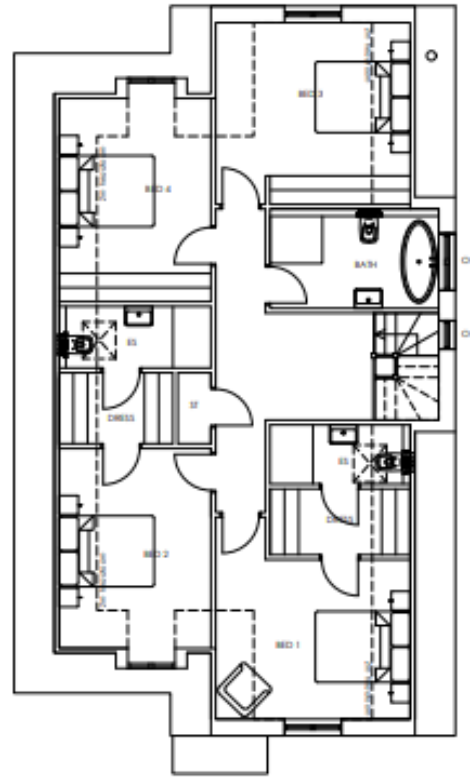
5 Knowland Drive & context

Plot 1 – Floor Plans

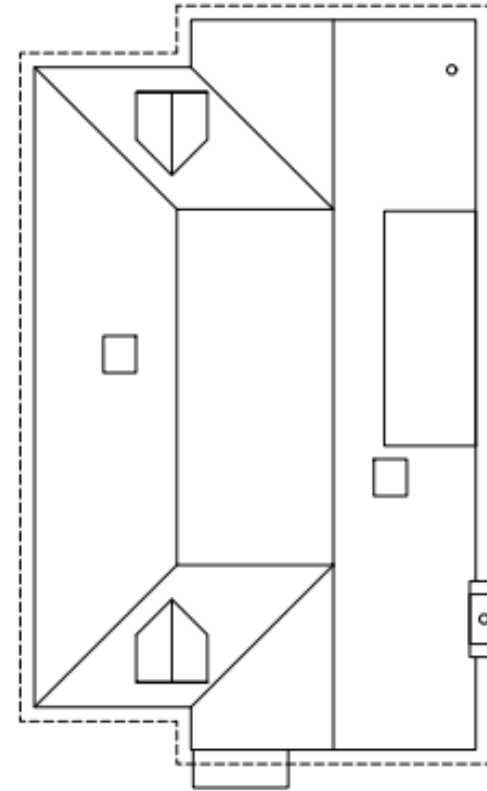
74



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

Plot 1 – Elevations



PROPOSED FRONT / WEST ELEVATION
SCALE 1:100

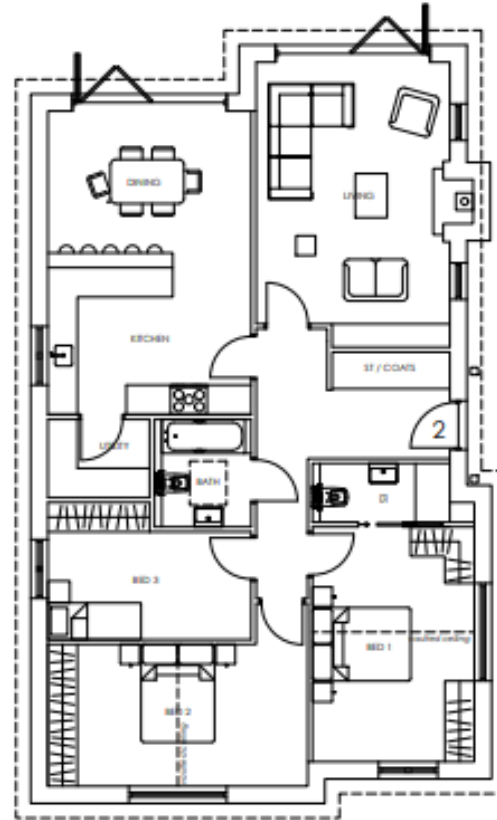
PROPOSED SIDE / SOUTH ELEVATION
SCALE 1:100

PROPOSED REAR / EAST ELEVATION
SCALE 1:100

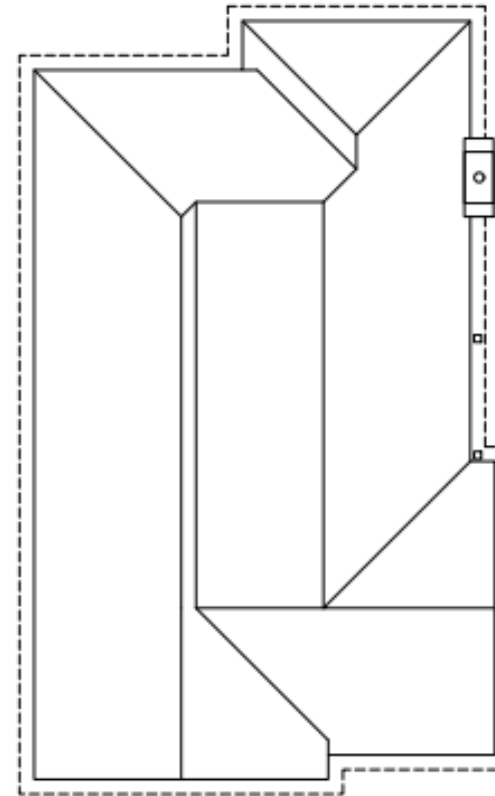
PROPOSED SIDE / NORTH ELEVATION
SCALE 1:100

Plot 2 – Floor Plans

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PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

Plot 2 – Elevations



PROPOSED FRONT / WEST ELEVATION
SCALE 1:100

PROPOSED SIDE / SOUTH ELEVATION
SCALE 1:100

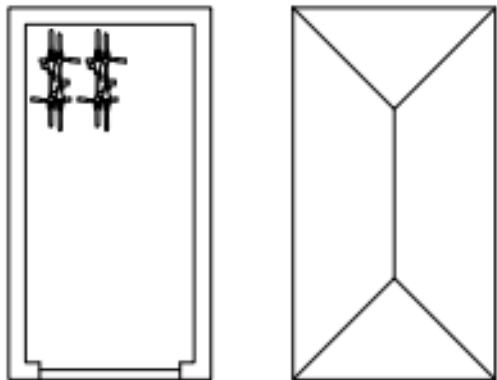
PROPOSED REAR / EAST ELEVATION
SCALE 1:100

PROPOSED SIDE / NORTH ELEVATION
SCALE 1:100

Plot 2 - Garage Plans



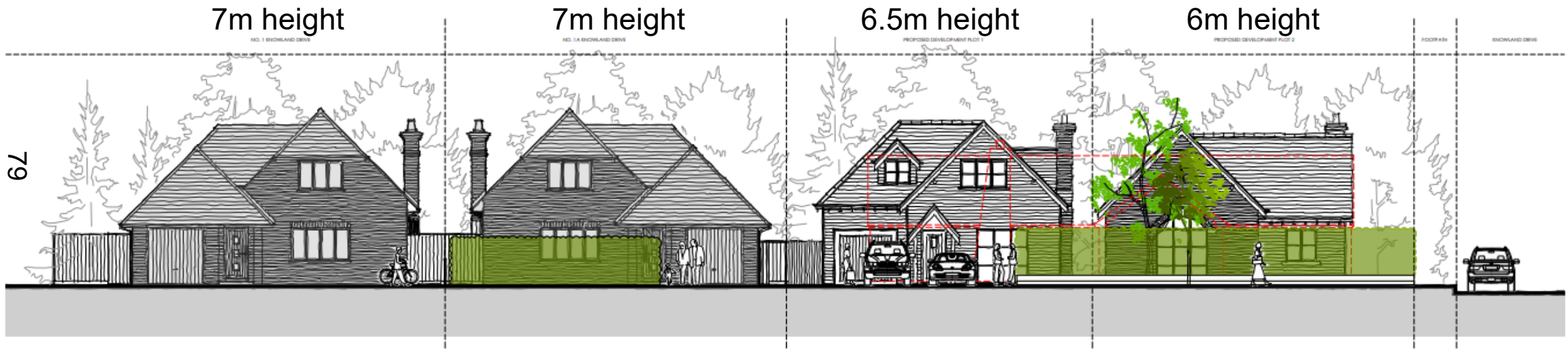
PROPOSED PLOT 2 GARAGE ELEVATIONS
SCALE 1:100



PROPOSED PLOT 2 GARAGE PLANS
SCALE 1:100

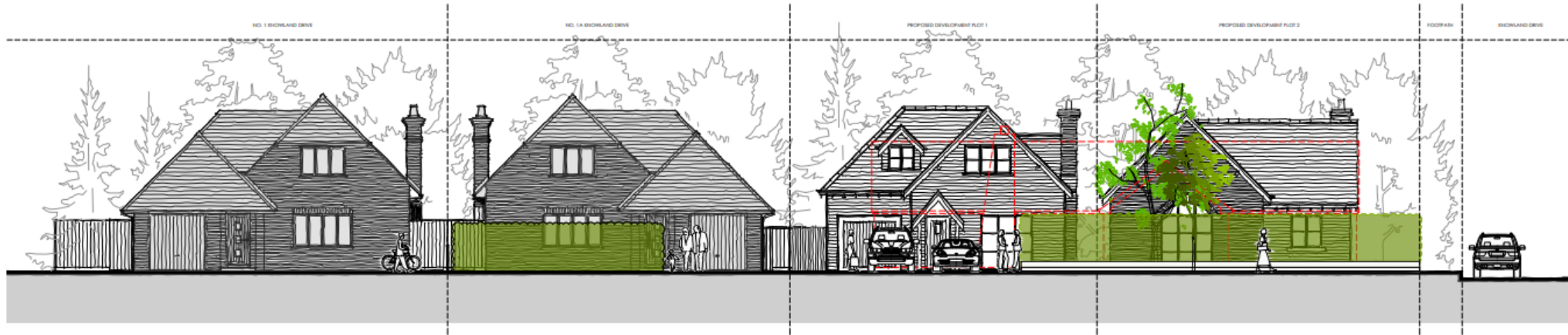
78

Streetscene

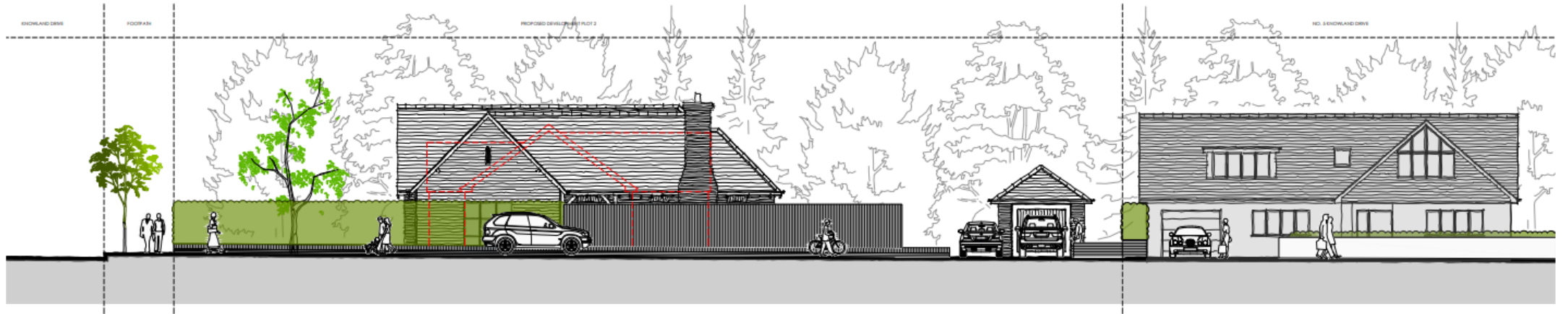


PROPOSED STREET SCENE A-A (FOR INDICATIVE PURPOSES ONLY)
SCALE 1:100

Streetscene



PROPOSED STREET SCENE A-A (FOR INDICATIVE PURPOSES ONLY)
SCALE 1:100



PROPOSED STREET SCENE B-B (FOR INDICATIVE PURPOSES ONLY)
SCALE 1:100

Density - 22dph

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Recommendation

Delegated Authority be given to the Service Manager Development Management to GRANT PERMISSION subject to:

i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure,

- air quality monitoring contribution of £206
- the Habitat Mitigation (Access Management and Monitoring) Contribution of £2,032
- the Habitat Mitigation (Bird Aware Solent) Contribution of £1,814
- the Habitat Mitigation (Infrastructure) Contribution of £13,318
- Monitoring Charges:
 - Recreational Habitat Mitigation commencement of £750

ii) the imposition of the conditions set out in the report

End of 3e 23/10450 presentation

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New Forest
DISTRICT COUNCIL

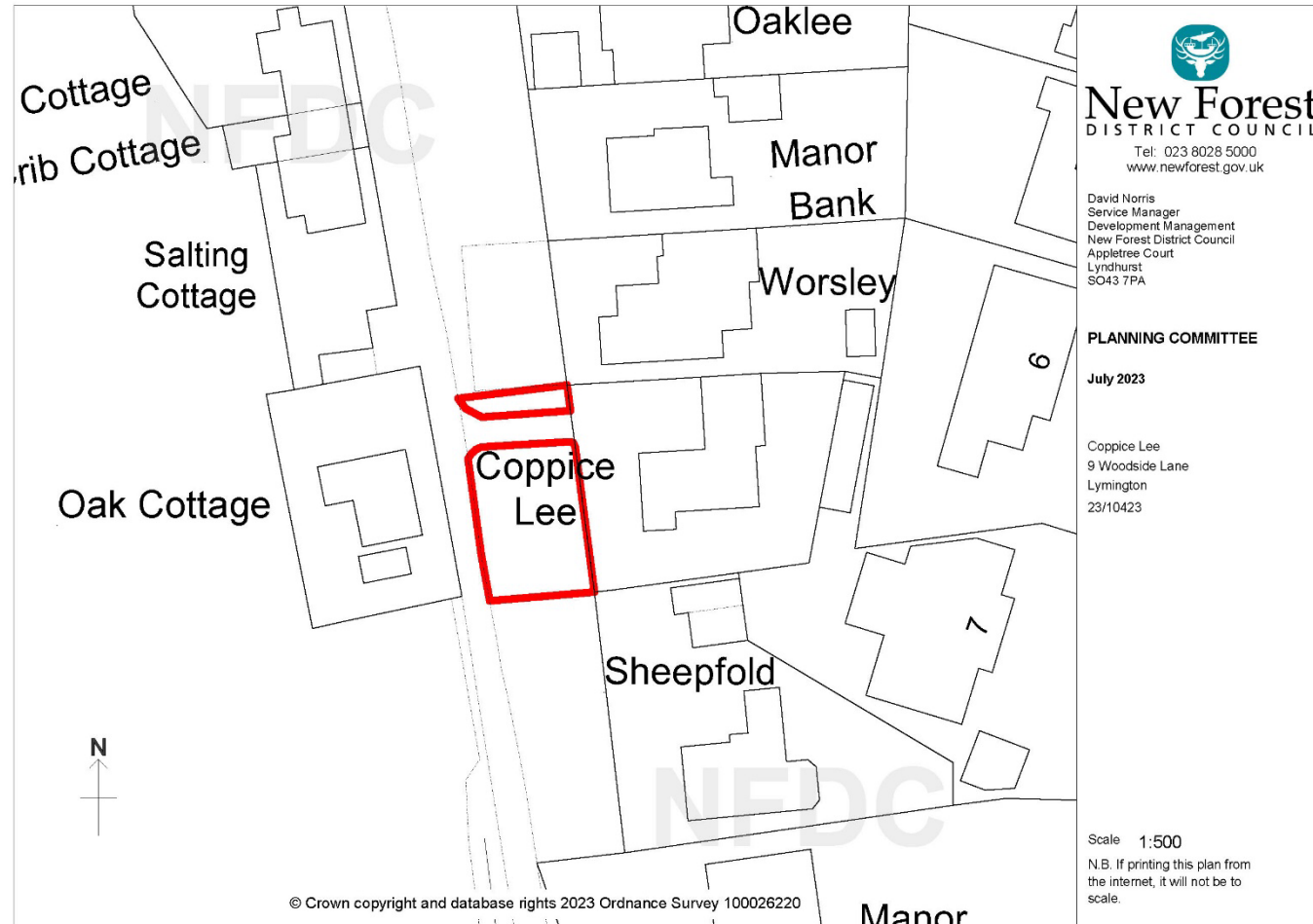
Planning Committee

App No 23/10423

Coppice Lee,
9 Woodside Lane
Lymington
SO41 8FJ
Schedule 3f

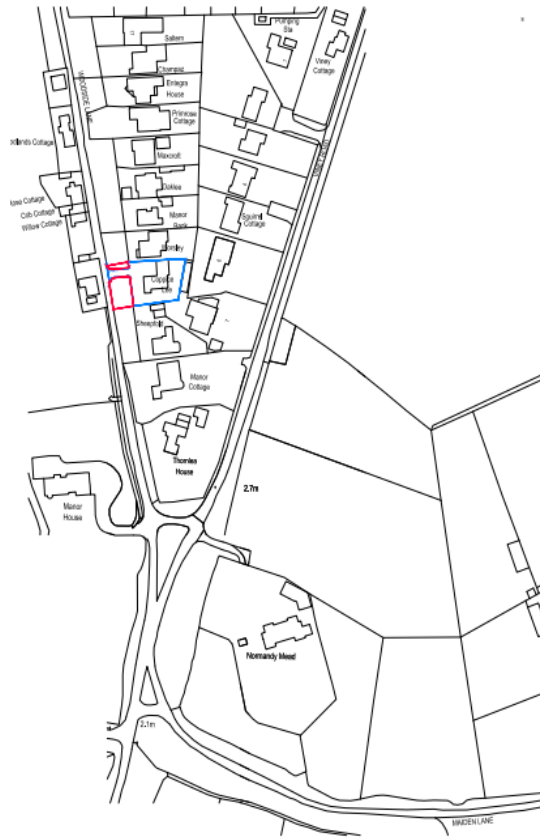
Red Line Plan

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Location Plan

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Location Plan Scale 1:2000



Site Layout Scale 1:500

Site Layout Plan

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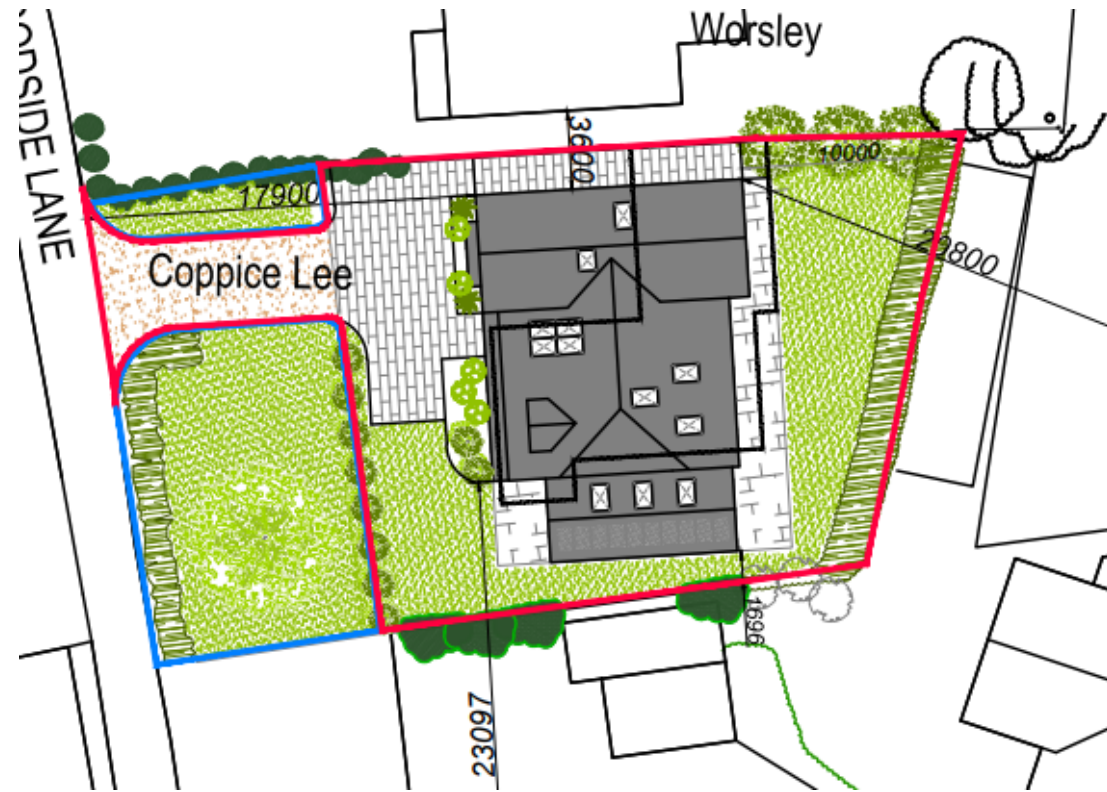
Site Layout Scale 1:500

Landscape Layout



Approved application plans

89



Approved application 21/10242



Approved application 21/10242

Site photographs

06



Site context



View of the site looking south

Site photographs

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View of the site looking south



View looking north

Site photographs



Driveway/frontage



Frontage looking south

Site photographs

93



Site photographs

94



Altered gravel/soft landscaping



View of garden looking west

Site photographs

95



Front garden looking west, ornamental trees



Front garden/driveway

Recommendation

Grant Subject to Conditions

96

End of 3f 23/10423 presentation

97



New Forest
DISTRICT COUNCIL

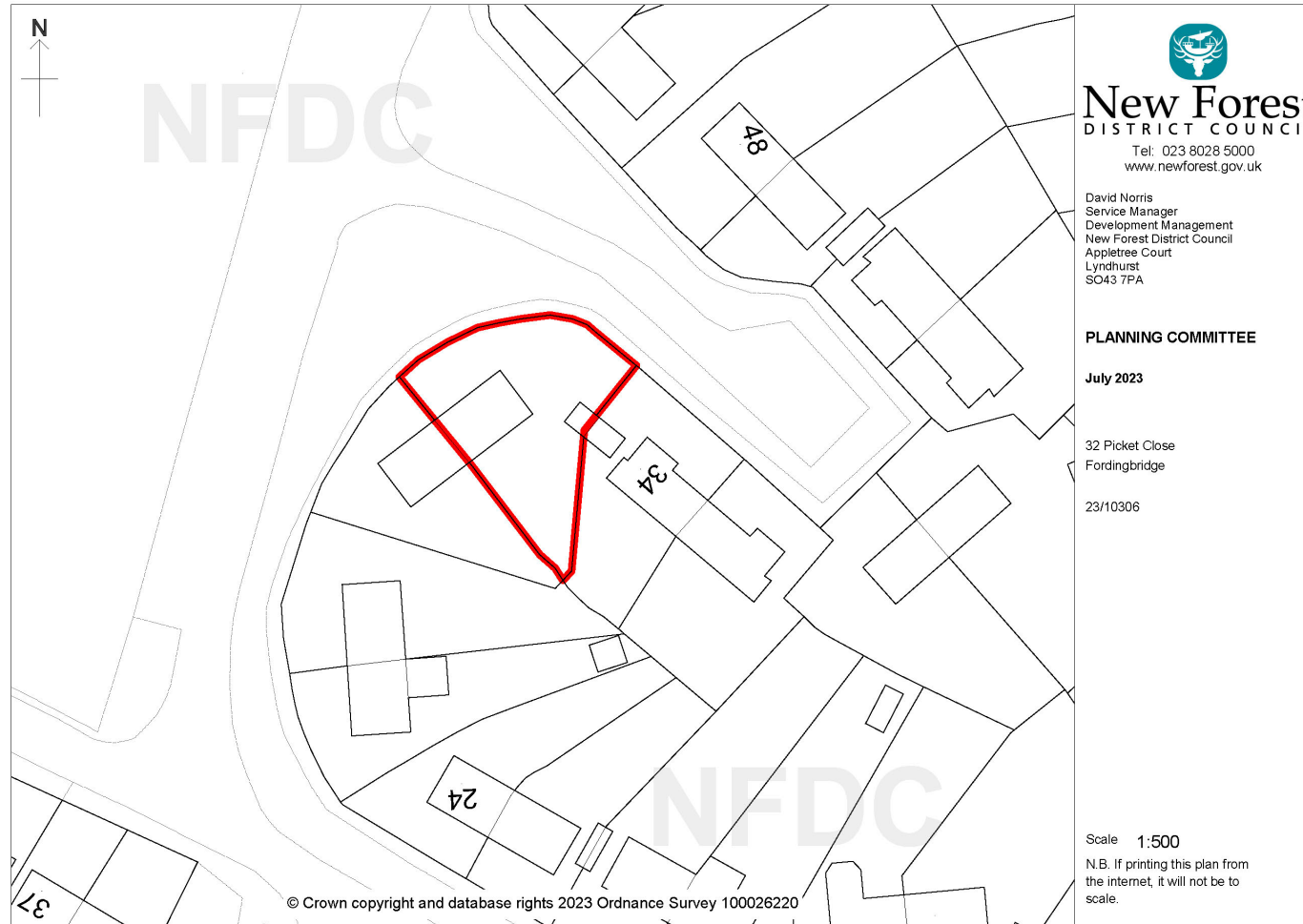
Planning Committee

App No 23/10306

32 Picket Close,
Fordingbridge
SP6 1JY
Schedule 3g

Red Line Plan

66



Site location plan

100



Block plan

101



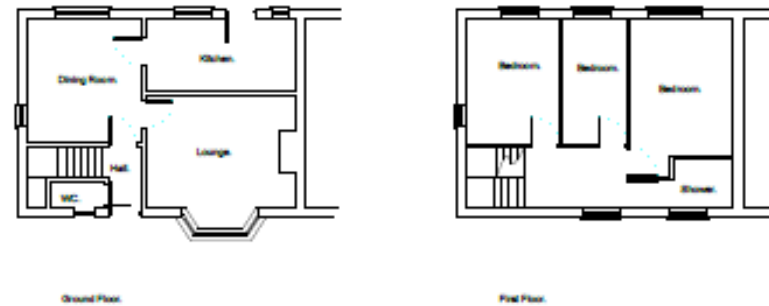
Existing elevations

102



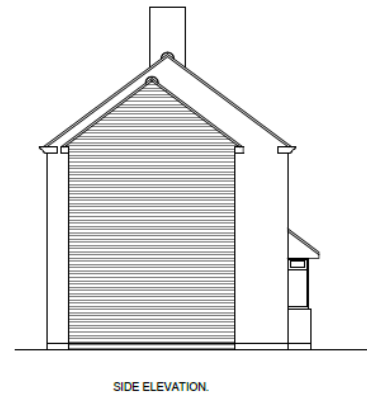
Existing floor plans

103



0 1 2 3 4 5m 1:100 @ A3

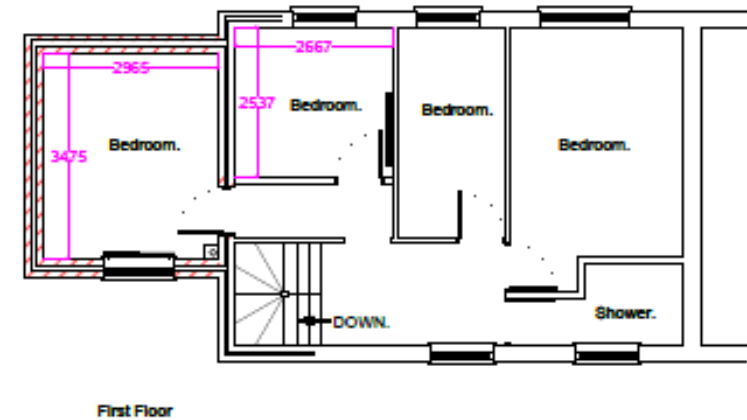
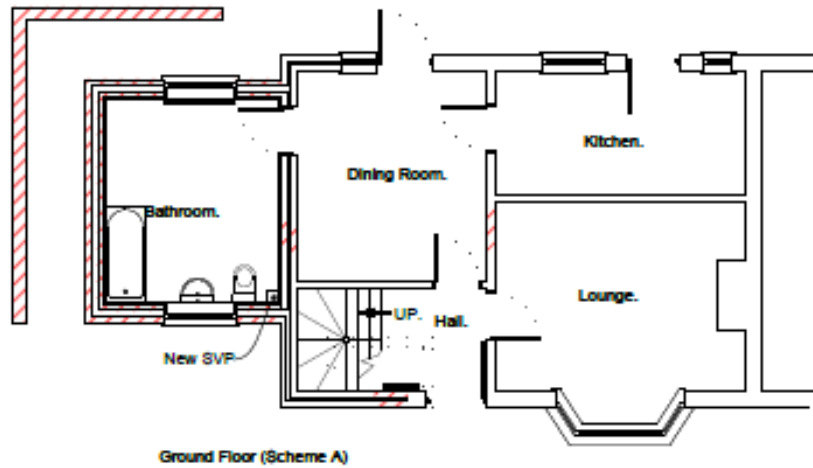
Proposed elevations



0 1 2 3 4 5m 1:100 @ A3

104

Proposed floor plans



0 1 2 3 4 5m 1:100 @ A3

105

Front and side elevation

106



104

3g 23/10306

Side elevation

107



105

3g 23/10306

Side elevation

108



106

3g 23/10306

Recommendation

Grant subject to conditions

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New Forest

DISTRICT COUNCIL

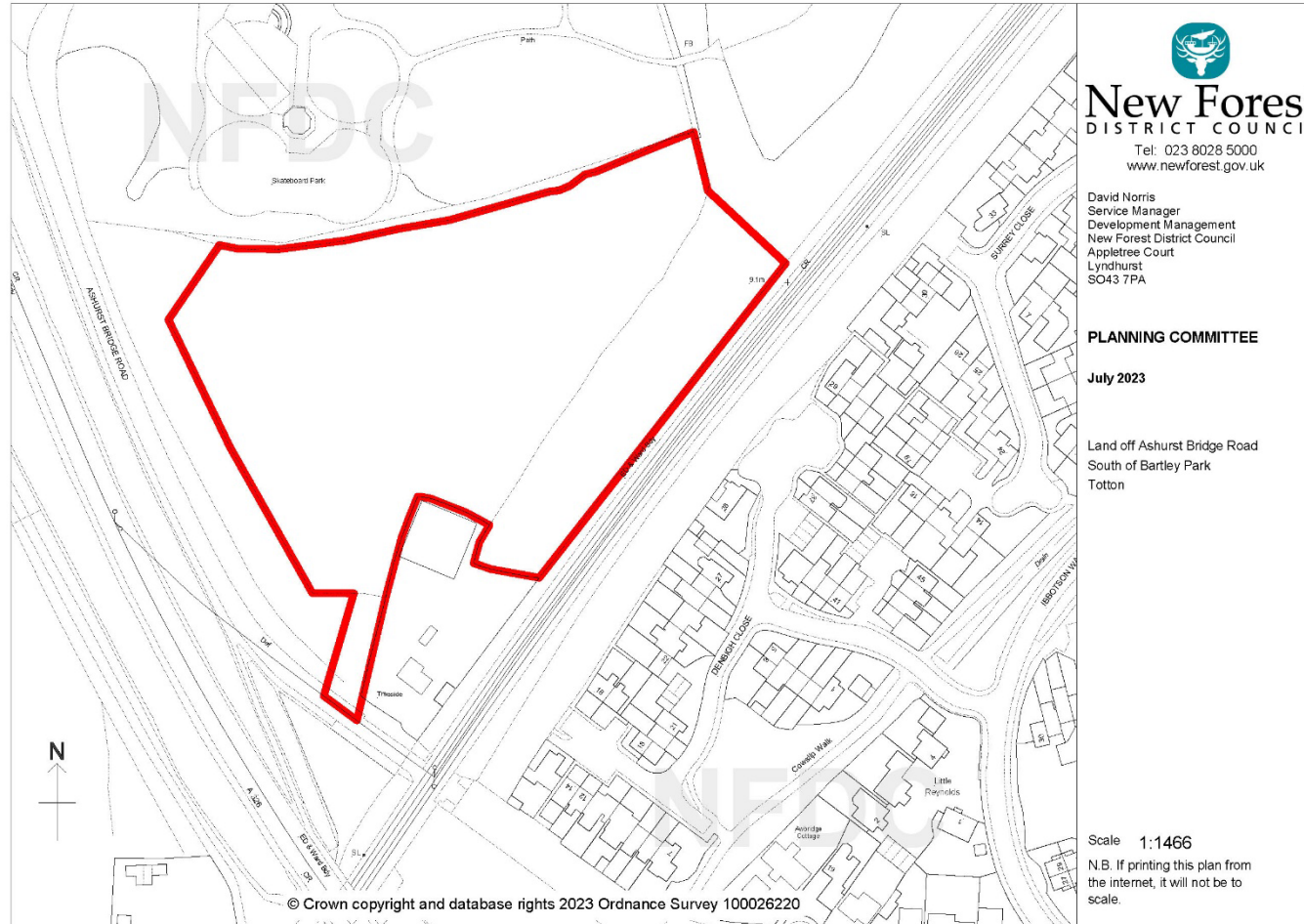
Planning Committee

App No 23/10508

Land off Ashurst Bridge Road,
South of Bartley Park
Totton
Schedule 3h

Red Line Plan

112



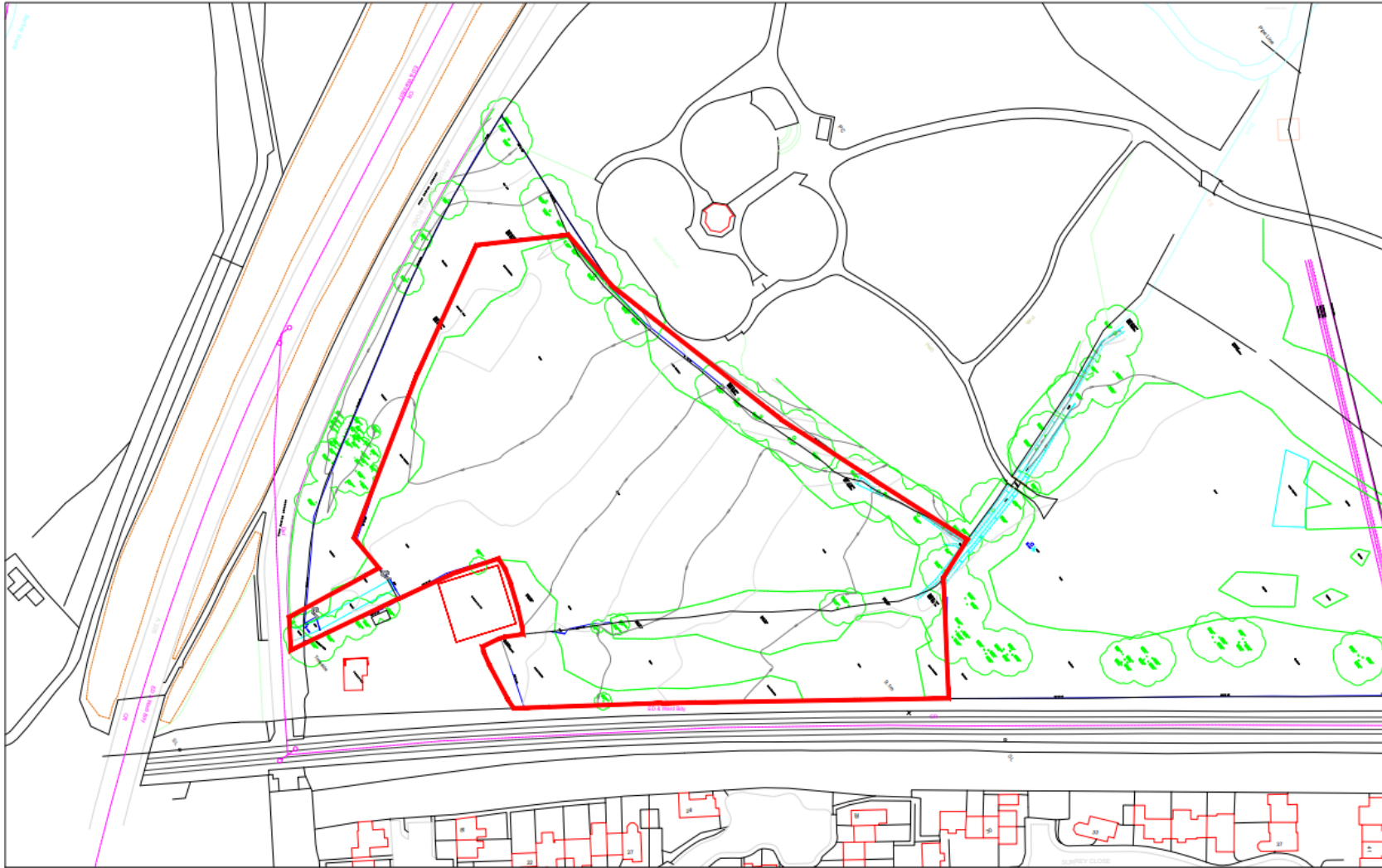
Aerial photograph



113

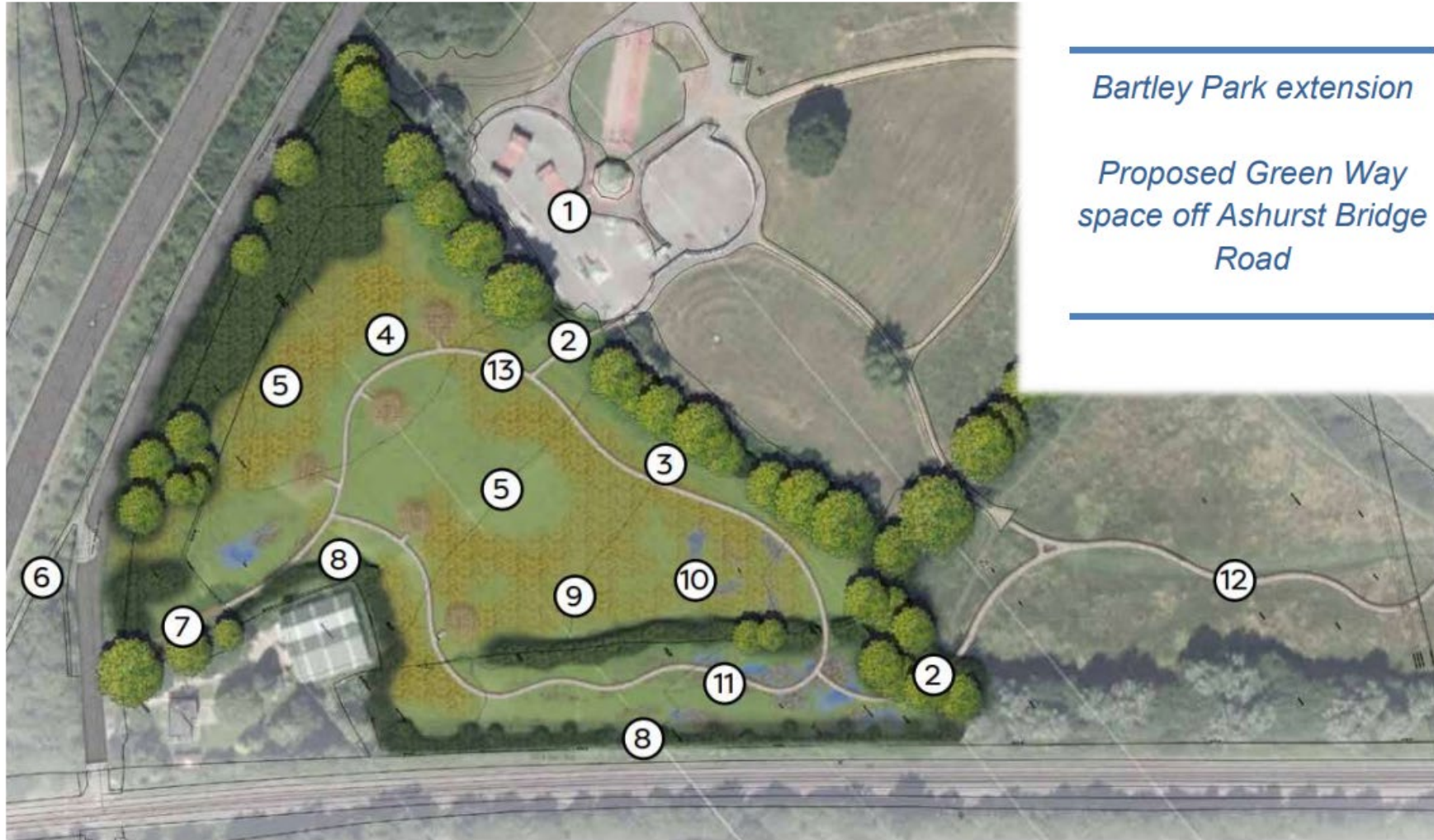
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Location map



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Indicative drawing



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Site photographs

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Site photograph

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Recommendation

The application is recommended for conditional approval

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End of 3h 23/10508 presentation

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Planning Committee

App No 21/11097

Land Derritt Lane,
Bransgore

Schedule 3i

Introduction

- Members will recall that this full planning application was considered at the Planning Committee in May 2022
- At the May 2022 Committee, the Planning Committee resolved to Delegate Authority to the Executive Head for Planning, Regeneration and Economy to grant permission subject to:
 - i) the completion by the end of the 31st March 2023, of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in Section 12 of the report
 - ii) the imposition of the conditions set out in the Committee report and any additional / amended condition deemed necessary by the Executive Head for Planning, Regeneration and Economy
- The Section 106 legal agreement (in respect of those matters set out in Section 12 of the original Committee report) was not completed by the end of March 2023 and this application is brought back to Committee to allow a further three month period to complete the S106 Agreement and issue the planning permission
- The Section 106 legal agreement, whilst not yet completed, is now at a final agreed stage, such that completion is expected to take place by the end of August 2023 if not before

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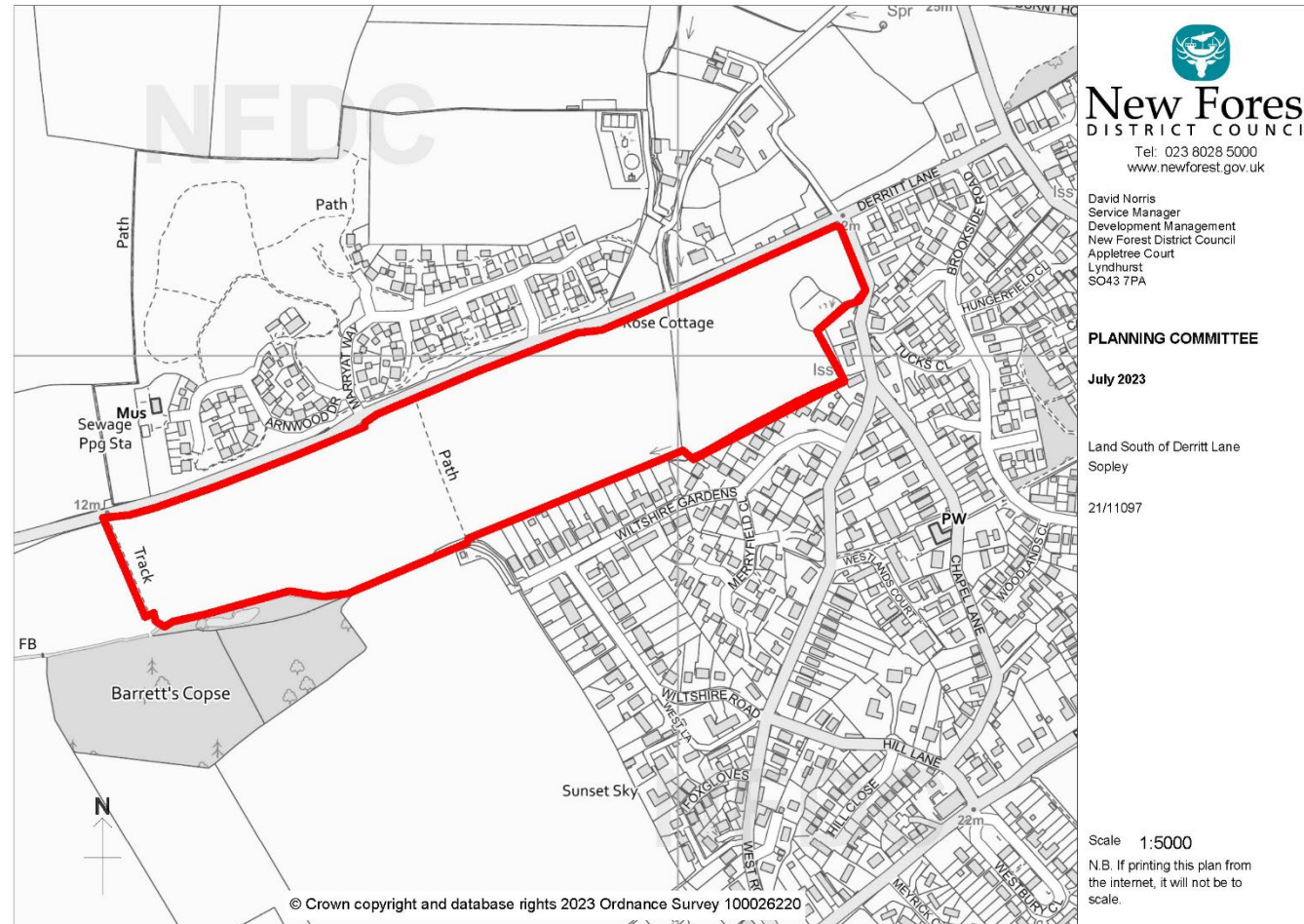
The proposal

- 100 dwellings
- On site Public Open Space
- On site Alternative Natural Recreation Greenspace (ANRG)
- On site play area
- Footpaths and cycleways
- Landscaping
- Drainage infrastructure and enable works
- Vehicular access to be taken from Derritt Lane and West Road

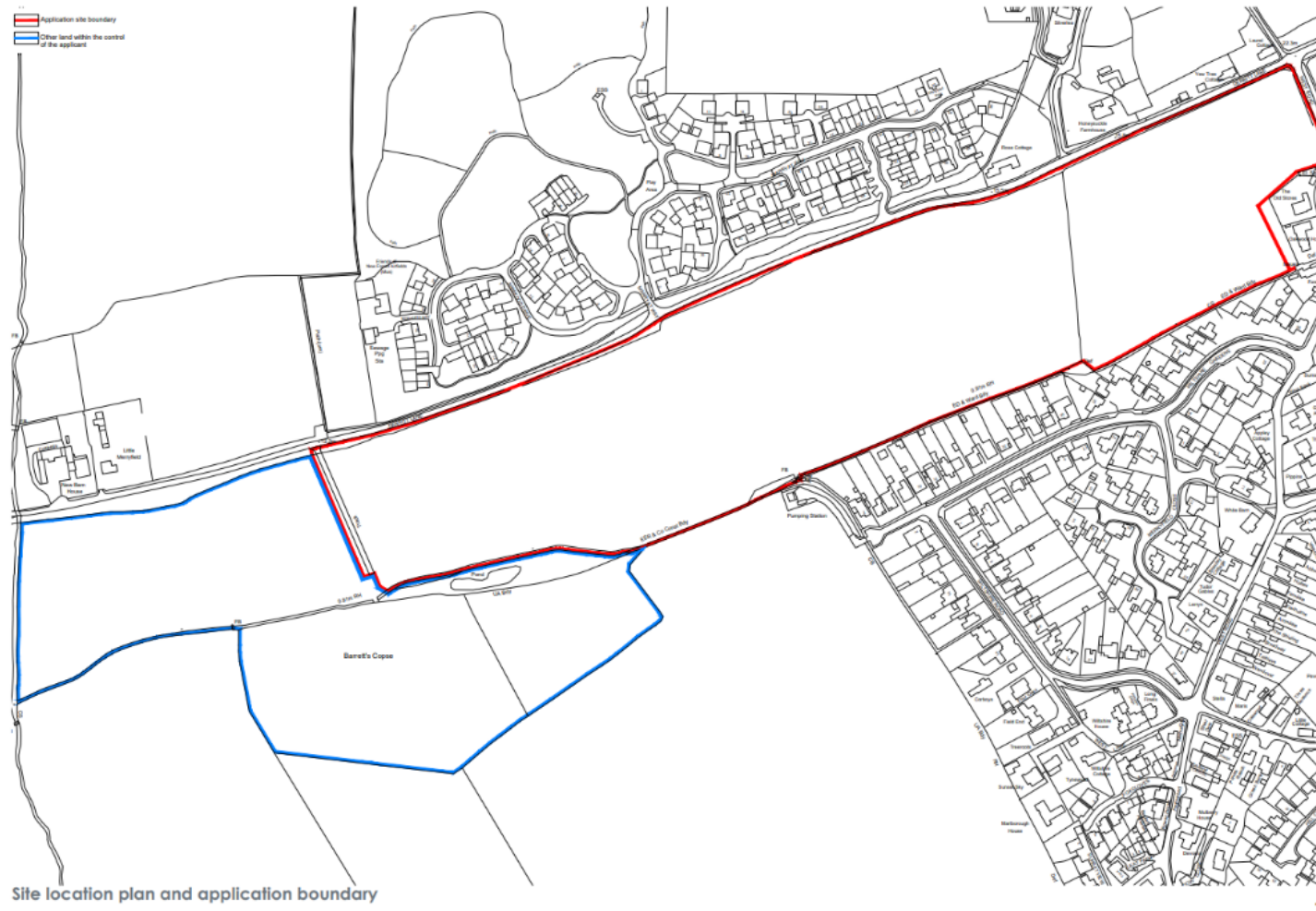
122

Red Line Plan

123



Location plan



124

Site Context Plan



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Conclusion/ Summary

- Officers have carried out a review of changes to legislation, policy and the site, with a view to making sure that the original Committee resolution is still sound
- Upon completion of the Section 106 legal agreement, the Service Manager Development Management can proceed to grant planning permission for the proposed development subject to the amended set of conditions attached to this report

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Selected May 2022 Planning Committee Content

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Strategic Site Allocation

- Allocated for residential development of at least 100 new homes and areas of public open space
- To create a well-designed village extension that enables improved flood risk management and safer pedestrian access for the wider locality
- To Protect the green and rural qualities of Derritt Lane, and to create a new village green at the eastern end of the site and a greenspace corridor along the southern and west edge of the site



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Aerial photograph and site context plan

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Site Layout Plan



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Site layout plan in context

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Character/ location of built development

Proposed five houses



Local Plan Concept master plan shows area as possible ANRG



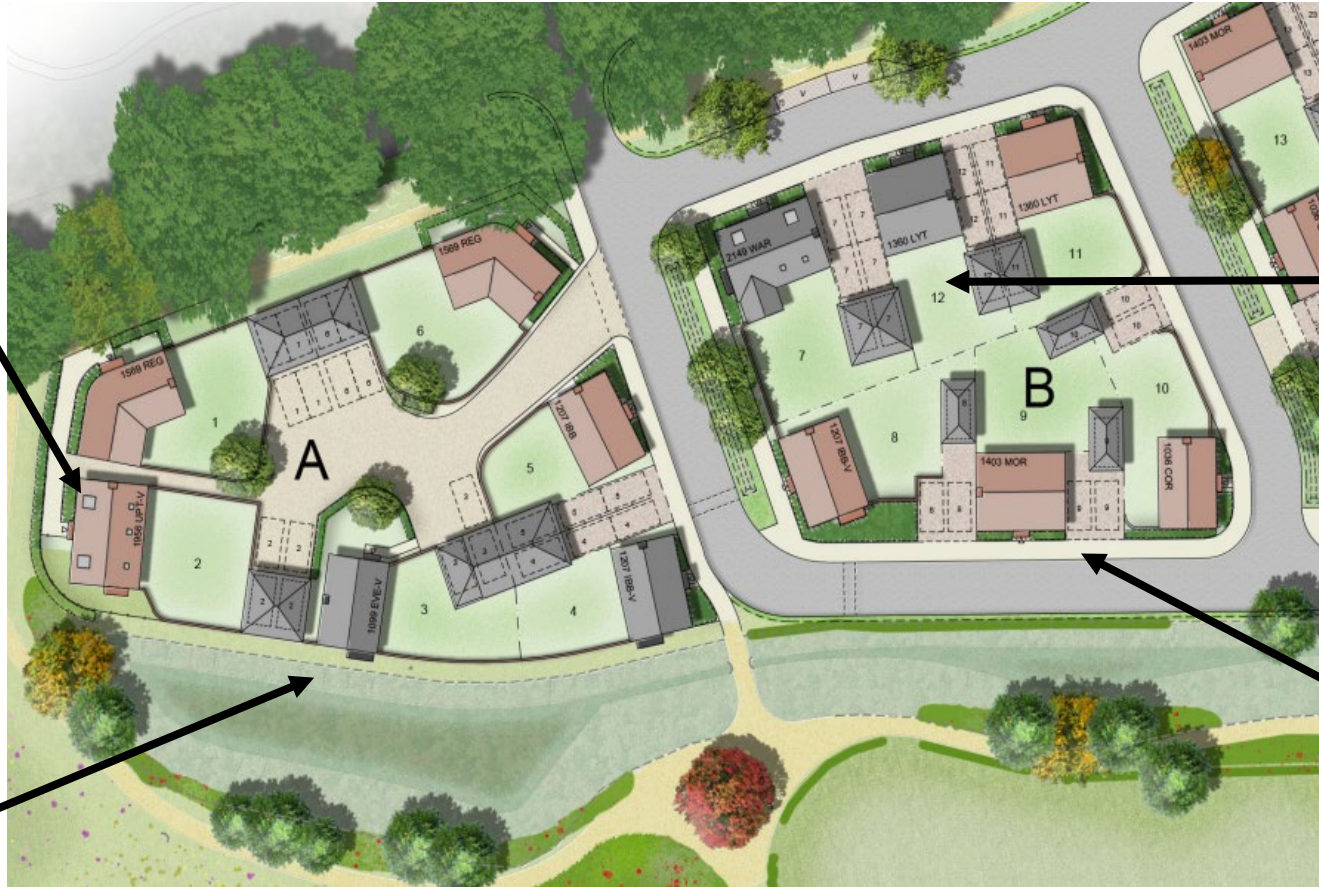
Character/ location of built development



Character of built development



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End of 3i 21/11097 presentation

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PLANNING COMMITTEE – 12 JULY 2023

COMMITTEE UPDATES

Item 3b - Land at Woodpecker Wood, Court Hill, Damerham (Application 23/10345) (Pages 21-30)

Additional/revised information received from the agent/tree consultant relating to the alternative location of the necessary water main to the proposed dwelling. The revised location is outside of the site area and cannot be considered under this application. In addition to this, it would not address all the reasons for refusal.

Item 3d - 9 Fairlie, Ringwood (Application 23/10426) (Pages 45-54)

Email received from the agent querying conditions 7 and 8-10. As a result, condition 7 should read as follows:

No materials, goods, plant or machinery, likely to cause nuisance to neighbouring residential properties through excess noise, fumes, dust or odours, shall be stored or operated in the open on the site. Additionally, any noise generating works carried out within the buildings shall only be undertaken with doors and windows closed, unless the prior express planning permission of the Local Planning Authority has first been obtained.

Given the more sensitive uses proposed it is not proposed to amend the wording of conditions 8-10.

Item 3i – Land South of, Derritt Lane, Sopley (Application 21/11097) (Pages 87-176)

Amended officer recommendation, set out below:

That the Committee allow a further period until the end of September 2023 to allow for the completion of the S106 Agreement and the subsequent issuing of the Planning Permission.

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