

PLANNING COMMITTEE - WEDNESDAY, 9TH AUGUST 2023

## UPDATES FOR COMMITTEE

**Agenda No    Item**

4.     Presentation on Planning Applications (Pages 3 - 136)
  
5.     Committee Updates (Pages 137 - 140)

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# Planning Committee

9 August 2023


# Planning Committee 9 August 2023 Applications Presentations



**Planning Committee  
App No 23/10282**

Former Police Station,  
Southampton Road  
Lymington SO41 9GH  
Schedule 3a

3 3a 23/10282



**Planning Committee  
App No 23/10518**

LAND NORTH OF AUGUSTUS AVENUE AND WEST OF THE A338  
SALISBURY ROAD,  
Burgate  
Fordingbridge  
Schedule 3b

38 3b 23/10518



**Planning Committee  
App No 21/10052**

Land to West of Whitsbury Road,  
Fordingbridge

Schedule 3c


57 3c 21/10052



**Planning Committee  
App No 23/10662**

14 Parsonage Barn Lane  
Ringwood  
BH24 1PX  
Schedule 3d

61 3d 23/10662



**Planning Committee  
App No 23/10618**

14 Malley Gardens  
Totton  
SO40 8EY  
Schedule 3e


81 3e 23/10618



**Planning Committee  
App No 23/10554**

54 Crawle Avenue  
Holbury  
Fawley SO45 2GQ  
Schedule 3f

110 3f 23/10554



**Planning Committee  
App No 23/10040**

Land at Crow Arch Lane & Crow Lane  
Ringwood  
BH24 3DZ  
Schedule 3g

121 3g 23/10040

4

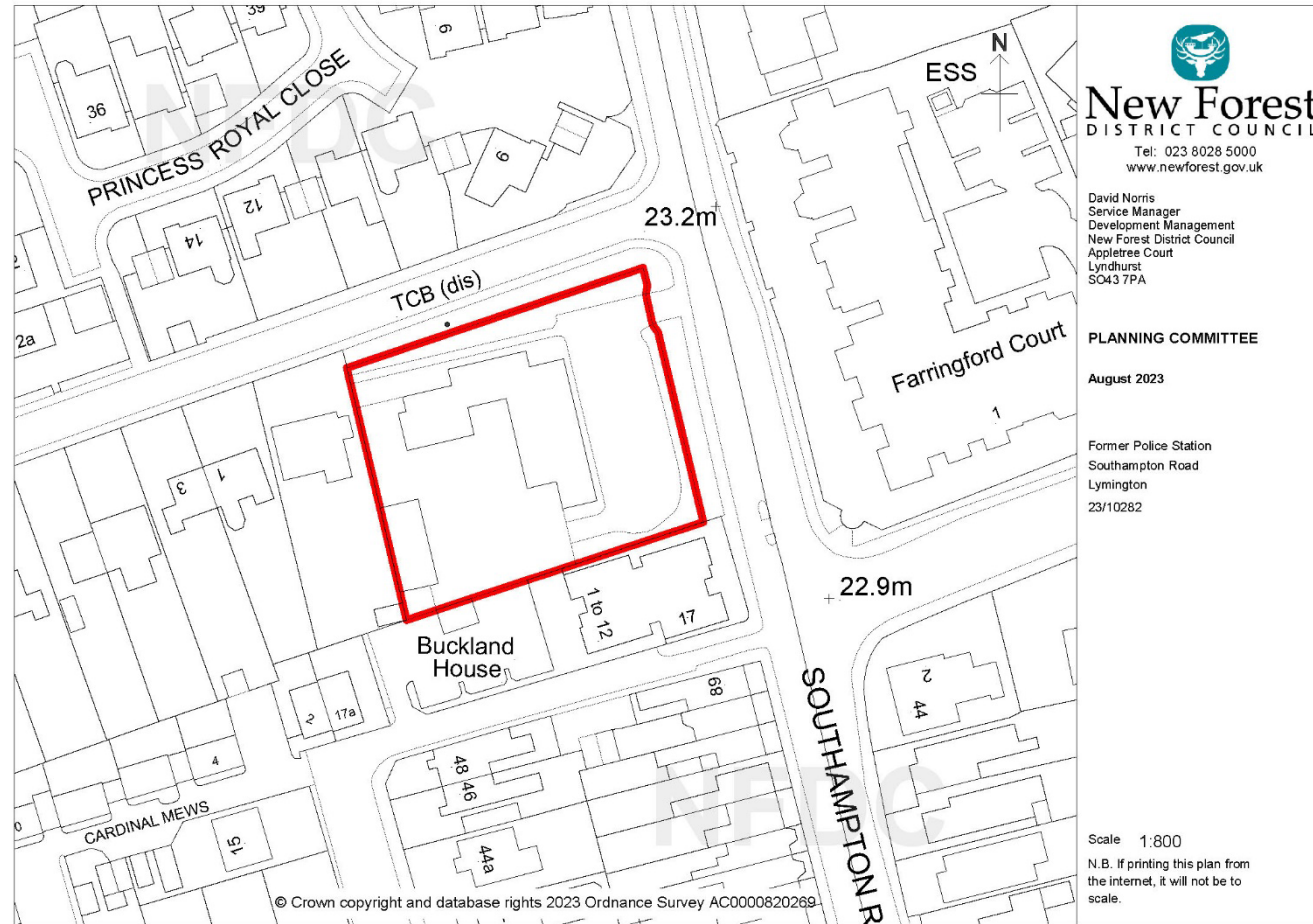
# Planning Committee

## App No 23/10282

Former Police Station,  
Southampton Road  
Lymington SO41 9GH  
**Schedule 3a**

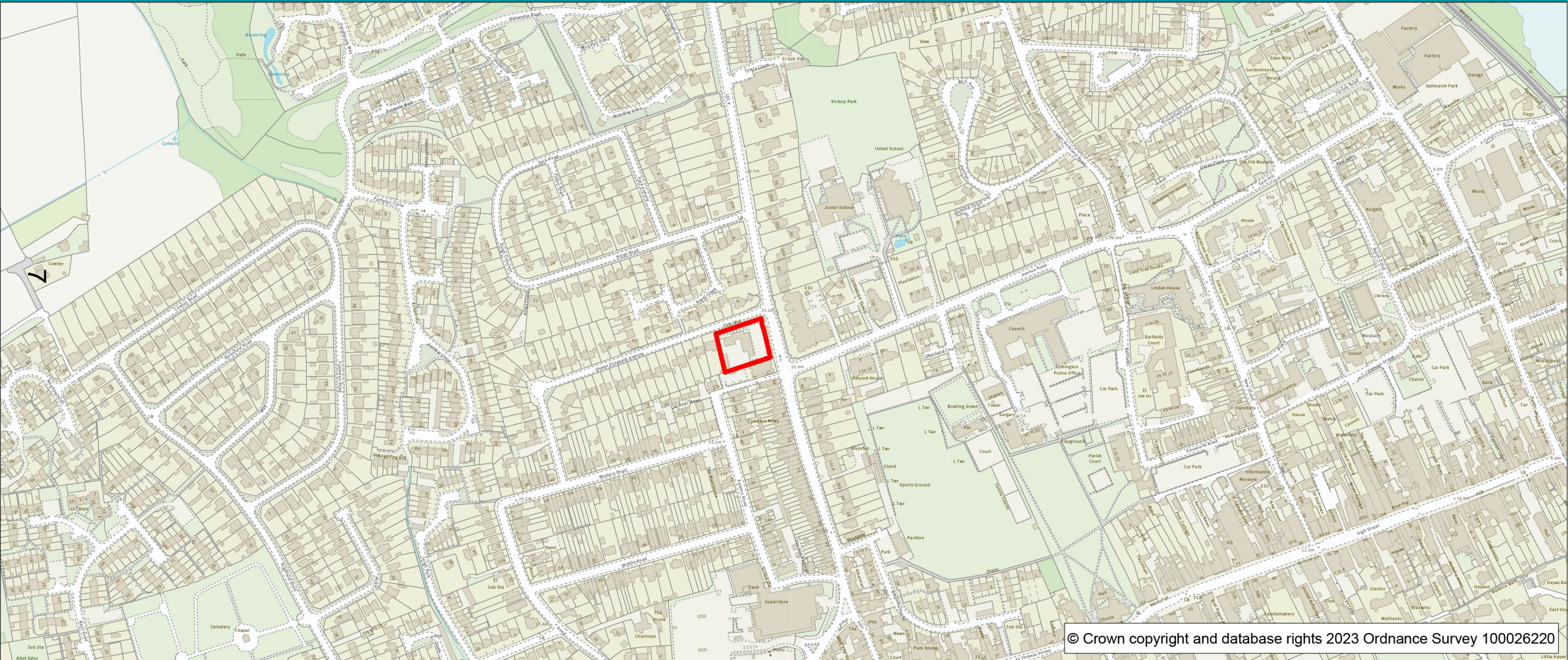
# Red Line Plan

9





# Wider context



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# Aerial view

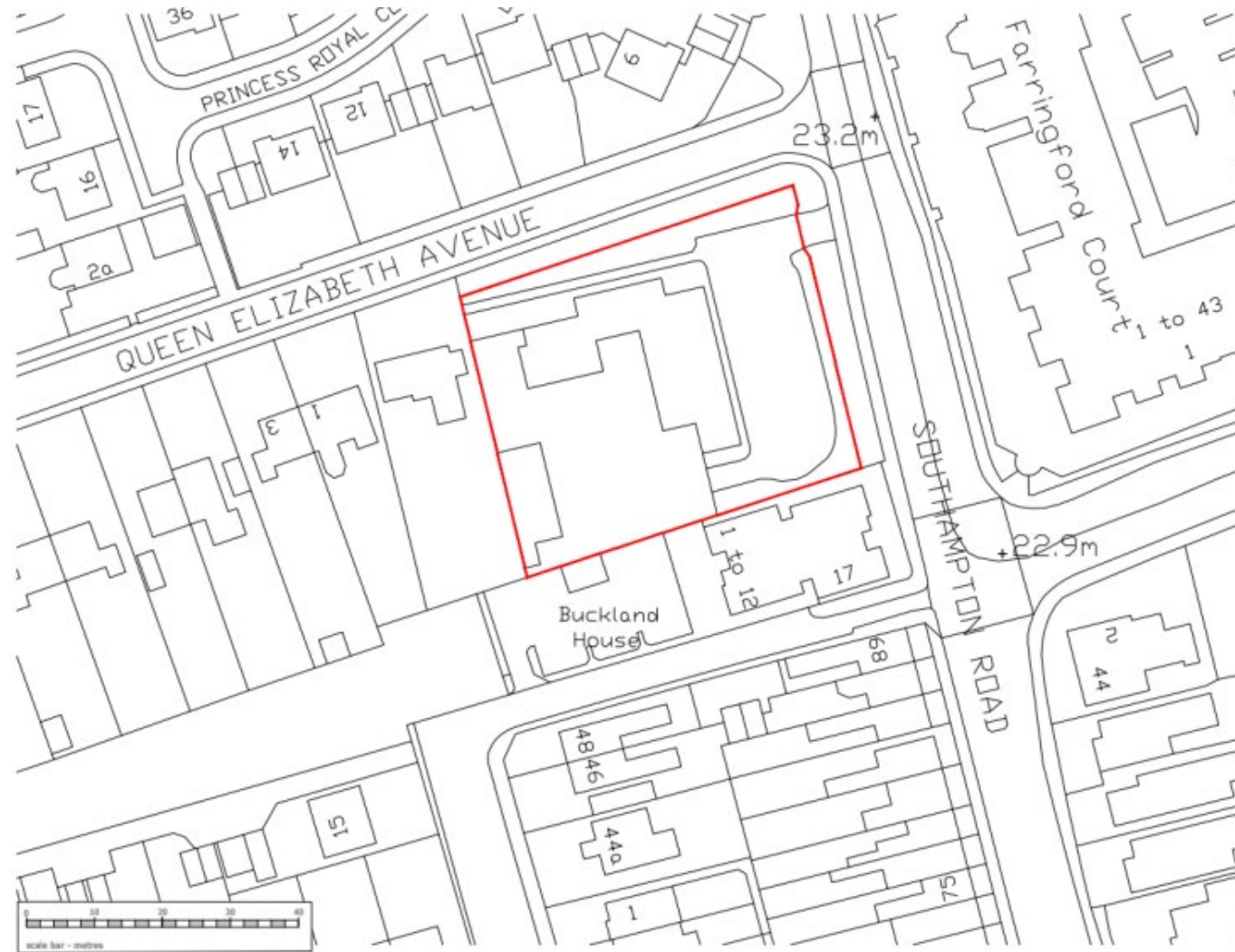
8



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# Site plan as existing

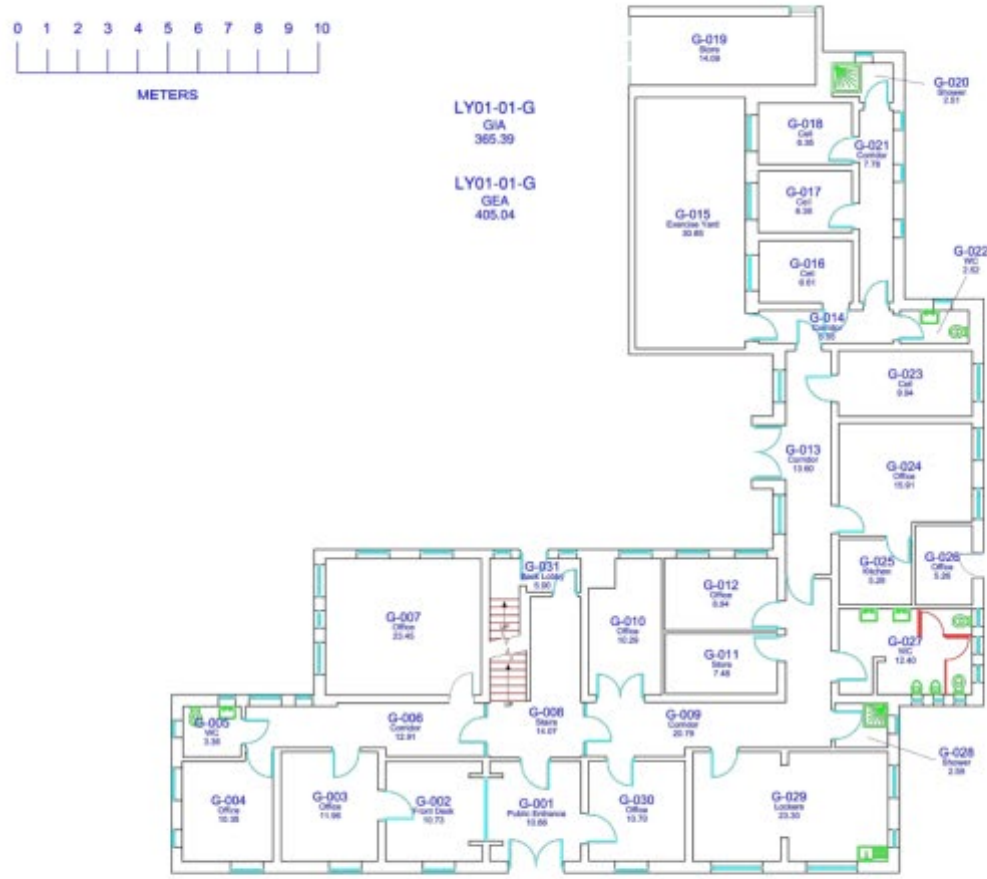
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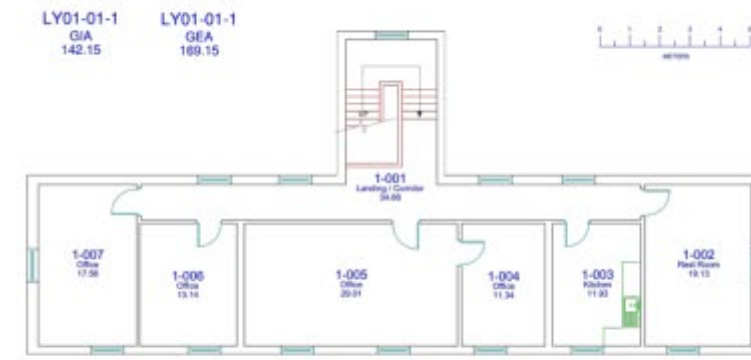
7

3a 23/10282

# Floor plans as existing



GROUND FLOOR PLAN 1:100



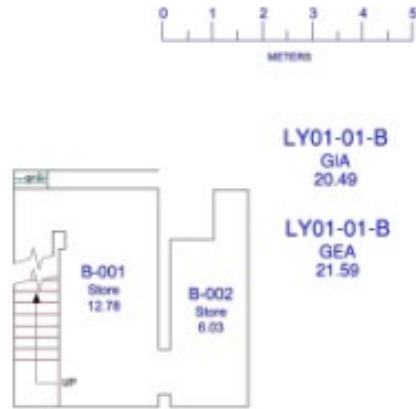
FIRST FLOOR PLAN 1:100

10



# Floor plans as existing

11



LY01-01-B  
GIA  
20.49

LY01-01-B  
GEA  
21.59

BASEMENT PLAN 1:100



LY01-02-G  
GIA  
82.16

LY01-02-G  
GEA  
91.26

GARAGE PLAN 1:100

# Front elevation



# Front yard area looking south (showing Buckland House)

13





# Looking west across the northern end

14



# Front yard area looking north

15





# Looking towards The Old Police House

16



# Looking west across the southern end

17





# Garaging within the rear yard





# Looking east from Queen Elizabeth Ave

19



# Looking south along Southampton Road

20





# Looking north along Southampton Road



# Looking north from Eastern Road towards rear of site





# Looking north from Eastern Road

23



# Proposed site plan



# Proposed Southampton Road street scene elevation

REVISIONS

Rev. Date By

25





# Proposed Southampton Road street scene elevation



East Elevation



scale bar - 1:100

26



# Proposed Queen Elizabeth Avenue street scene

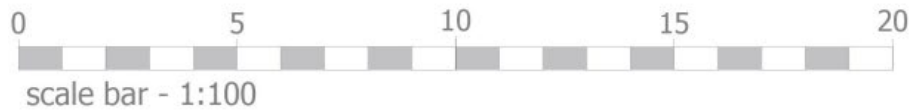


# Proposed elevation

28



North Elevation

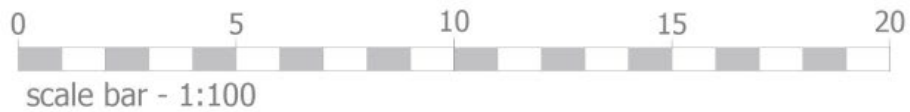


# Proposed elevation

29



South Elevation

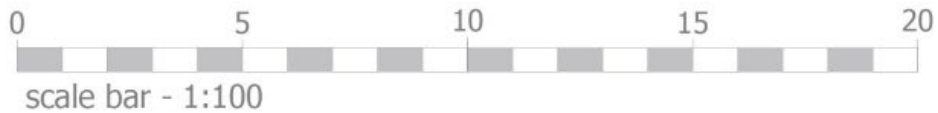




# Proposed elevation

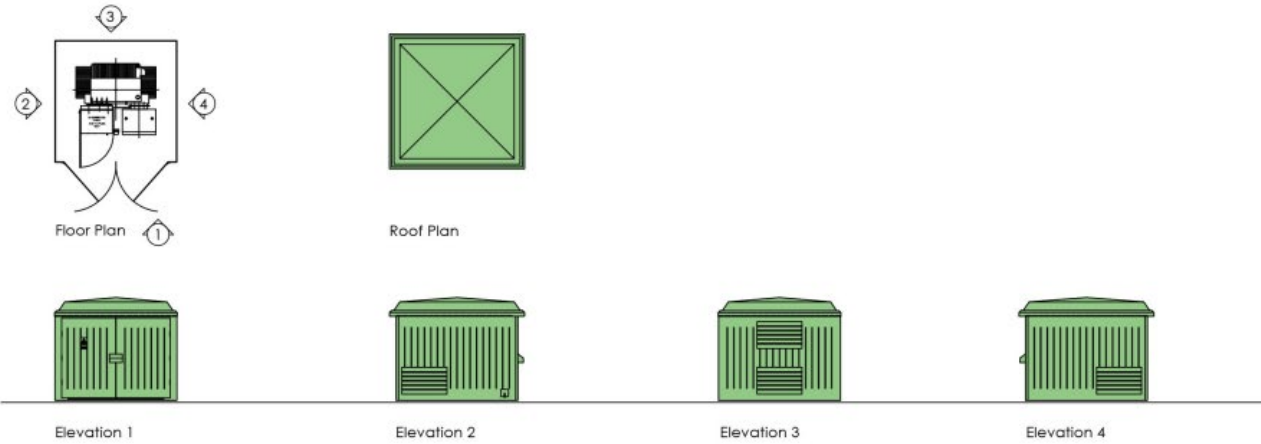


West Elevation



# Proposed substation and outbuilding

## Substation - Plans & Elevations

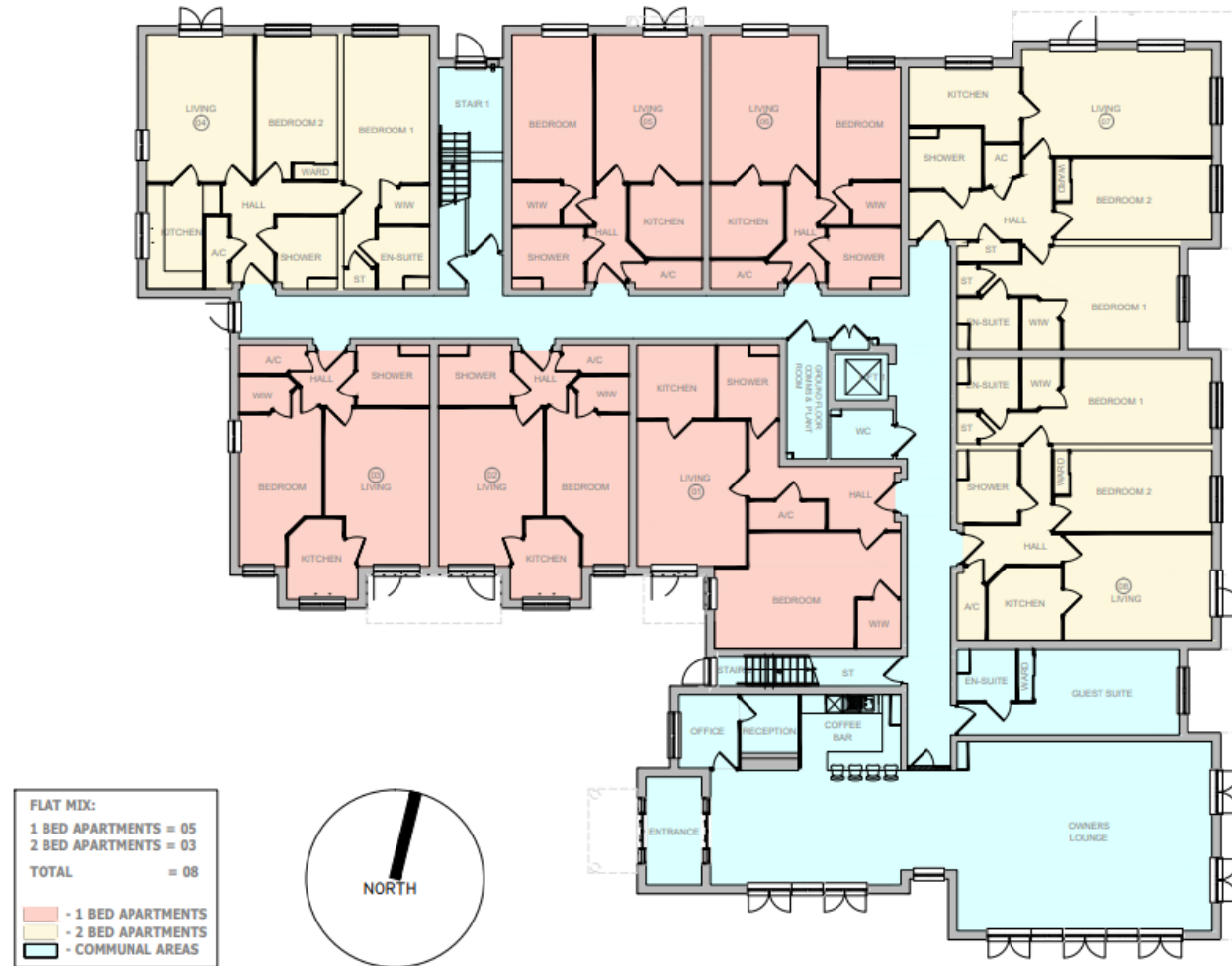


## Bin Store - Plans & Elevations



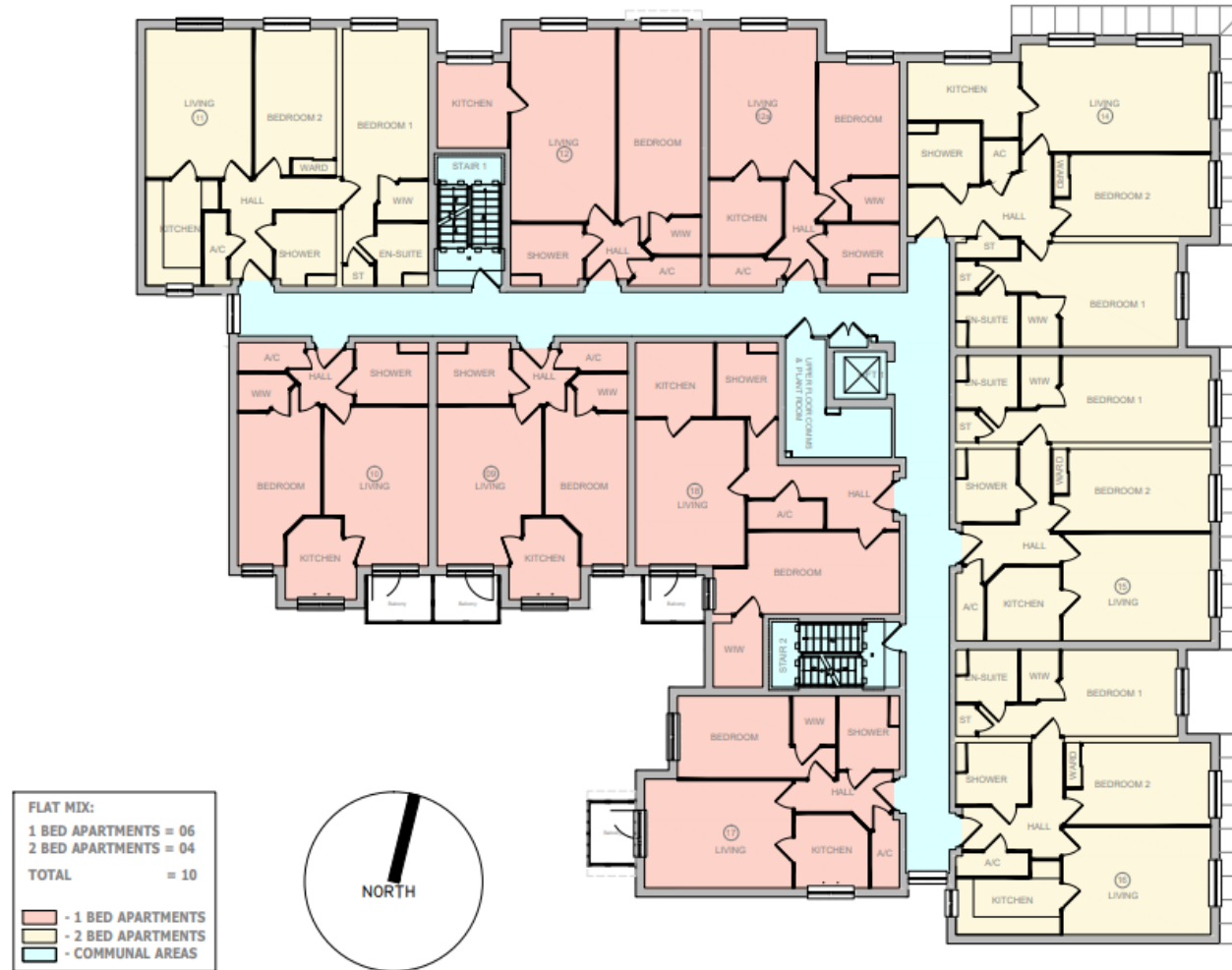
# Proposed ground floor plan

32



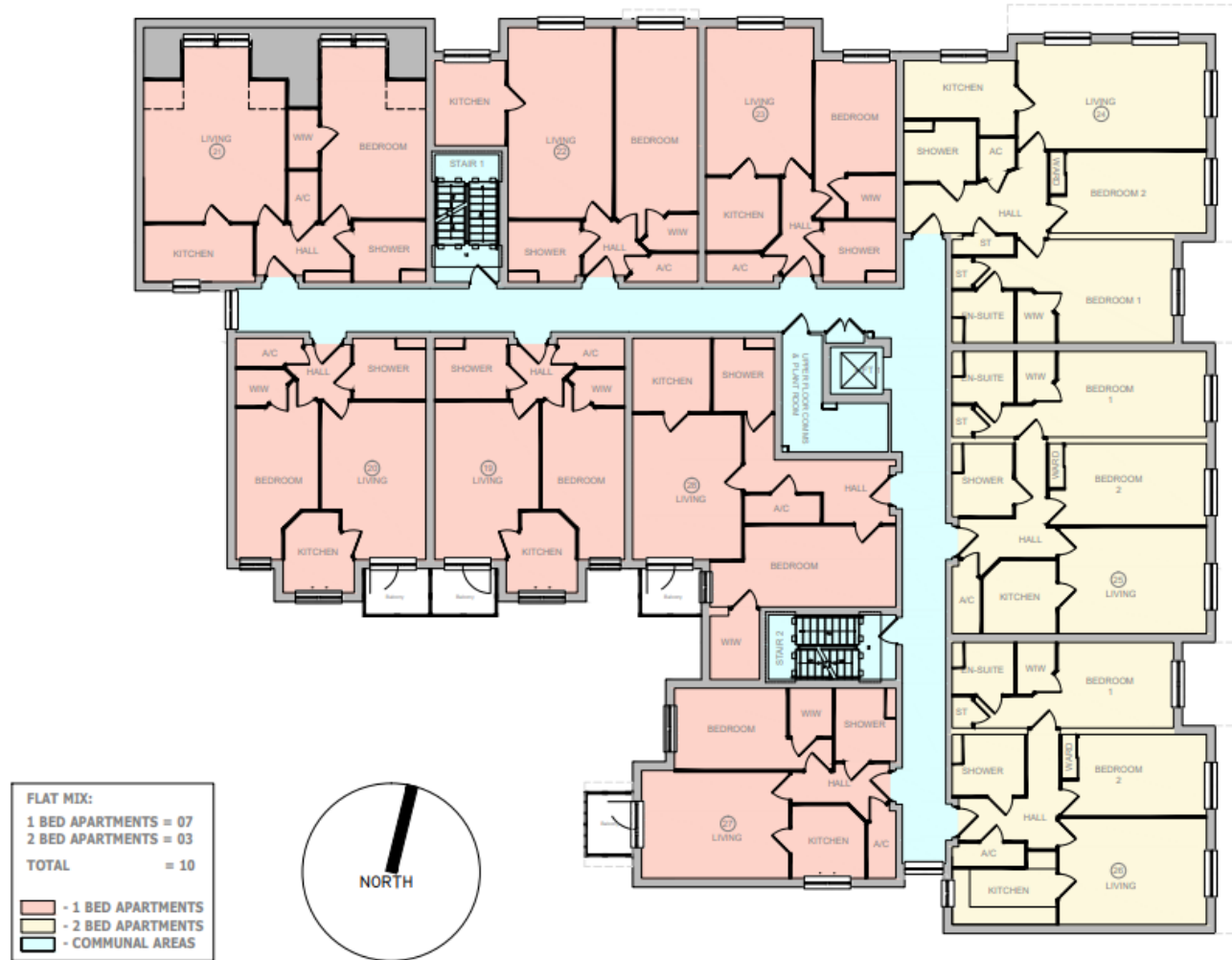
# Proposed first floor plan

33



# Proposed second floor plan

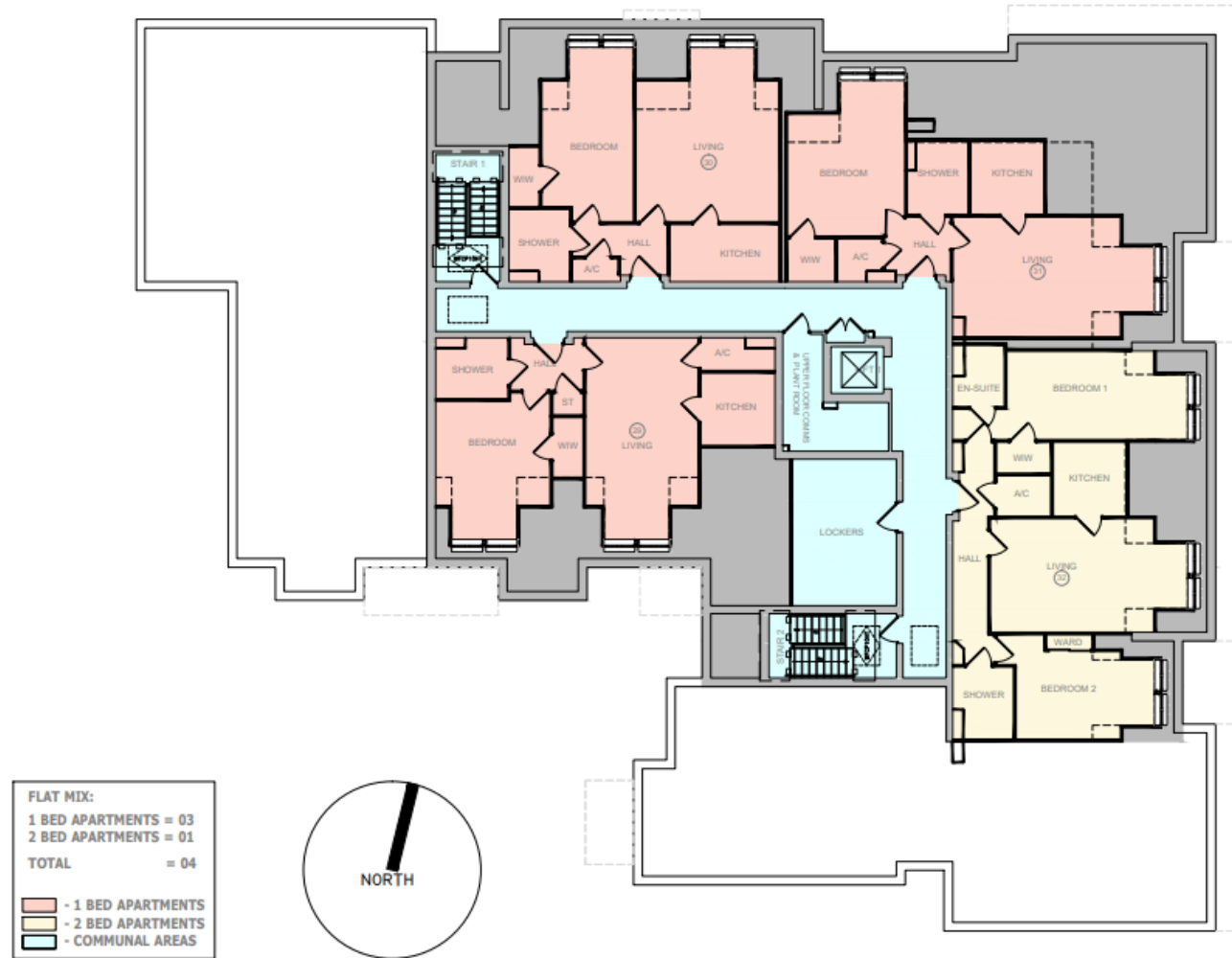
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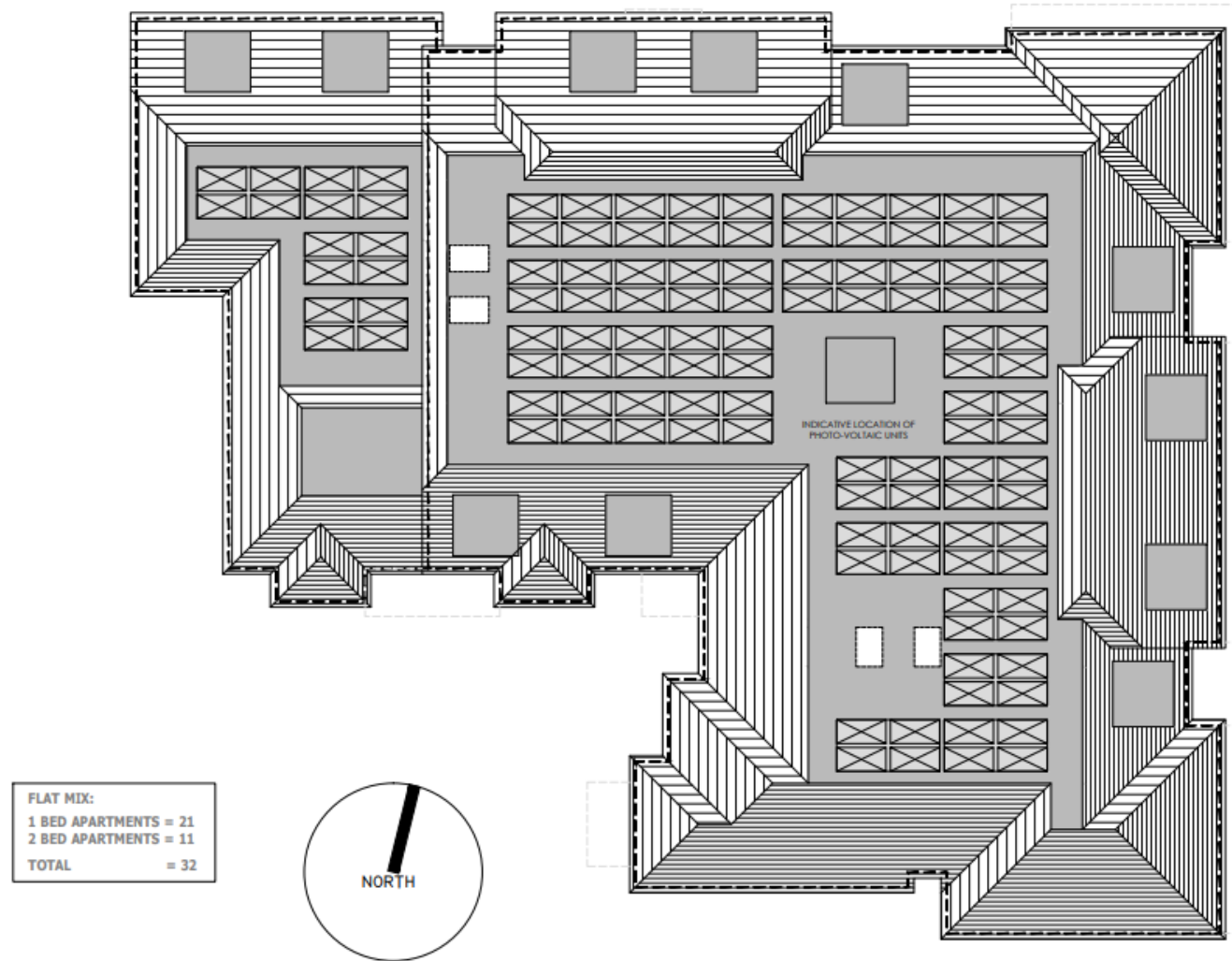
# Proposed third floor plan

35



# Proposed roof plan

36



# Landscape strategy



37

# Recommendation

- That delegated Authority be given to the Service Manager to **GRANT PERMISSION** subject to:
  - the prior completion by the applicant/land owner of a planning obligation entered into by way of a Section 106 Agreement to secure
    - appropriate habitats mitigation contributions (as identified in the officer report)
    - an appropriate contribution towards the off-site provision of affordable housing
  - the imposition of the conditions set out within the officer report

38

End of 3a 23/10282 presentation

39



**New Forest**  
DISTRICT COUNCIL

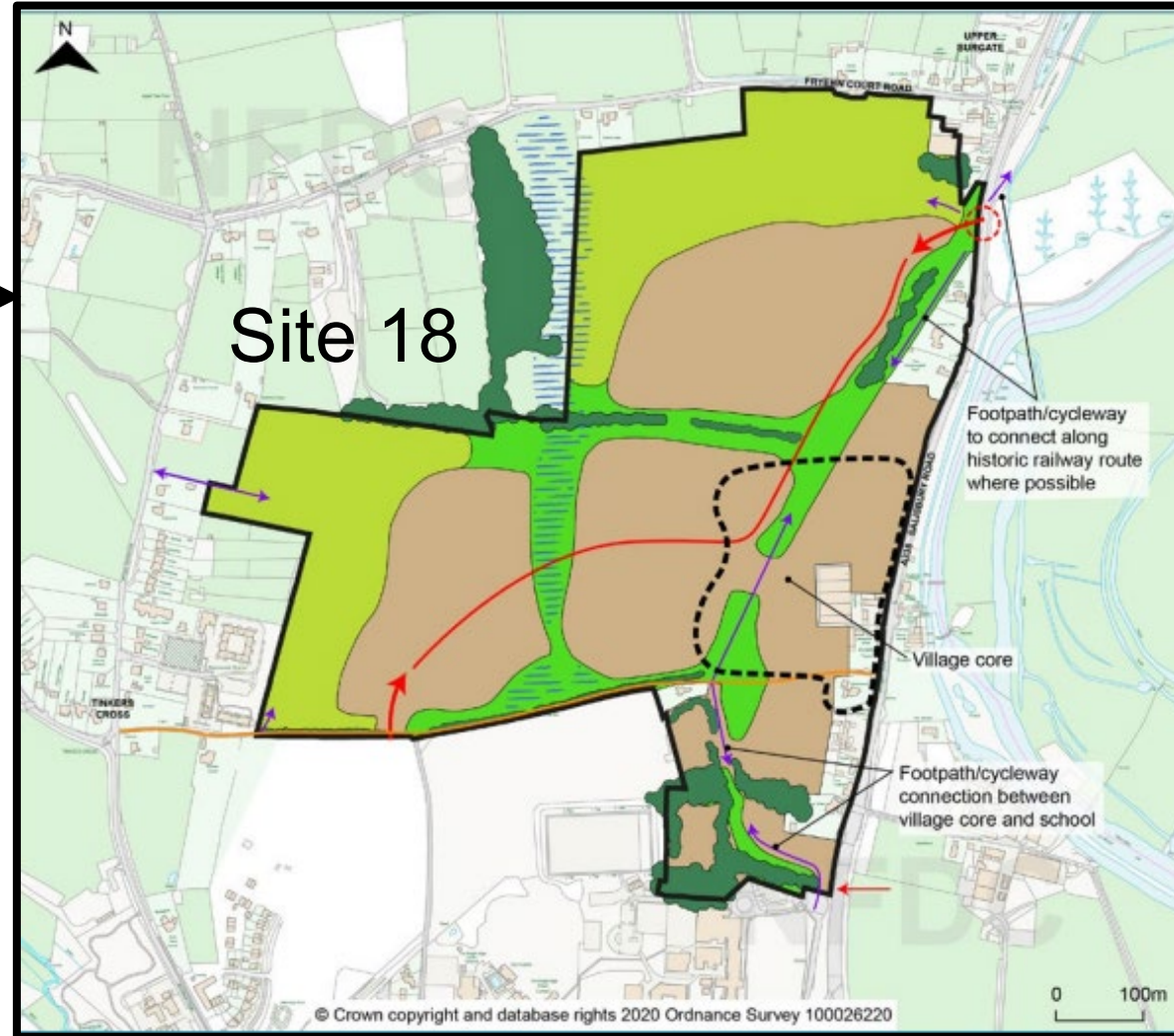
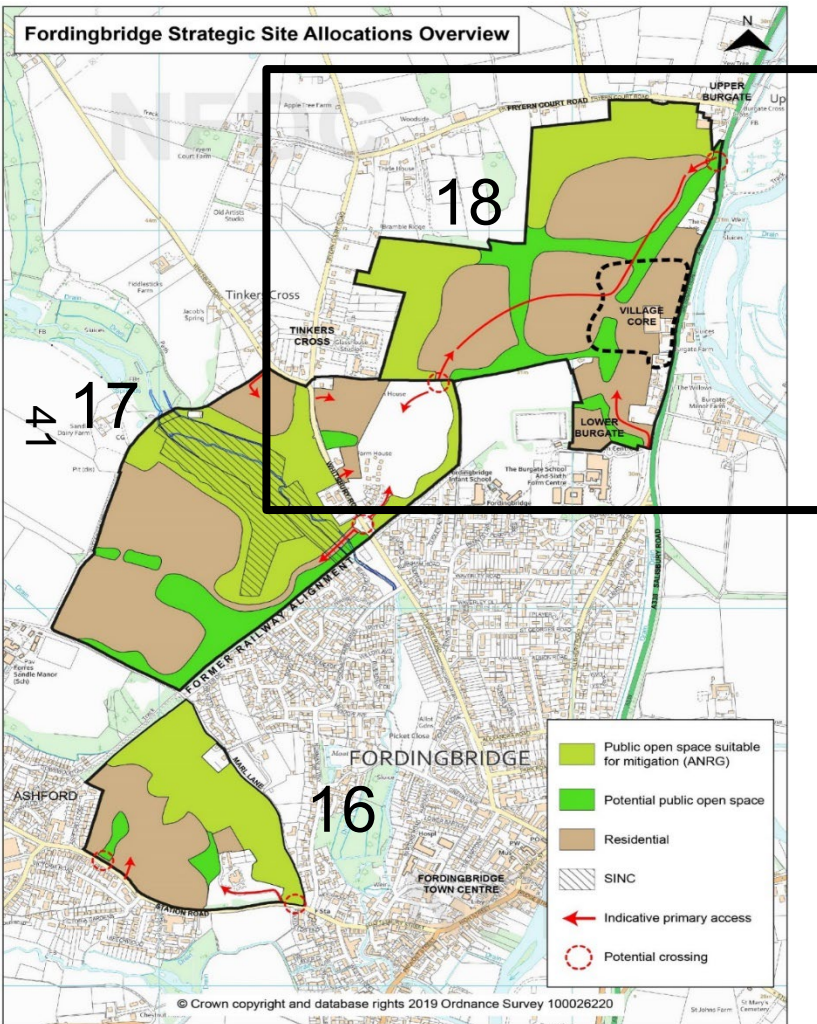
# Planning Committee










## App No 23/10518

LAND NORTH OF AUGUSTUS AVENUE AND WEST OF THE A338  
SALISBURY ROAD,  
Burgate  
Fordingbridge  
**Schedule 3b**



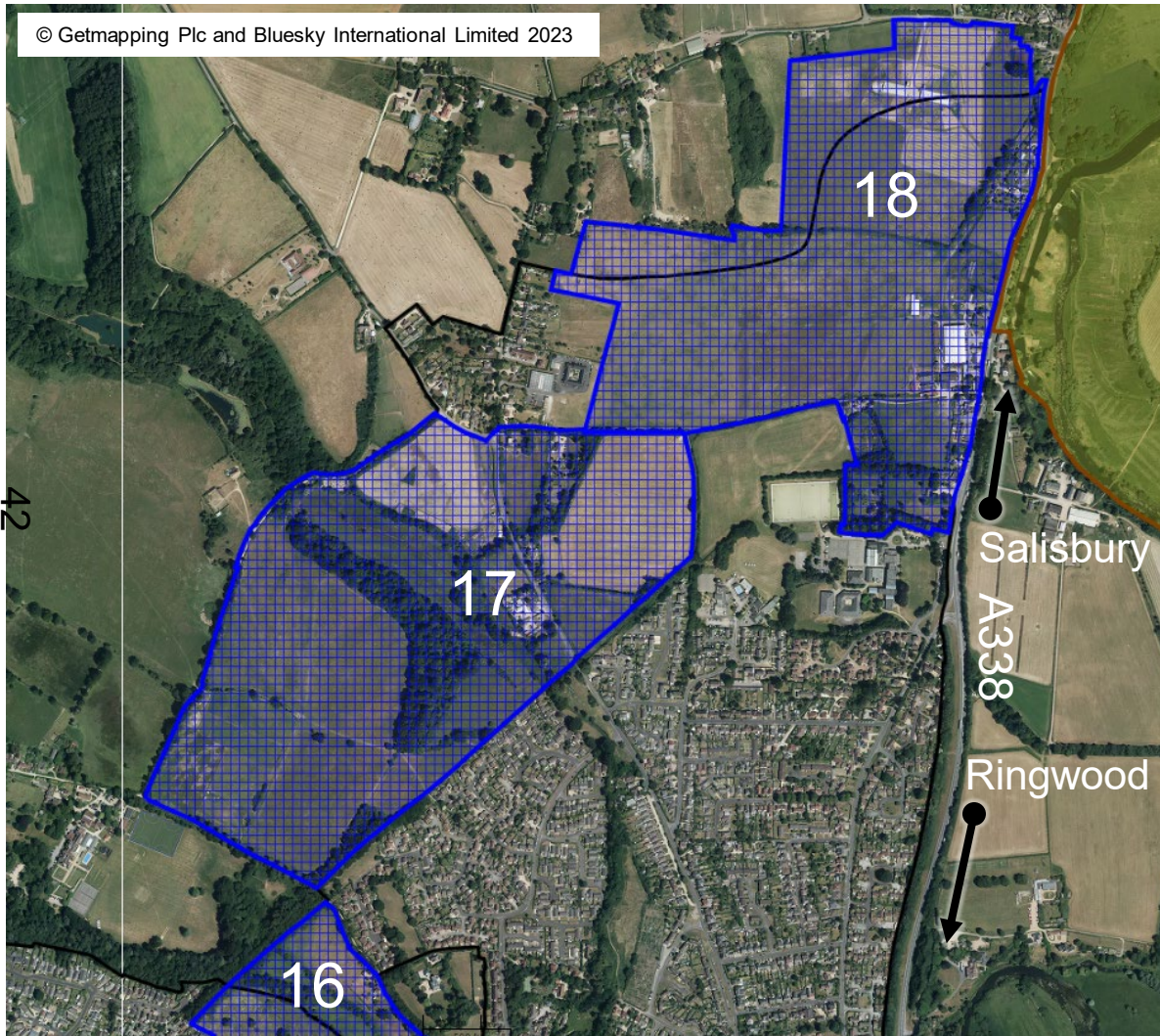
# Fordingbridge Strategic Sites



-  Public open space suitable for mitigation (ANRG)
-  Potential public open space
-  Residential
-  Area susceptible to flood
-  Vegetation of landscape value
-  Indicative primary access
-  Non-vehicular access
-  Public right of way (PROW)
-  Potential crossing



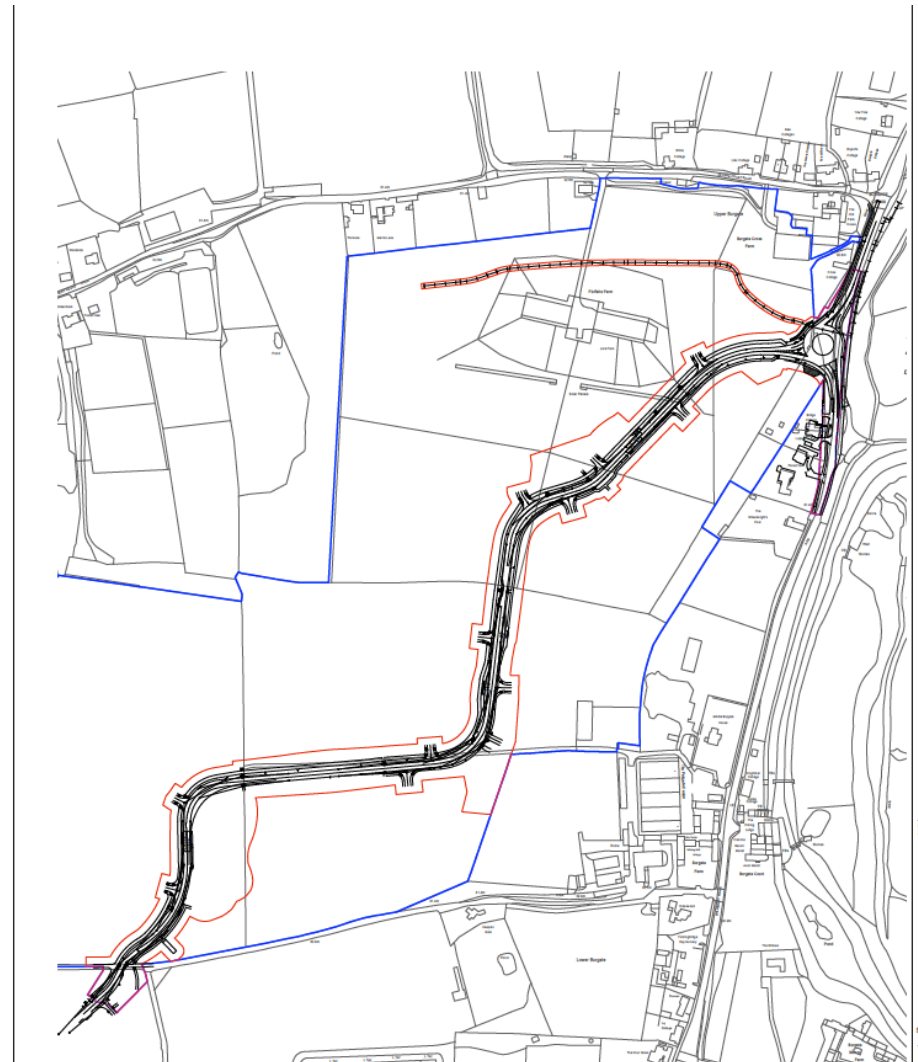
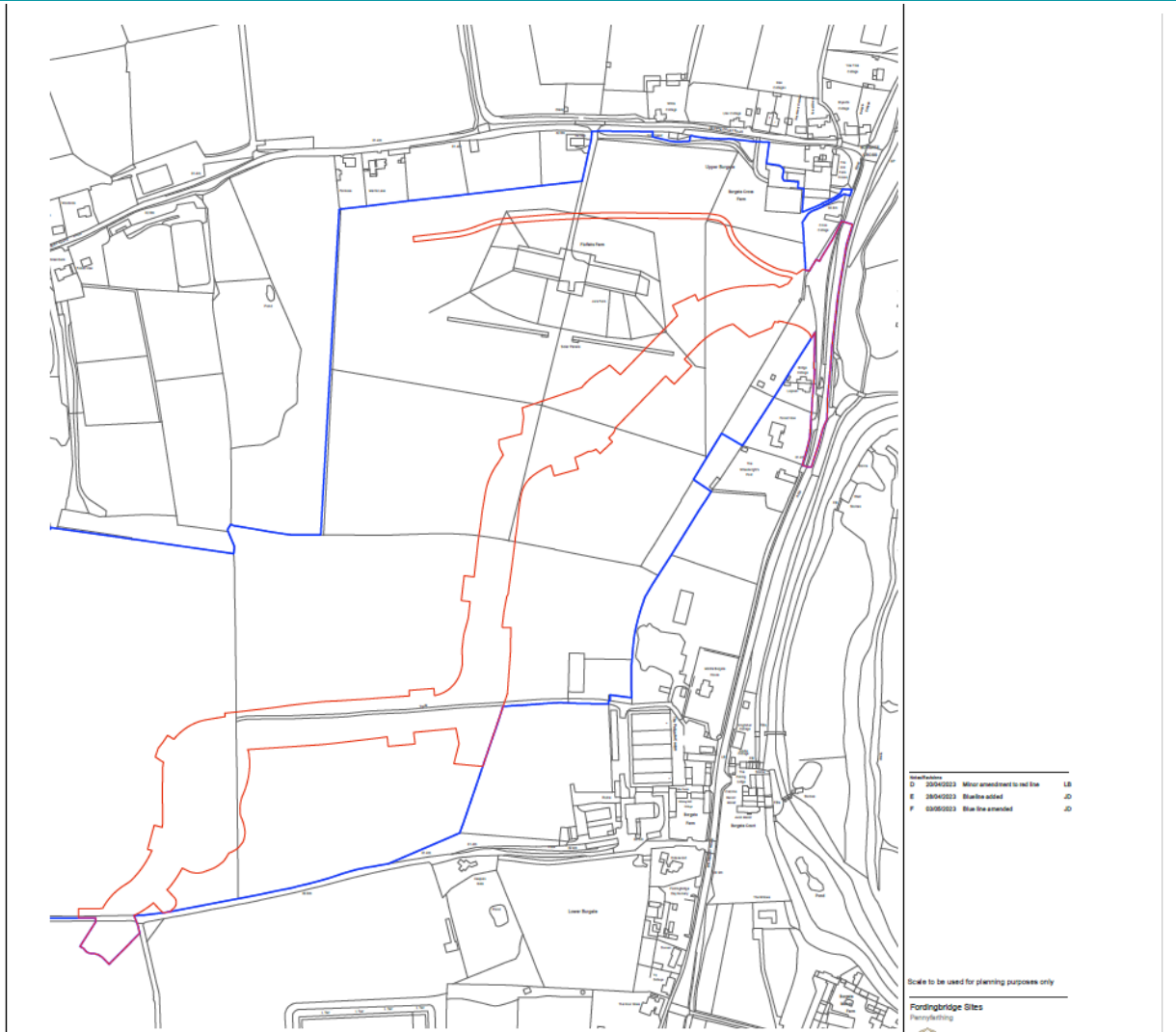
# Aerial photographs and local context





# Applicant Red Line Plans with and without junction and road details

43



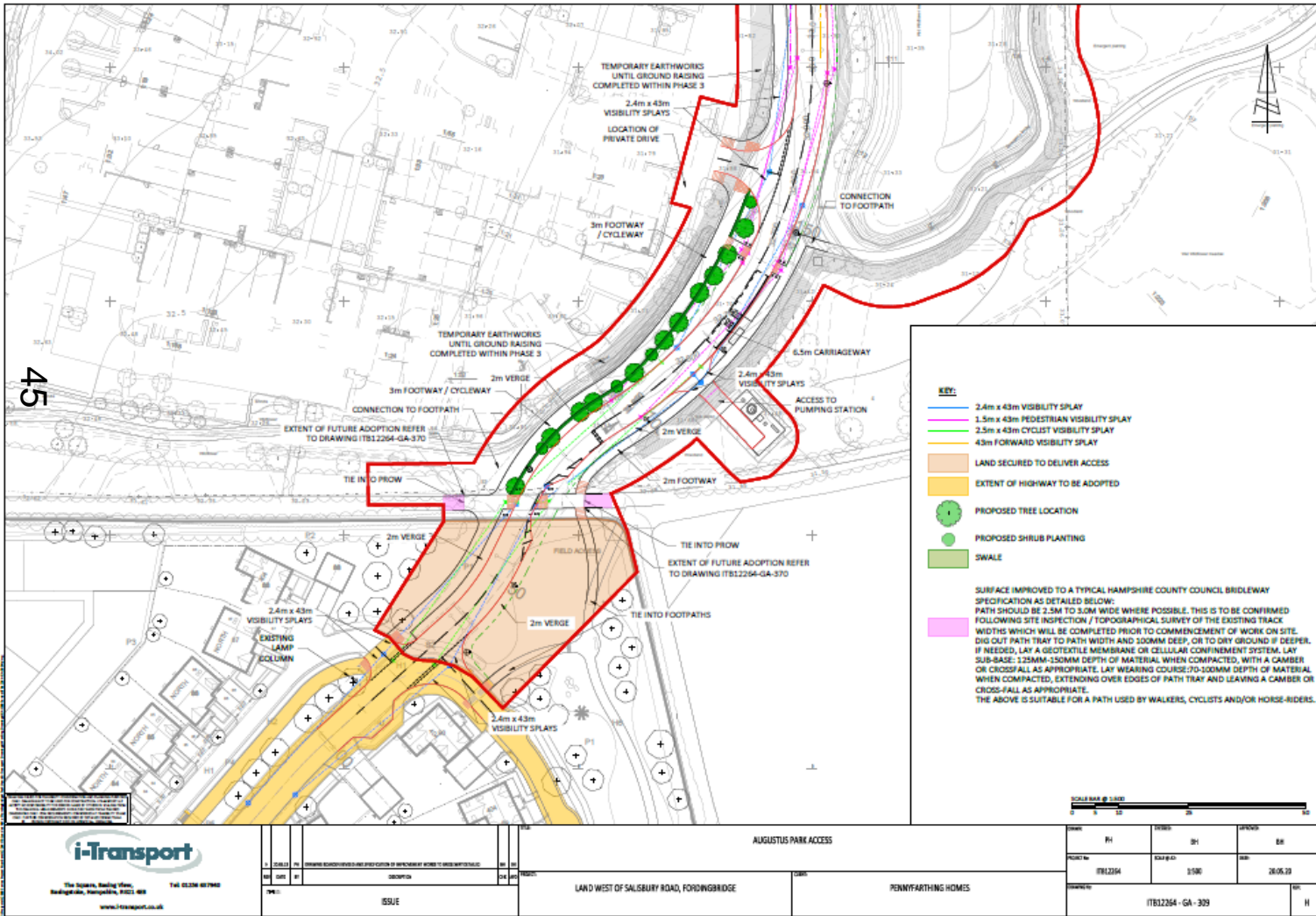


# Approved plan from 21/11237

44



# Augustus Park entrance and photograph looking north





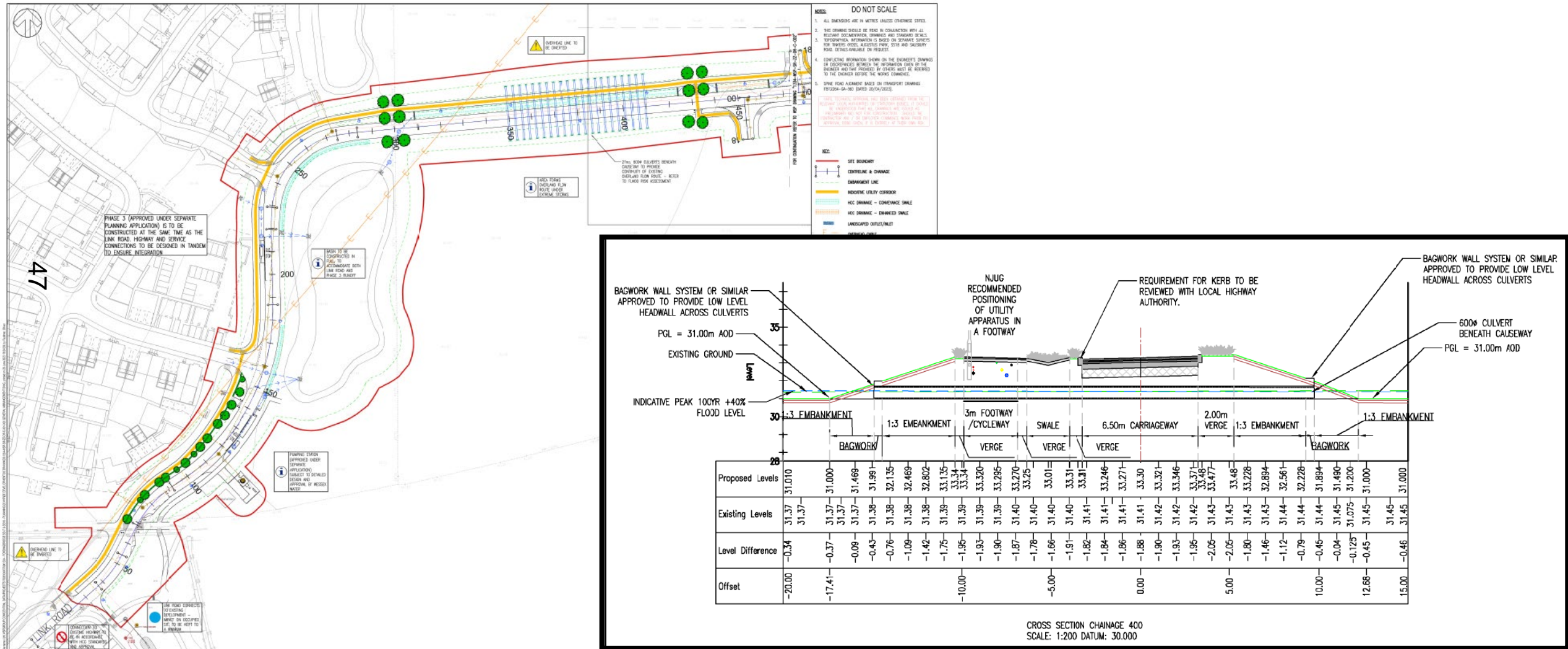
# Augustus Park entrance from Footpath 83

46



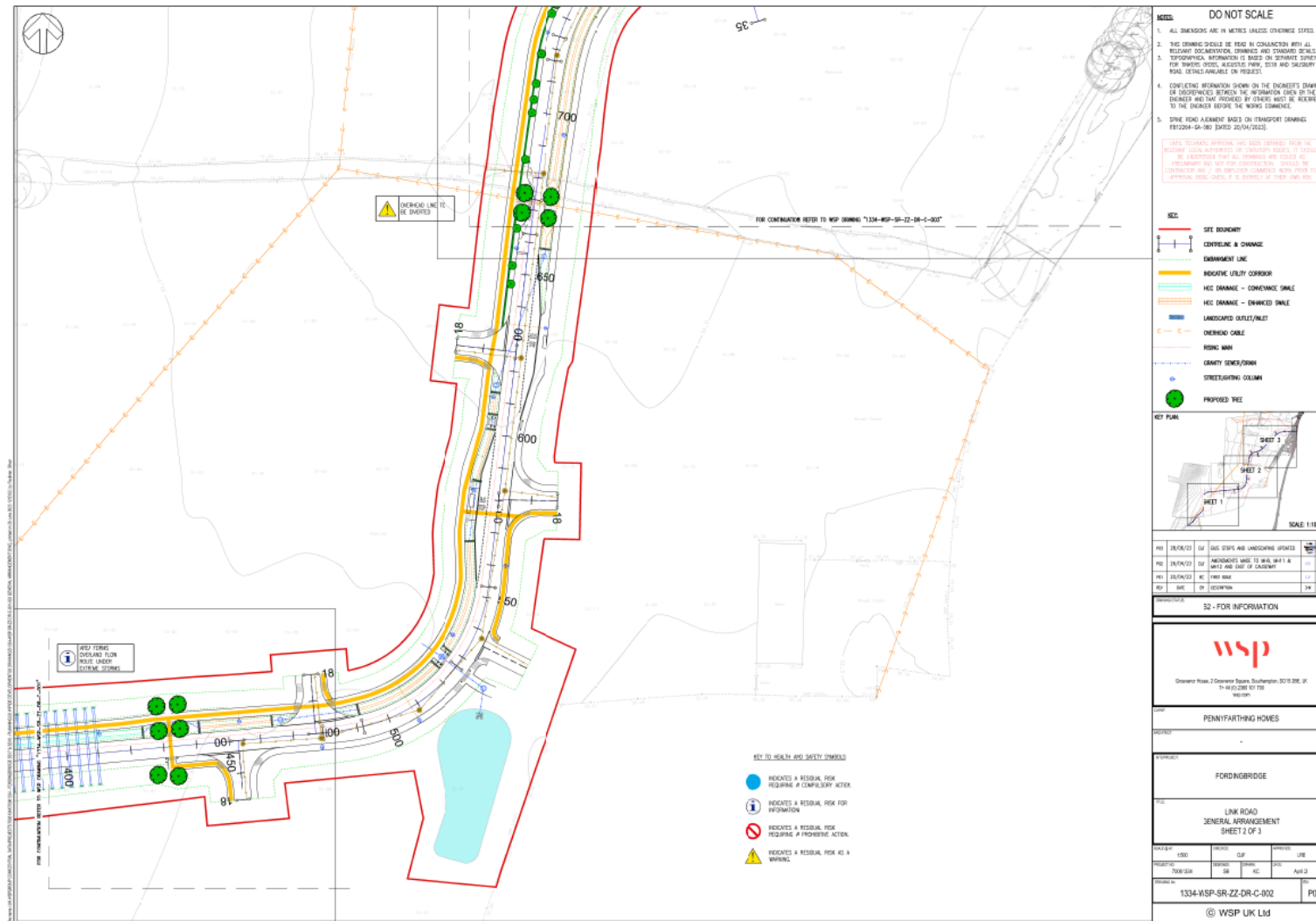


# Causeway section of road with cross section



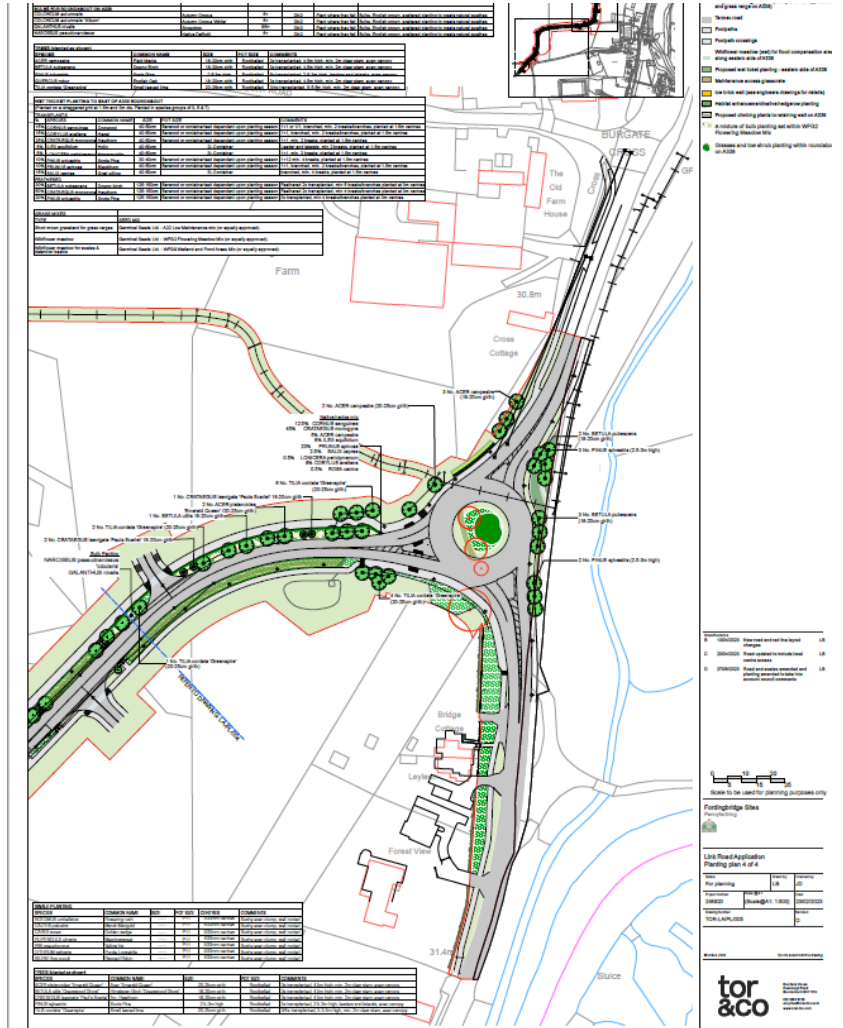
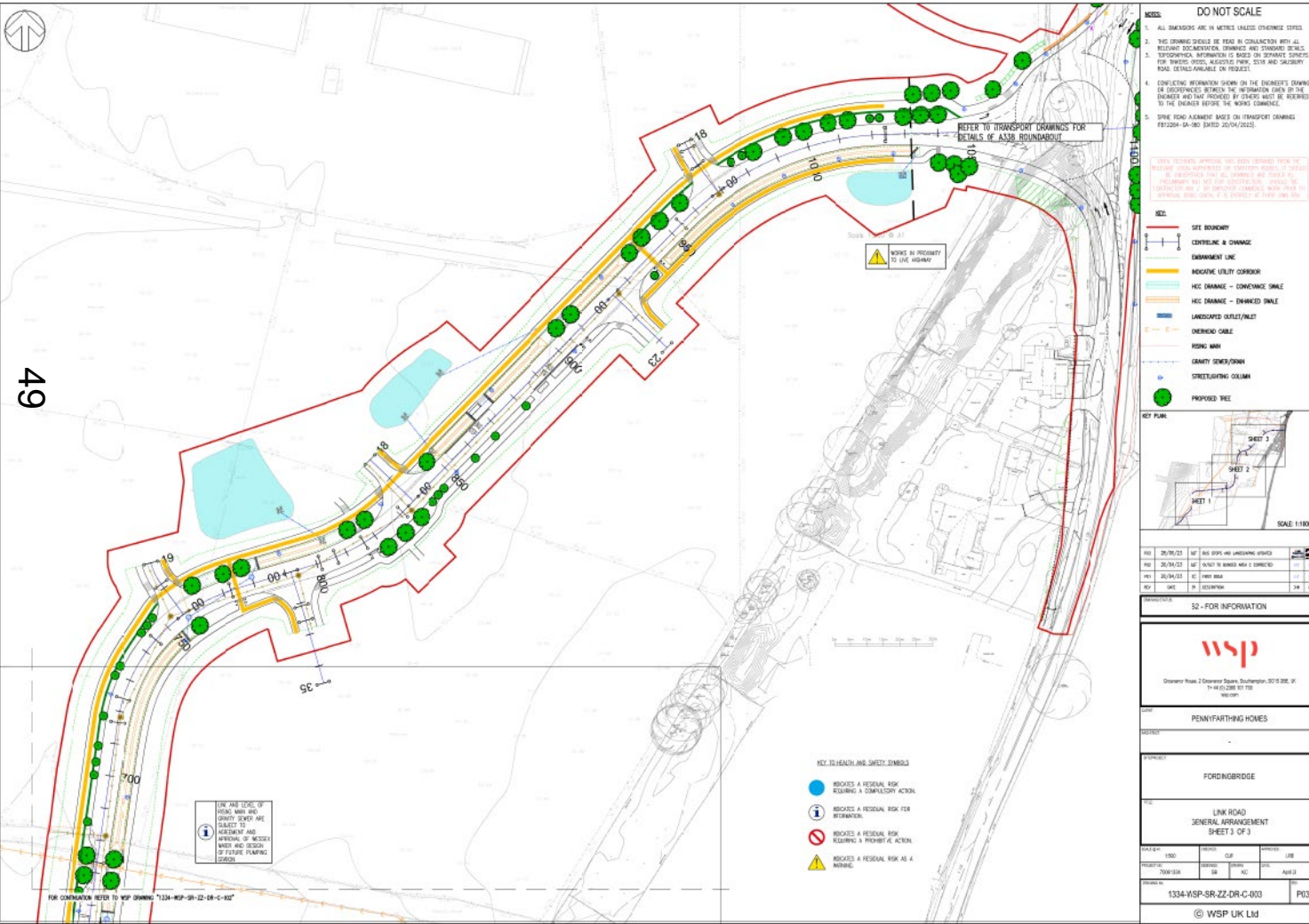
# Central section of road

48





# Northern section of road and roundabout





# Groundwater interceptor drain





# Southern parcel - first detailed phase





# Northern views of poultry units and Burgate Cross

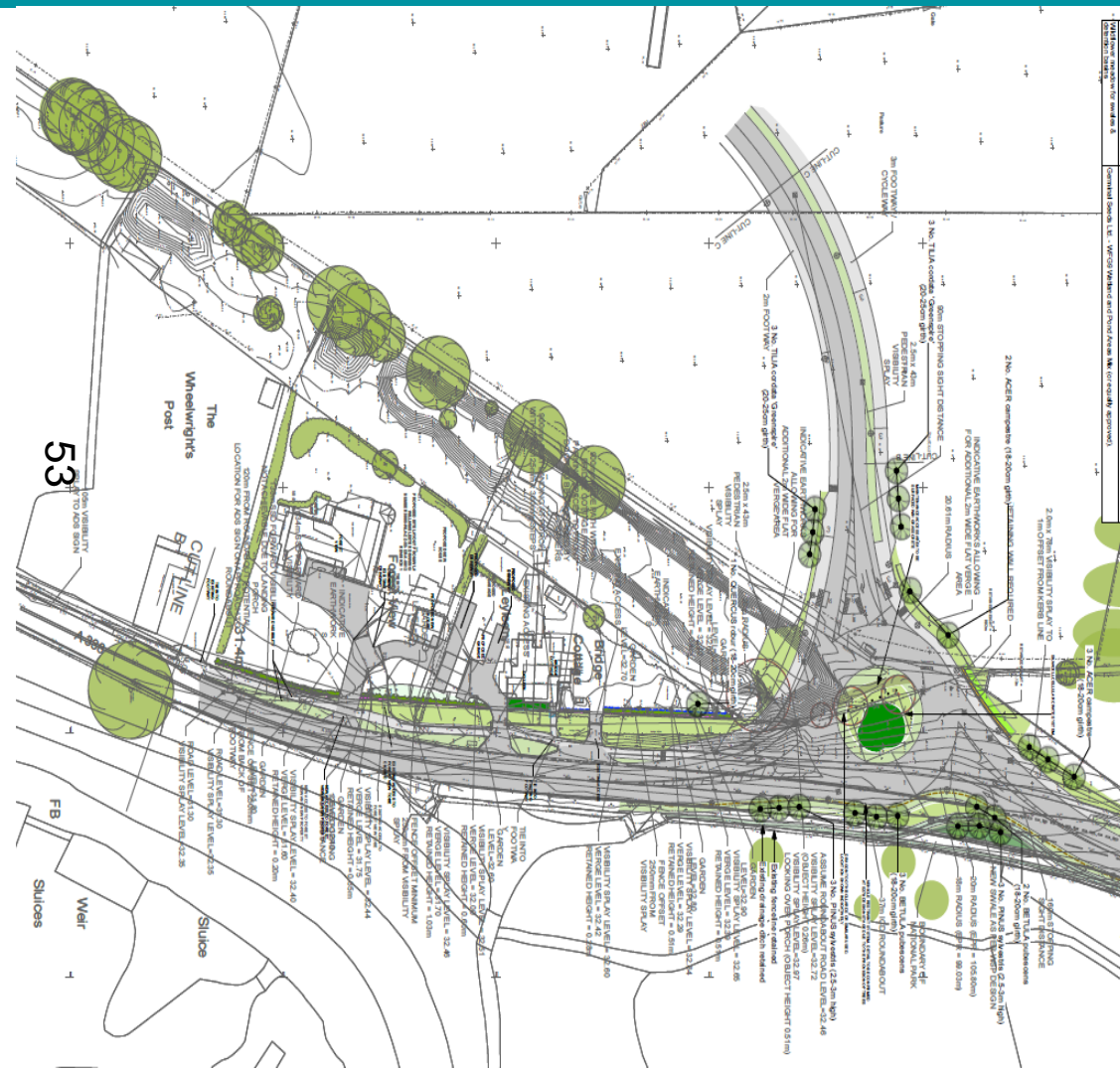


52



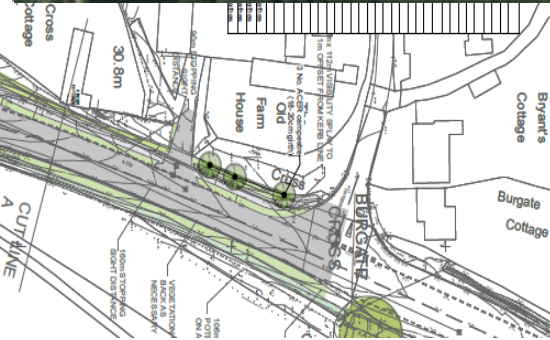


# Roundabout and Burgate Cross Listed Buildings



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# Setting of Listed Buildings



Figure 6.2: View 1 from Bryants Cottage



Figure 6.3: View 2 from Rosemary Cottage



# Roundabout site looking south and north





# Burgate Cross and roundabout site



# Recommendation

## • Grant Subject to Conditions

- The development proposal before Members has come forward as a result of the adopted Local Plan allocation
- The proposal has received a number of local objections but has qualified support from the Town Council and statutory consultees subject to various matters being addressed
- The overall principle of the link road has been established both by the policies set out in the Local Plan and by the resolution to grant the parent permission in January this year for the wider scheme
- It is only the central section of the road that was not included in that detailed approval
- Overall given there are no technical objections to the proposal coupled with the principal benefit of an early delivery of a major piece of road infrastructure the proposal is considered to be in line with local and national policy and guidance and recommended for approval subject to conditions

57





# New Forest

DISTRICT COUNCIL



# Planning Committee

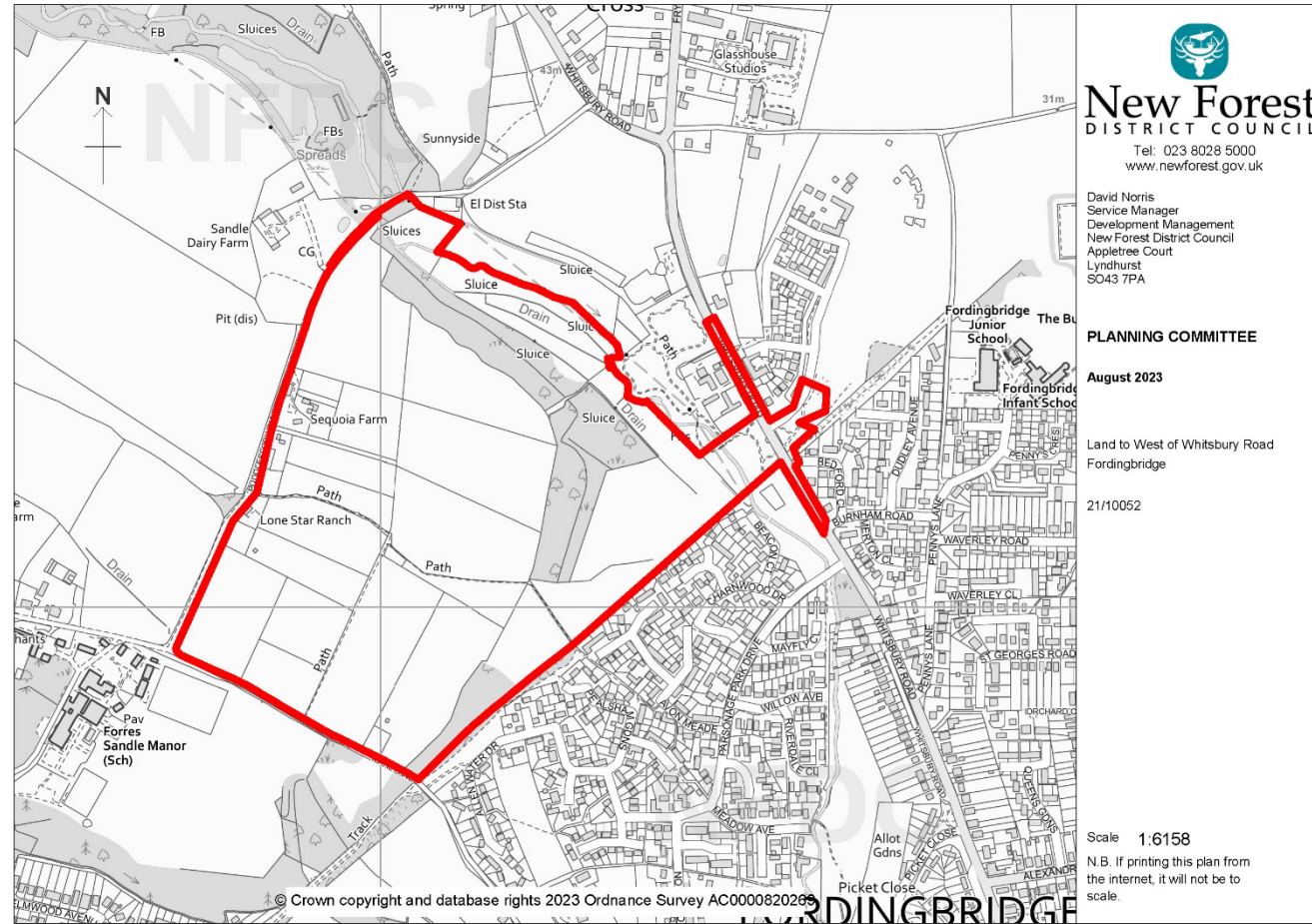
## App No 21/10052

Land to West of Whitsbury Road,  
Fordingbridge

**Schedule 3c**

# Red Line Plan

60



# Recommendation

- That delegated Authority be given to the Service Manager 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 Section (L) of the report; such agreement to be completed by 22 December 2023
  - (ii) the imposition of the conditions set out in report and any additional / amended conditions deemed necessary by the Development Management - Service Manager, having regard to the continuing Section 106 discussions

61



End of 3c 21/10052 presentation

62



New Forest  
DISTRICT COUNCIL

# Planning Committee

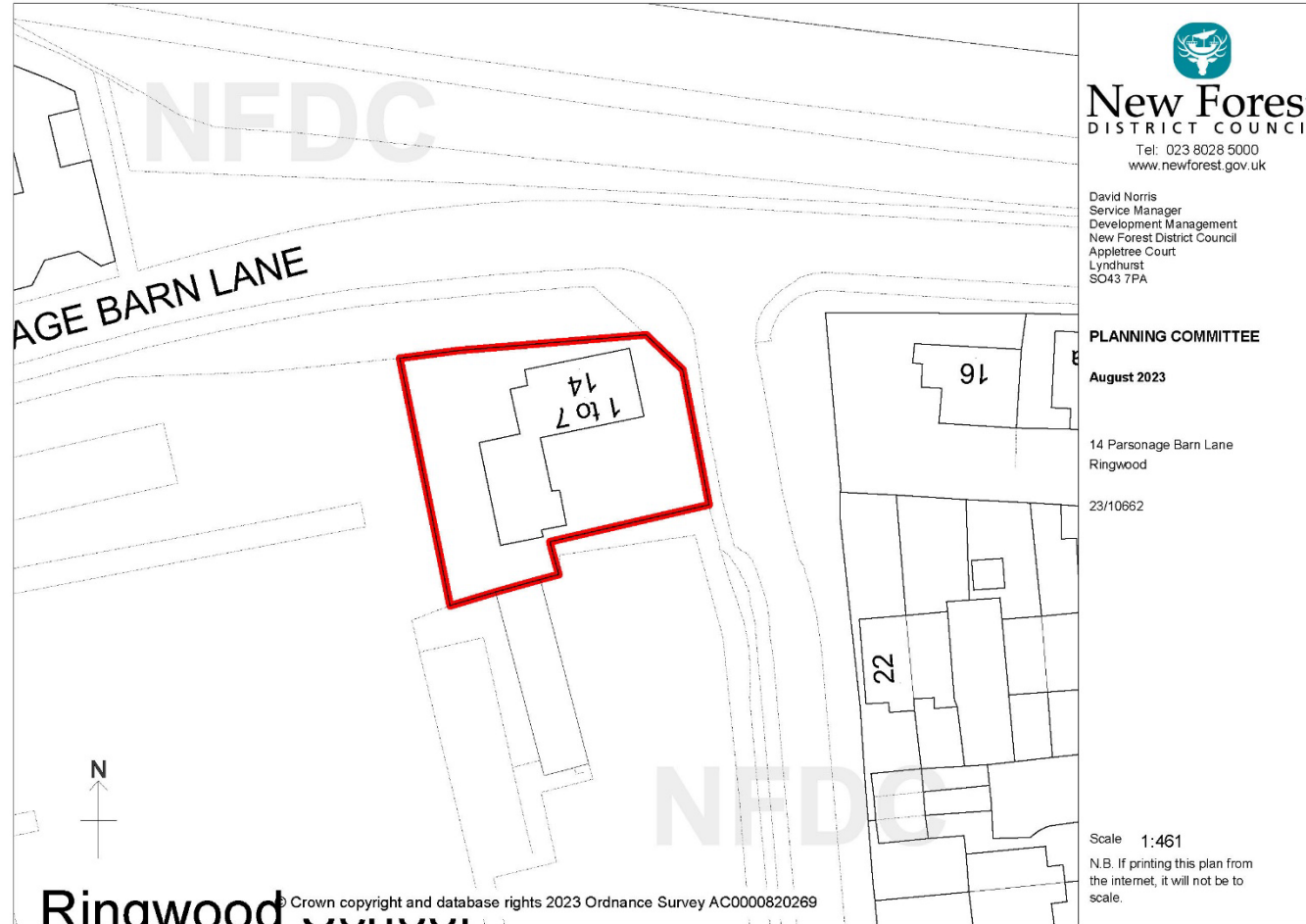
## App No 23/10662

14 Parsonage Barn Lane  
Ringwood  
BH24 1PX  
**Schedule 3d**



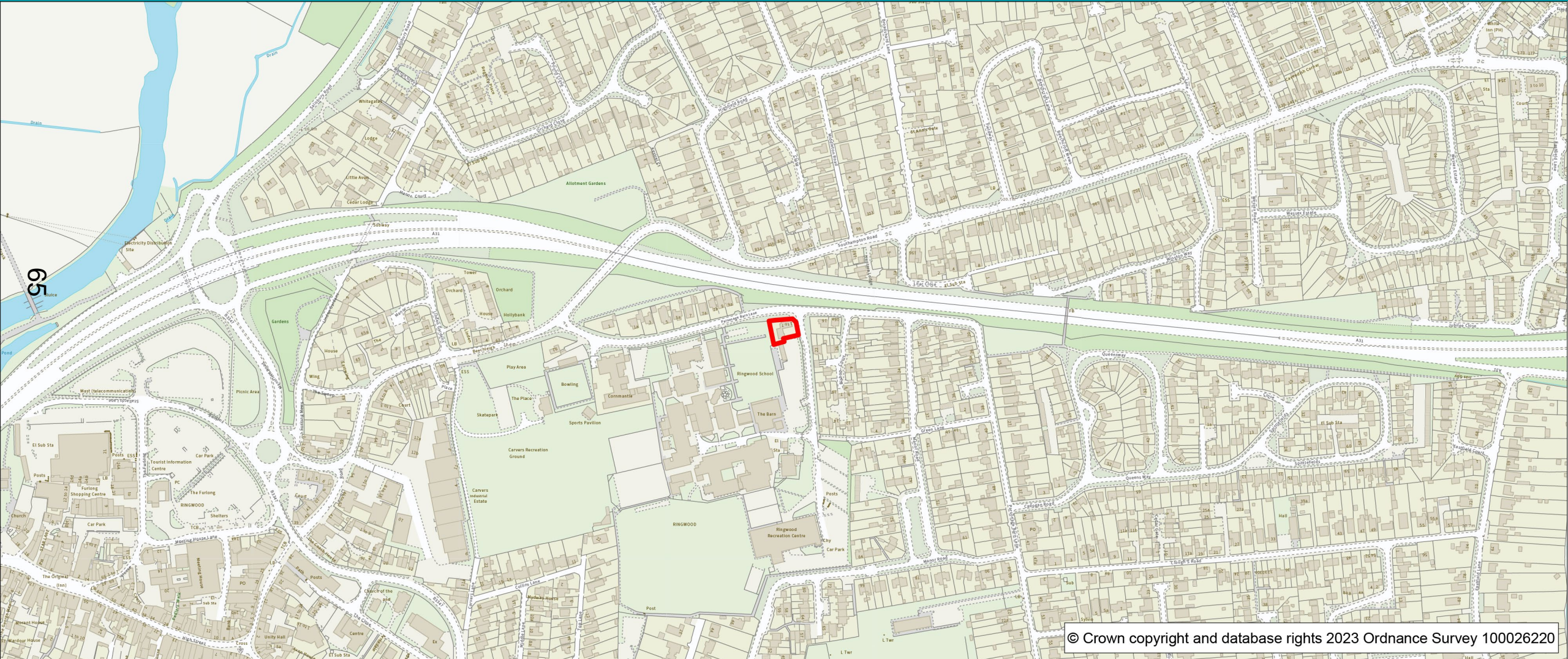
# Red Line Plan

64





# Wider context



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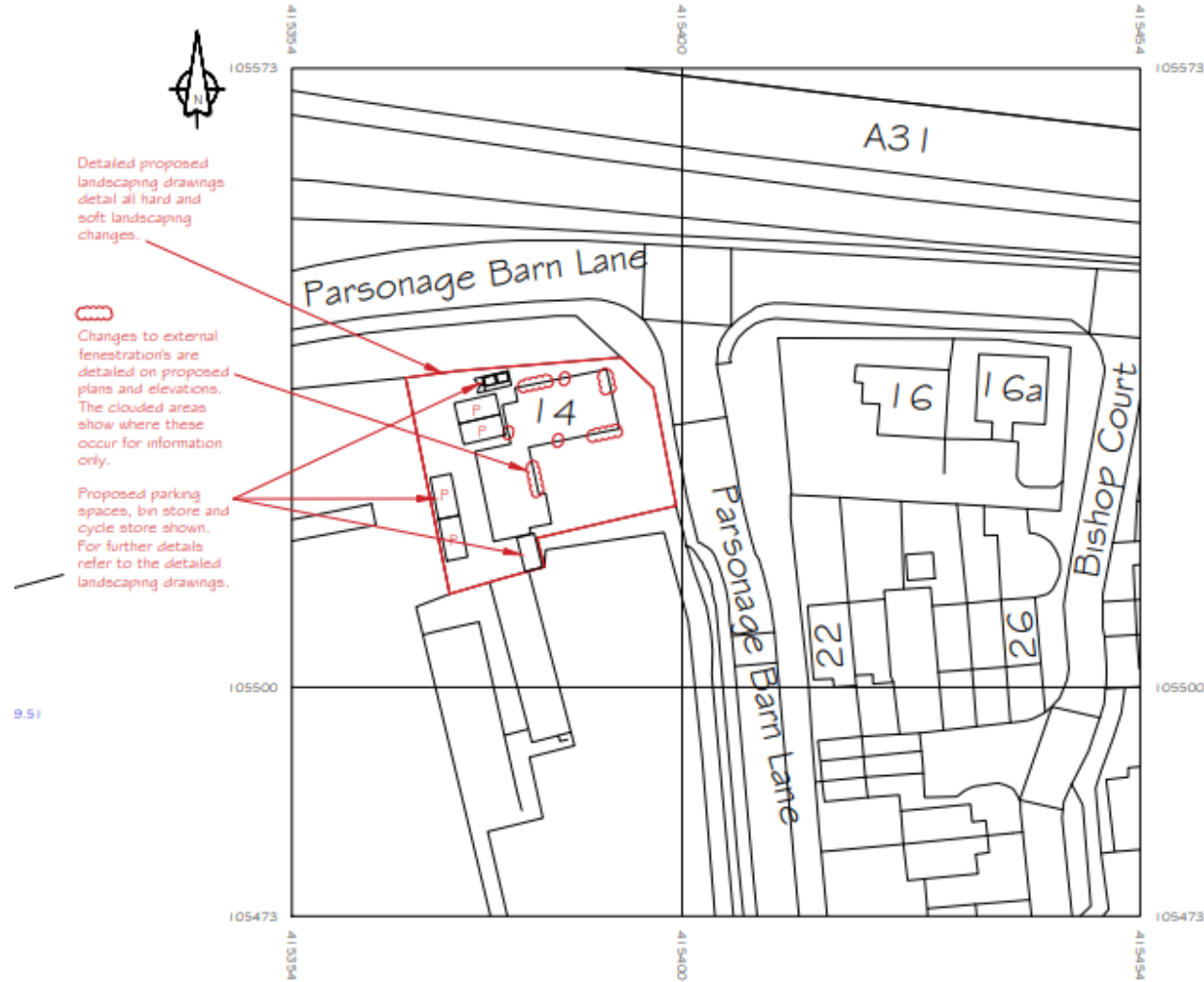
# Aerial Photograph



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# Existing block plan

67





# Existing elevations



Existing South Elevation 1:100



Existing West Elevation 1:100

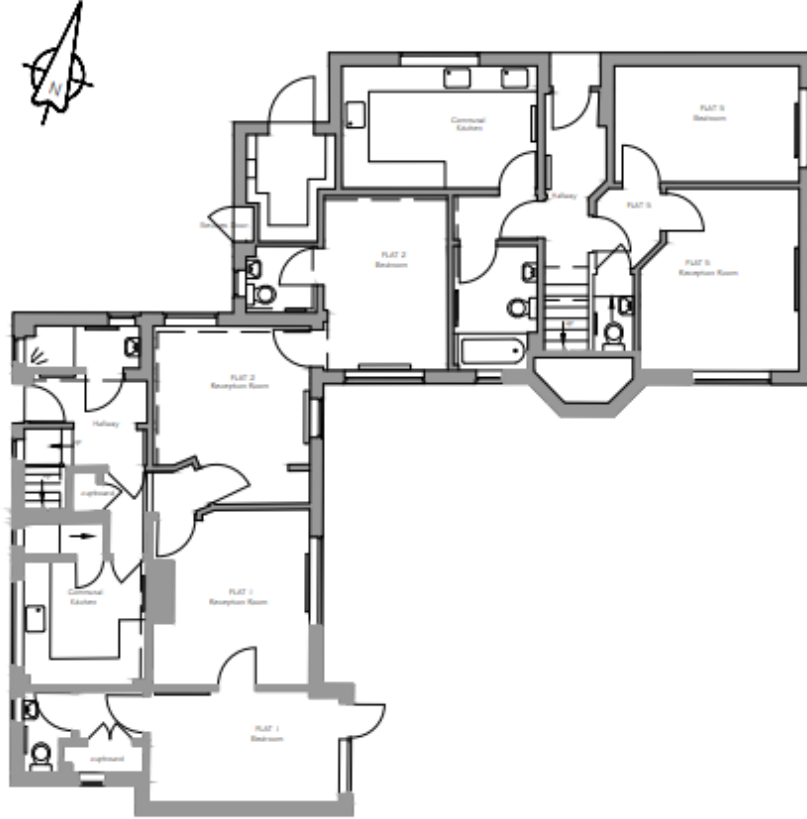


Existing North Elevation 1:100

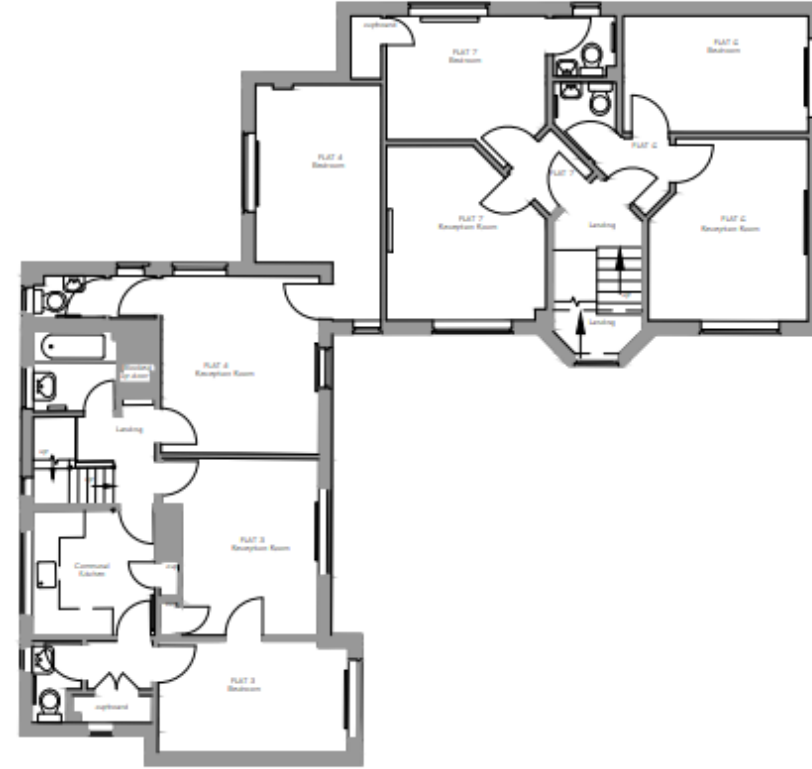


Existing East Elevation 1:100

# Existing floorplans



Existing Ground Floor Plan  
Scale 1:100

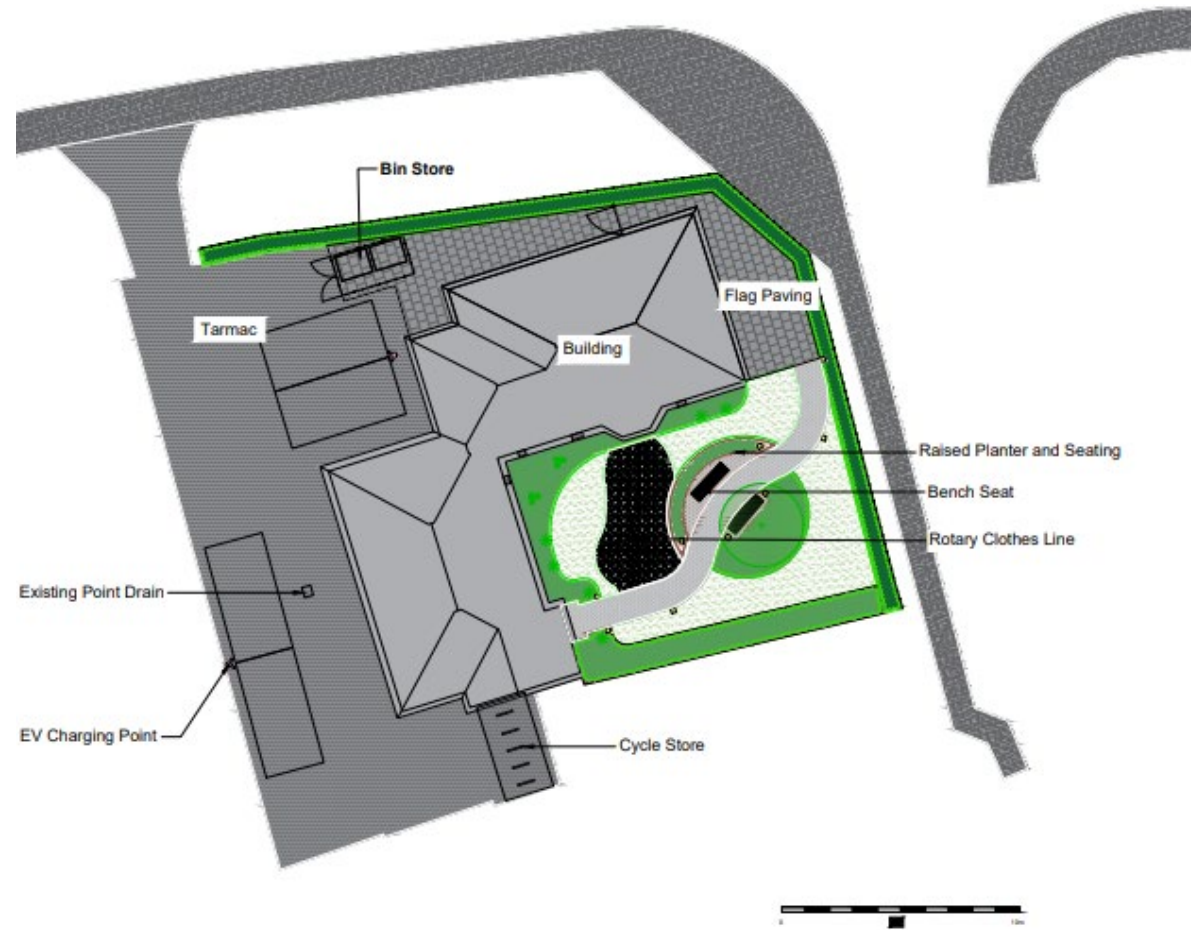


Existing First Floor Plan  
Scale 1:100

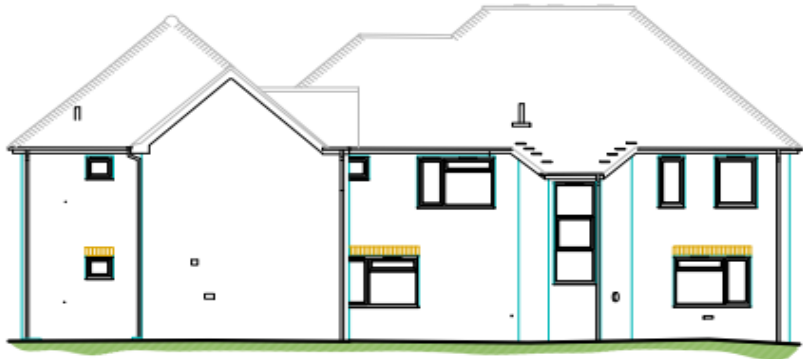


# Proposed site plan

70



# Proposed elevations



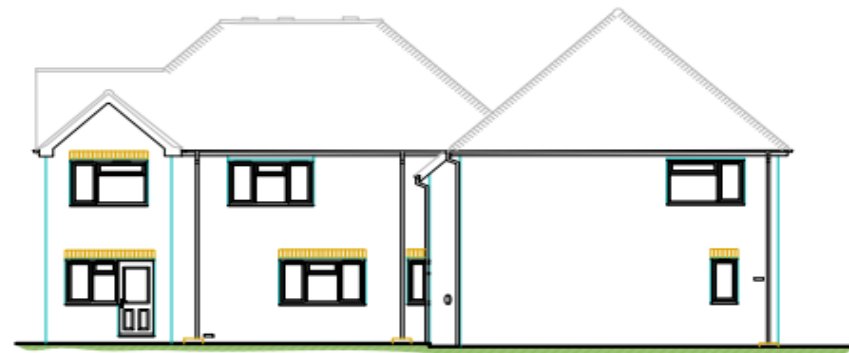
Proposed South Elevation 1:100



Proposed West Elevation 1:100



Proposed North Elevation 1:100



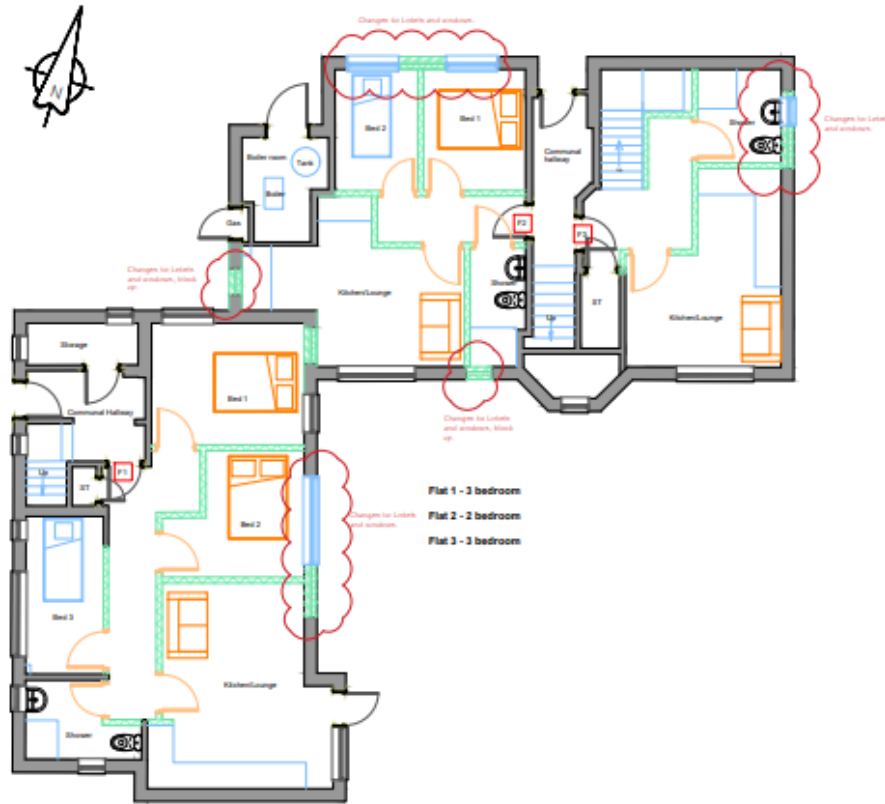
Proposed East Elevation 1:100

71

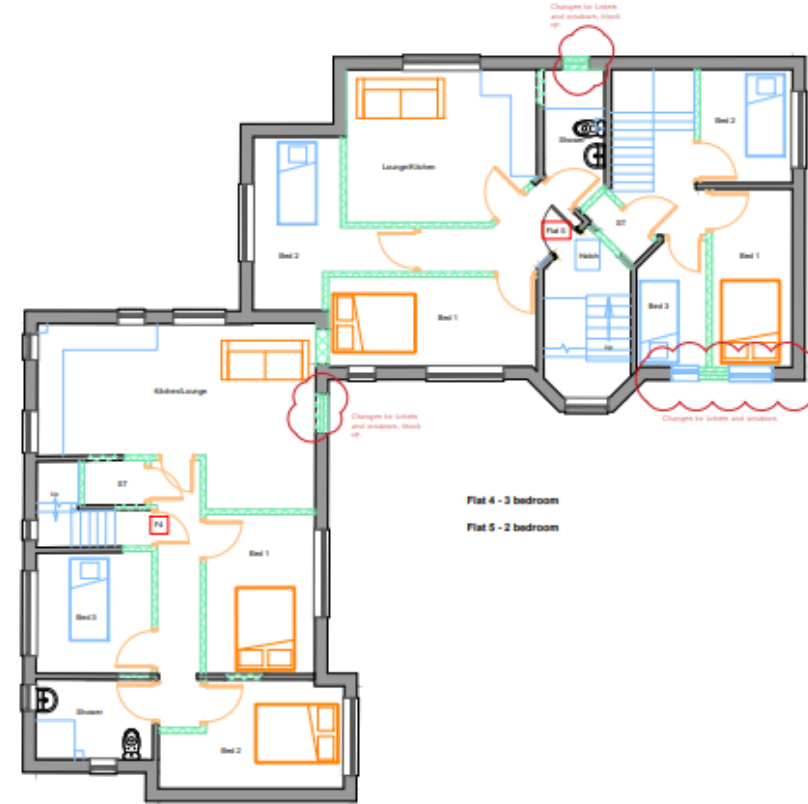


# Proposed floor plans

72



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100

# Comparison elevations

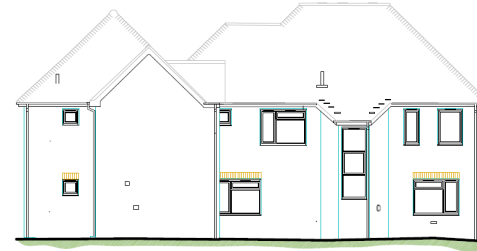
## Proposed elevations



Proposed North Elevation 1:100



Proposed East Elevation 1:100



Proposed South Elevation 1:100



Proposed West Elevation 1:100

## Existing elevations



Existing North Elevation 1:100



Existing East Elevation 1:100



Existing South Elevation 1:100

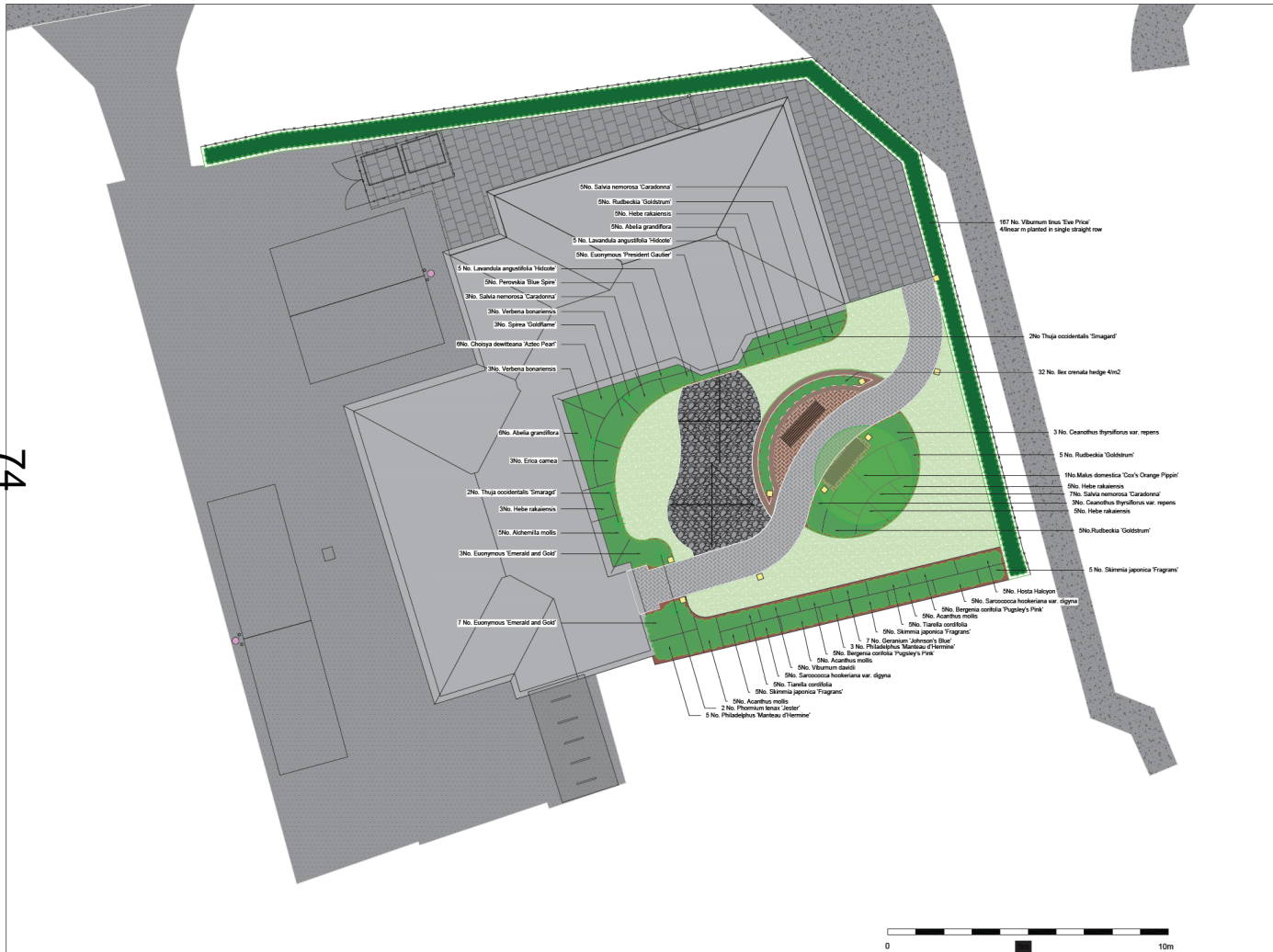


Existing West Elevation 1:100

73



# Proposed landscape plan



74

- Tree Planting
- Tarmac
- Flag paving
- Block paving to pathway
- Block paving to seating area
- Grass  
Product: Medallion Turf  
Supplier: Row lawn
- Ornamental shrub Planting  
See plant schedule and outline specification for details
- Gravel
- Hedge  
Planted at 40 linear m in double staggered rows. See plant schedule for details and specification
- Bench Seat
- Rotary washing line
- Brick Raised Planter
- Lighting Bollard
- EV Charging Point
- Cycle Store

# Application site

75





# Front (north) boundary



76

74

3d 23/10662



# Side (east) boundary



Access to Ringwood Leisure Centre

77



# Existing site



Access to the site



Amenity area

78



# Street scene looking west

79



Front boundary No 16



# Street scene long views



Looking East



Looking West

80



# Recommendation

- The recommendation is for delegated authority to be given to the Service Manager to GRANT consent subject to the required mitigation payments and the conditions as set out in the report as:
  - The proposed development is acceptable in principle in the built-up area
  - The proposal provides urgently needed temporary accommodation for those in housing need
  - Adequate parking is provided on the site and access arrangements are acceptable
  - Habitat mitigation will be dealt with by a financial contribution and phosphates mitigation would be secured by a Grampian condition

81



# New Forest

DISTRICT COUNCIL



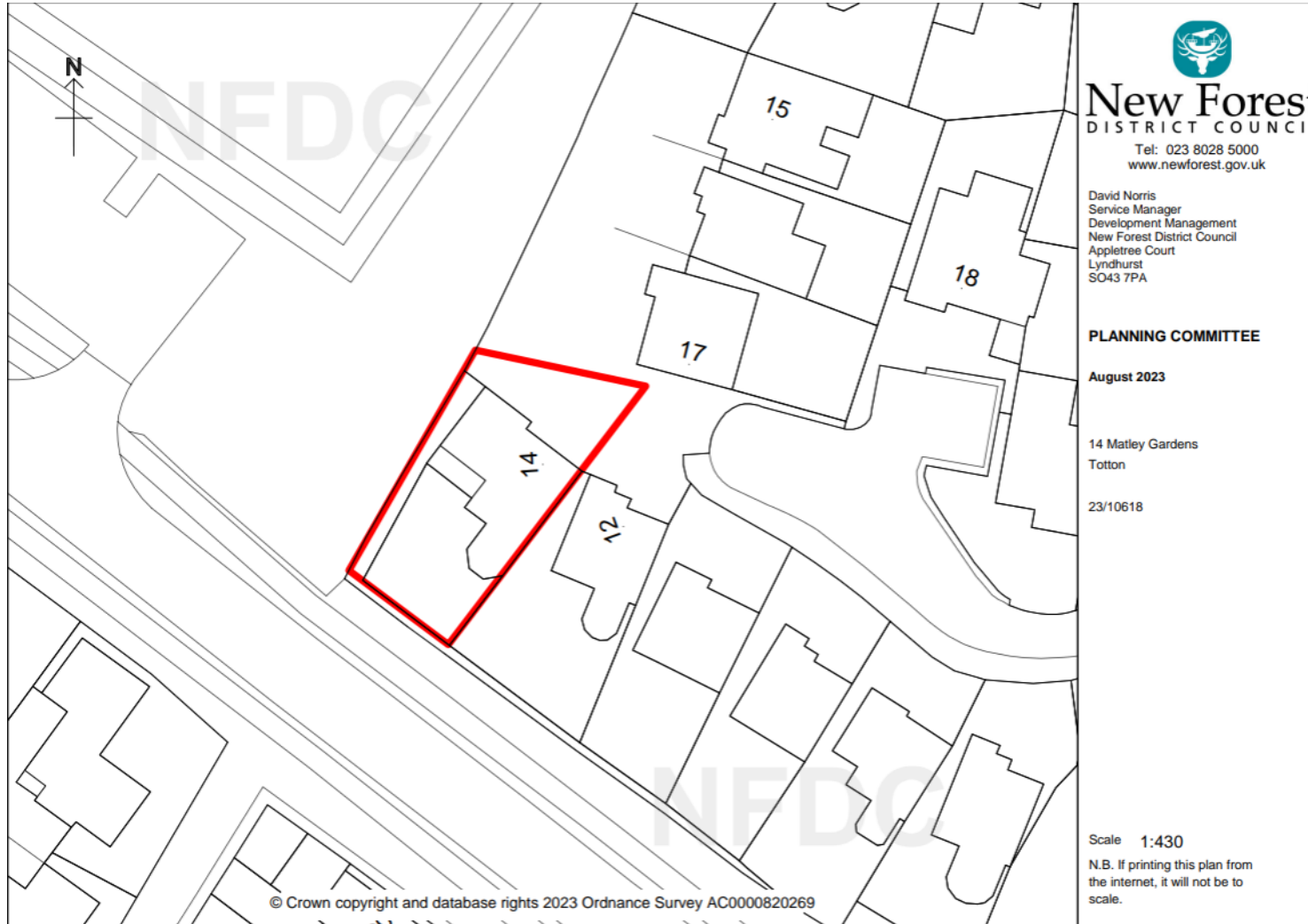
# Planning Committee

## App No 23/10618

14 Matley Gardens  
Totton  
SO40 8EY  
**Schedule 3e**

# Red Line Plan

84



**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**

August 2023

14 Matley Gardens  
Totton

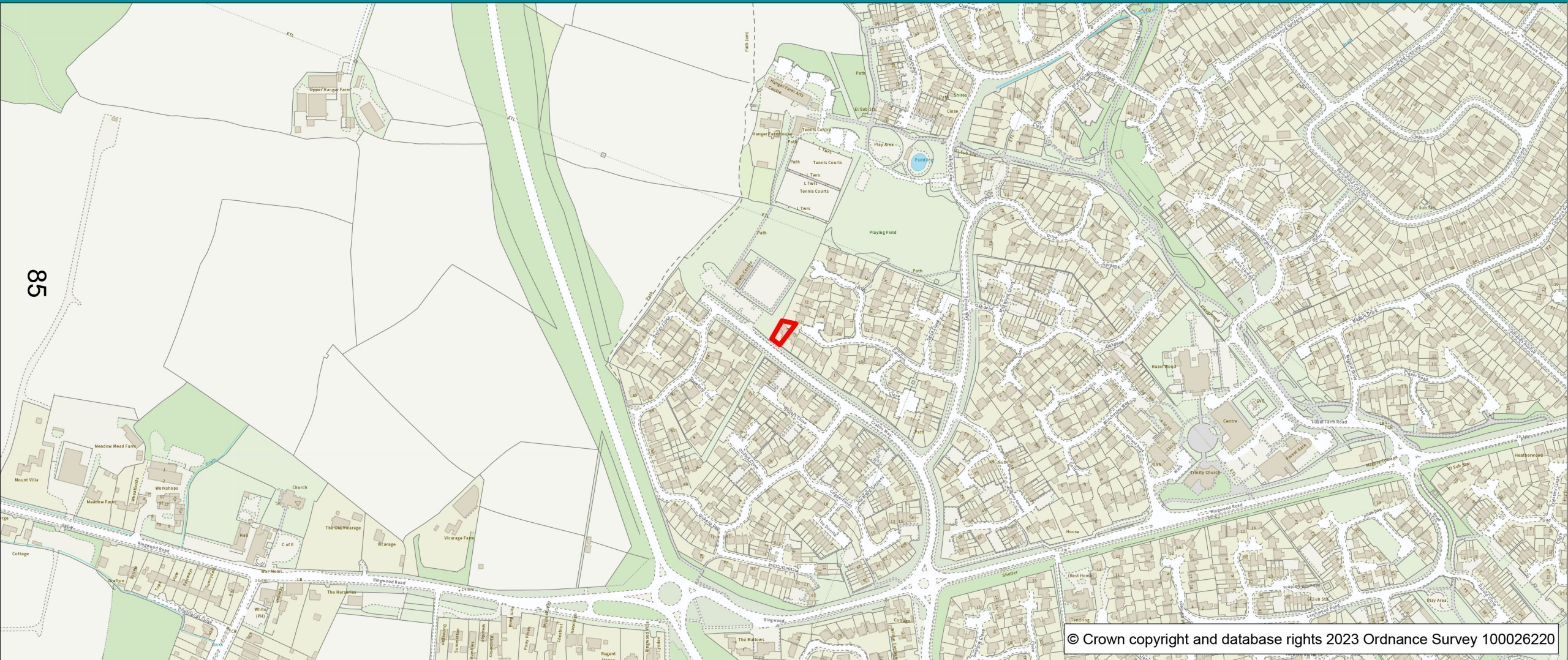
23/10618

Scale 1:430

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



# Wider context



85

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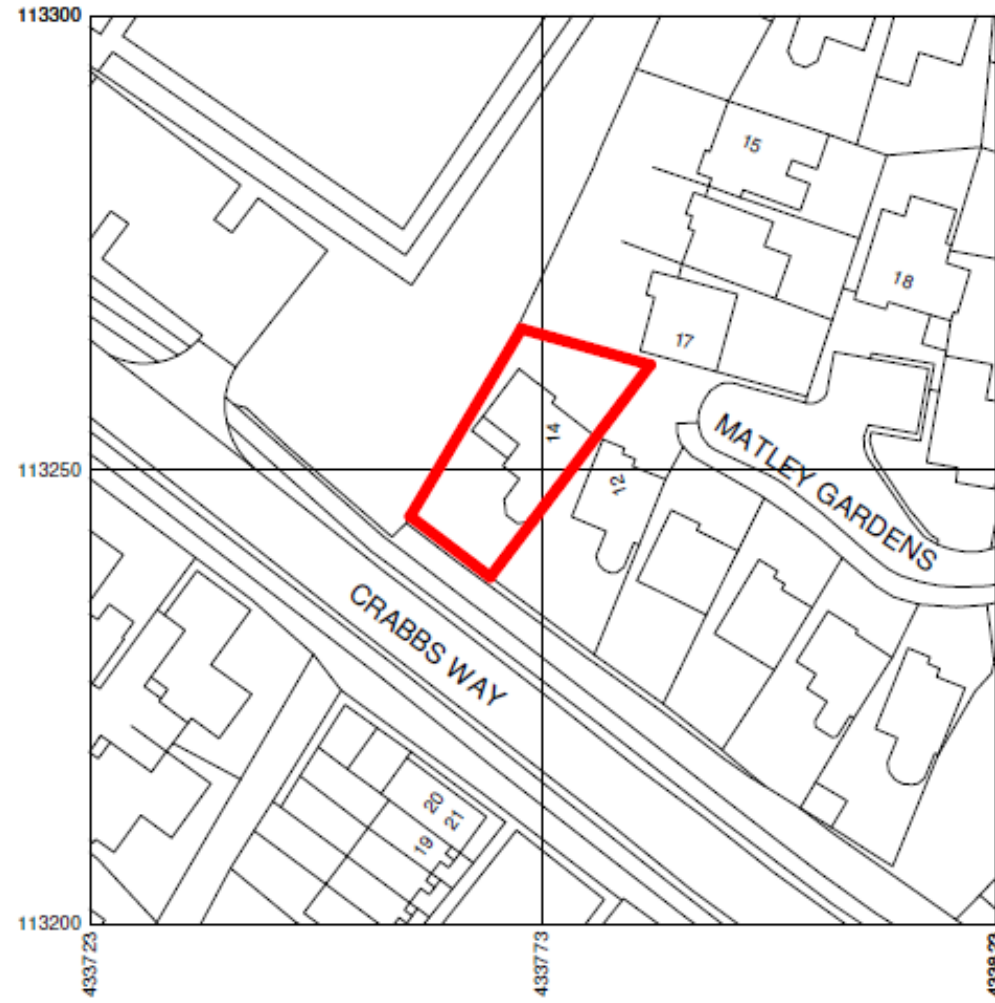
83

3e 23/10618



# Site Location Plan

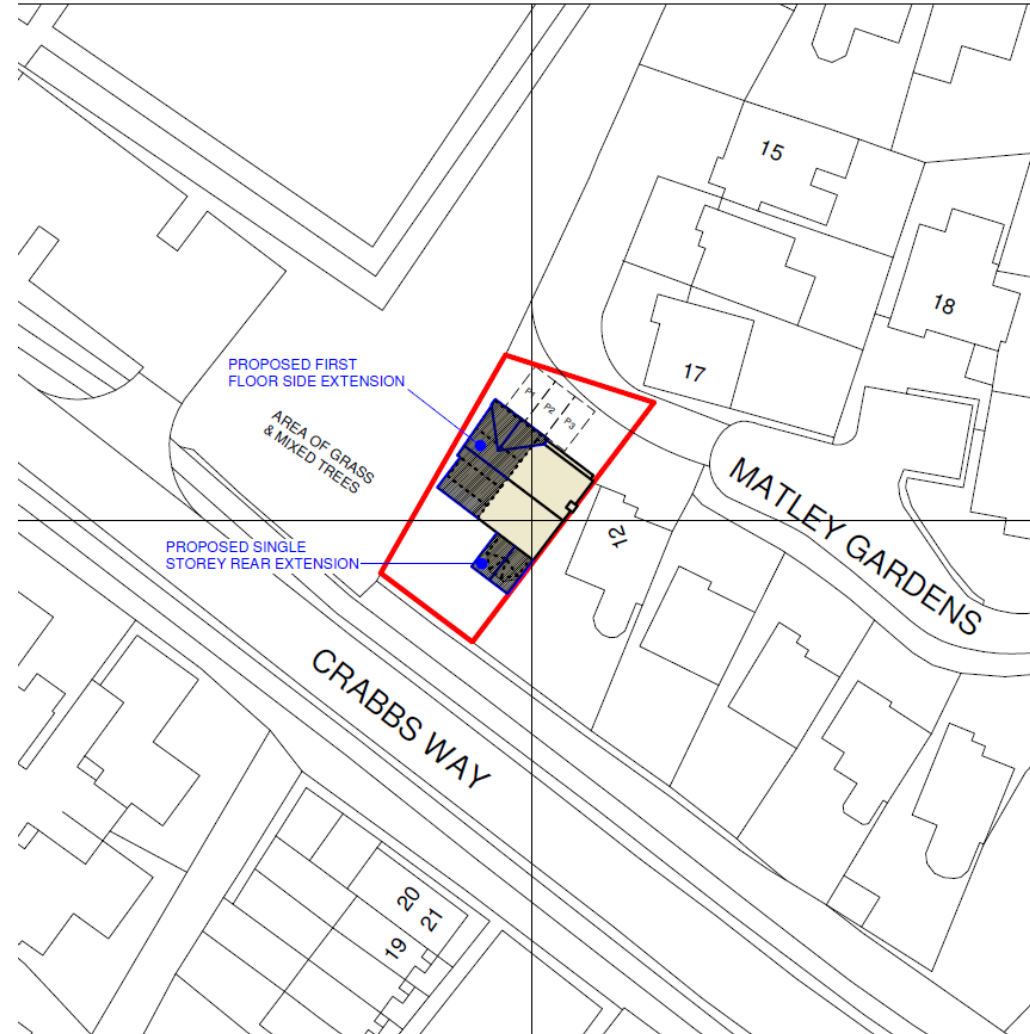
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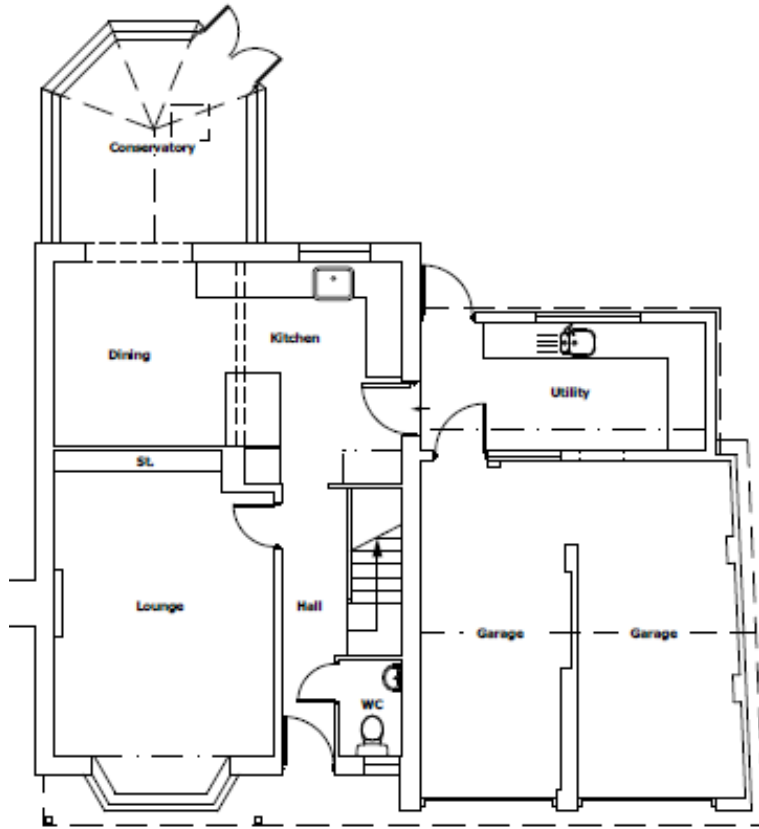


# Block Plan

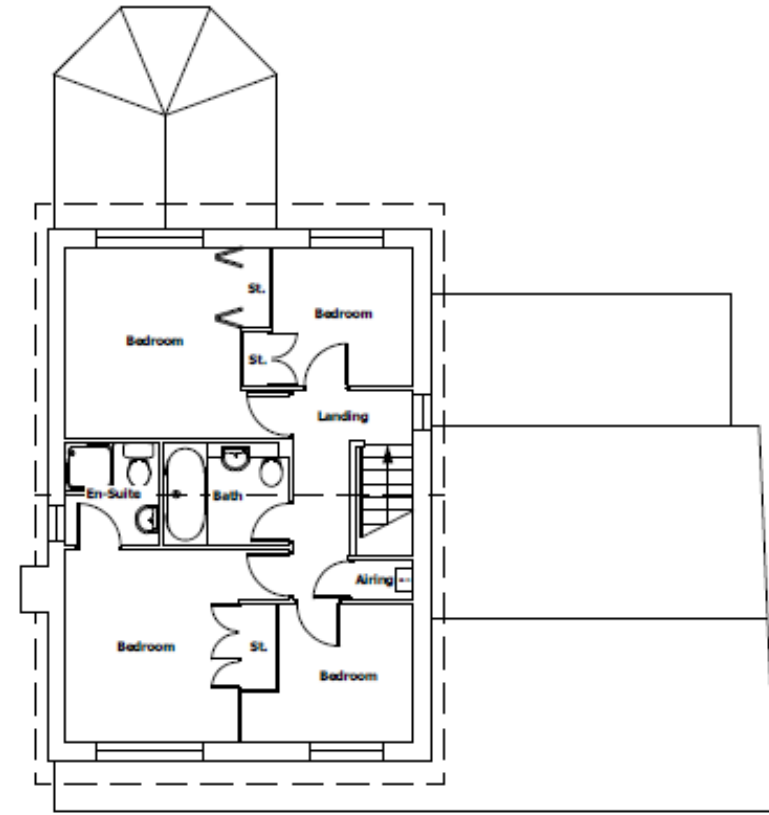
87



# Existing floor plans



Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100



88



# Existing Elevations



Existing Front Elevation 1:100



Existing Side Elevation 1:100



# Existing elevations



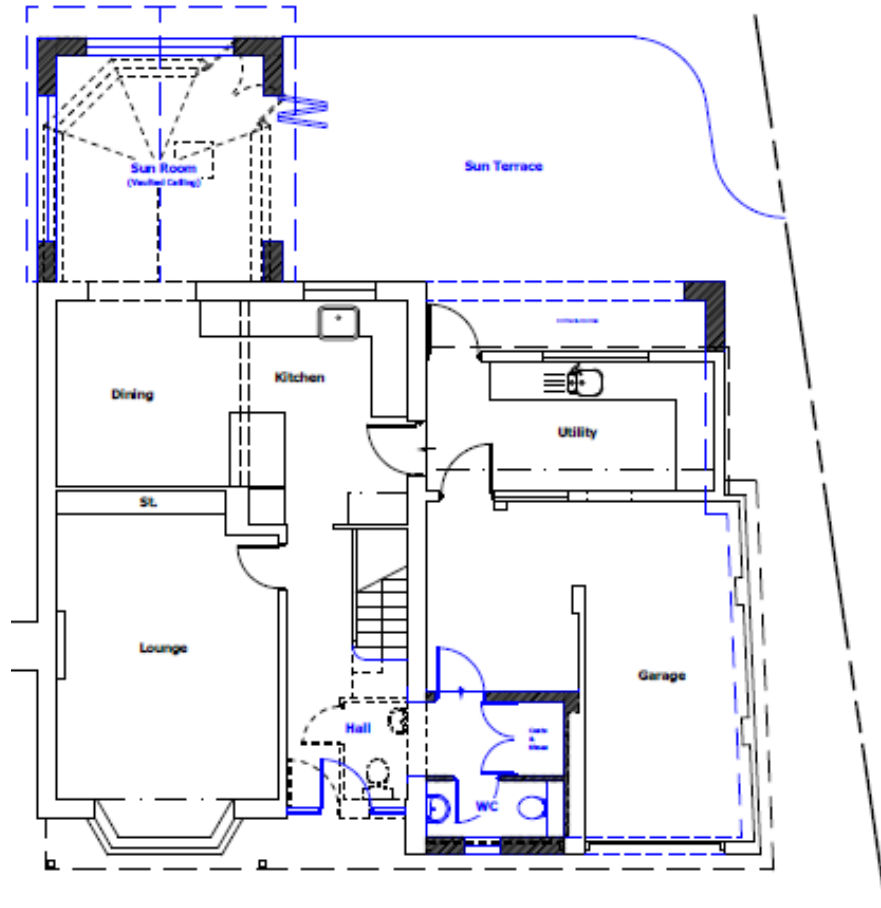
Existing Rear Elevation 1:100



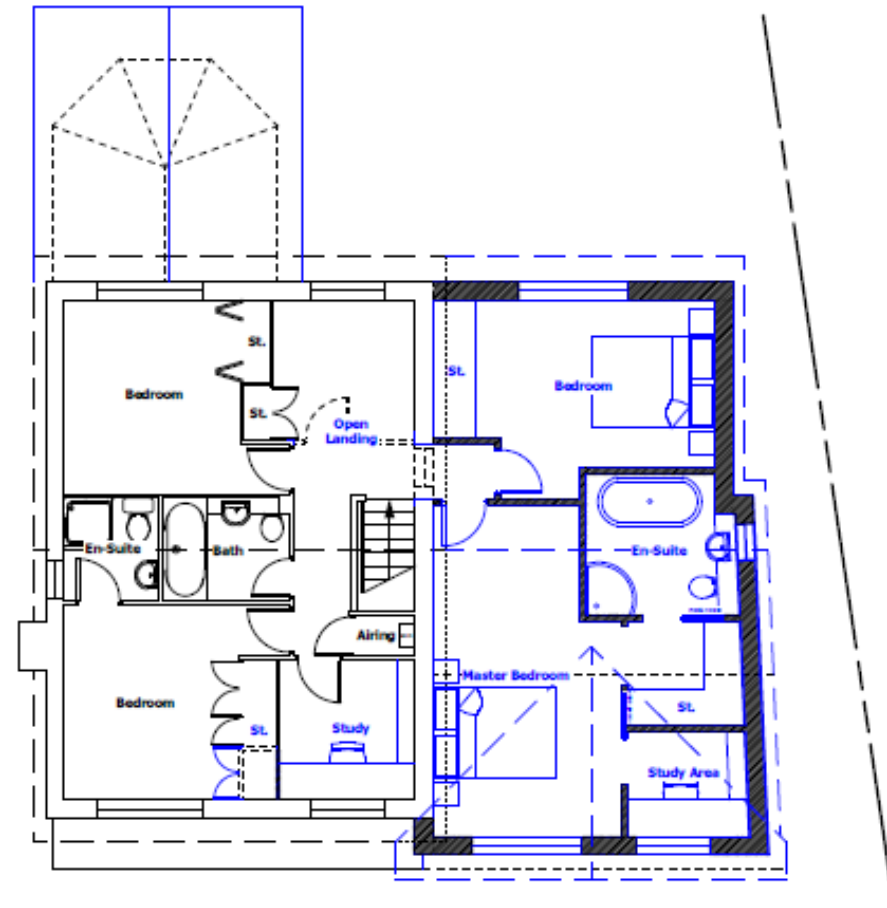
Existing Side Elevation 1:100



# Proposed Floor Plans



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

91

# Proposed elevations



Proposed Front Elevation 1:100



Proposed Side Elevation 1:100

# Proposed Elevations



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



# Front Elevation

94



92

3e 23/10618



# Side Boundary

95



93

3e 23/10618



# Rear Boundary

96





# Rear Elevation

97



95

3e 23/10618



# Rear Elevation

86



96

3e 23/10618



# Street Scene

66





# Aerial View

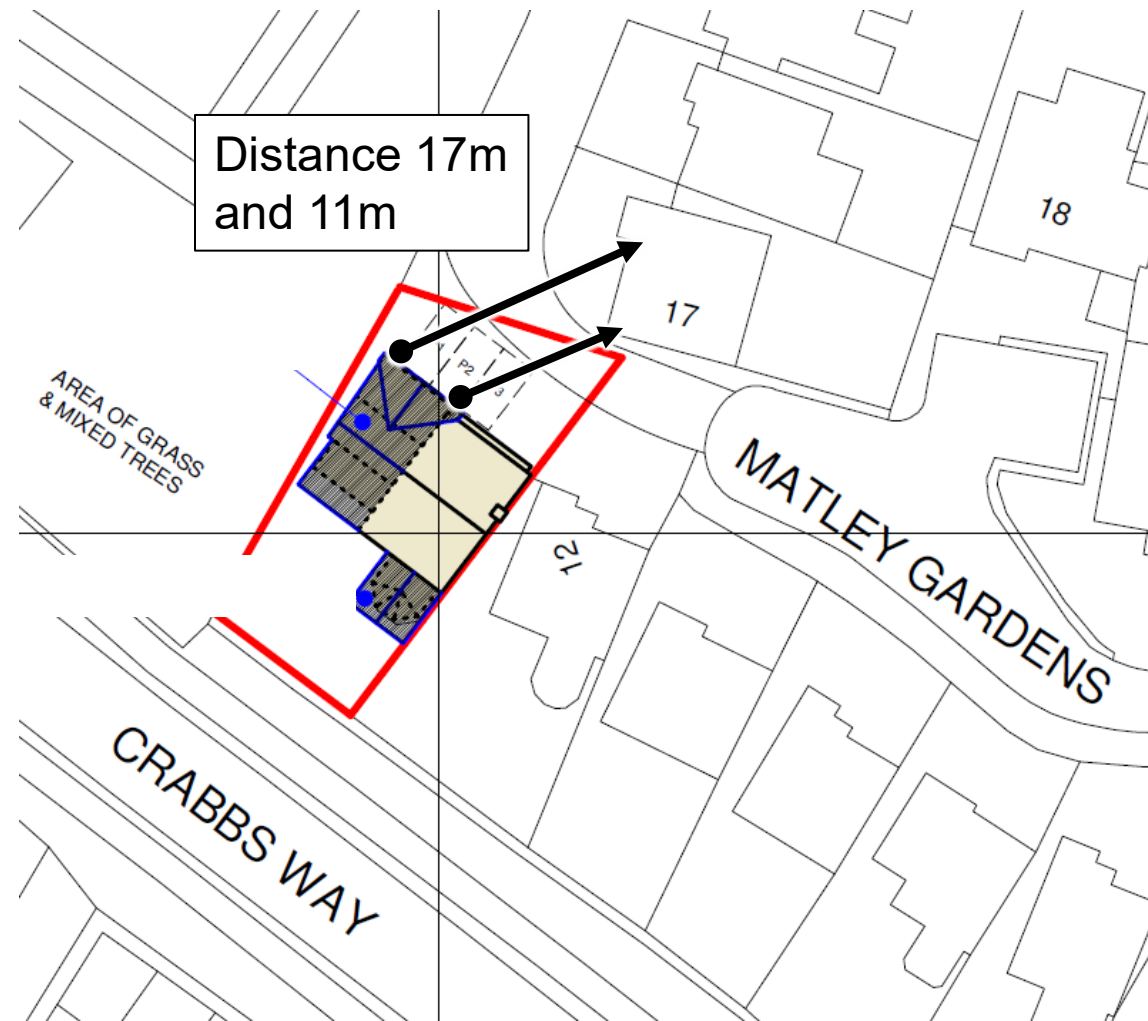


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# Distance plan

101



# From No 17 Master Bedroom

102



100

3e 23/10618



# View from No 17 Master Bedroom

103



101

3e 23/10618



# From No 17 Master Bedroom

104





# View from No 17 2<sup>nd</sup> Bedroom

105



# View from No 17 Lounge

106



104

3e 23/10618



# View towards No 17

107





# View towards No 17

108





# View from front of No 17

109



107

3e 23/10618

# Recommendation

- Grant subject to Conditions

110



End of 3e 23/10618 presentation

111



**New Forest**  
DISTRICT COUNCIL

# Planning Committee

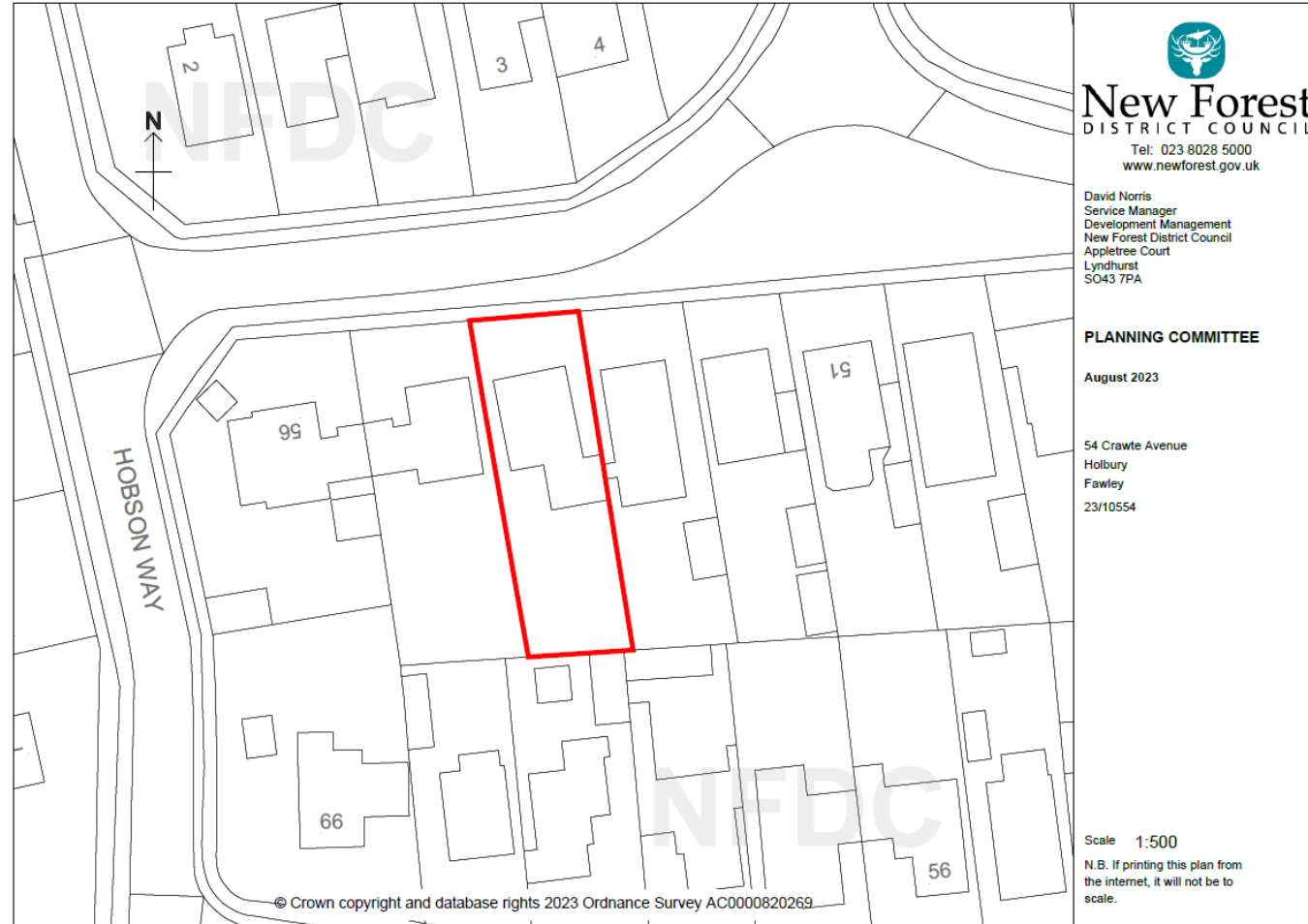
## App No 23/10554

54 Crawte Avenue  
Holbury  
Fawley SO45 2GQ  
**Schedule 3f**

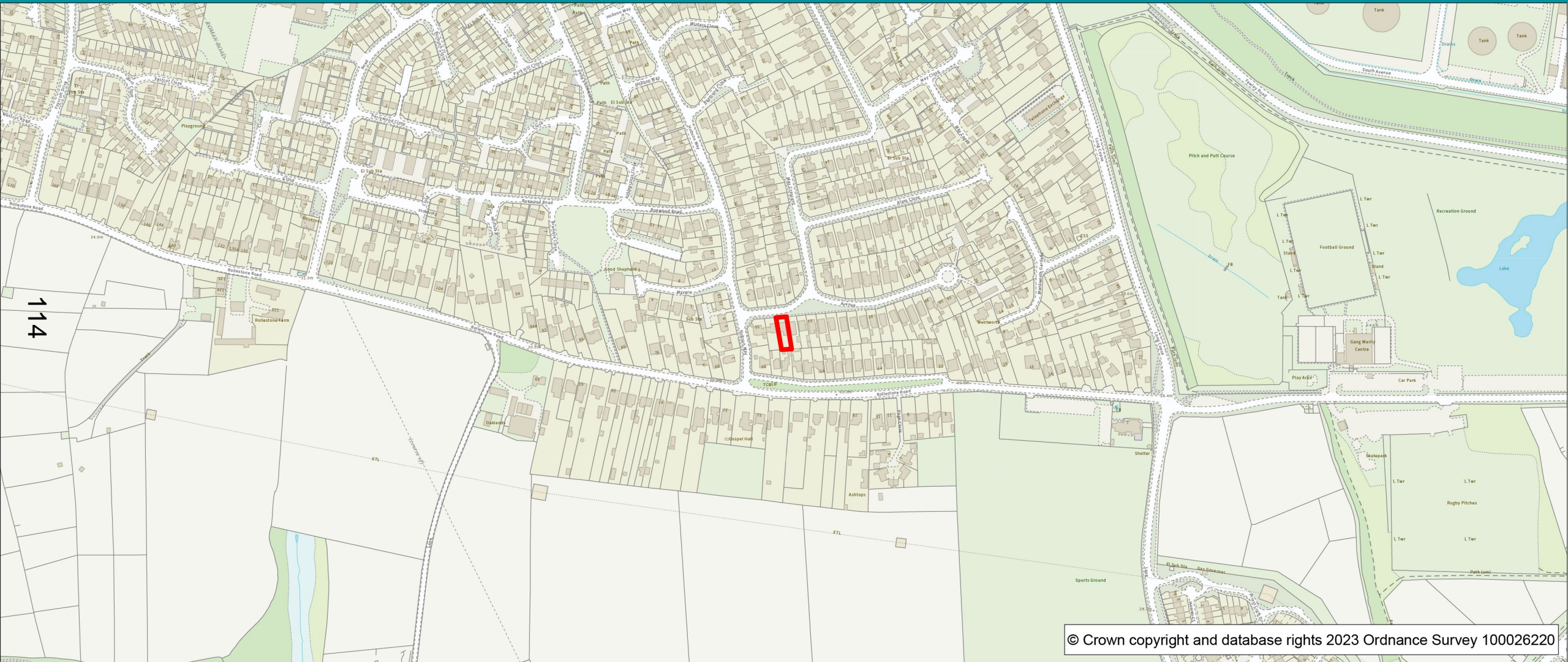


# Red Line Plan

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# Wider context



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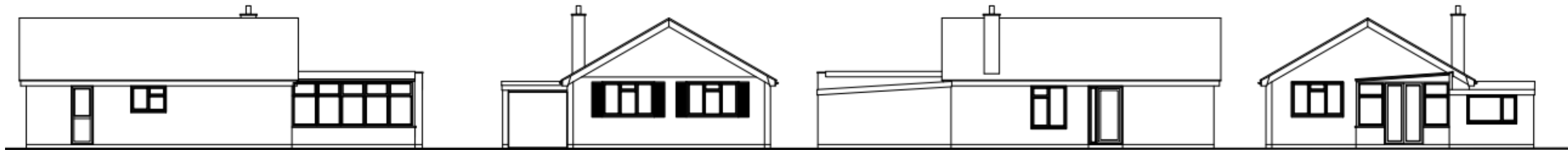


# Site plan proposed



115

# Existing and proposed plans



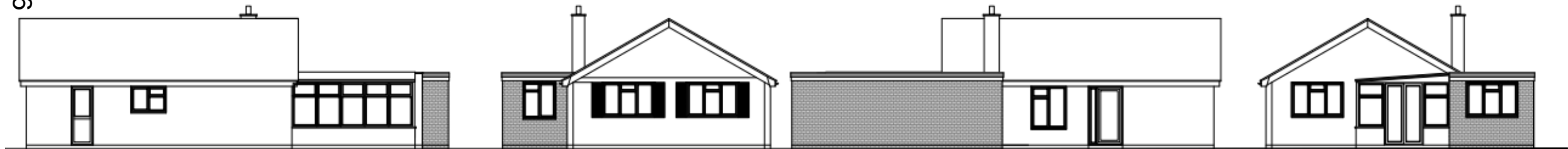
Existing West Elevation

Existing North Elevation

Existing East Elevation

Existing South Elevation

116



Proposed West Elevation

Proposed North Elevation

Proposed East Elevation

Proposed South Elevation



# Front



117

115

3f 23/10554



# Front drive and wall

118





# View from neighbour's window

119





# Rear





# Recommendation

- Recommendation to grant planning permission with conditions

121

End of 3f 23/10554 presentation

122



**New Forest**  
DISTRICT COUNCIL



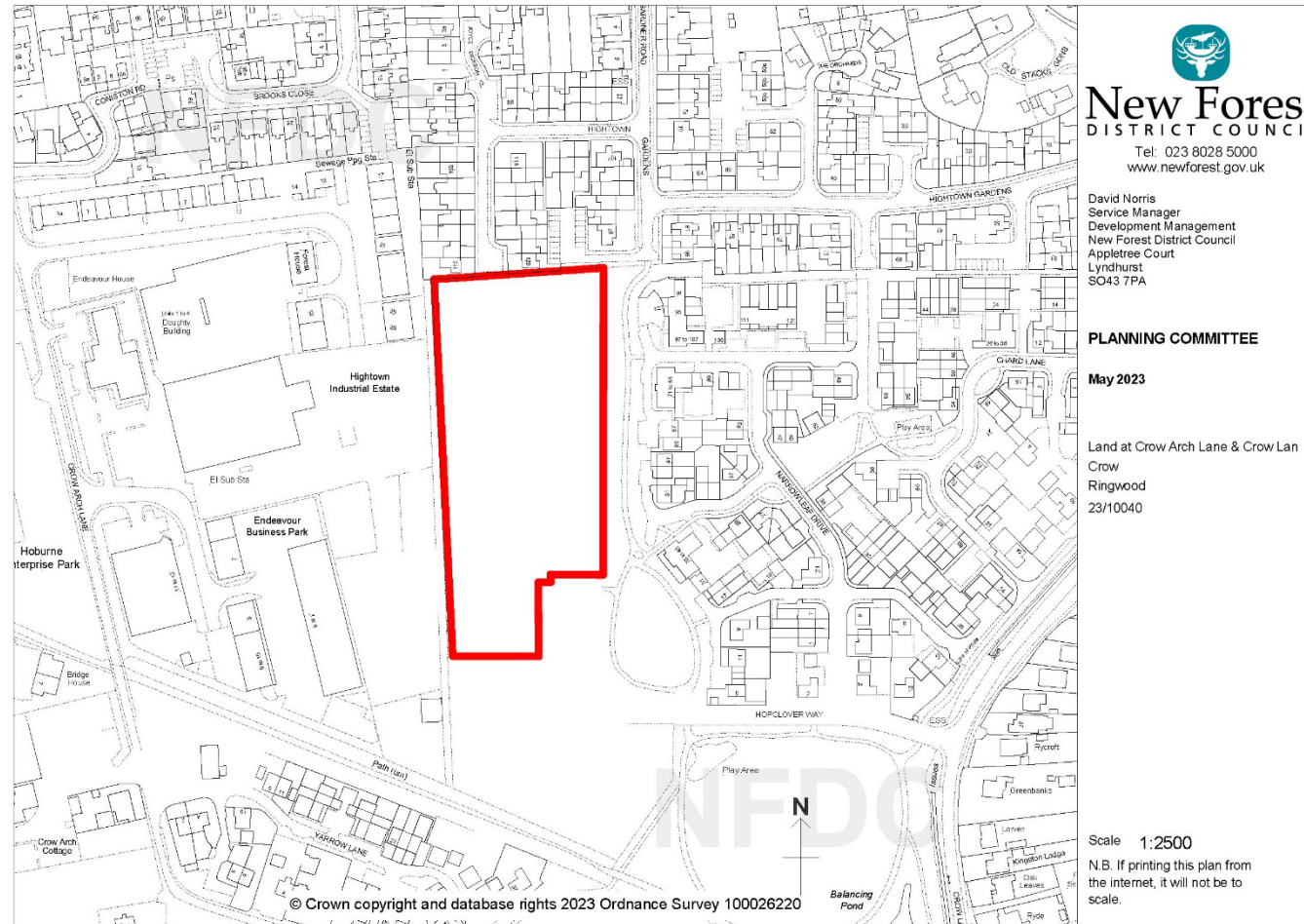
# Planning Committee

## App No 23/10040

Land at Crow Arch Lane & Crow Lane  
Ringwood  
BH24 3DZ  
**Schedule 3g**

# Red Line Plan

124





# Aerial photograph



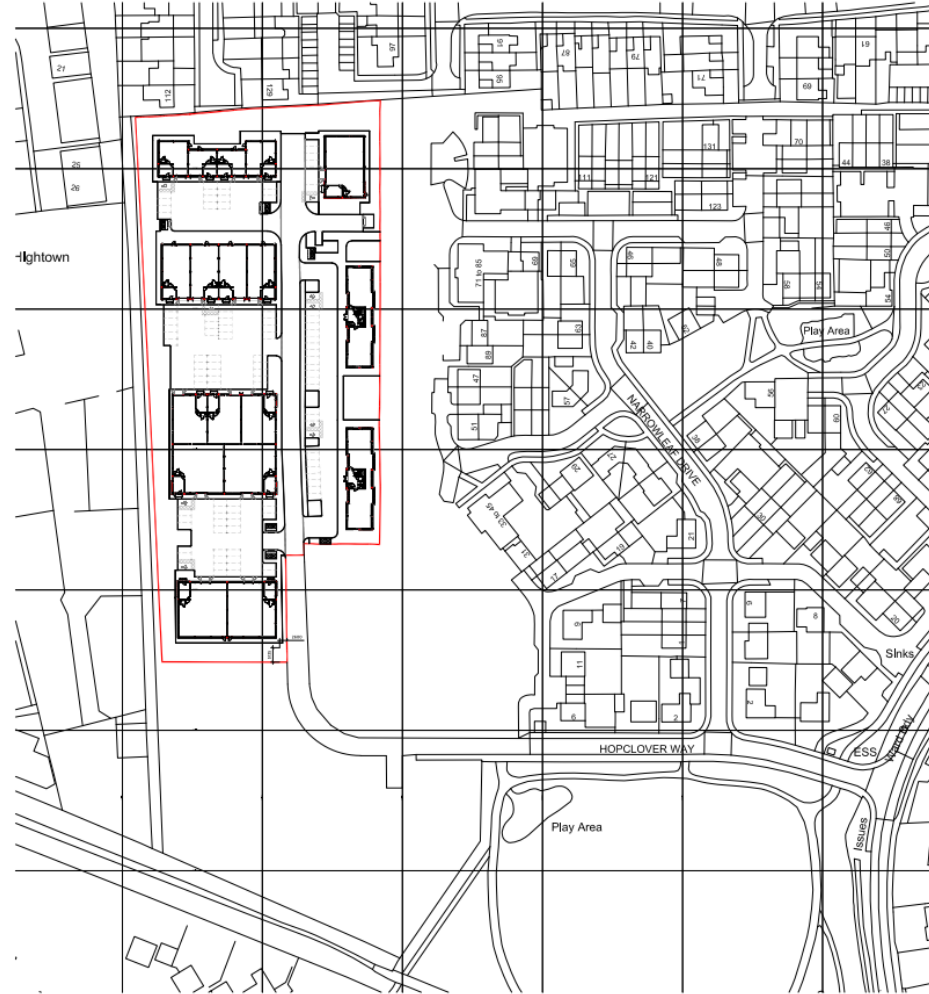
123

3g 23/10040



# Site Location Plan

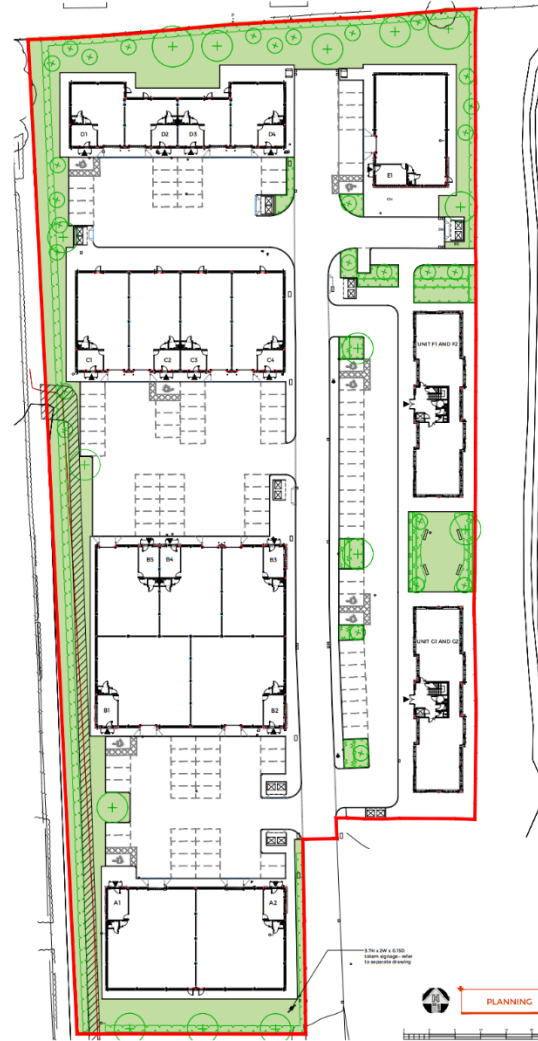
126





# Site Plan

127



# Proposed Signage

128



Single sided totem sign.

Steel frame with formed ACM panels painted to approved RAL colours (Blue and Yellow).

Tenant directory is individual interchangeable aluminium extruded slats fitted into a sidetrack with concealed security fixings.





# Site Photographs





# Site Photographs

130





# Neighbouring properties

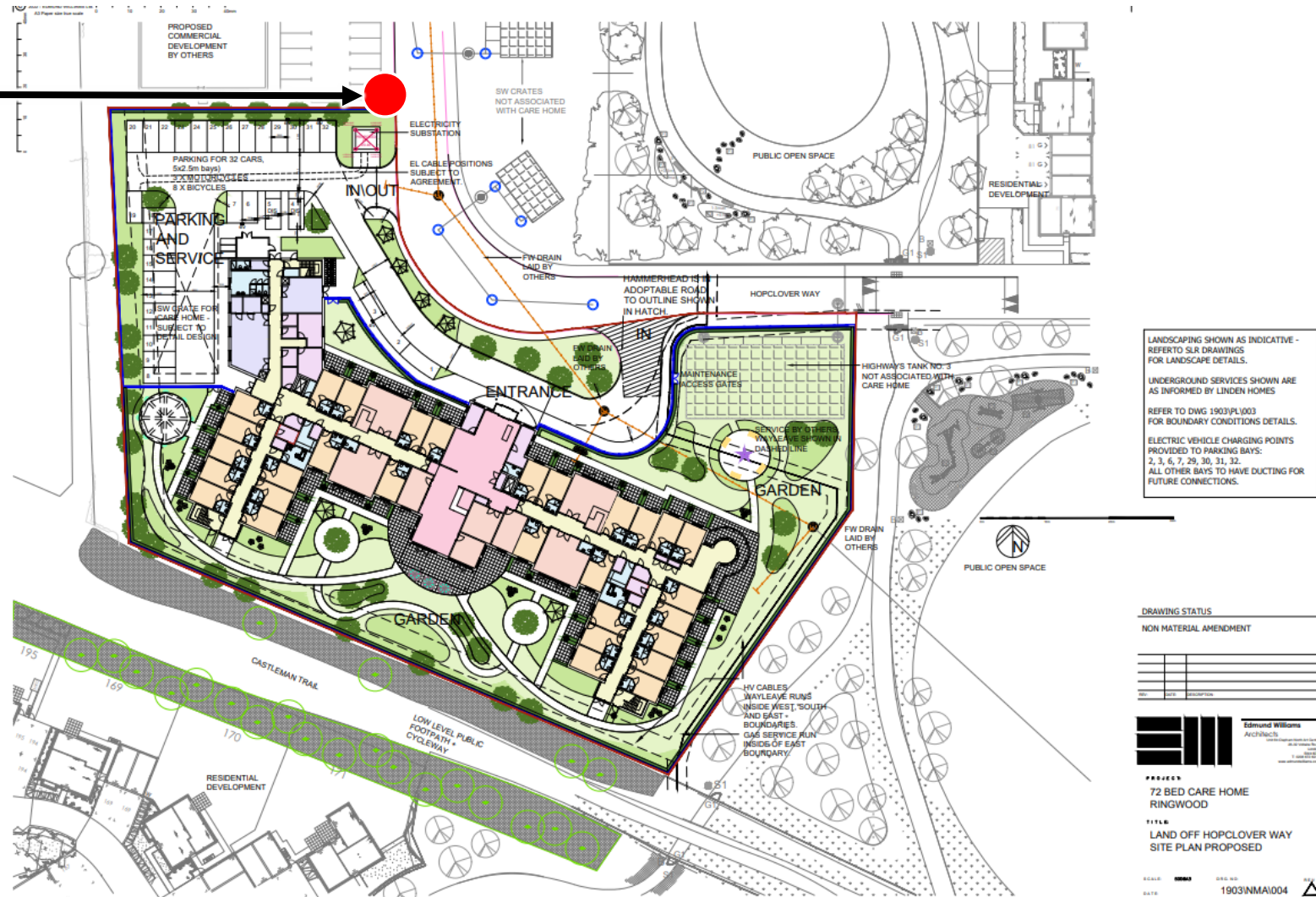
131



# Adjacent Care Home – Site Plan

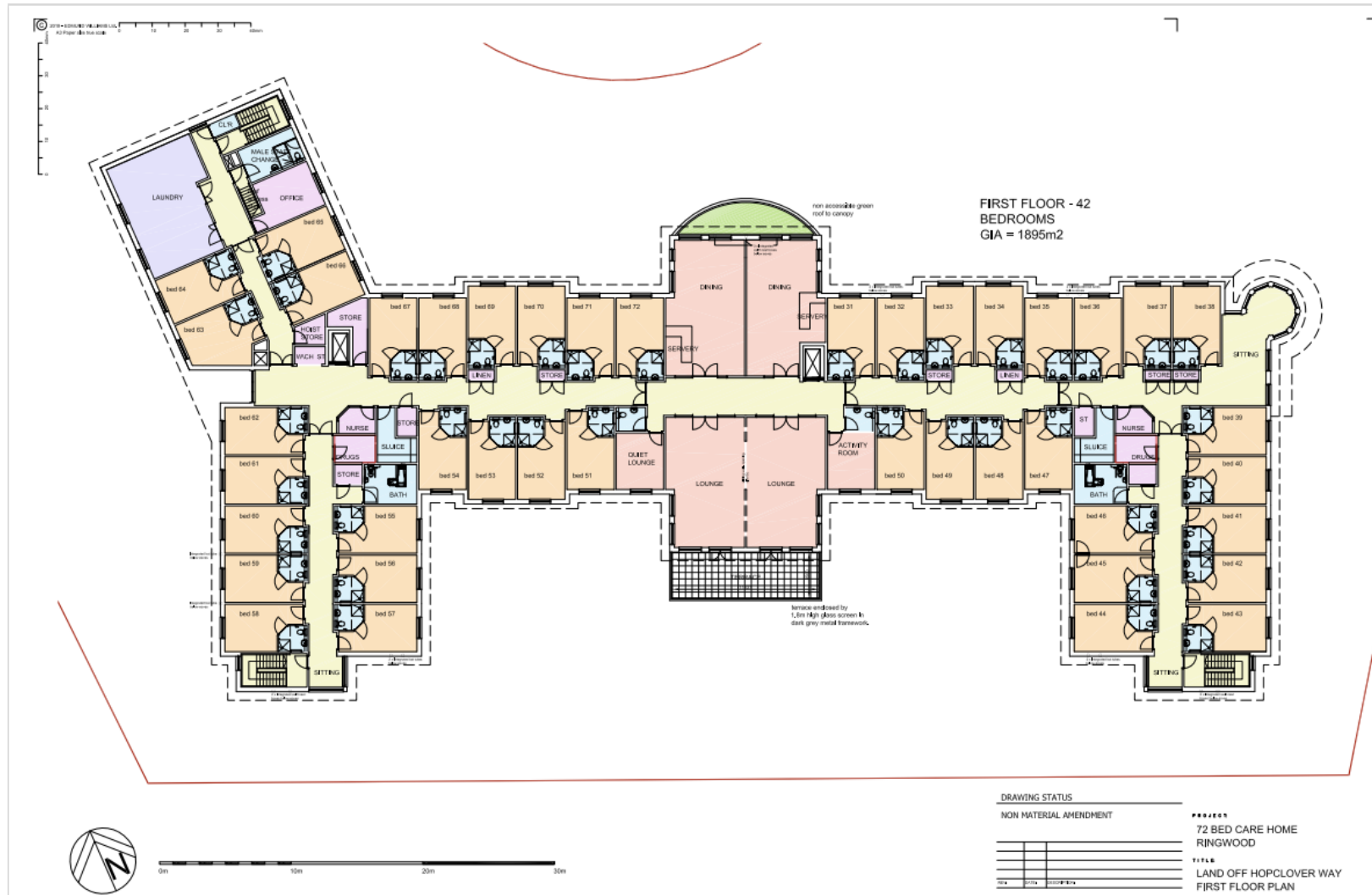
Approximate location of the proposal

132



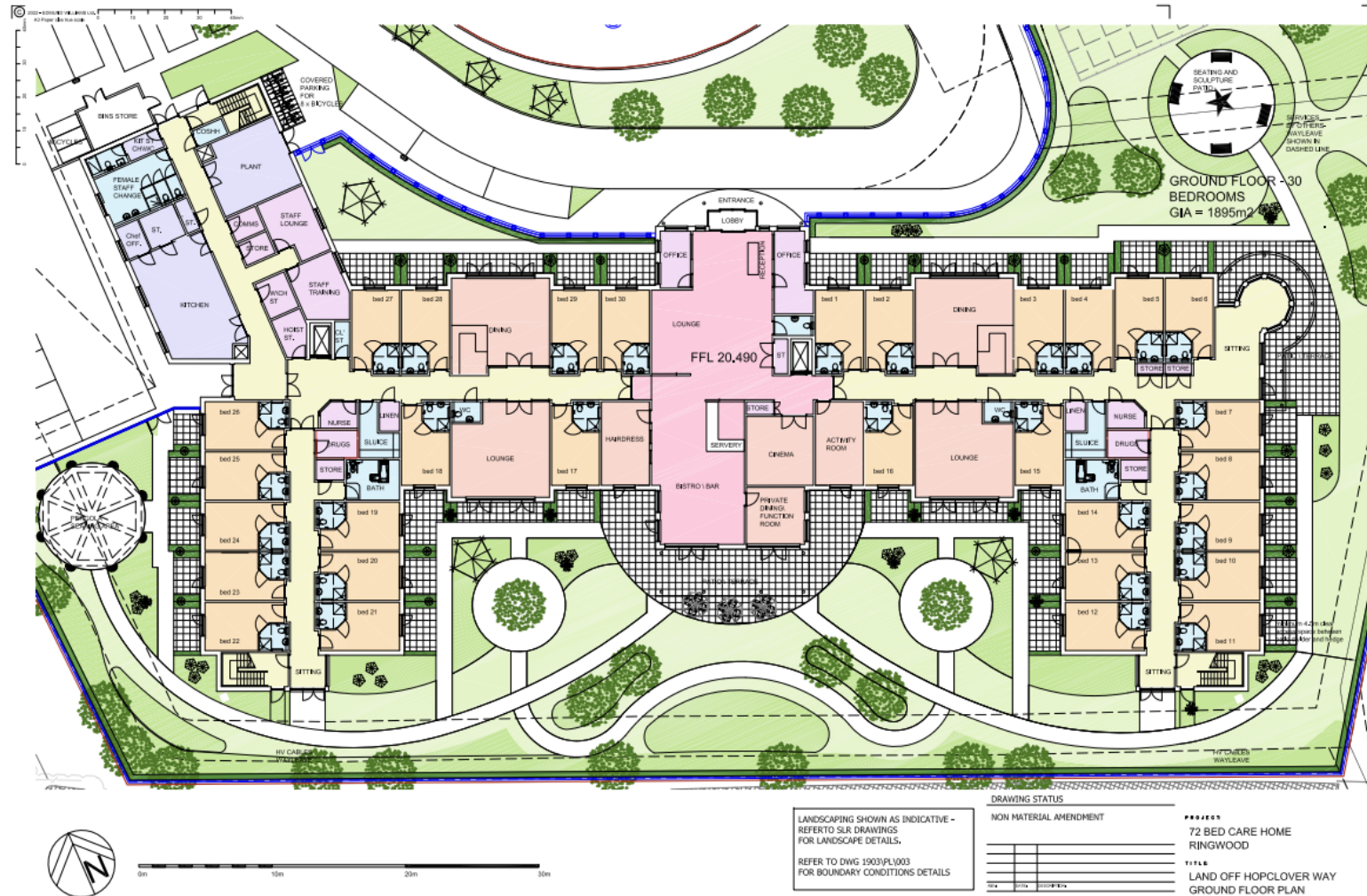


# Adjacent Care Home – First Floor Plan



133

# Adjacent Care Home – Ground Floor Plan



134



# Recommendation

- Grant subject to conditions

135



# New Forest

DISTRICT COUNCIL



## PLANNING COMMITTEE – 9 AUGUST 2023

### COMMITTEE UPDATES

**Item 3a: Former Police Station, Southampton Road, Lymington (Application 23/10282) (Pages 5-60)**

#### 9. REPRESENTATIONS RECEIVED

One further representation received from a third party, objecting to the proposal on grounds of lack of need for additional retirement accommodation in Lymington.

**Item 3b: SS18 Land North of Augustus Avenue and West of the A338 Salisbury Road, North of Burgate (Application 23/10518) (Pages 61-96)**

#### 8. CONSULTEE COMMENTS

##### Cranborne Chase AONB Partnership

Re-iterate earlier comments in respect of lighting of link road and effect on dark skies. Also raising issue regarding need for mitigating against additional trips to AONB.

##### Hampshire (HCC) Highway Authority

Departure from standard application for internal junctions received and agreed in principle subject to further details at S38 adoption stage.

Comments made on CTMP submitted on 21 July. Amended CTMP now received 3 August 2023.

##### Natural England

Recommends that an Appropriate Assessment is carried out under the Habitat Regulations to assess any likely significant effect on nature conservation areas and species. Also offers advice on sustainable drainage, the need for a CEMP, the need to protect landscapes, and protected species. Also refer to need for BNG and use of a sensitive lighting scheme.

#### 10. PLANNING ASSESSMENT

##### Highway safety considerations

Page 77 – add the following text after last paragraph in this section

The revised Construction Traffic Management Plan (CTMP) submitted on 21 July 2023 has now been considered by HCC Highways and further amended. A further revised CTMP received on 3 August 2023 has now been lodged on the web site and referred to HCC

Highway Authority and their comments are awaited. The applicants have responded positively to the concerns raised by the Highway Authority, and it is considered the amended CTMP is acceptable subject to final Highway Authority views. The amended CTMP is a significant improvement on the fall-back position referred to above.

Condition 3 requires the formal approval of a CTMP, so this is already safeguarded.

### **Impact on wider and protected landscapes**

Page 74 - correct typo.

Last sentence should read ..... show the lights meet the requirements of zone E1 applicable to dark sky reserves.

Page 81 - add the following text prior to last paragraph of this section.

With regard to the comments of Cranborne Chase Partnership condition 11 covers the point made relating to lighting impact.

With regard to the Partnership's other point relating to the impact of additional recreational trips this is not supported by officers and there is no policy requirement in the Local Plan to make contributions. The on-site mitigation provided is aimed specifically at deterring trips to nature conservation sites located in the New Forest National Park i.e. designated SAC (habitats), SPA (birds) and RAMSAR (wetlands) sites. The on-site mitigation will also benefit and reduce trips to the AONB. Furthermore, there is no evidence that recreational pressure arising from the development site will adversely affect the AONB. Finally, no evidence or justification is put forward that would satisfy Community Infrastructure Levy tests.

### **Environmental health considerations**

Page 78

A revised CEMP has now been submitted on 3 August 2023 and lodged on the web site. The Council's Environmental Protection team have been consulted and their views are awaited. Officers consider the applicant has responded positively to the comments made and addressed these in the revised CEMP which will cover issues of construction traffic, noise and air quality.

Condition 9 requires the formal approval of a CEMP, so this is already safeguarded.

### **Ecological impact**

Page 81

Add the following paragraph.



### Appropriate Assessment

The advice of Natural England is that an Appropriate Assessment to consider the likely significant effects on nature conservation areas and species is required. To that end the Council has had due regard to the Shadow Appropriate Assessment submitted on the allied hybrid application relating to the whole development including the link road. The Council has agreed to adopt this shadow assessment for both the hybrid application and the current application given the details of the road are identical in respect to the roundabout which has the greatest likely impact on adjoining habitats. Subject to a revised phosphate budget Natural England confirmed under the previous application that the shadow Appropriate Assessment was considered acceptable.

### Page 82

- second paragraph last sentence should refer to March 2024 not March 2023
- last sentence under paragraph relating to BNG should read as follows

Further details and amendments were submitted to cover the points of concern raised by the Council's Ecologist. These areas of concern have now been dealt with and there are no further objections. See detailed comments in Ecologist response set out above.

## **11. OTHER MATTERS**

### Page 89

Delete second paragraph as this is superseded by more recent advice from Natural England. The Council have now carried out an Appropriate Assessment in relation to the road application linked cumulatively with the earlier application for the whole development.

## **13. RECOMMENDATION**

### Amend Recommendation

That the Service Manager: Development Management be **AUTHORISED TO GRANT PERMISSION** subject to the conditions set out in the report and update sheet.

### Amend conditions as follows

#### **Condition 2.**

Add the following plans as approved

- DRC 007 Rev P01 Groundwater interceptor drain
- LAP001 Rev F Site location plan (with no details shown)
- DRC 0013 rev P01 Various sections through road

**Condition 8.**

Condition to refer to latest version of CTMP to be approved.

**Item 3c Land to West of, Whitsbury Road, Fordingbrudge (Application 21/10052)  
(Pages 97-166)**

**13. RECOMMENDATION**

Amend recommendation to the following -

Delegated Authority be given to the Development Management - Service Manager 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 Section (L) of this report; such agreement to be completed by 22 December 2023.

(ii) the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Development Management - Service Manager, having regard to the continuing Section 106 discussions.

**Item 3d: 14 Parsonage Barn Lane, Ringwood (Application 23/10662) (Pages 167 –175)**

**2. SITE DESCRIPTION**

Para 1 Second line change “Kingwood” to “Ringwood”

Para 3 Last line change “Bishops Close” to “Bishops Court”

**10. PLANNING ASSESSMENT**

Residential Amenity (p 170)

Para 2 Line 3 change “22 Parsonage Barn Lane” to “22 Bishops Court”

**13. RECOMMENDATION**

Condition 4 - line 3 amended “should” to “shown”