

Planning Committee

13 December 2023

Planning Committee 13 December 2023 Applications Presentations

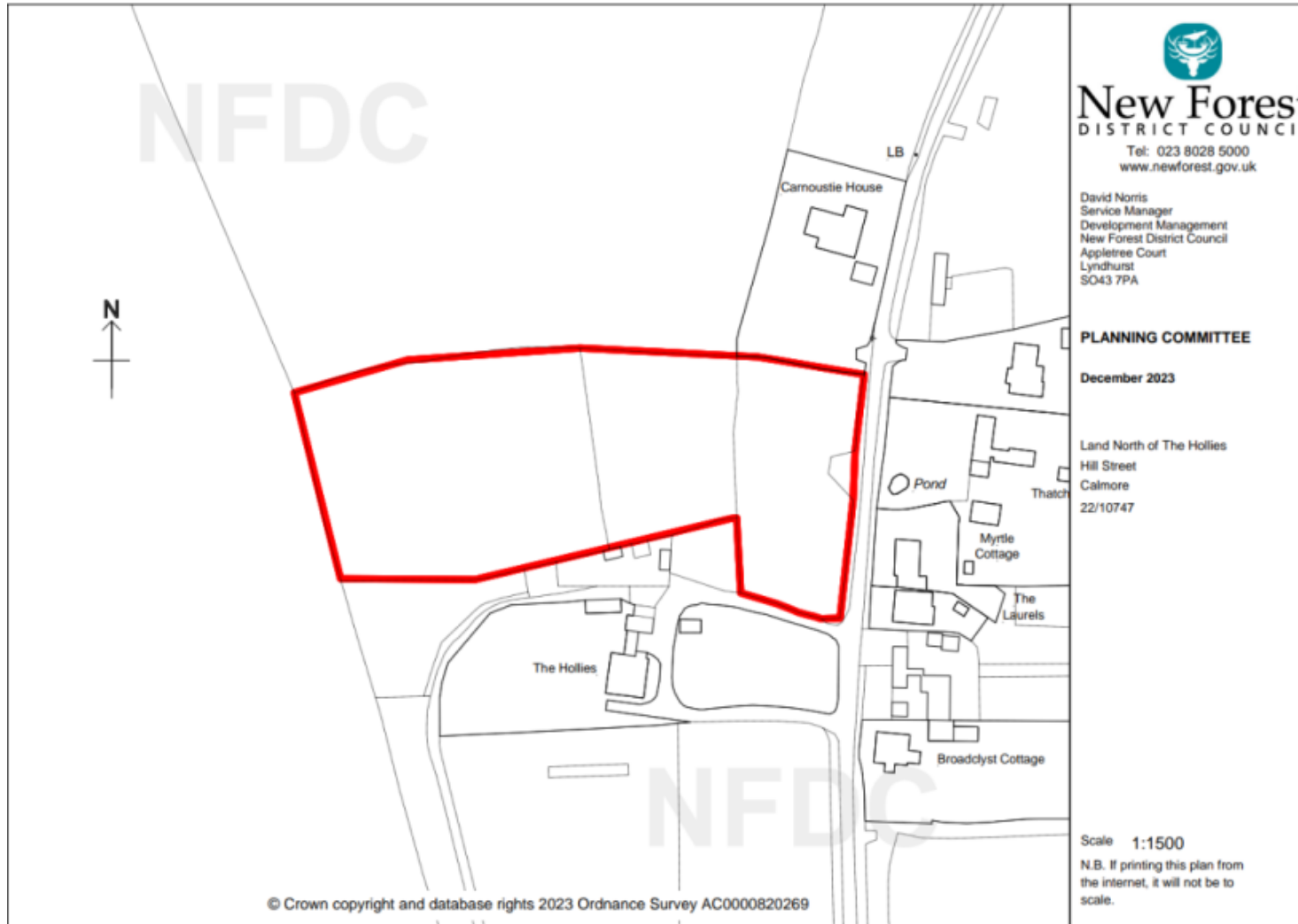
2

Planning Committee

App No 22/10747

Land North of the Hollies,
Hill Street
Calmore
Schedule 3a

Red Line Plan



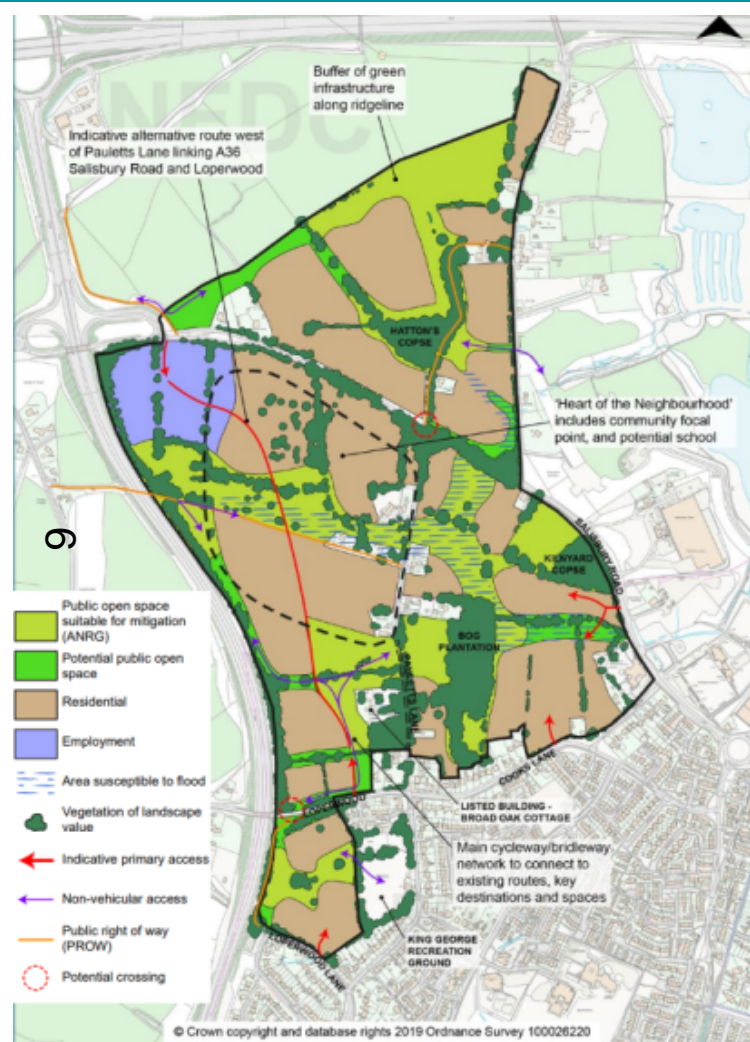
4

Aerial photograph



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SS1 Land North of Totton

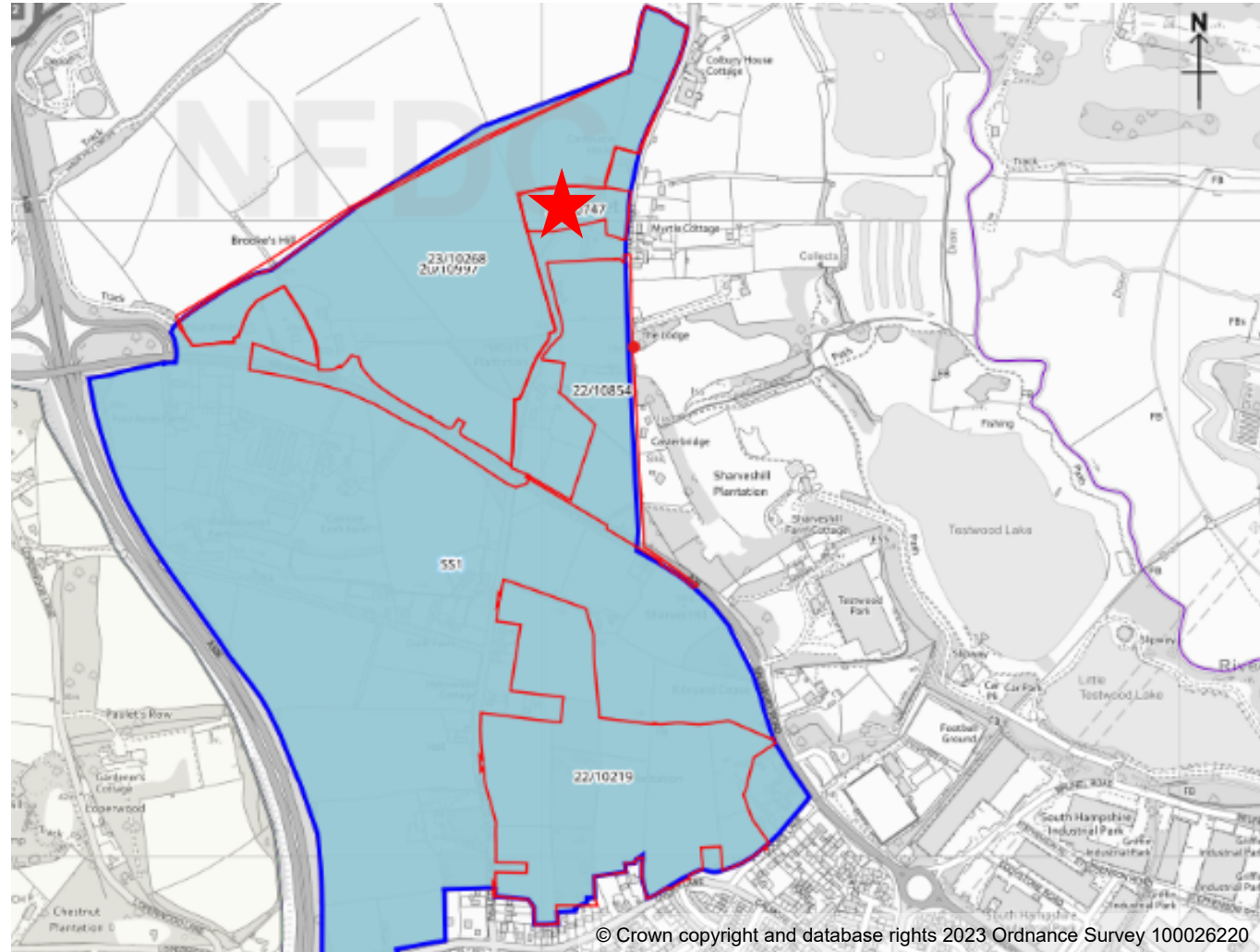


Allocated for residential-led mixed use development and open space, comprising of:

- At least 1000 homes, dependent on the form, size and mix of housing provided
- A commercial core west of Pauletts Lane including around 5 hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include 2 hectares of land to be reserved for a primary school
- On-site provision of formal public open space

SS1 Land North of Totton

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7

3a 22/10747

Site photographs 1



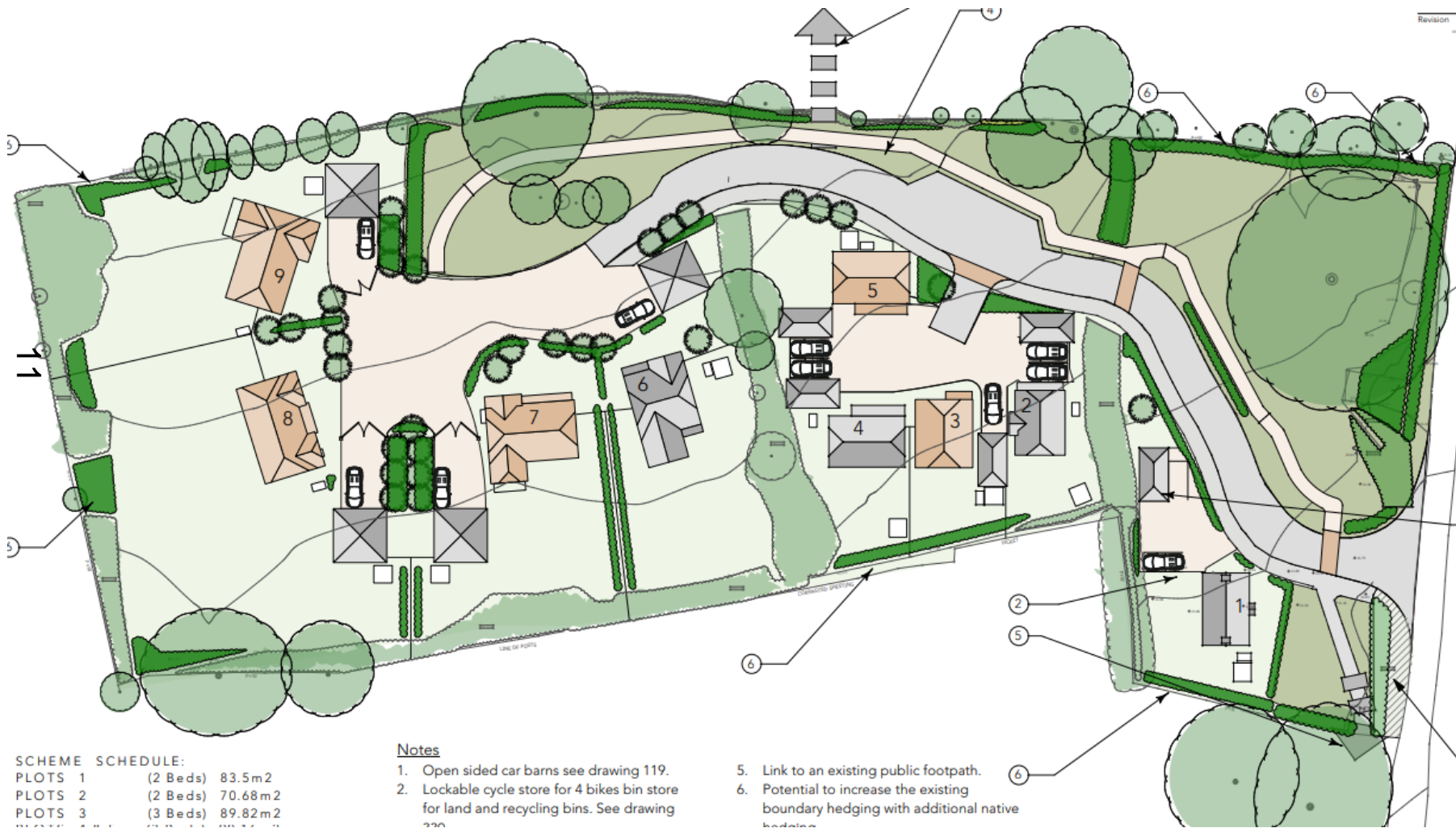
Site photographs 2



Site photographs 3



Proposed Layout



SCHEME SCHEDULE:

PLOTS 1	(2 Beds)	83.5m ²
PLOTS 2	(2 Beds)	70.68m ²
PLOTS 3	(3 Beds)	89.82m ²

Notes

1. Open sided car barns see drawing 119.
2. Lockable cycle store for 4 bikes bin store for land and recycling bins. See drawing 220.
5. Link to an existing public footpath.
6. Potential to increase the existing boundary hedging with additional native hedging.

9 detached houses
 2x2-bed
 3x3-bed
 4x4-bed

New Access
 Linking Route

Retained trees and
 hedges

House design Plot 1



12

Sides
Rear



FRONT ELEVATION

Notes



House designs.



13

6

7

8

of Planning on
3. Do not scale
Street Scene i
plot drawings!
4. All trees are
for illustrative

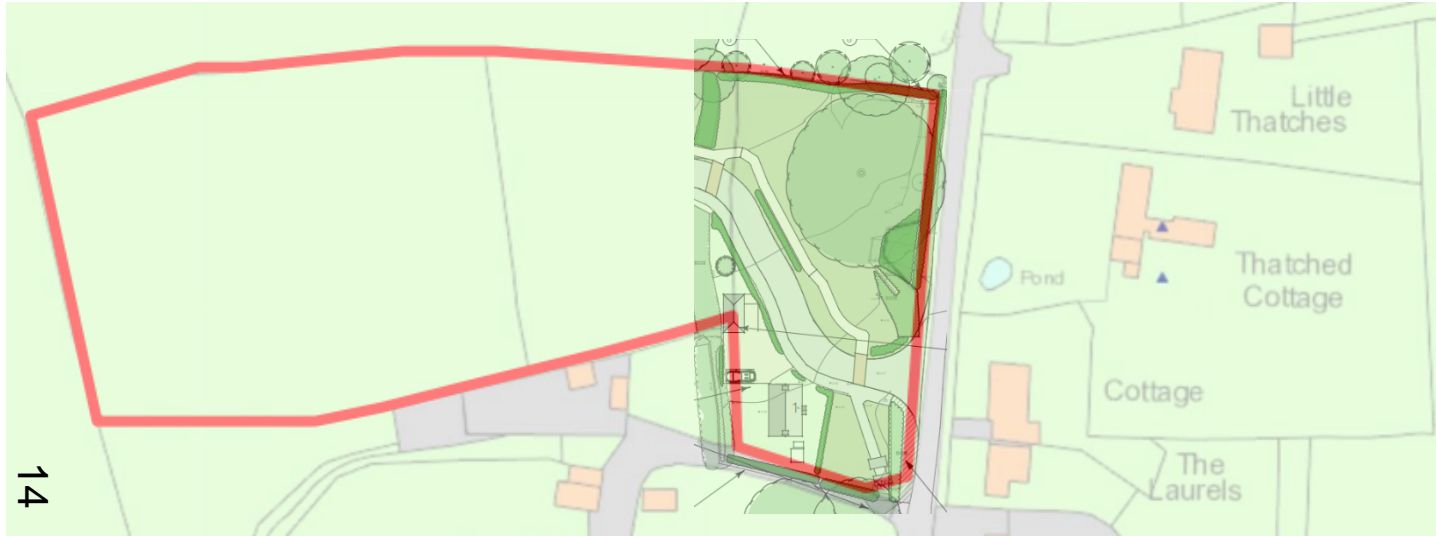


2

3

4

Heritage – Grade II The Thatched Cottage



Landscape Proposals



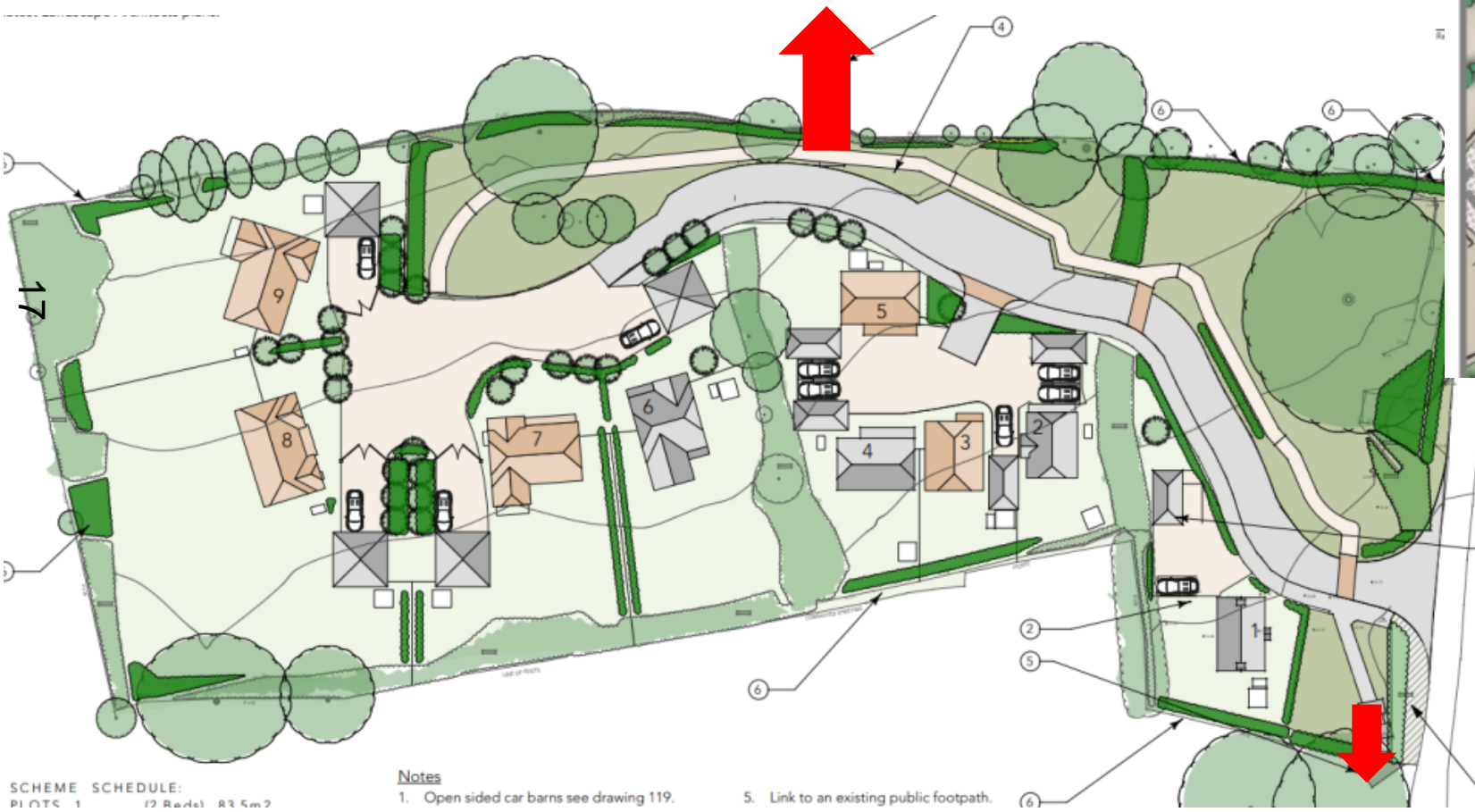
15

Landscape continuity



16

Access Proposals



Summary

- The site is allocated for development, the principle of development is therefore in accordance with strategic policies STR3, STR4 and STR5.
- The design, layout and appearance of the scheme would positively integrate with the character of the area, landscape setting, preserve residential amenity and highway safety. Public benefits of the scheme would readily outweigh the less than substantial harm to the significance of designated heritage assets.
- The scheme has economic, environmental and social benefits that, along with compliance with the development plan, would secure a sustainable development. There are no significant impacts that demonstrably outweigh the identified benefits and therefore this sustainable development is recommended for approval.

Recommendation

- Delegated Authority be given to the Service Manager DM to **GRANT PERMISSION** subject to:
 - i. the completion by, 01/12/24, of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in the report
 - ii. the imposition of conditions set out in the report

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End of 3a 23/10457 presentation

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New Forest
DISTRICT COUNCIL

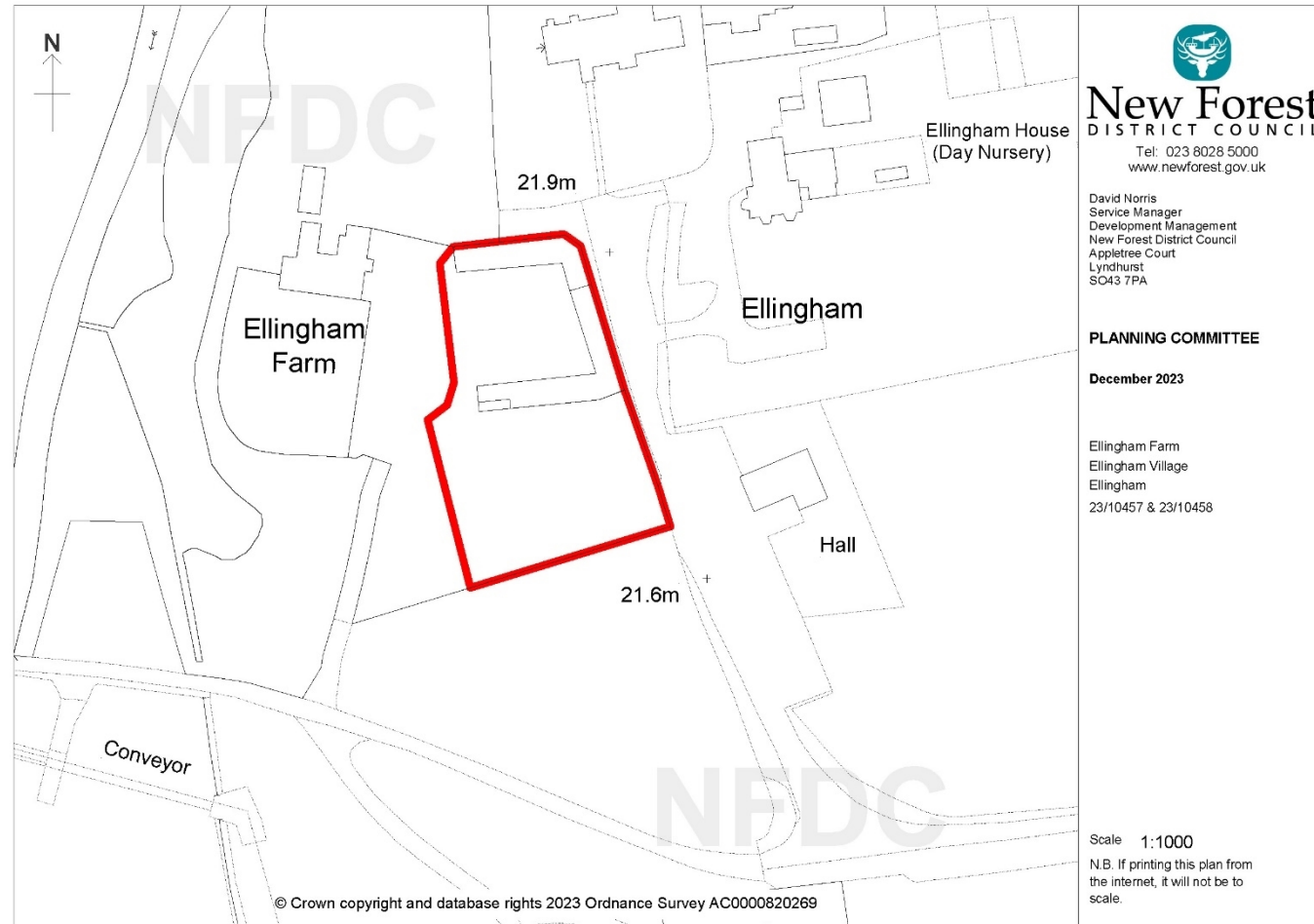
Planning Committee

App No 23/10457

Ellingham Farm
Ellingham
BH24 3PJ
Schedule 3b

Red Line Plan

22



Local Context



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Aerial photograph



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3b 23/10457

Stables from farmhouse access

25



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3b 23/10457

View south along the road

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Approximate location of access

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Church hall & car park

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Eastern elevation

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Northern elevation (farmhouse in background)

30



View north (towards the church) along road

31



Southern elevation

32

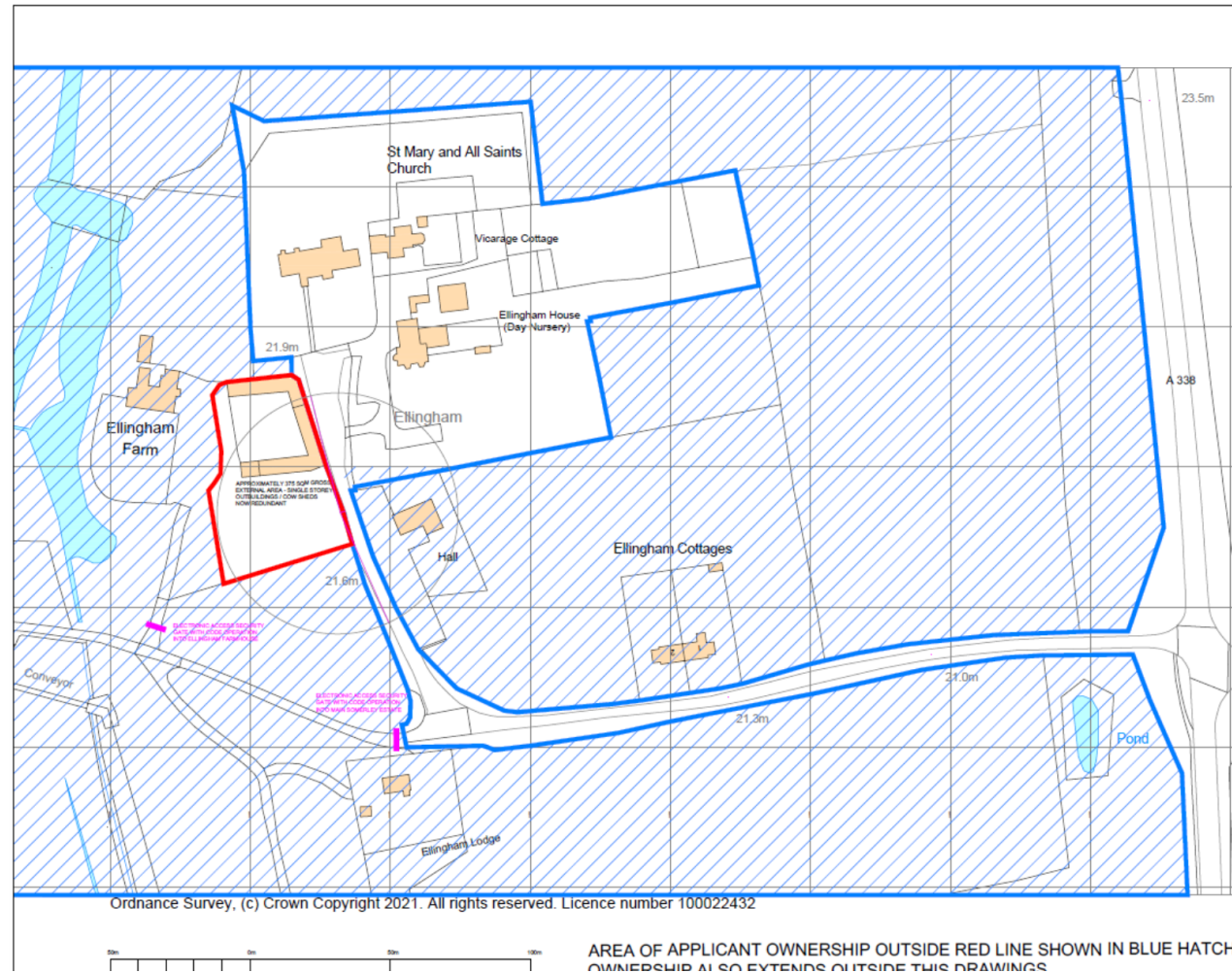


32

3b 23/10457

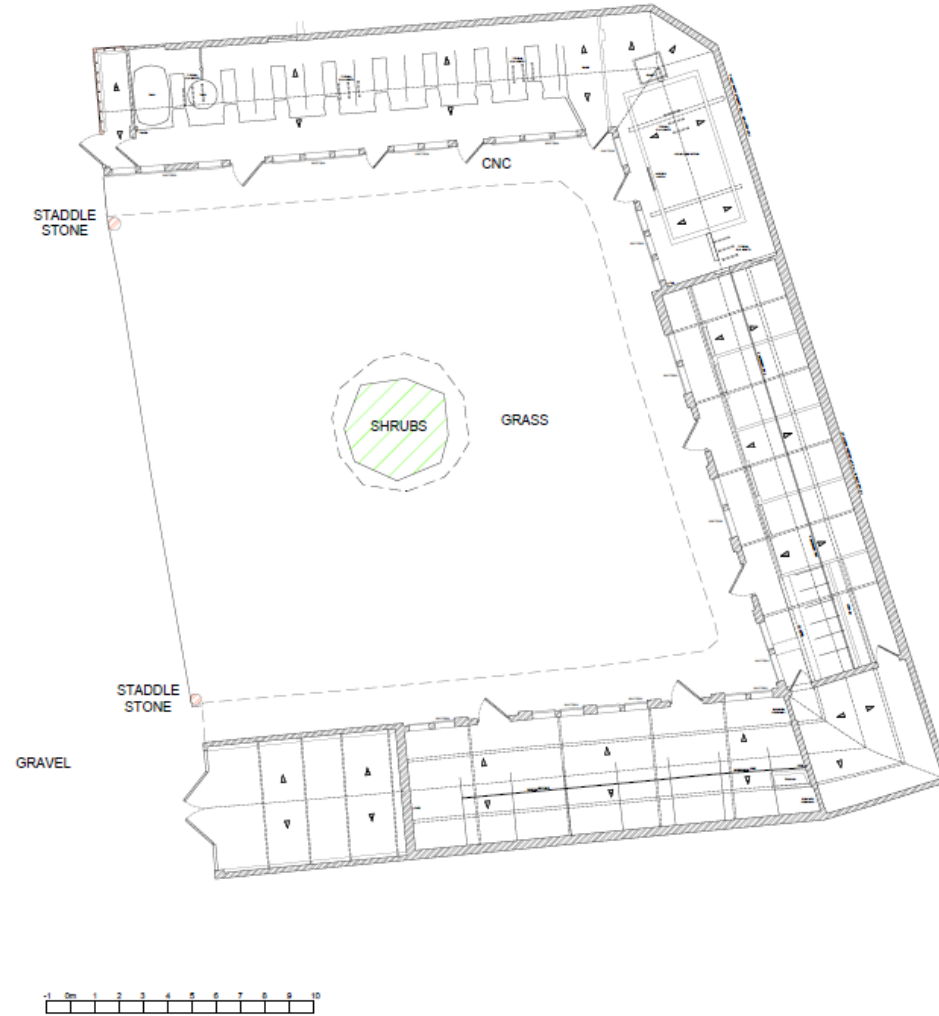
Site location plan & land ownership

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Existing floor plan

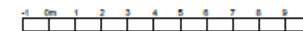
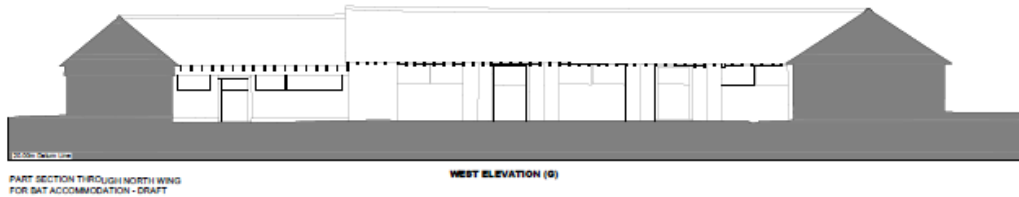
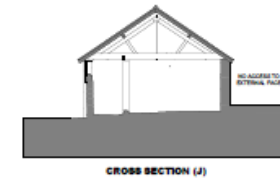
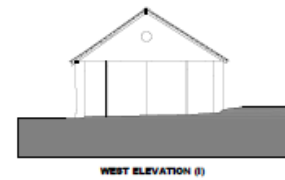
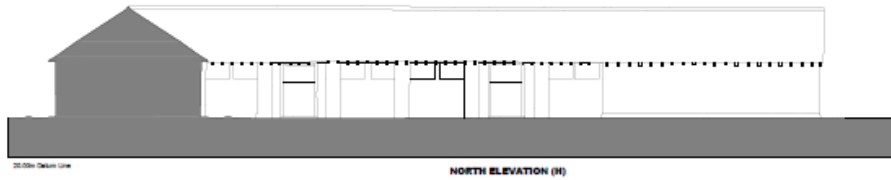
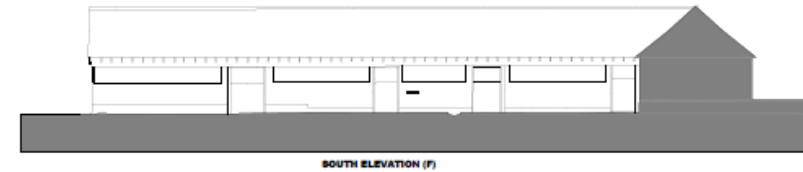
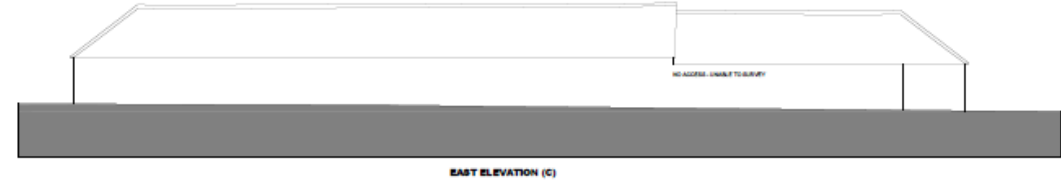
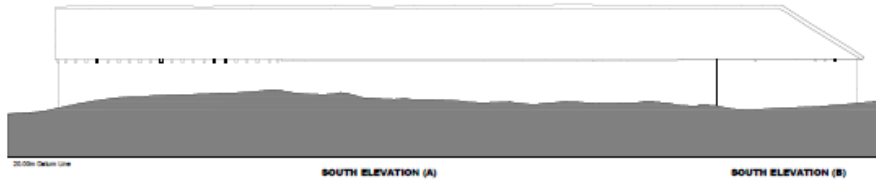
34



Rev	Date	Details	Drawn	Checked
Issued For: PLANNING				
Project/Client:		Project No:		
SOMERLEY ESTATE		2112		
ELLINGHAM FARM COURT		Dep No:	Rev:	
FARM SHOP		100		
Drawing:		Scale:		
EXISTING PLANS		1/100 @ A1		
		North		
Drawn By:		Date:		
CPL		08.04.22		
Checked By:		Date:		
CPL		08.04.22		

CPL ARCHITECTURE

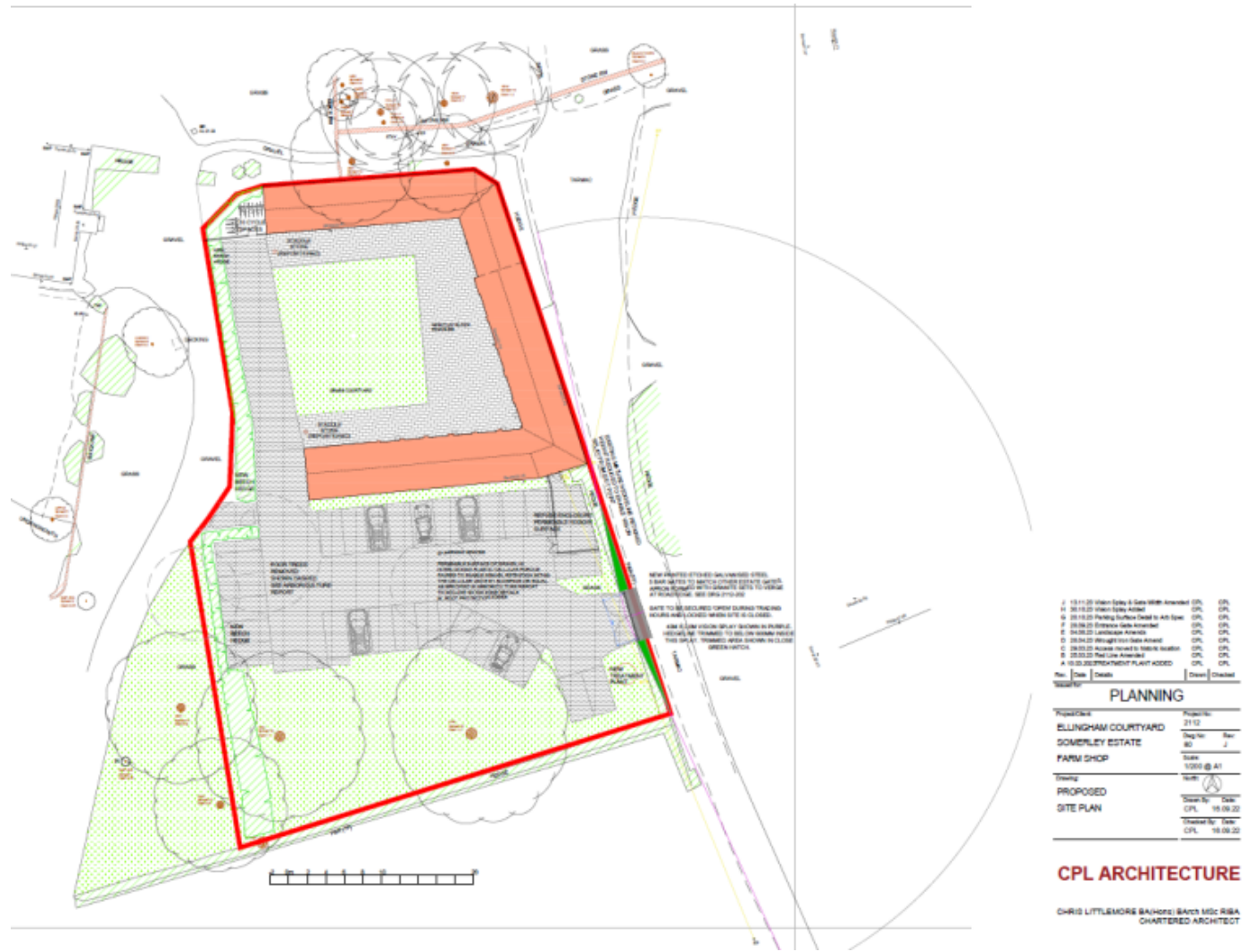
Existing elevations



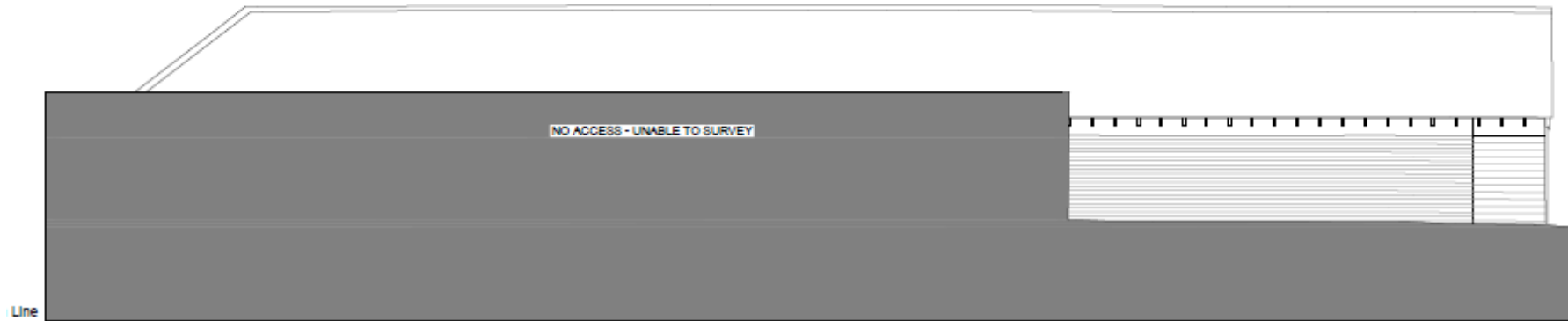
Rev:	Date:	Details:	Drawn:	Checked:
Issue for: PLANNING				
Project/Client:		Project No:		
SOMERLEY ESTATE		2112		
ELLINGHAM FARM COURT		Dwg No:	Rev:	
FARM SHOP		200		
Drawing:		Scale:		
EXISTING ELEVATIONS		1/100 @ A1		
		North:		
Drawn By:		Date:		
CPL		08.04.22		
Checked By:		Date:		
CPL		08.04.22		

Proposed site plan

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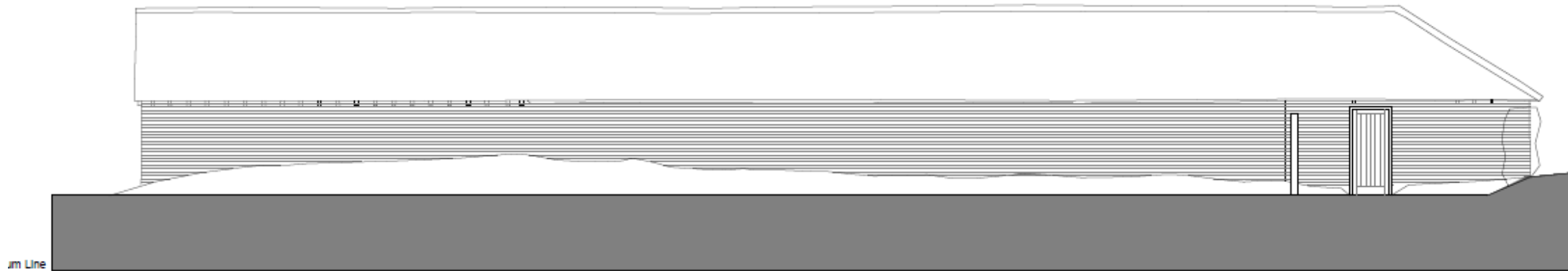


Proposed external elevations 1 – north/south



NORTH ELEVATION OF NORTH WING

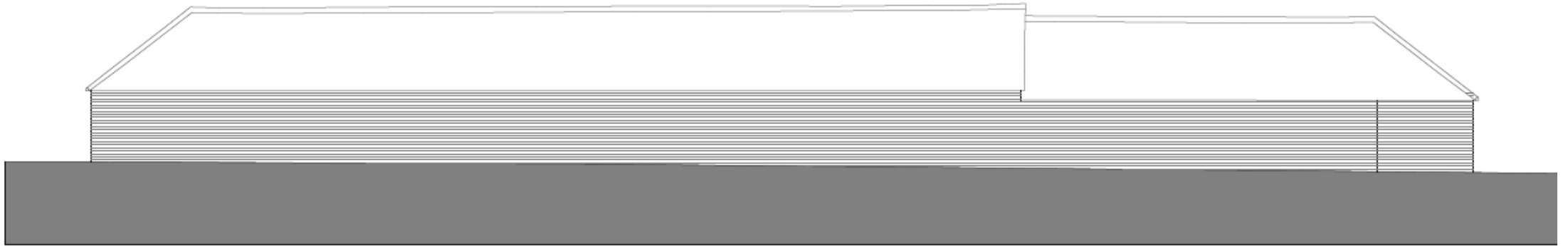
38



SOUTH ELEVATION OF SOUTH WING

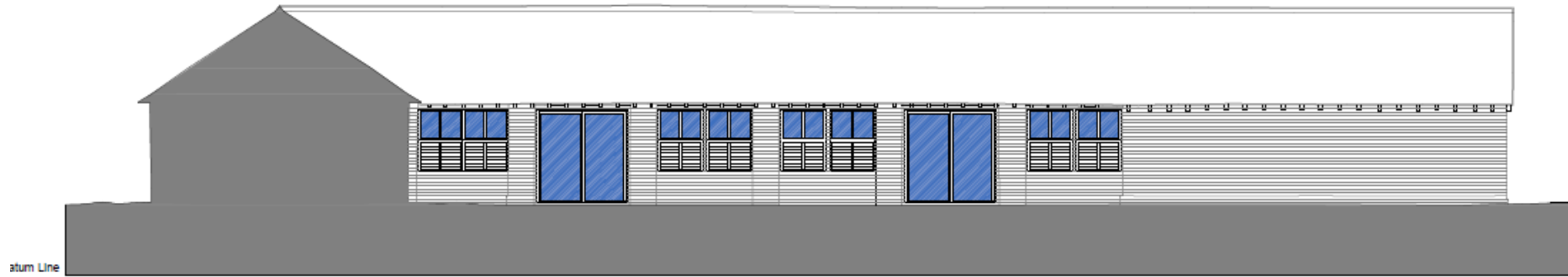
Proposed external elevation 2 – east (road)

39

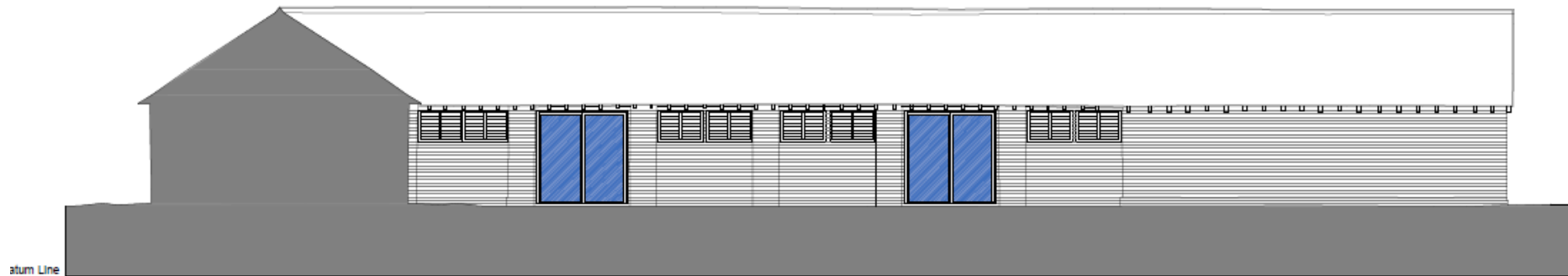


EAST ELEVATION

Proposed internal elevations 1 - northern of south wing



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS OPEN



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS CLOSED

40

Proposed internal elevations 2 - southern of north wing



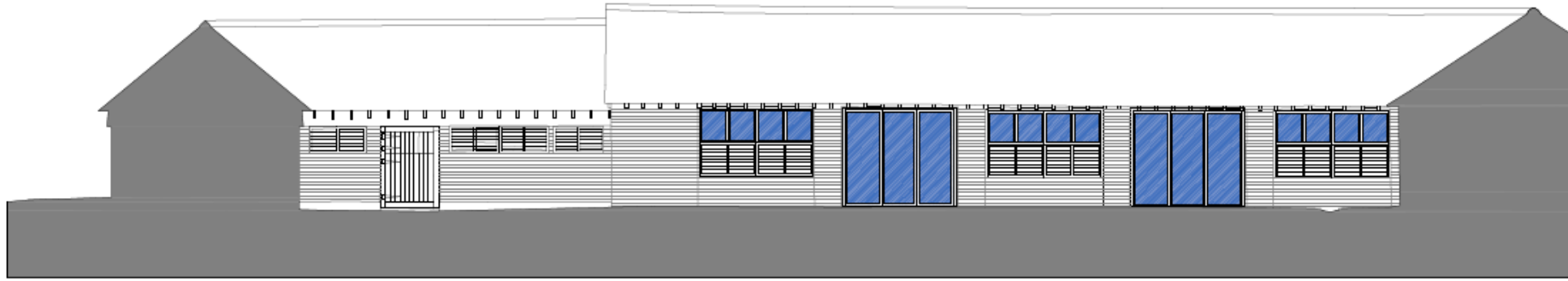
SOUTH ELEVATION - NORTH WING
SHUTTERS OPEN



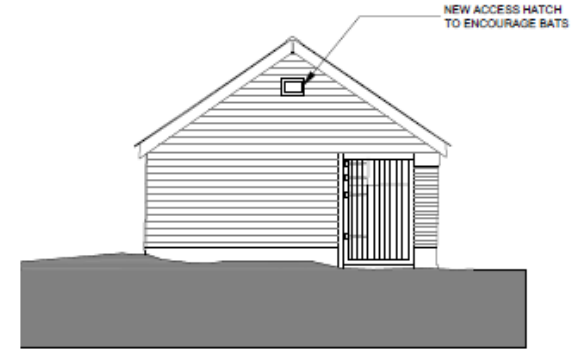
SOUTH ELEVATION - NORTH WING
SHUTTERS CLOSED

41

Proposed internal elevations 3 - west

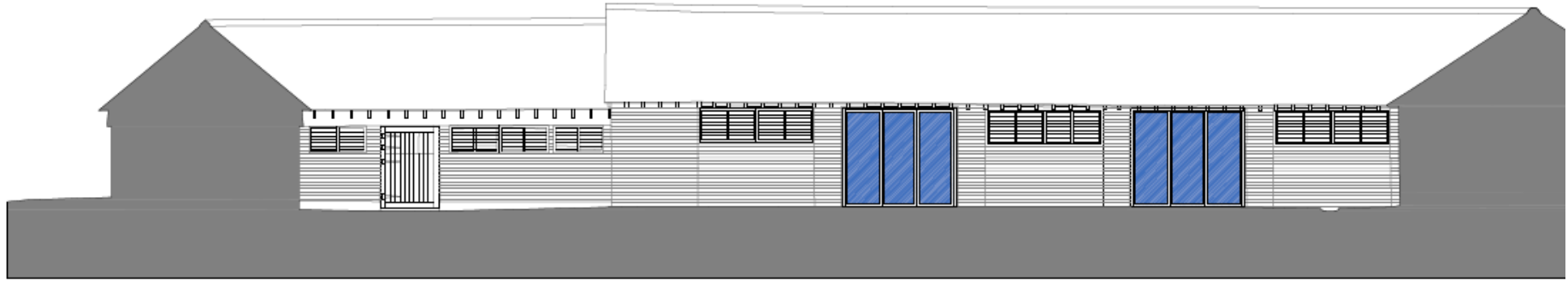


WEST ELEVATION - WITH SHUTTERS DOWN

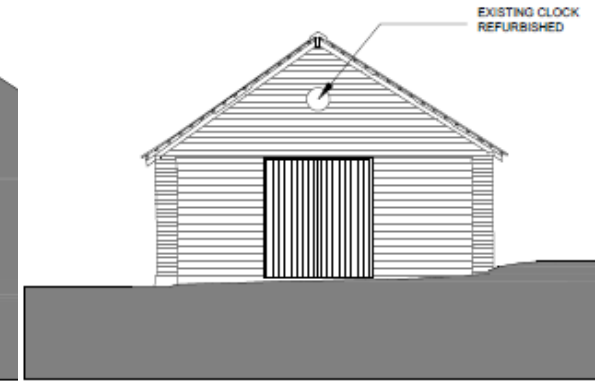


WEST ELEVATION - NORTH WING

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WEST ELEVATION - WITH SHUTTERS RAISED



WEST ELEVATION - SOUTH WING

Recommendation

- Grant planning permission subject to conditions relating to the following:
 - Retention of appropriate visibility splays and parking spaces
 - Restrictions on opening hours and use
 - Tree protection measures
 - Additional ecological and archaeological details

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End of 3b 23/10457 presentation

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Planning Committee

App No 23/10458

Ellingham Farm
Ellingham
BH24 3PJ
Schedule 3c

Presentation information

The photographs and details for this application are the same as for agenda item 3, application 23/10457

Recommendation

- Grant listed building consent subject to further joinery details.

End of 3c 23/10458 presentation

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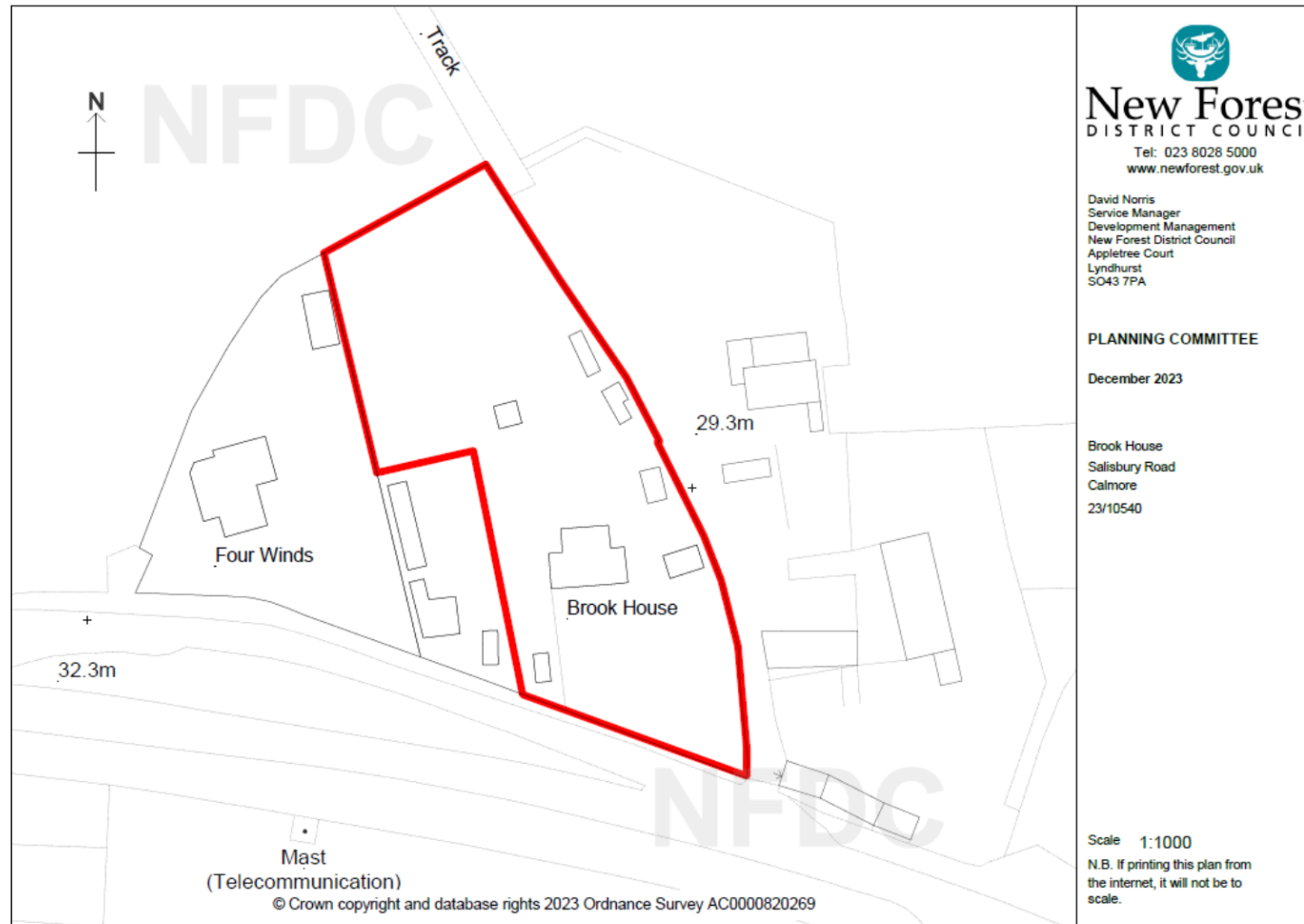
Planning Committee

App No 23/10540

Brook House
Salisbury Road
Calmore
Schedule 3d

Red Line Plan

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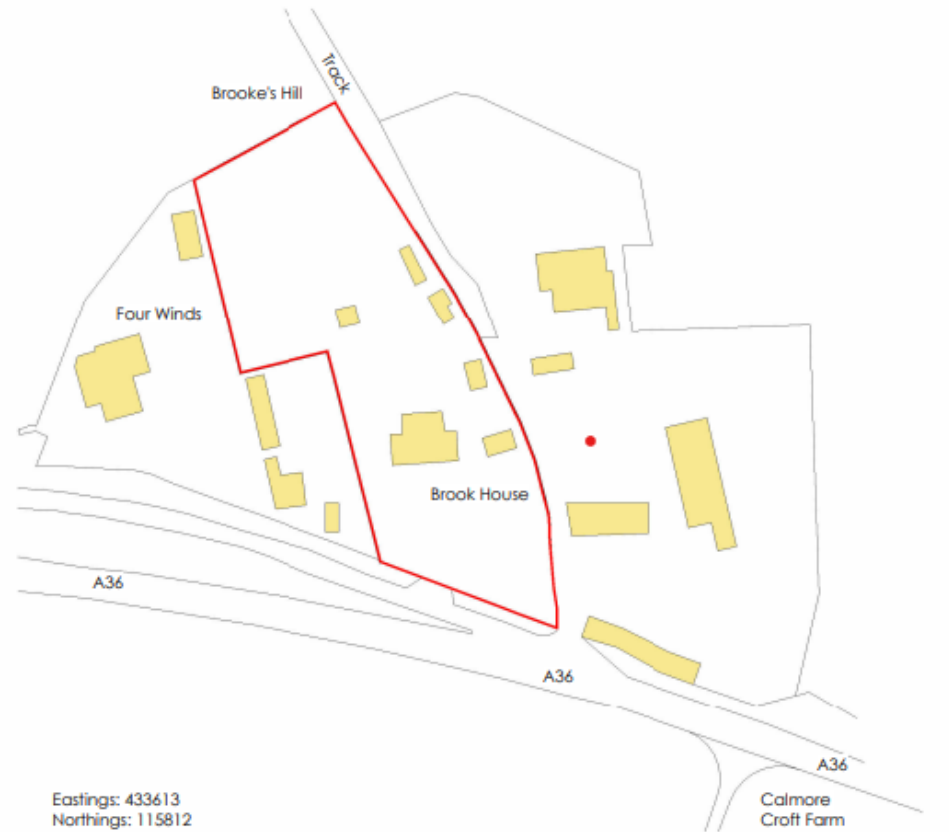
Aerial Photograph



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Location Plan

52



Eastings: 433613
Northings: 115812



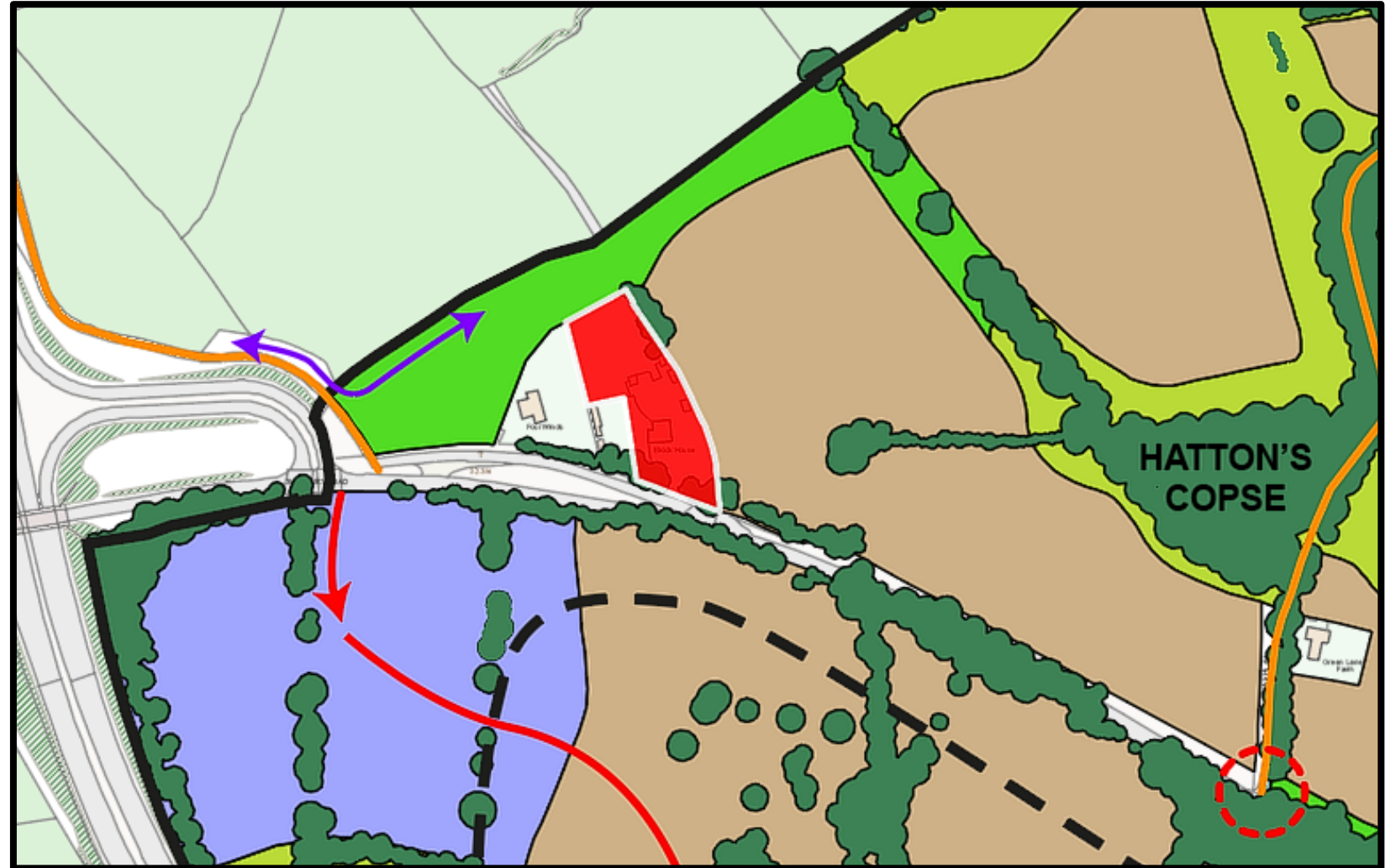
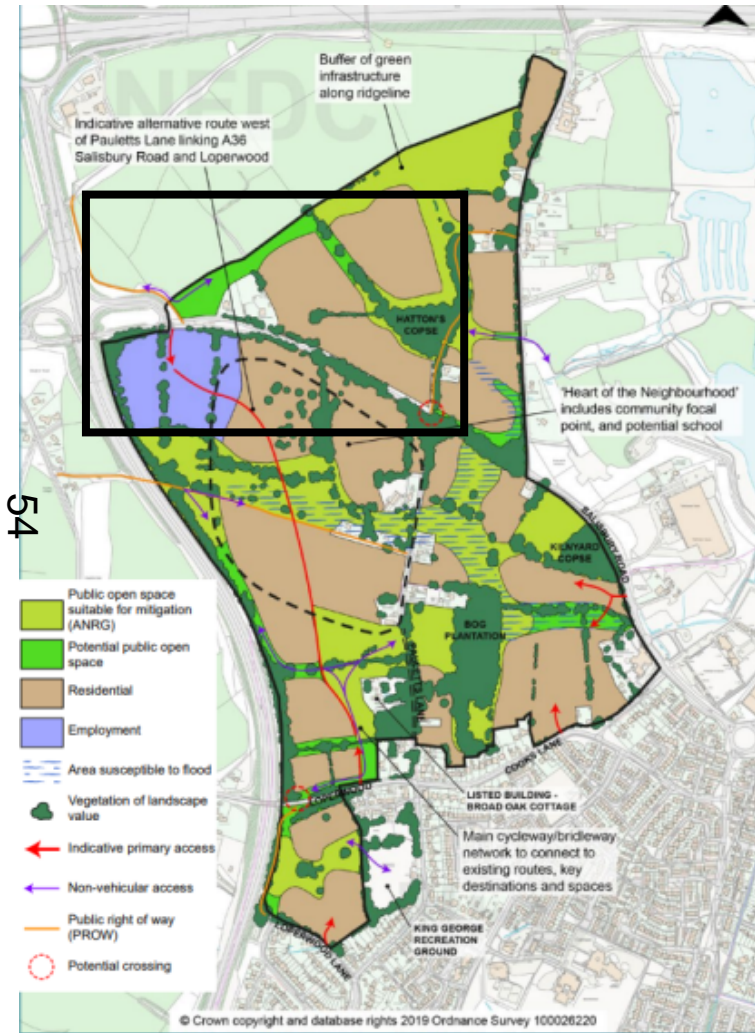
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Block Plan

53

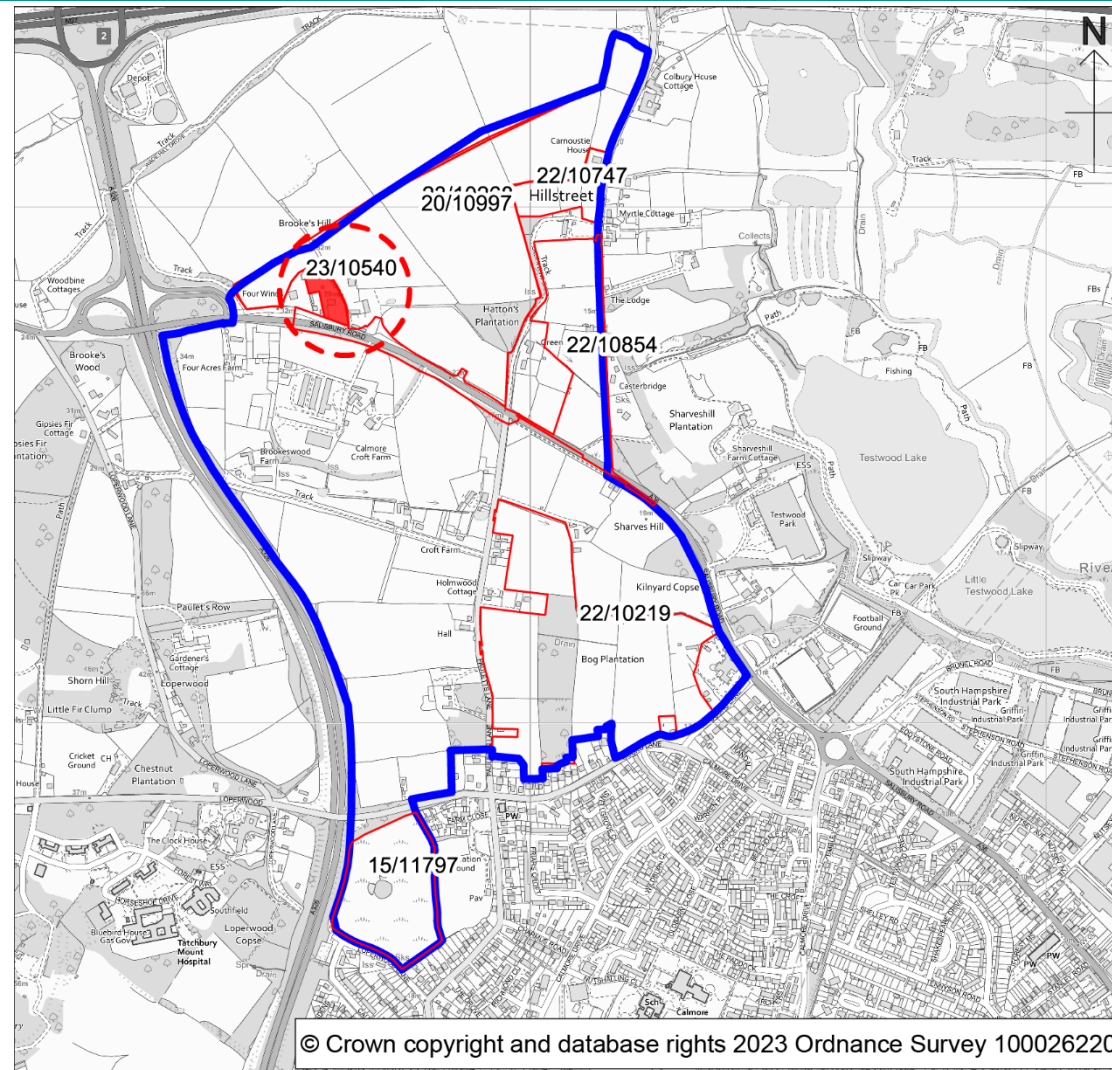


SS1 – Land North of Totton – Concept Masterplan



SS1 – Land North of Totton – application parcels

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Photographs of Site Frontage



Photographs of existing access and Brook House (front)



Photographs - Brook House – front garden area



Photographs of west side of plot



Photographs – rear of site



Photographs – rear of Brook House & East side of plot



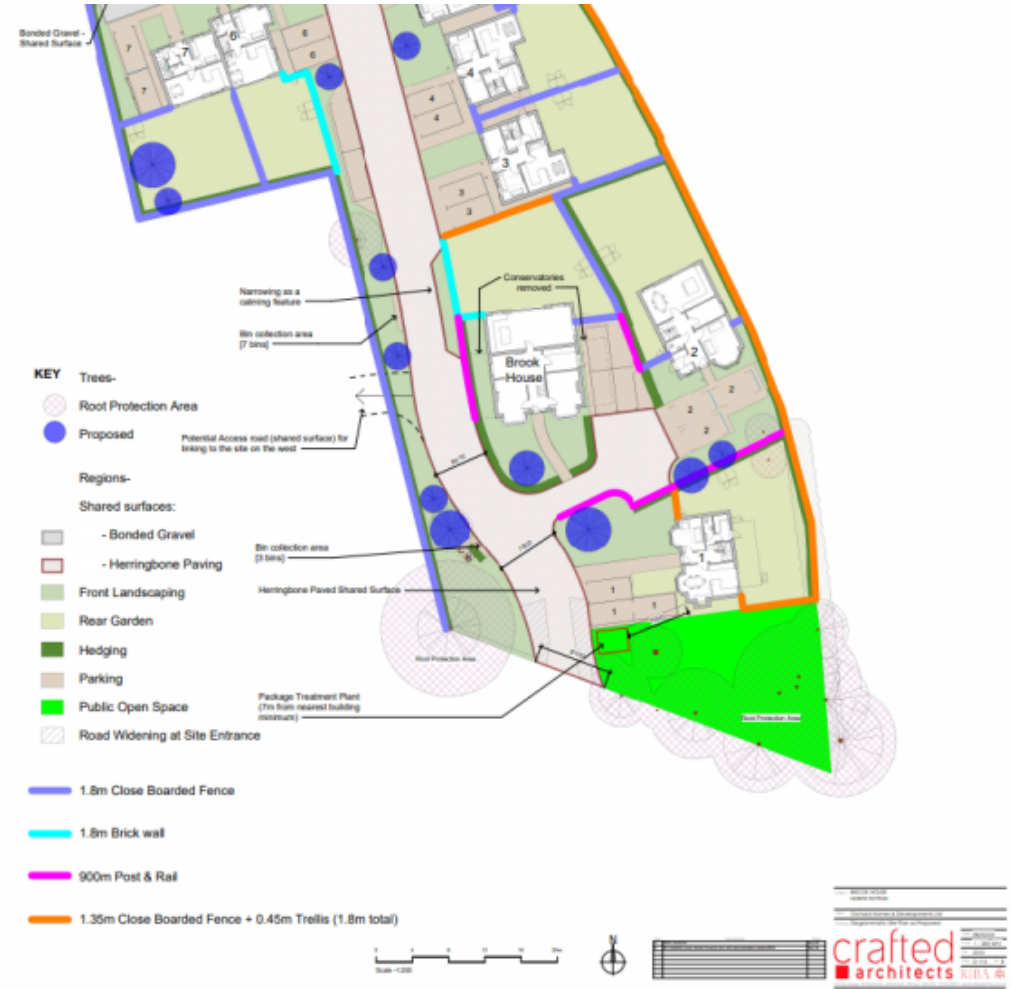
Site Layout Plan

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Diagrammatic Site Plan

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Brook House – Existing and Proposed Elevations

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Brook House - North Existing
1 : 100



Brook House - East Existing
1 : 100



Brook House - North
1 : 100



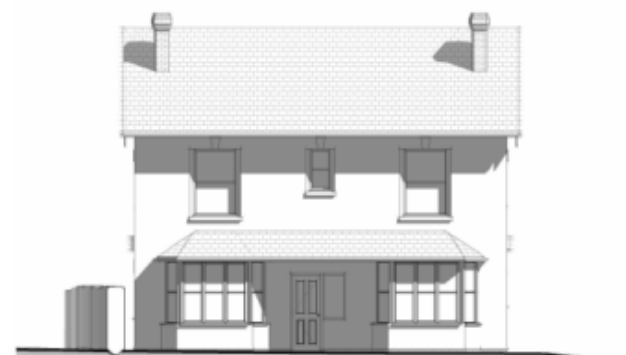
Brook House - East
1 : 100



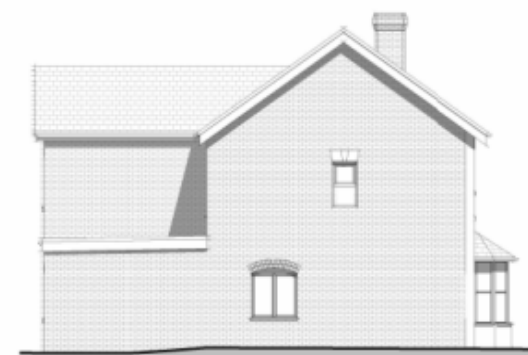
Brook House - South Existing
1 : 100



Brook House - West Existing
1 : 100



Brook House - South
1 : 100



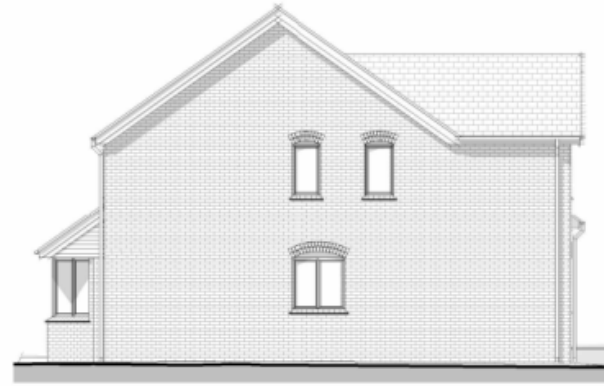
Brook House - West
1 : 100

Plots 1 and 2 Elevations



Plot 01 - East
1:100

Plot 01 - North
1:100



Plot 02 - North East
1:100



Plot 02 - North West
1:100



Plot 01 - West
1:100



Plot 01 - South
1:100

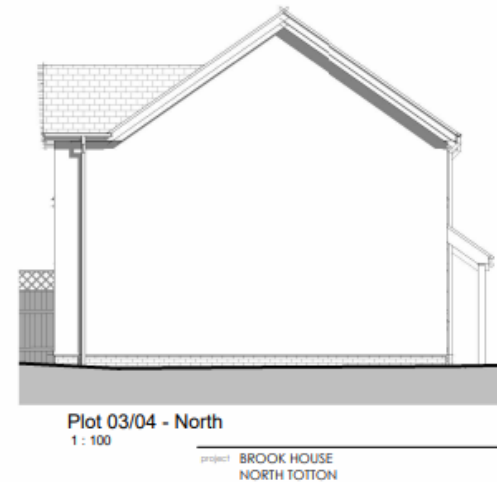
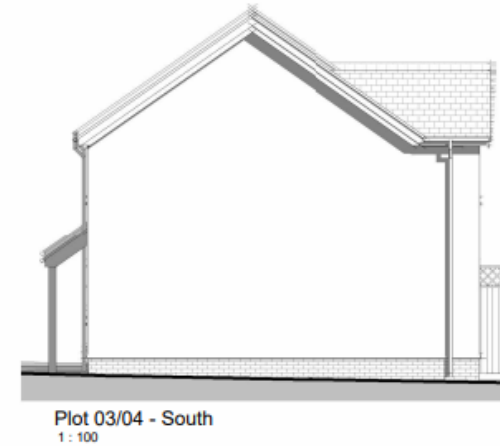


Plot 02 - South West
1:100



Plot 02 - South East
1:100

Plots 3 & 4 Elevations



Plot 5 - Elevations

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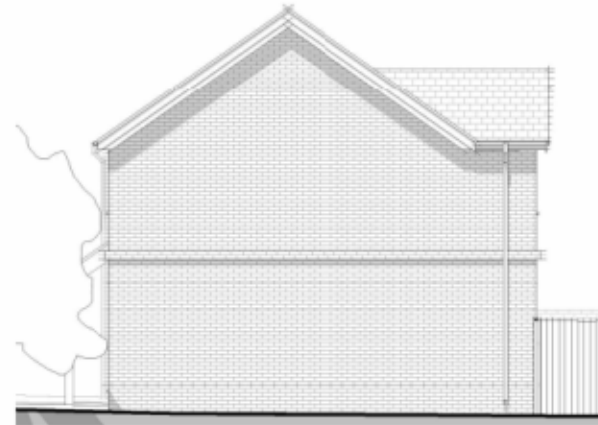
Plot 05 - East
1 : 100



Plot 05 - North
1 : 100



Plot 05 - West
1 : 100



Plot 05 - South
1 : 100

Plots 6 & 7 - Elevations

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Plot 06/07 - East
1:100



Plot 06/07 - North
1:100



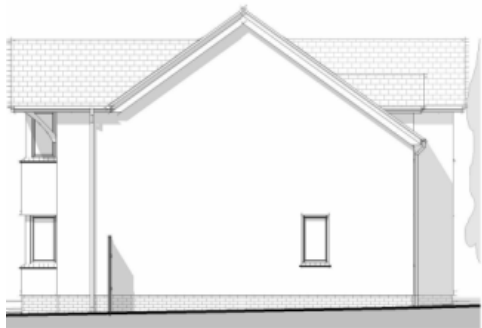
Plot 06/07 - West



Plot 06/07 - South

Plots 8 & 9 - Elevations

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Plot 08 - East
1:100



Plot 08 - North
1:100



Plot 09 - East
1:100



Plot 09 - North
1:100



Plot 08 - West



Plot 08 - South



Plot 09 - West
1:100



Plot 09 - South
1:100

Summary

- The site is allocated for development. The principle of development is therefore in accordance with strategic policies SS1, STR3, STR4 and STR5
- The design, layout and appearance of the scheme would positively integrate with the character of the area, landscape setting, preserve residential amenity and highway safety
- The scheme has economic, environmental and social benefits that, along with compliance with the development plan, would secure a sustainable development. There are no significant impacts that demonstrably outweigh the identified benefits and therefore this sustainable development is recommended for approval

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Recommendation

- Delegated Authority be given to the Service Manager DM 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 the report
 - ii. the imposition of conditions set out in the report

End of 3d 23/10540 presentation

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DISTRICT COUNCIL

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COMMITTEE UPDATES

Item 3a

One additional letter of representation repeating comments already reported in respect of vehicle movements and highway safety.

Item 3d

Members are advised that a new planning application was registered on 28th November 2023 for a development of 3 dwellings and associated parking on land immediately to the west of Brook House (Ref: 23/11012). The 3 dwellings are proposed to have access onto the same access road that is proposed as part of this 9-dwelling scheme. This new application will need to be considered on its merits, and a decision will not be made until the New Year. Though there is a relationship between the 2 developments, it is considered that the 2 applications are capable of being determined independently of one another.

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