

PLANNING COMMITTEE - WEDNESDAY, 10TH JANUARY 2024

UPDATES FOR COMMITTEE

Agenda No Item

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

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

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Planning Committee

10 January 2024


Planning Committee 10 January 2024 Applications Presentations



**Planning Committee
App No 23/10941**

Shorefield Country Park,
Shorefield Road
Downton, Milford-on-Sea SO41 0LH
Schedule 3a

3 3a 23/10941



**Planning Committee
App No 23/11152**

63 Hollybank Crescent,
Hythe
SO45 5GF
Schedule 3b

33 3b 23/11152



**Planning Committee
App No 23/10940**

Sopley Barn
Derritt Lane
Bransgore
Schedule 3c

51 3c 23/10940



**Planning Committee
App No 21/10052**

LAND TO WEST OF WHITSBURY ROAD,
FORDINGBRIDGE.
Schedule 3d

64 3d 21/10052

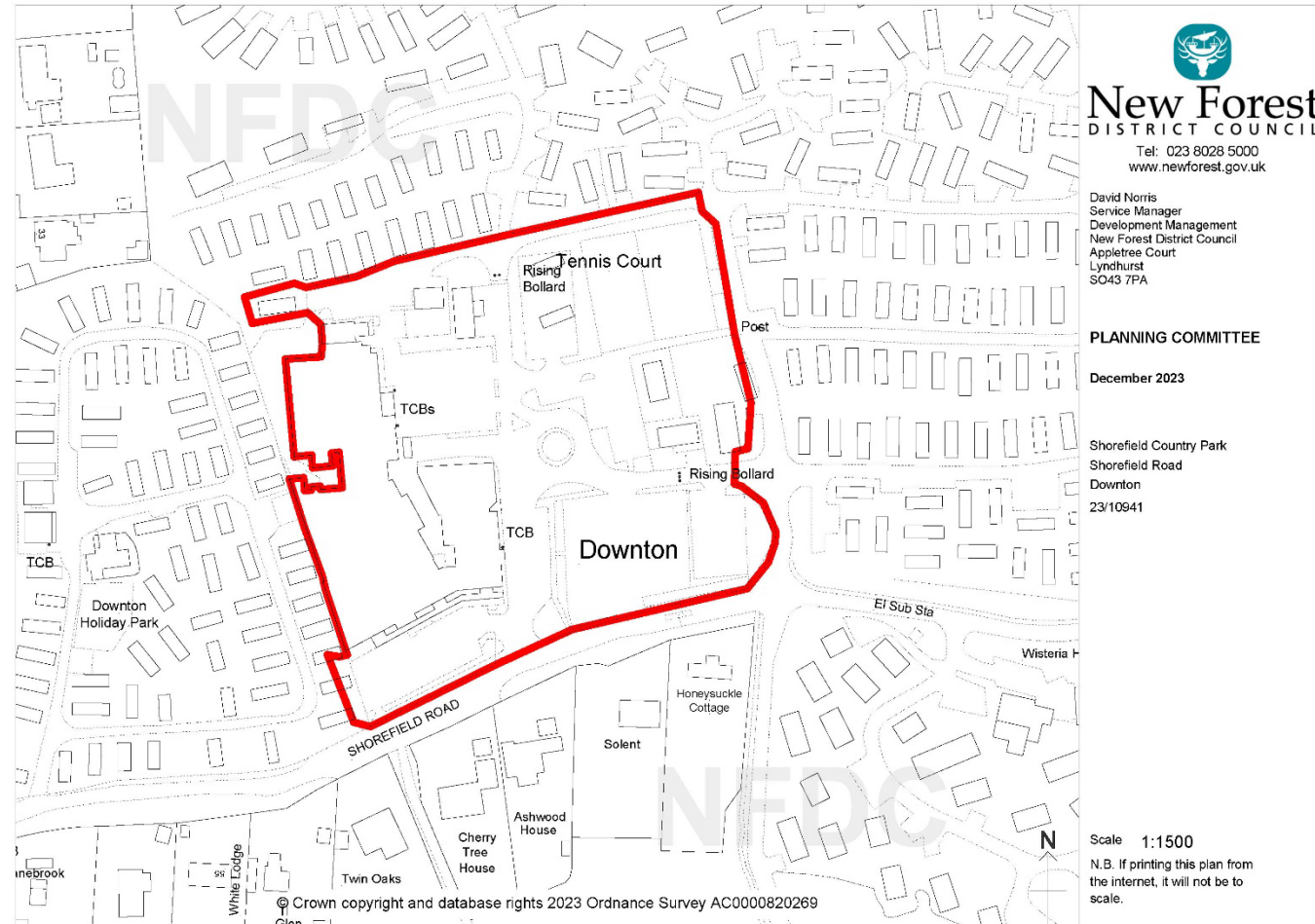
4

Planning Committee

App No 23/10941

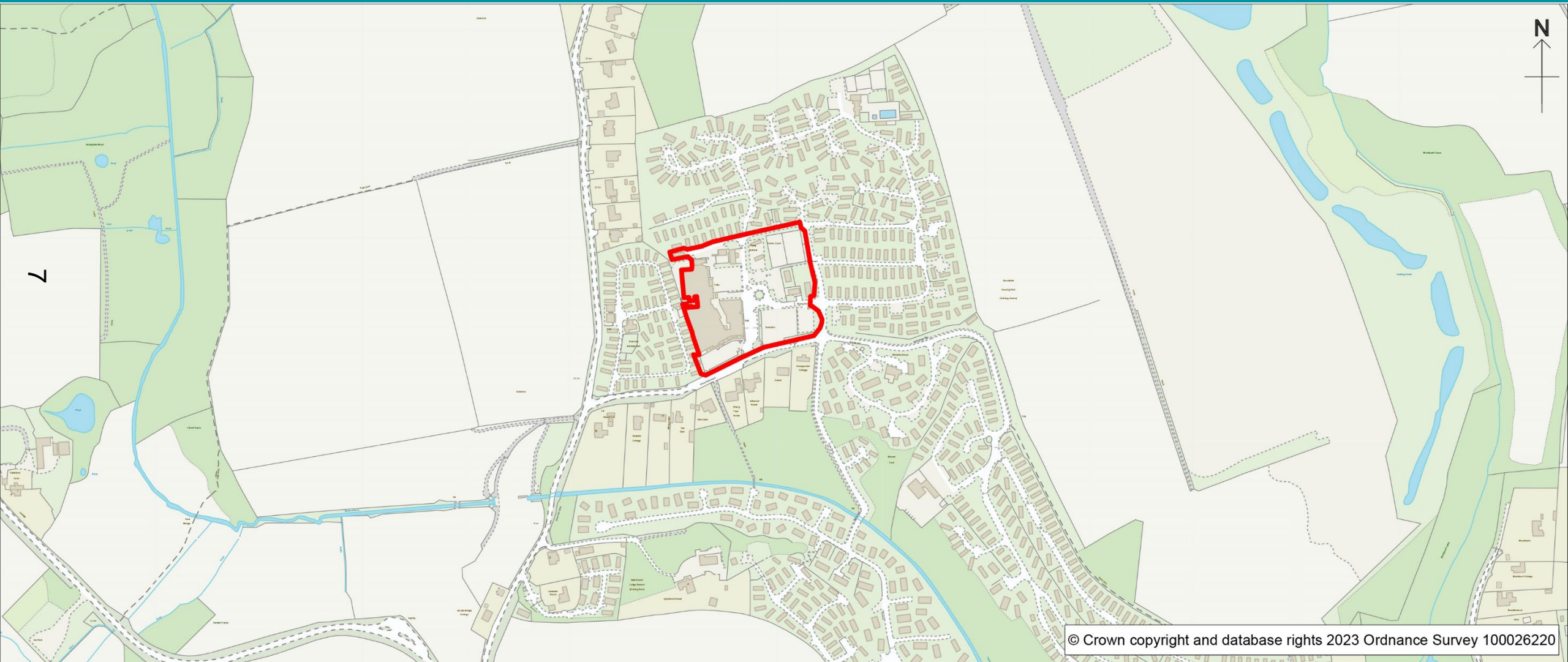
Shorefield Country Park,
Shorefield Road
Downton, Milford-on-Sea SO41 0LH
Schedule 3a

Red Line Plan



9

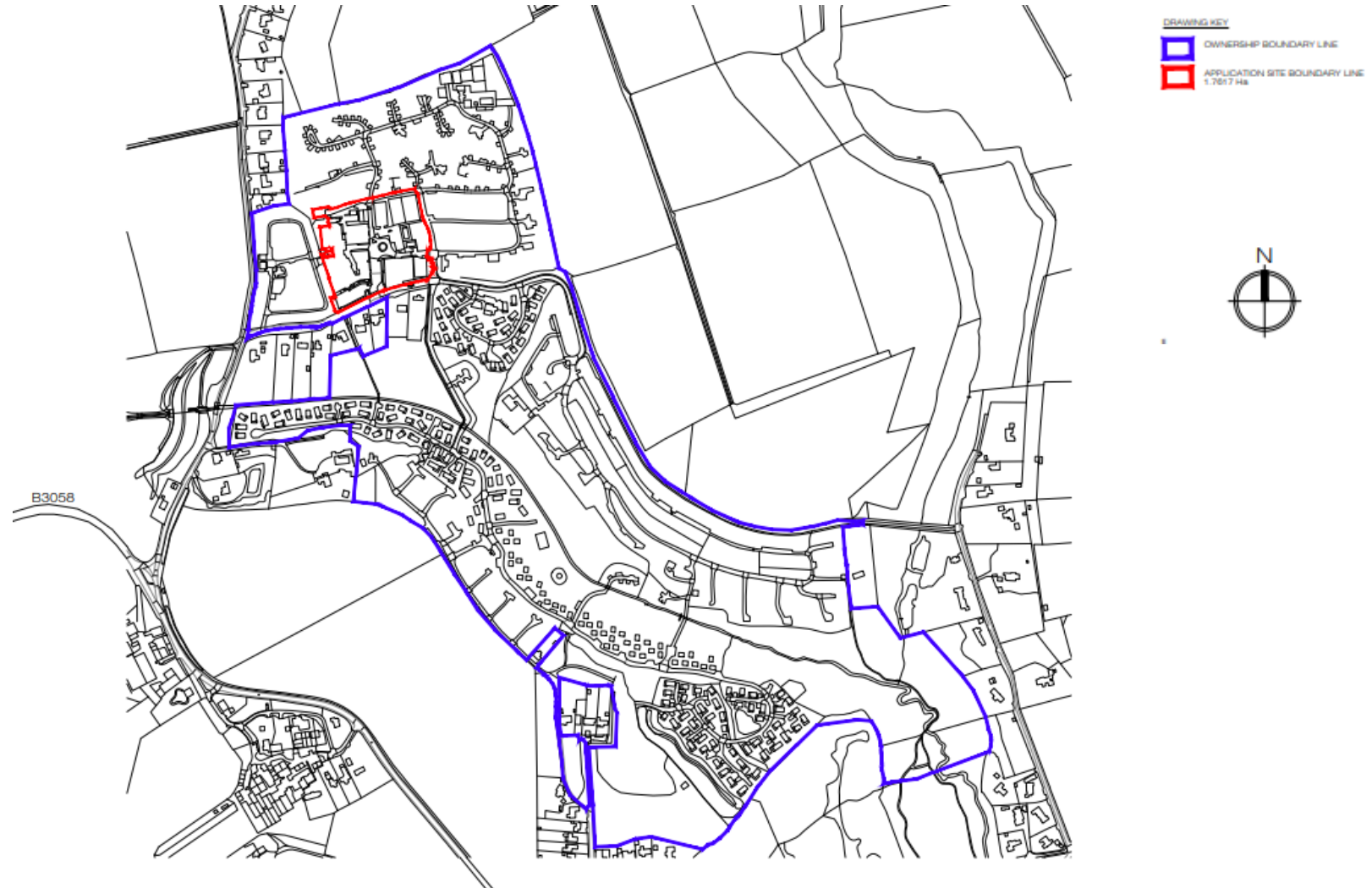
Local context



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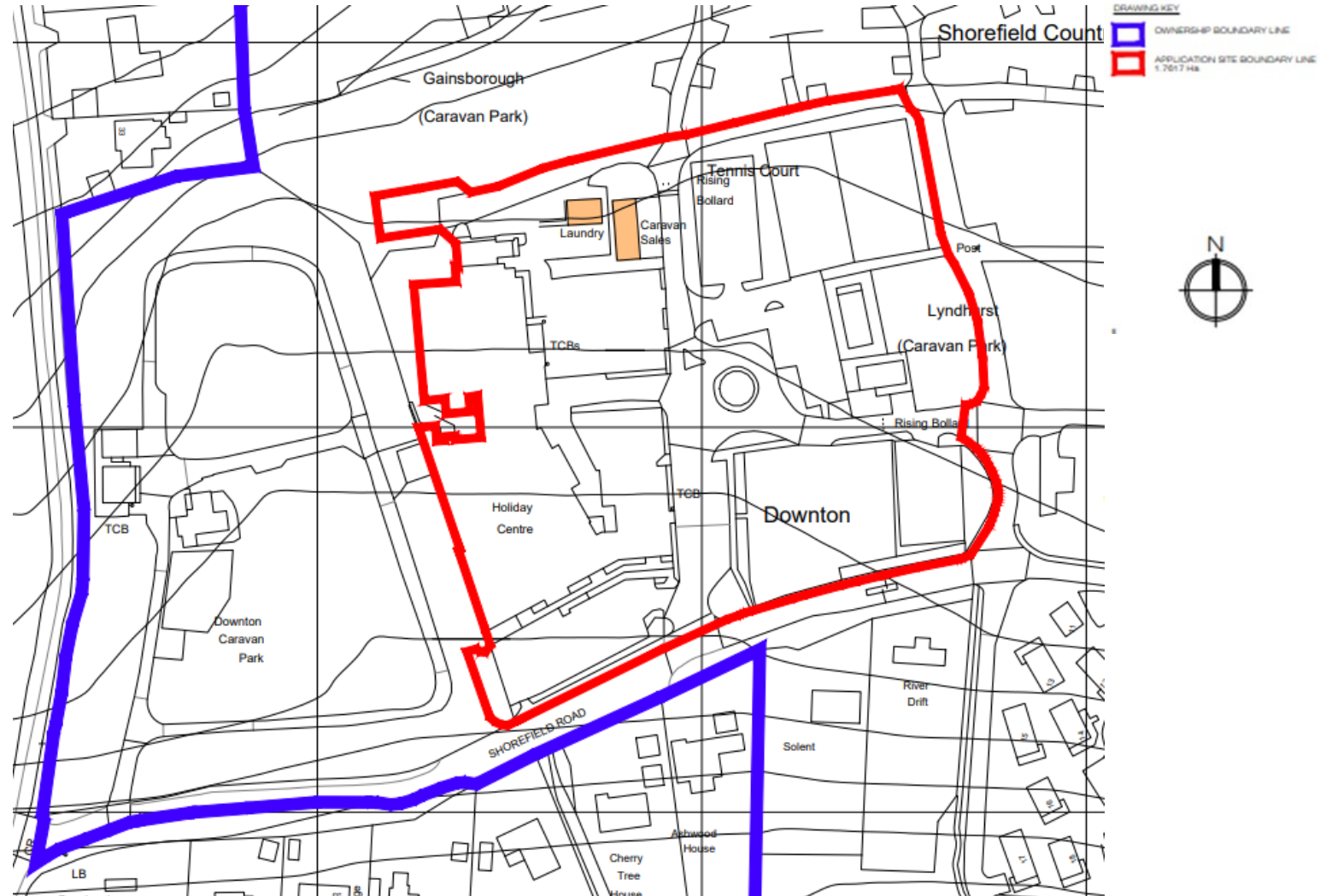
Location Plan

8



Block Plan

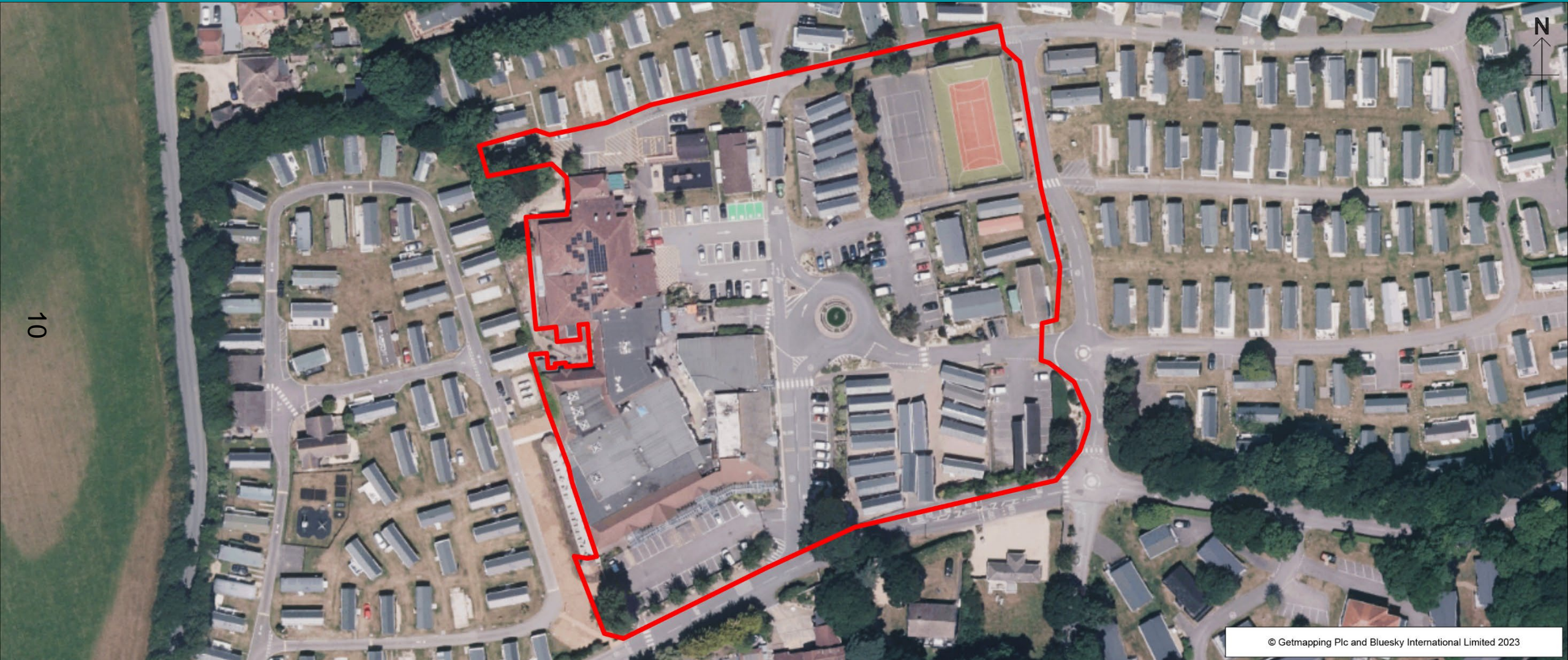
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7

3a 23/10941

Aerial photograph

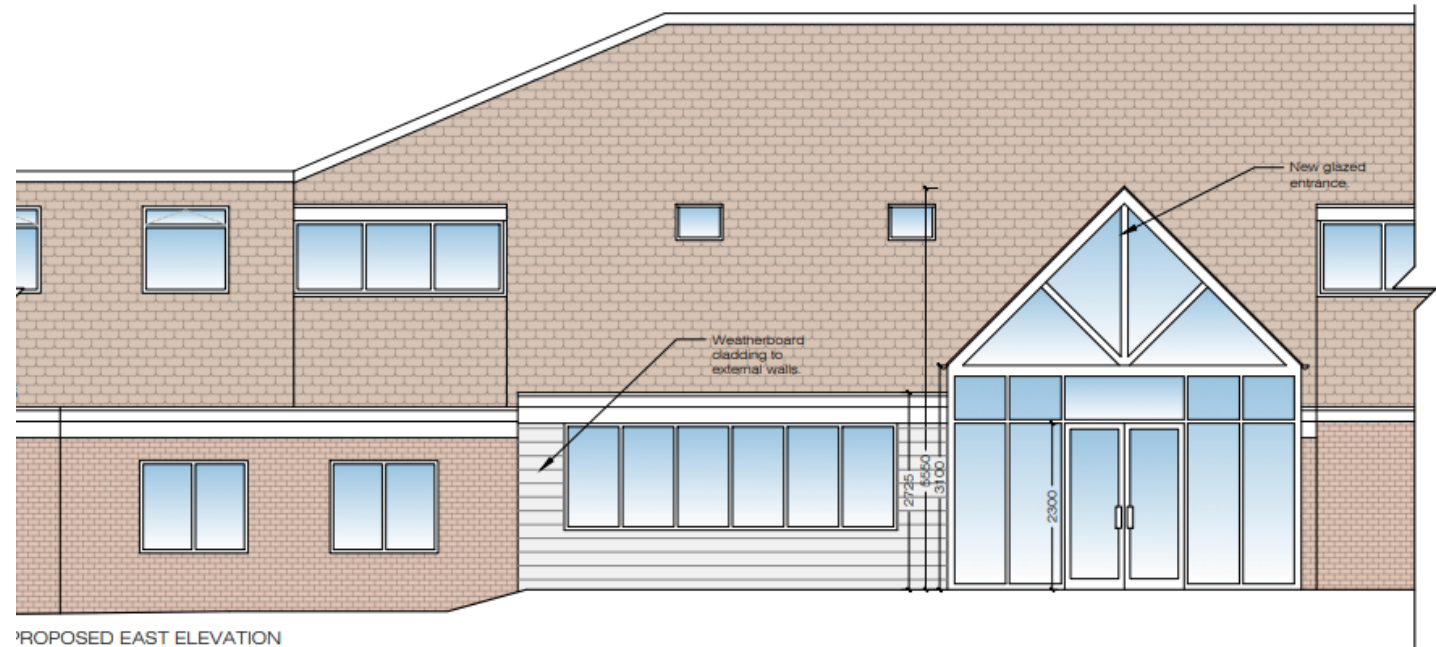
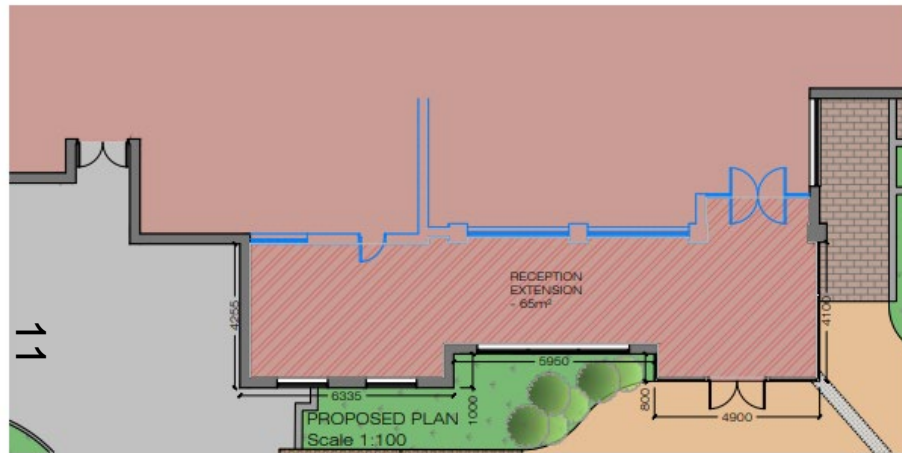


10

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Site Photographs and Plans/Elevations

Reception Extension

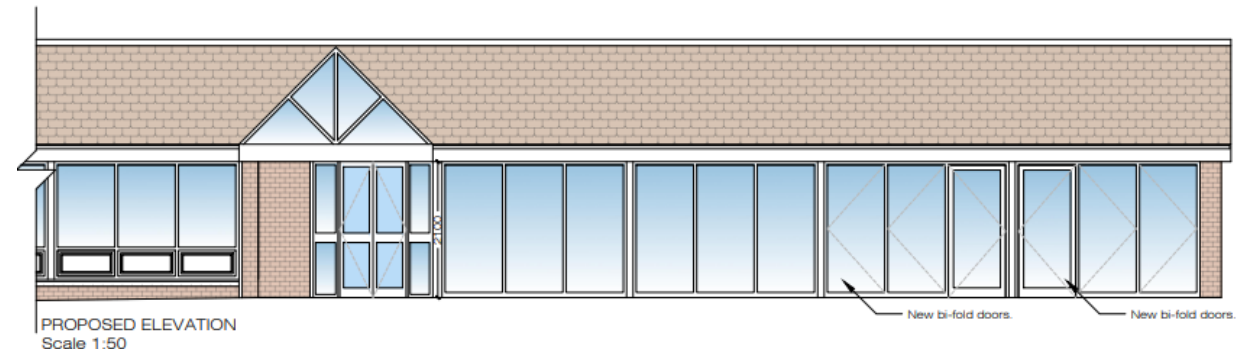
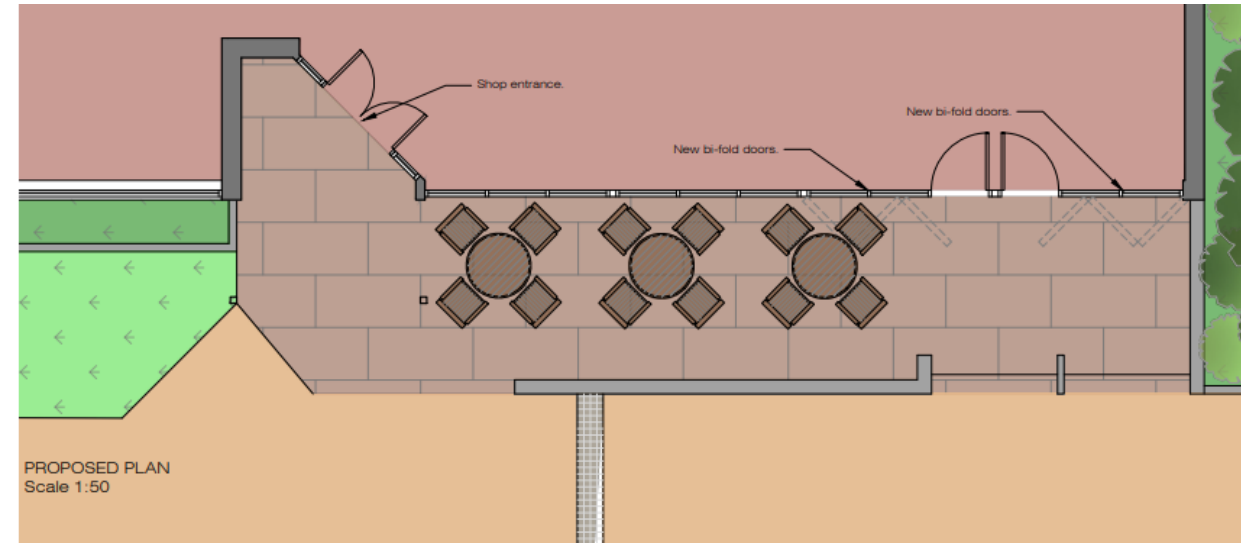


PROPOSED EAST ELEVATION
Scale 1:50



Site Photographs and Plans/Elevations

Shopfront Extension



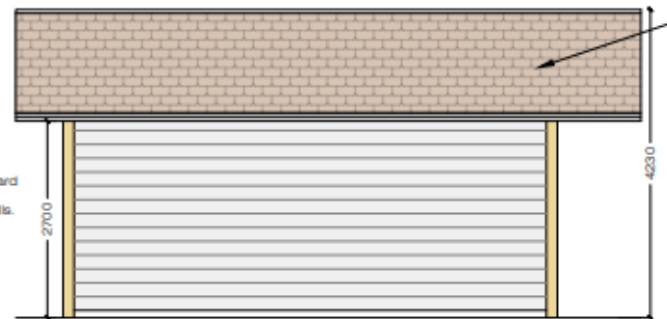
Site Photographs and Plans/Elevations

Launderette (replacement)

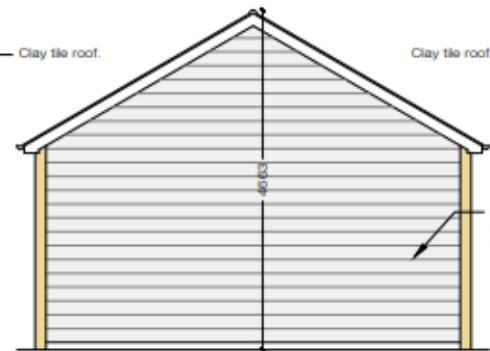
13



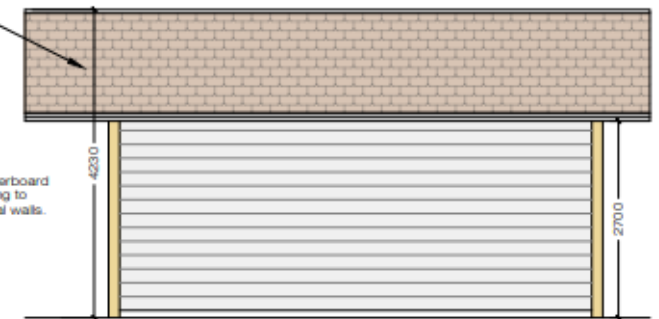
ELEVATION A
Scale 1:50



ELEVATION B
Scale 1:50



ELEVATION C
Scale 1:50

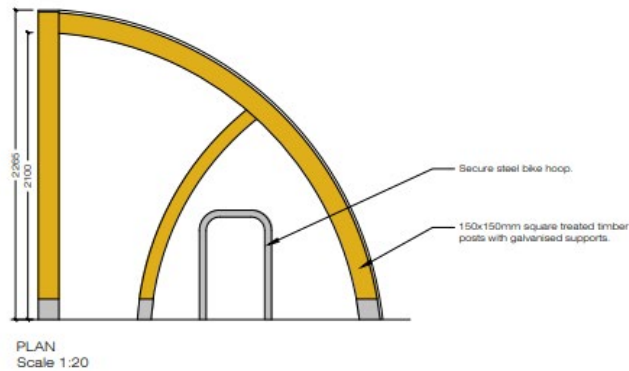
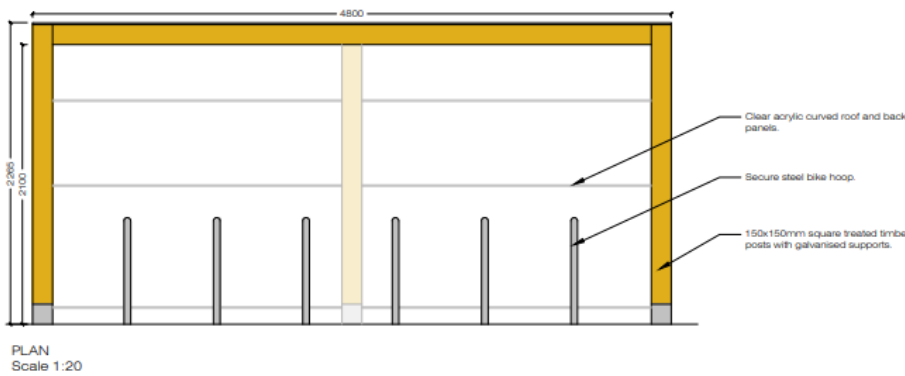
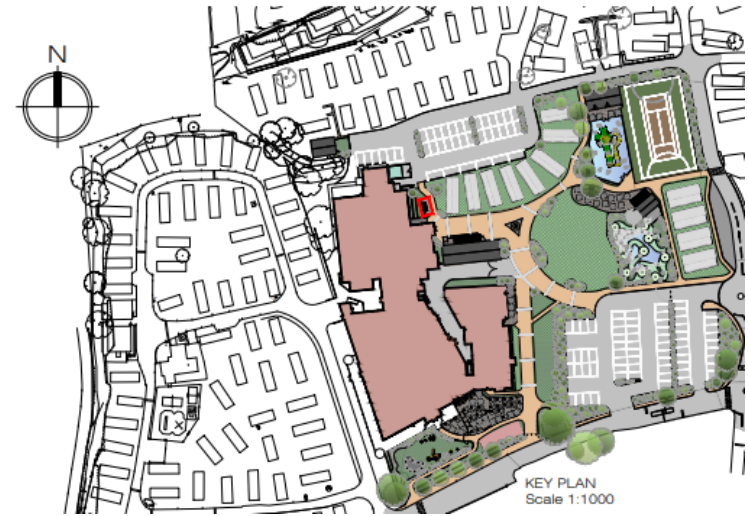
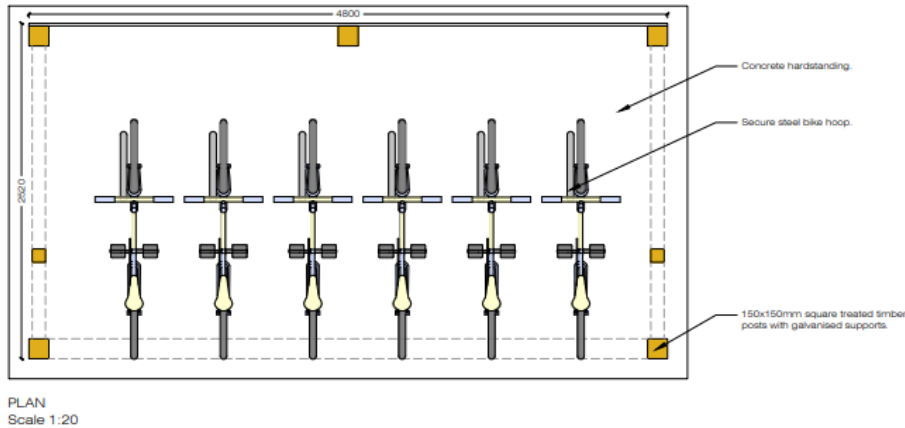


ELEVATION D
Scale 1:50

Site Photographs and Plans/Elevations

Bike Rack

14



Site Photographs and Plans/Elevations

Staff Car Park



Site Photographs and Plans/Elevations

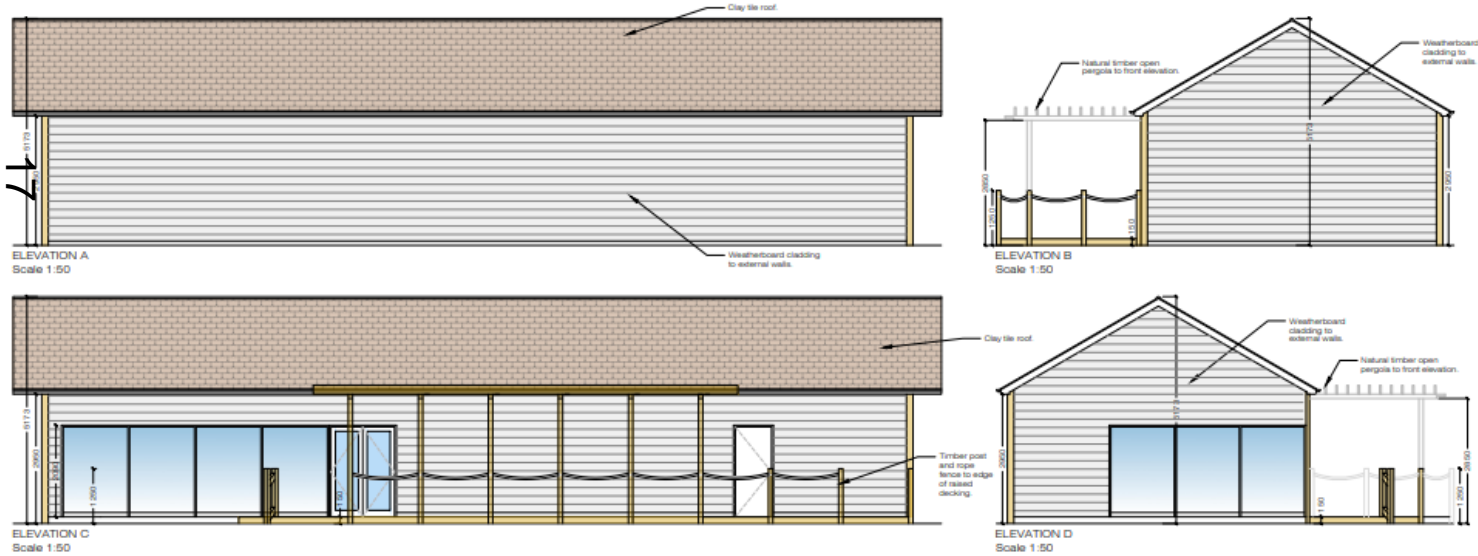
Repositioned Caravan Showground



16

Site Photographs and Plans/Elevations

Caravan Sales Office & Deliveries Access



Site Photographs and Plans/Elevations

Lodge Showground and 9. Caravan Layby



18

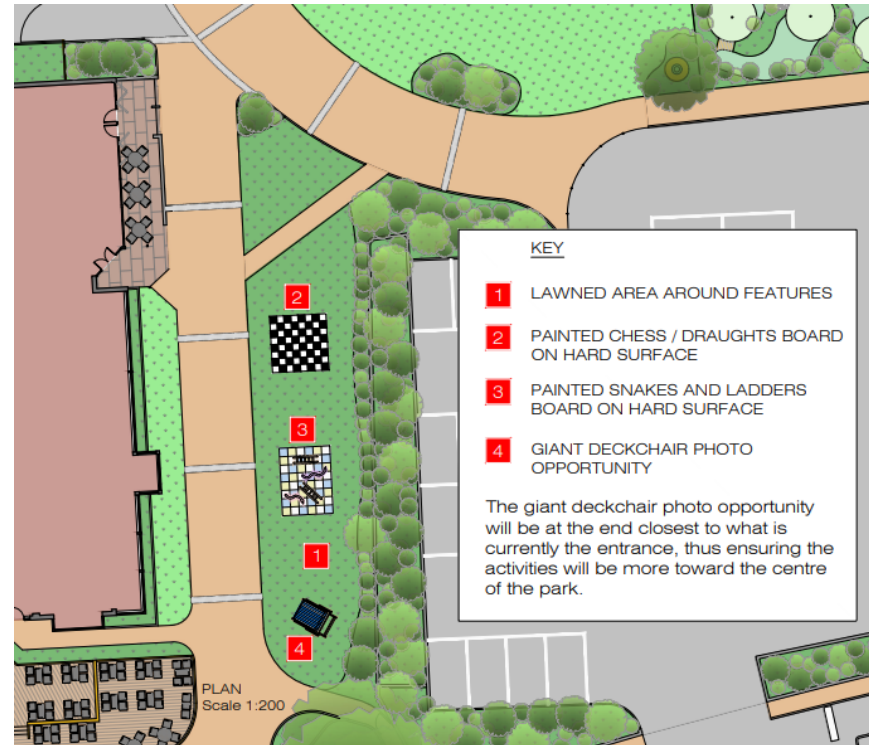
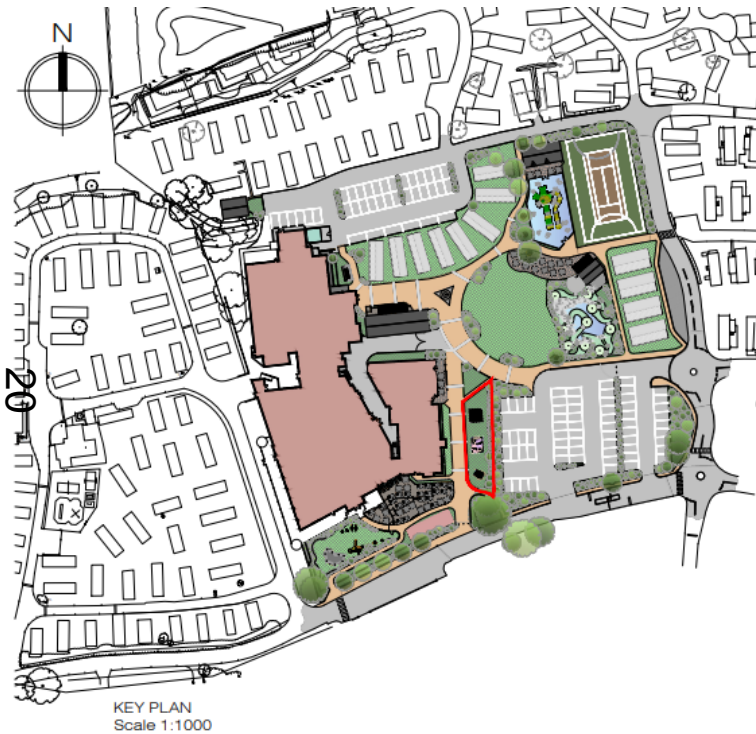
Site Photographs and Plans/Elevations

Security Bollards, Control Barrier, Car Park



Site Photographs and Plans/Elevations

Recreational Area

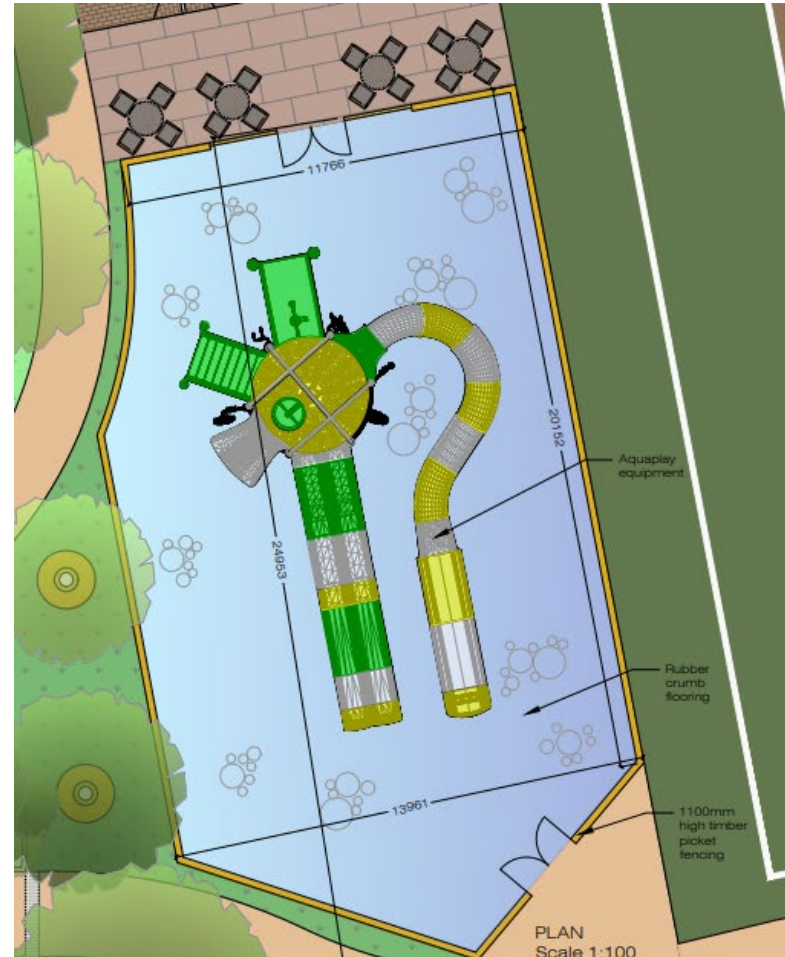
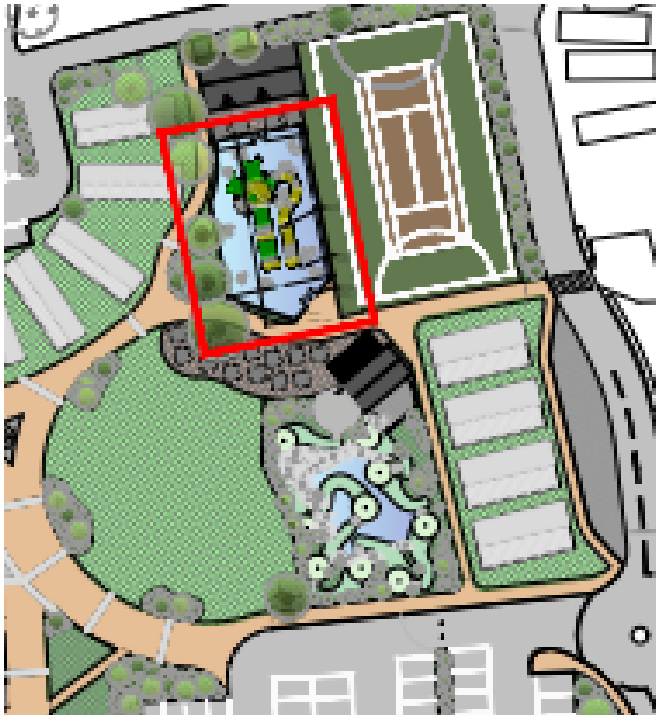


2 EXAMPLE CHESS / DRAUGHTS BOARD

Site Photographs and Plans/Elevations

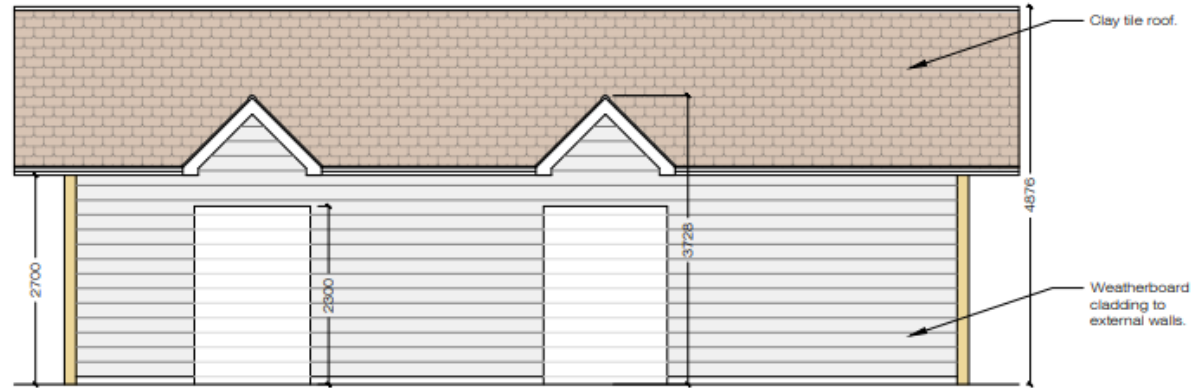
Splash Park

21

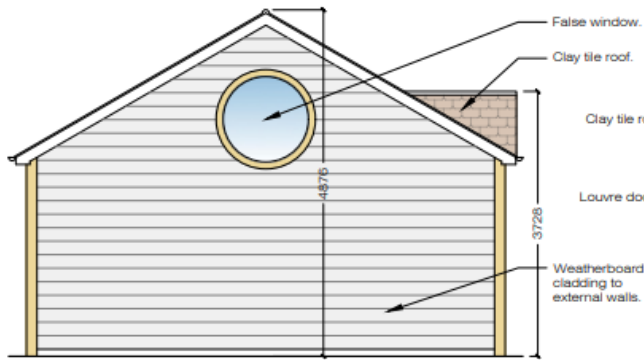


Site Photographs and Plans/Elevations

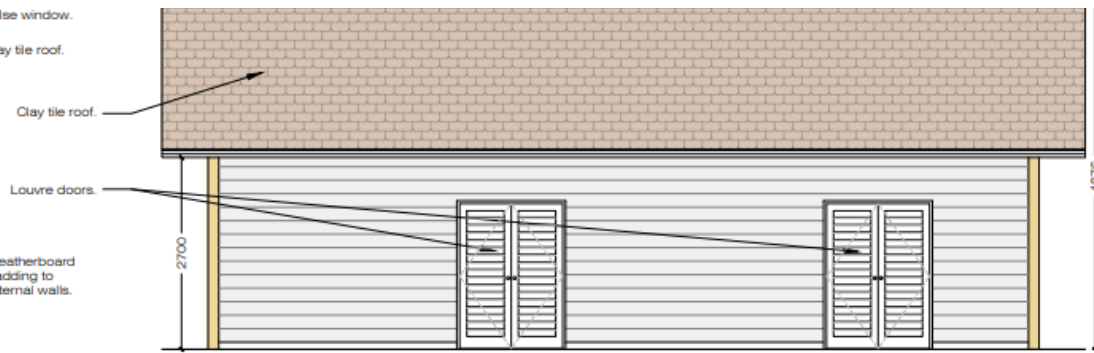
Splash Park – Changing Rooms and WC



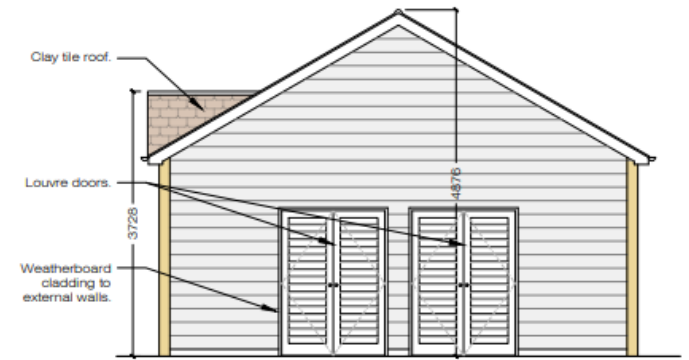
ELEVATION A
Scale 1:50



ELEVATION B
Scale 1:50



ELEVATION C
Scale 1:50



ELEVATION D
Scale 1:50

Site Photographs and Plans/Elevations

Activities Lawn, Activities Control Hut, Seating Area and Storage Yard

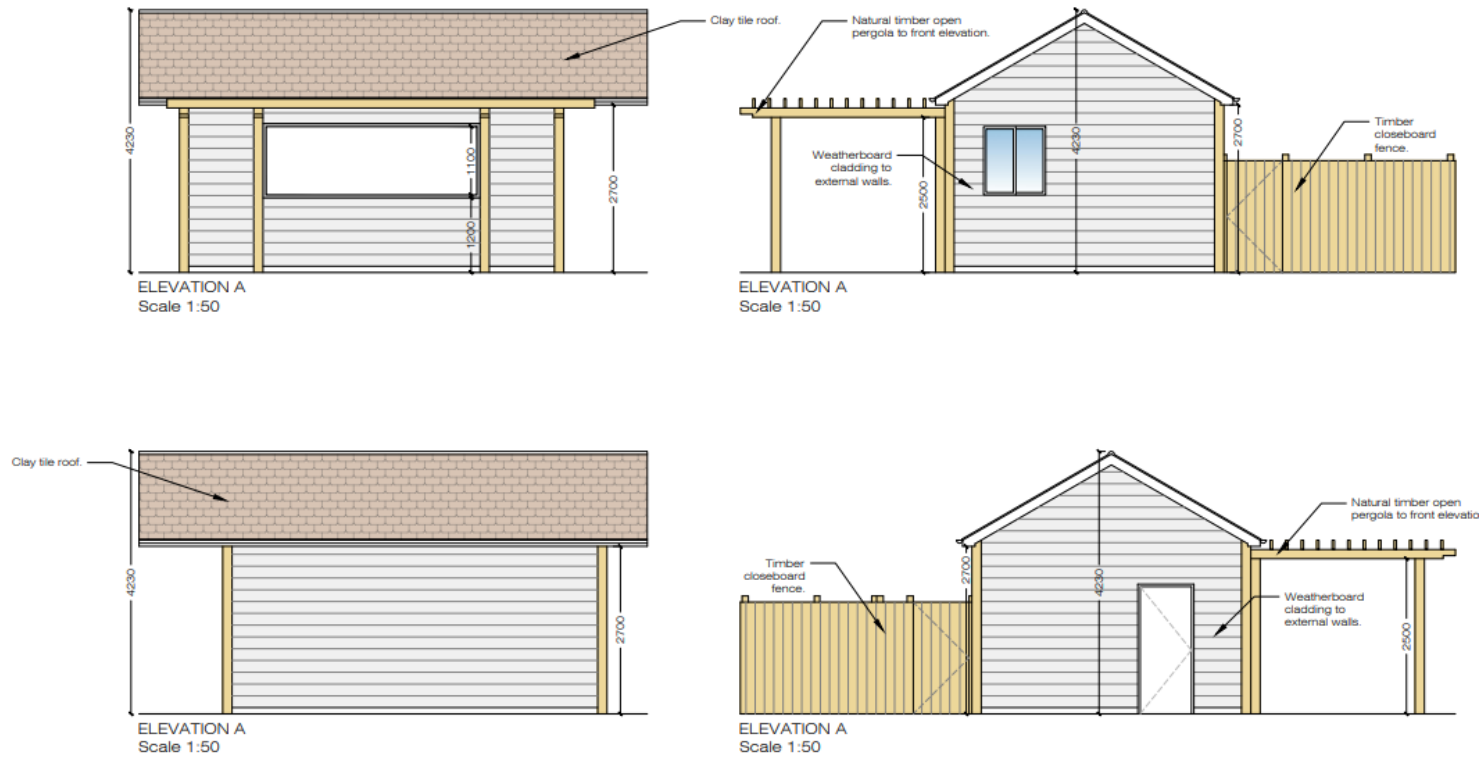


23

Site Photographs and Plans/Elevations

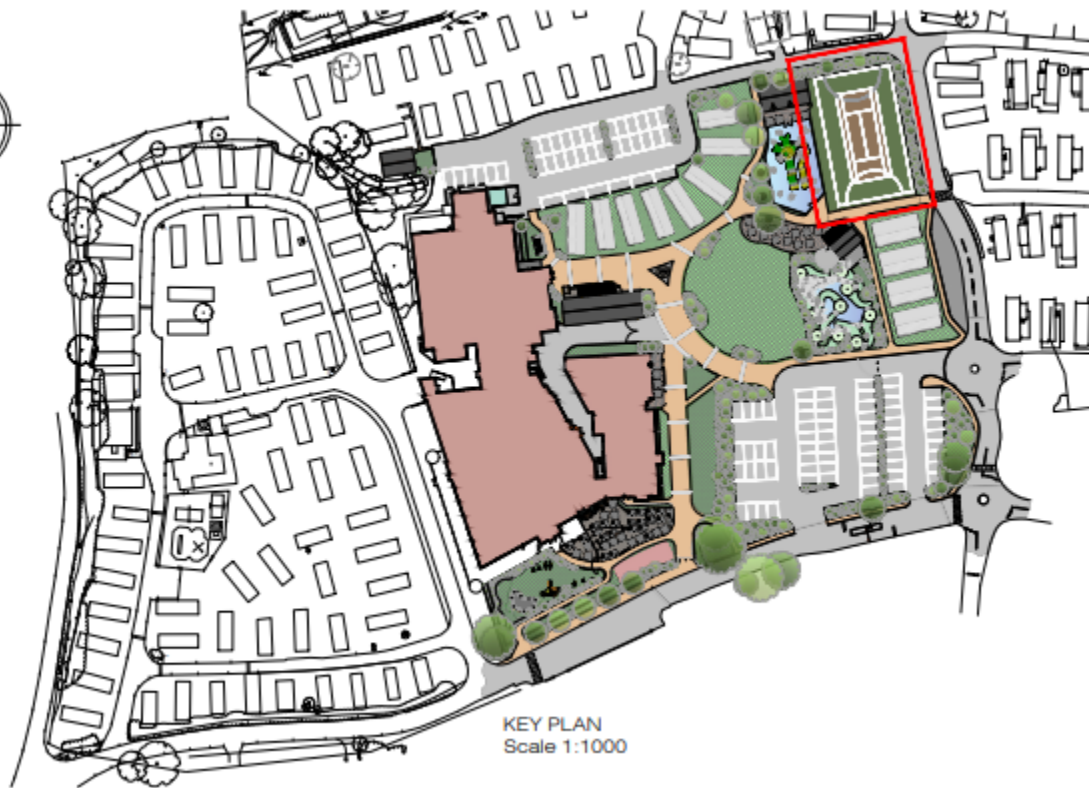
Activities Lawn, Activities Control Hut, Seating Area and Storage Yard

24



Site Photographs and Plans/Elevations

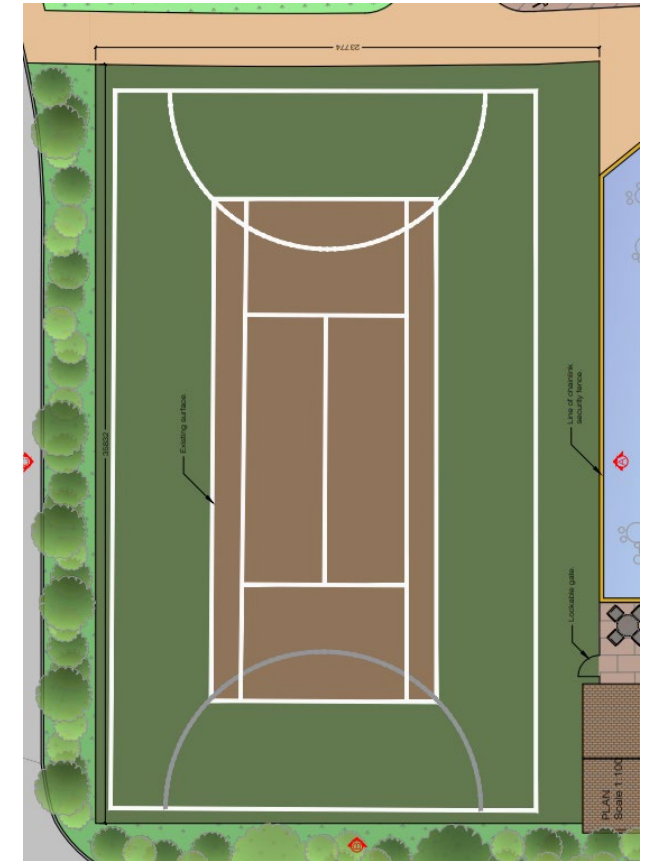
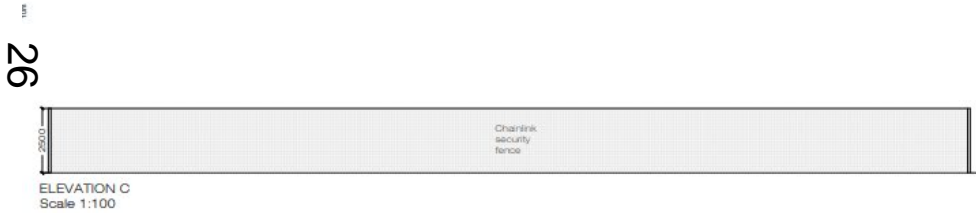
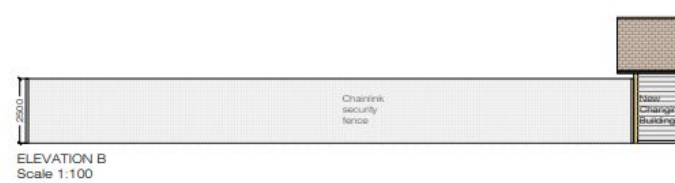
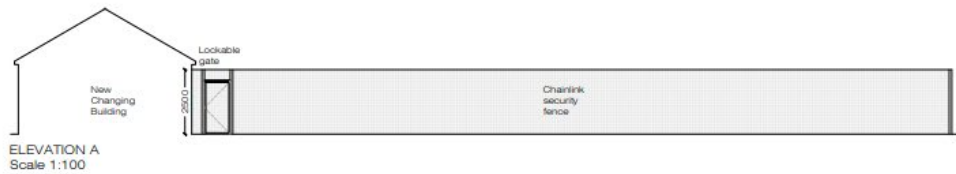
Refurbished Multi-Use Games Area (MUGA)



25

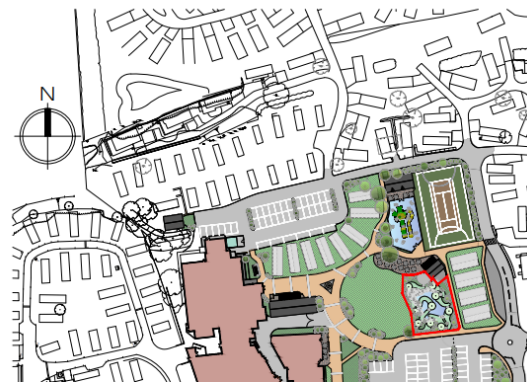
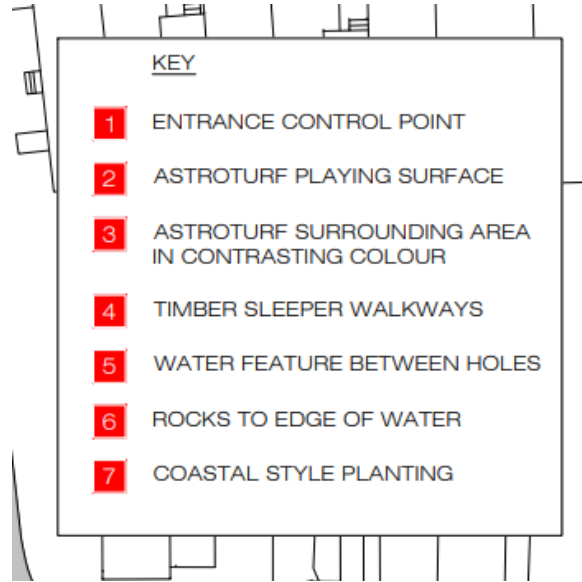
Site Photographs and Plans/Elevations

Refurbished Multi-Use Games Area (MUGA)



Site Photographs and Plans/Elevations

9 Hole Mini Golf



Site Photographs and Plans/Elevations

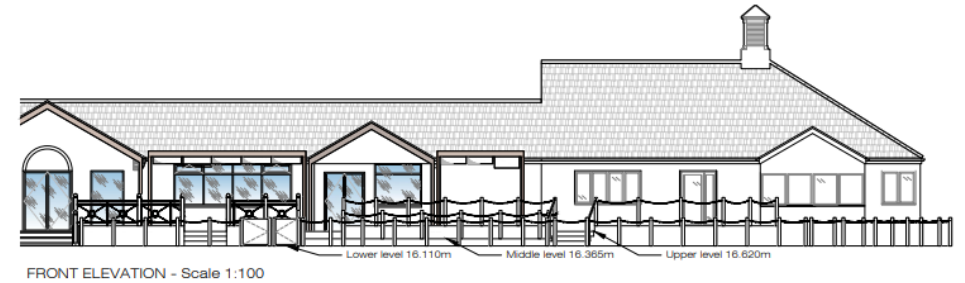
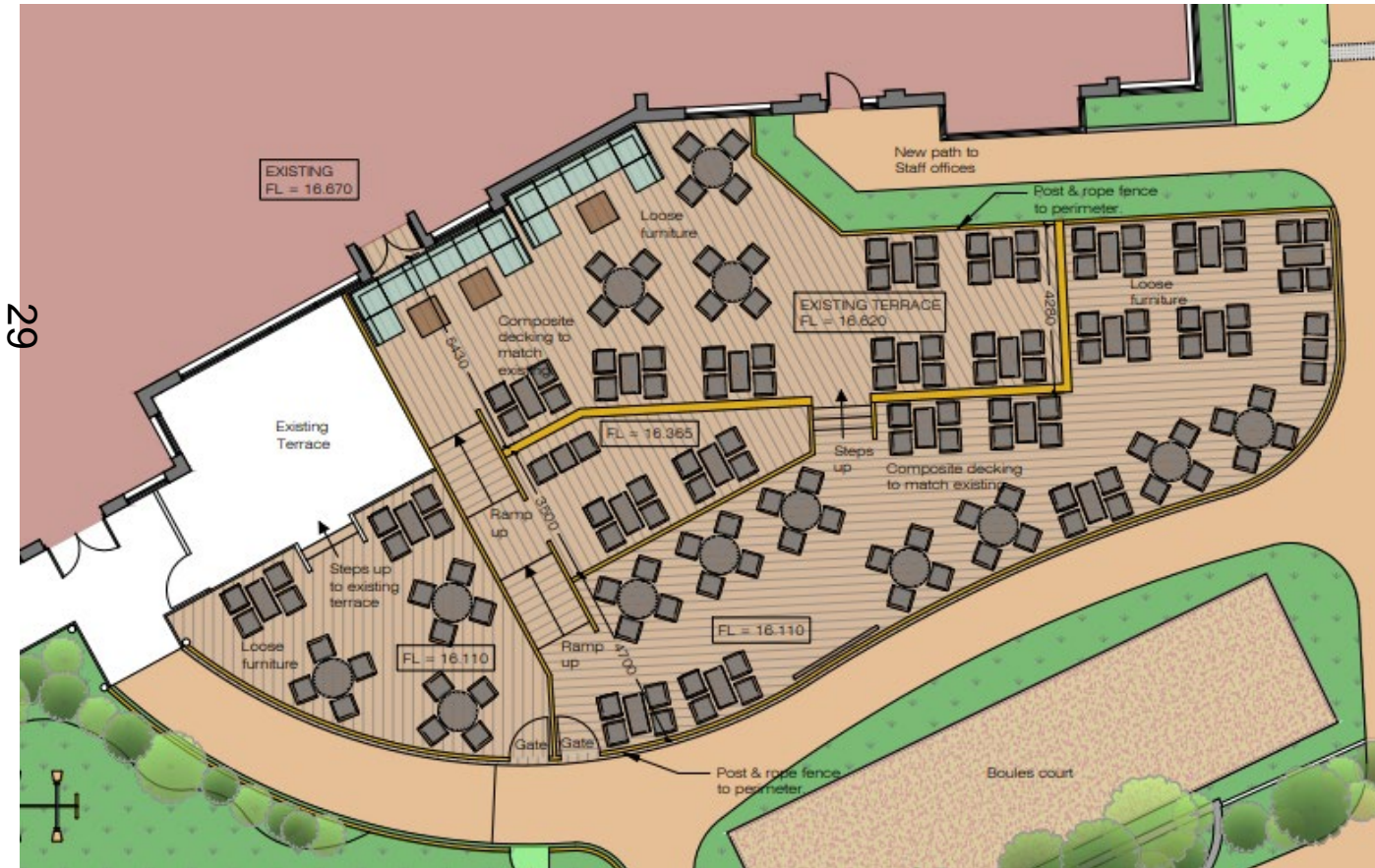
Extended External Terrace

28



Site Photographs and Plans/Elevations

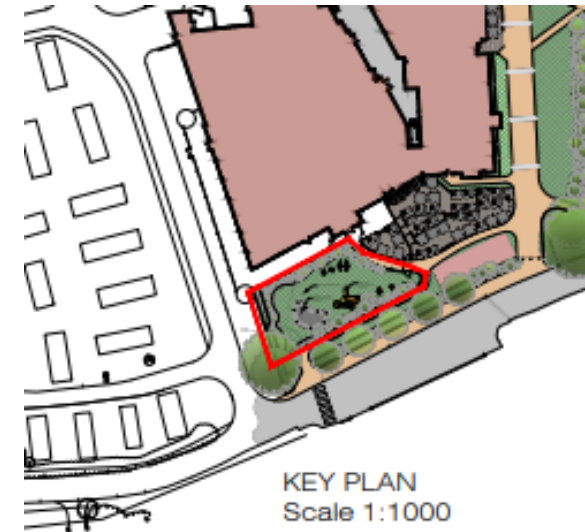
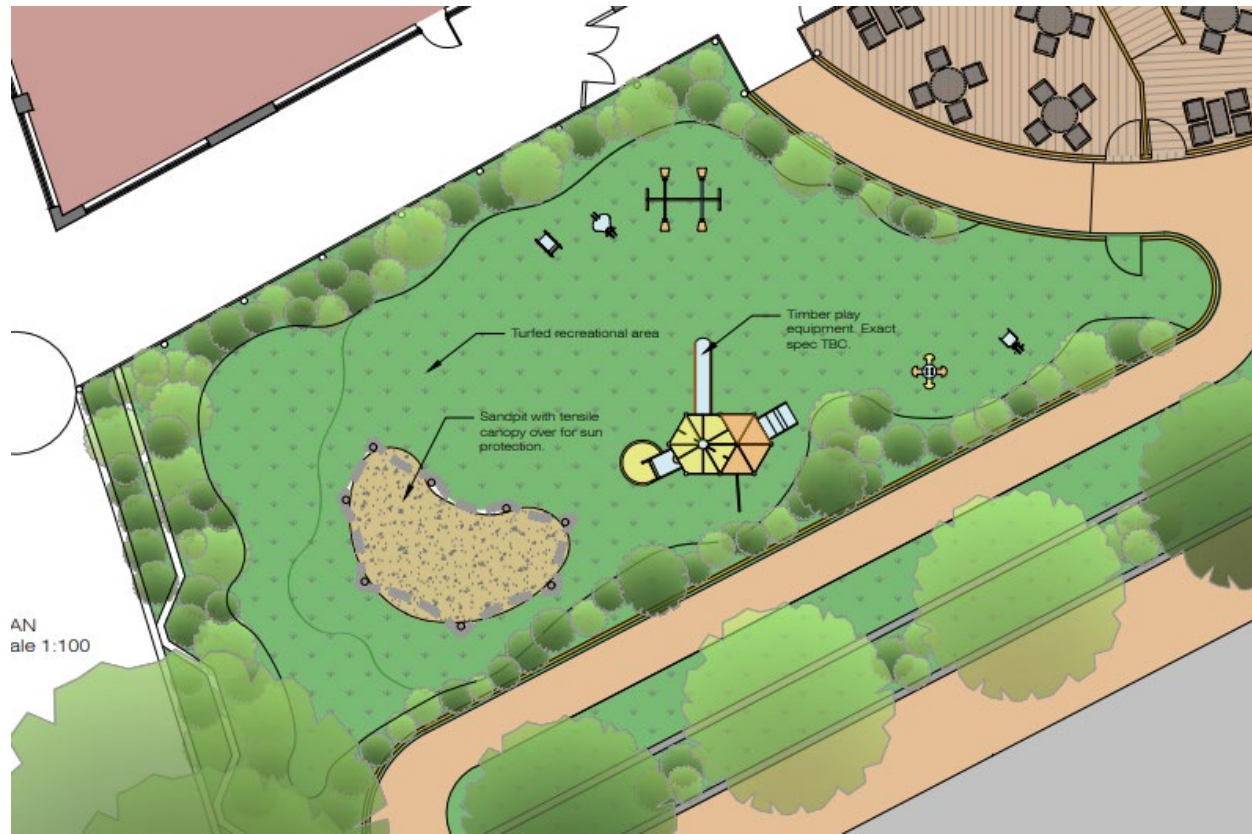
Extended External Terrace & Boules



Site Photographs and Plans/Elevations

Recreational children's play area

30



Site Photographs and Plans/Elevations

Lighting Plan



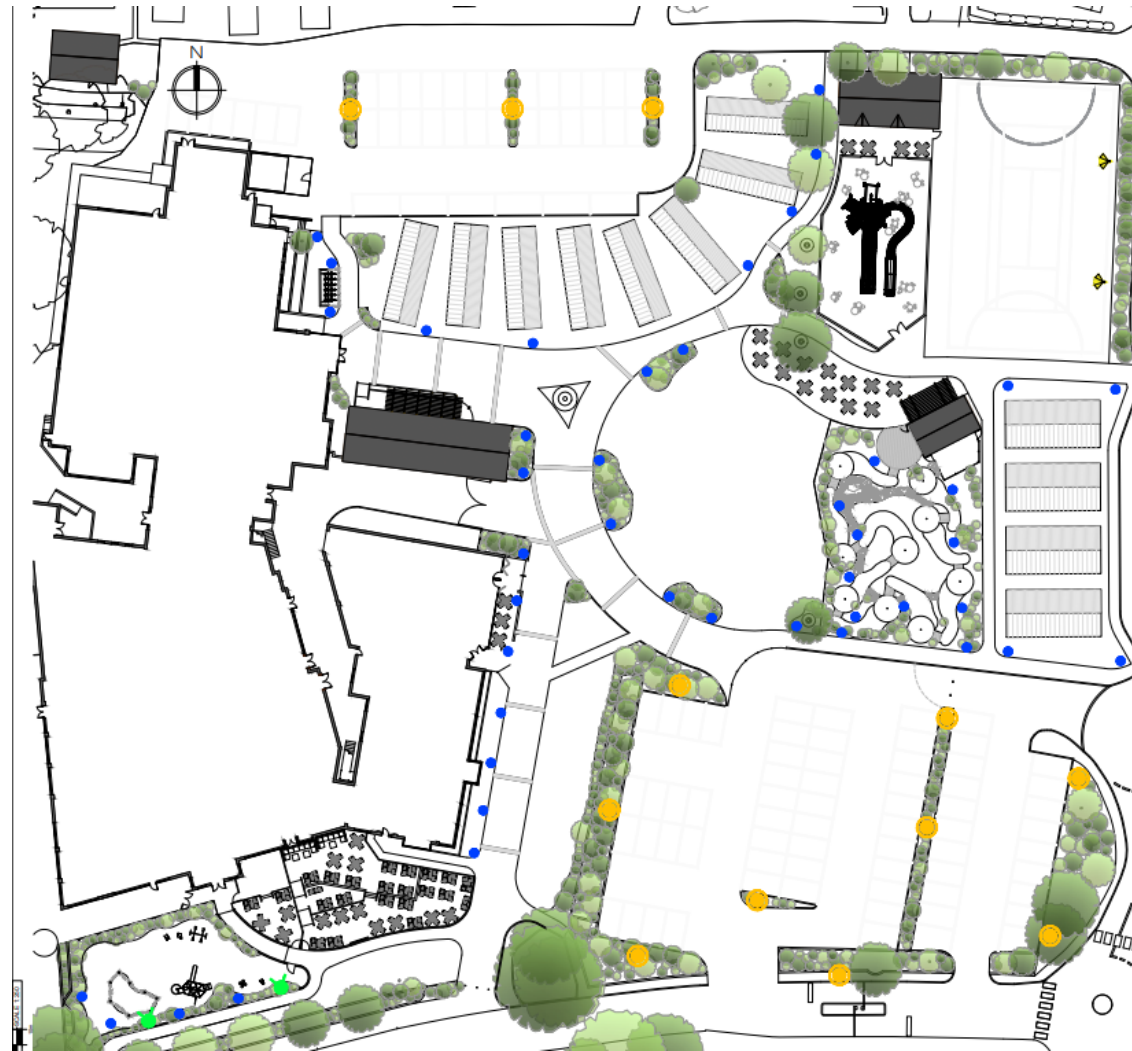
EXISTING FLOODLIGHTS TO ILLUMINATE SPORTS PITCH - ONLY OPERATIONAL IN THE WINTER MONTHS BETWEEN 17:00 & 20:00 WHEN LEISURE MEMBERS BOOK THE USE OF THE SPORTS PITCH



1000mm H x 150mm² BOLLARD LIGHTS TO ILLUMINATE WALKWAYS



31



LAMPOSTS TO ILLUMINATE CAR PARKS. APPROX. 5m HIGH.



DIRECTIONAL LAMPOST TO RECREATIONAL AREA. APPROX 4m HIGH.



Proposed Conditions of Use (Hours & Activities)

- Launderette
- Splash Park & Facilities
- Activity Lawn
- Play Areas
- MUGA
- Mini Golf
- Extended Bar Terrace

32

Summary

- In principle, the proposal is in accordance with Local Plan Policy CS19 (Tourism) that takes a positive approach to supporting the local tourism industry including the renewal of facilities in existing holiday parks. The proposed facilities are typical of those one might expect to find in a modern holiday park facility
- The impact on local general amenity from any additional noise and light pollution arising from the proposal is considered be suitably mitigated through the recommended conditions relating to hours of use, which take account of the time of year and restrictions on certain uses
- There would be no significant impact on trees and ecology subject to suitable conditions
- The proposal would not give rise to any significant Highways impacts
- The net impact on the South West Hampshire Green Belt is considered to be essentially neutral

Recommendation

Delegated authority to be given to the Service Manager DM to **GRANT PERMISSION** subject to:-

- i. The imposition of Conditions set out in the Report

Planning Committee

App No 23/11152

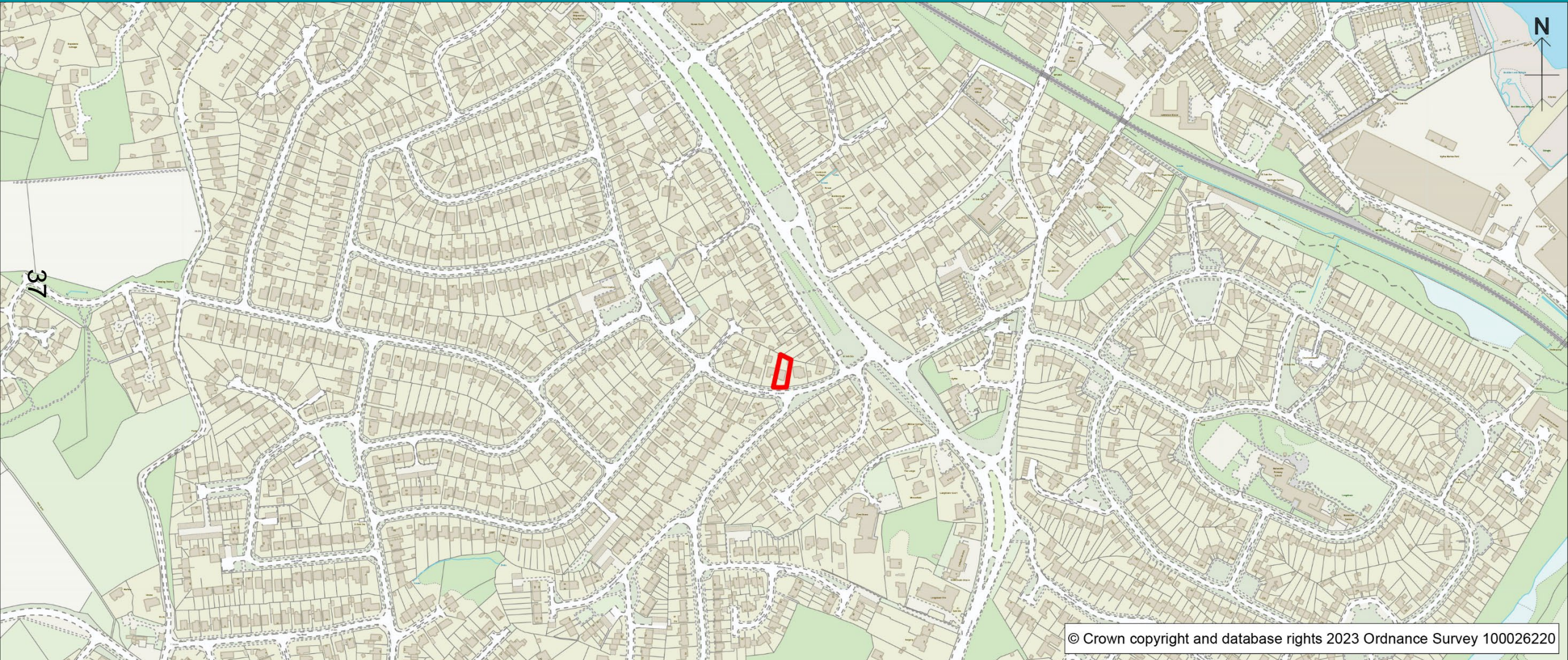
63 Hollybank Crescent,
Hythe
SO45 5GF
Schedule 3b

Red Line Plan

36



Local context



Aerial photograph



38

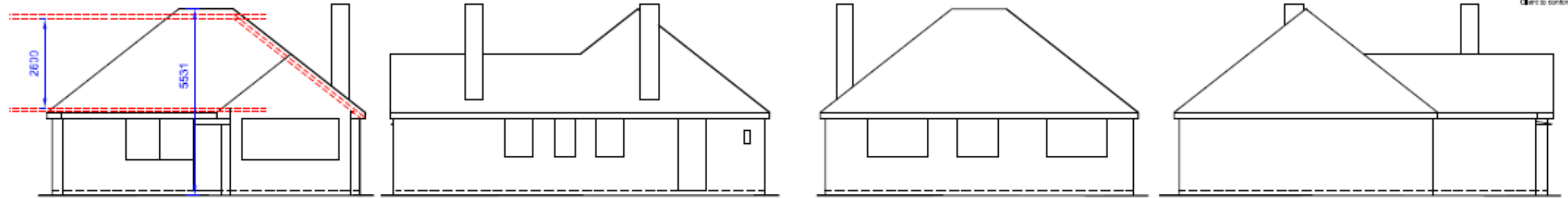
36

3b 23/11152

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Existing and Proposed elevations

69

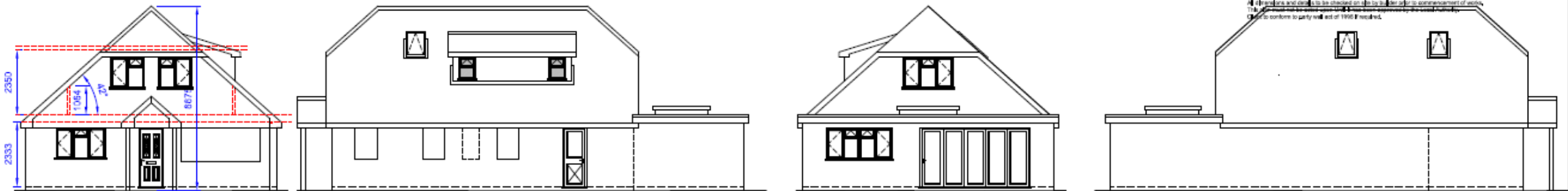


Front View
Scale 1:100

Side View
Scale 1:100

Rear View
Scale 1:100

Side View
Scale 1:100



Front View
Scale 1:100

Side View
Scale 1:100

Rear View
Scale 1:100

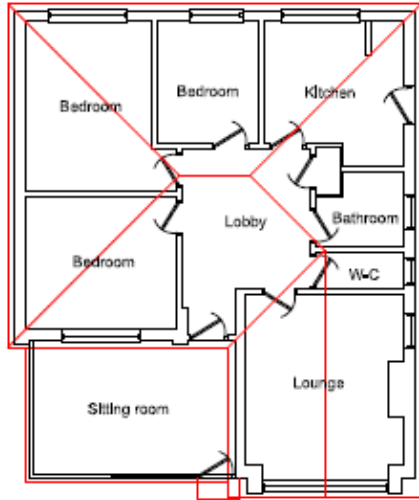
Side View
Scale 1:100

Existing & Proposed Floor Plans

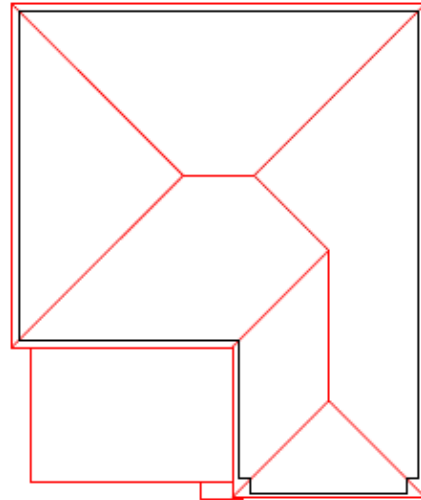
Existing

Proposed

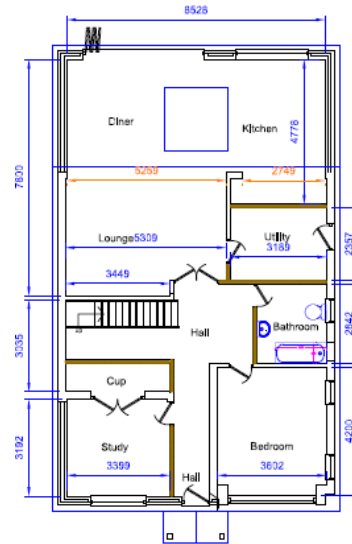
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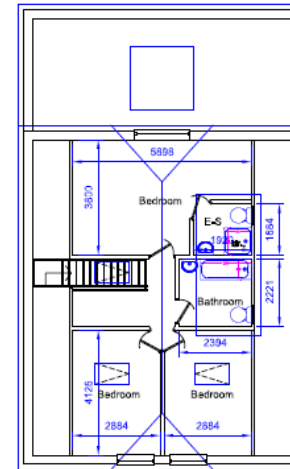
Ground Floor Plan
Scale 1:100



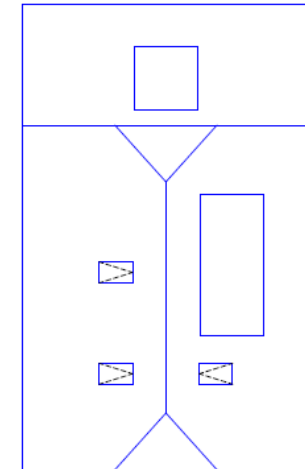
First Floor Plan
Scale 1:100



Ground Floor Plan
Scale 1:100



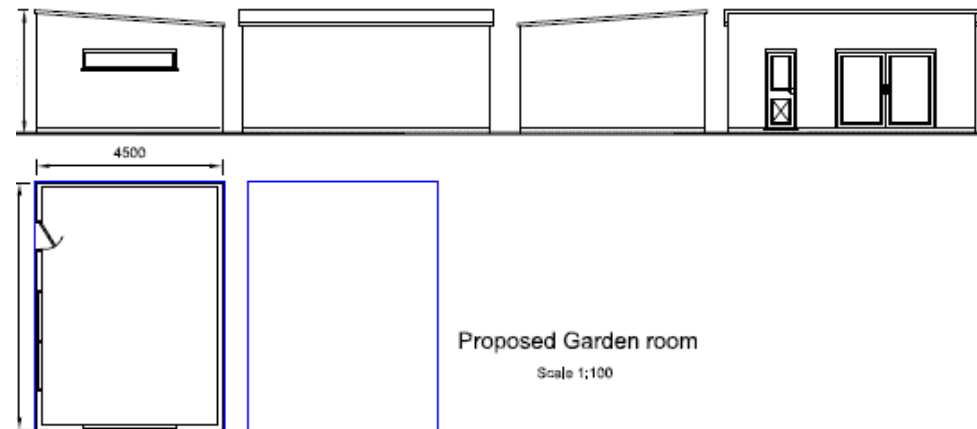
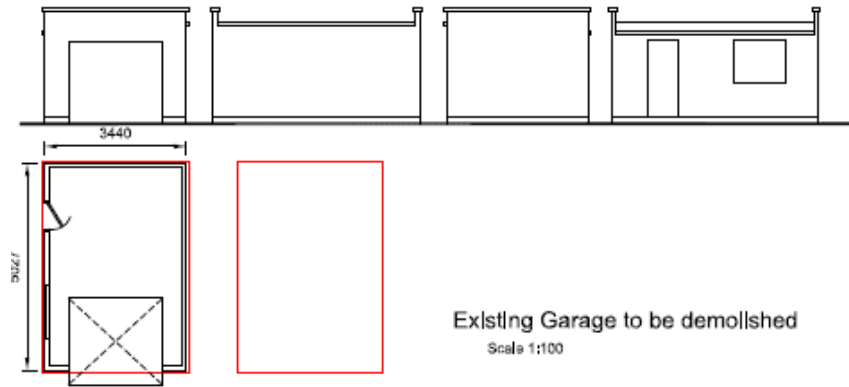
First Floor Plan
Scale 1:100



Roof Plan
Scale 1:100

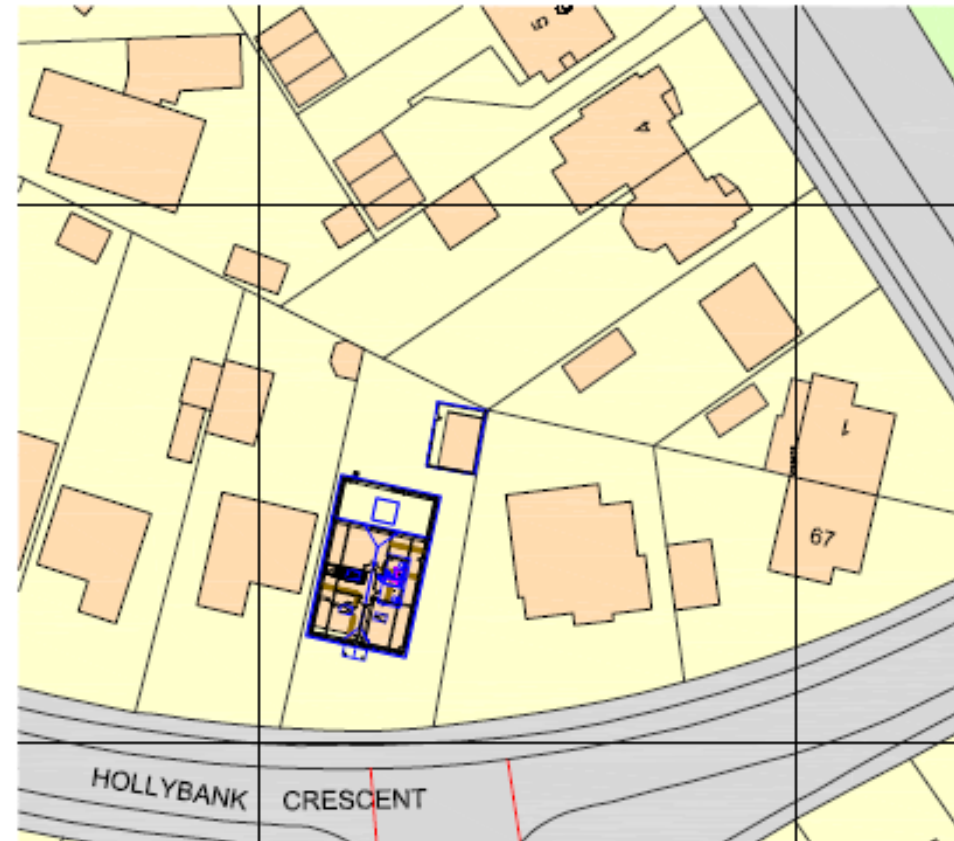
Existing garage and proposed outbuilding

41



Block Plan

42



Block Plan
Scale 1:500



Photographs of the application site

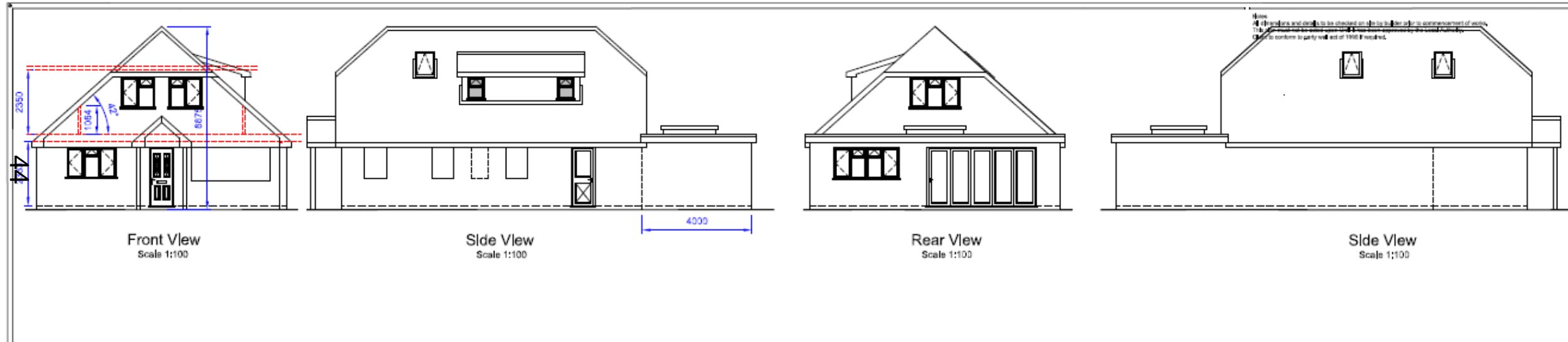
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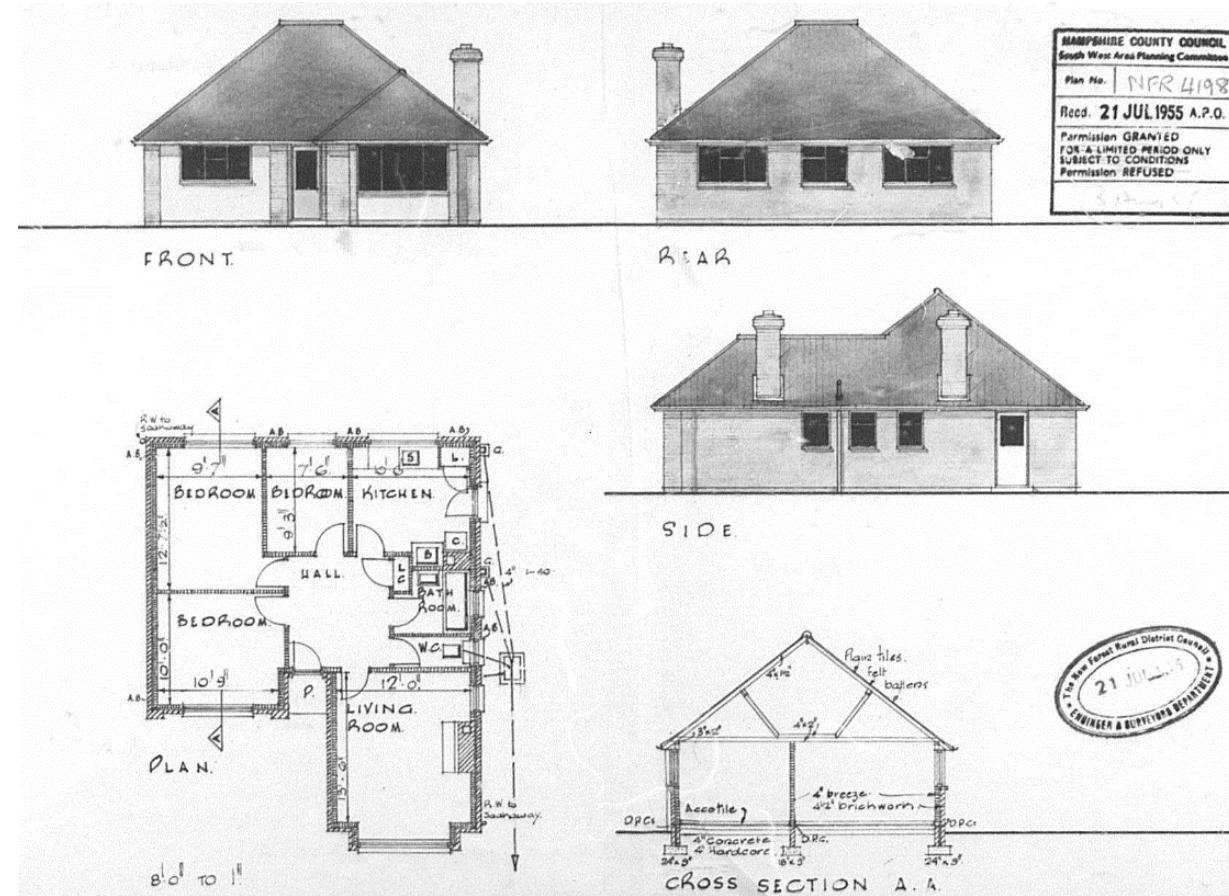
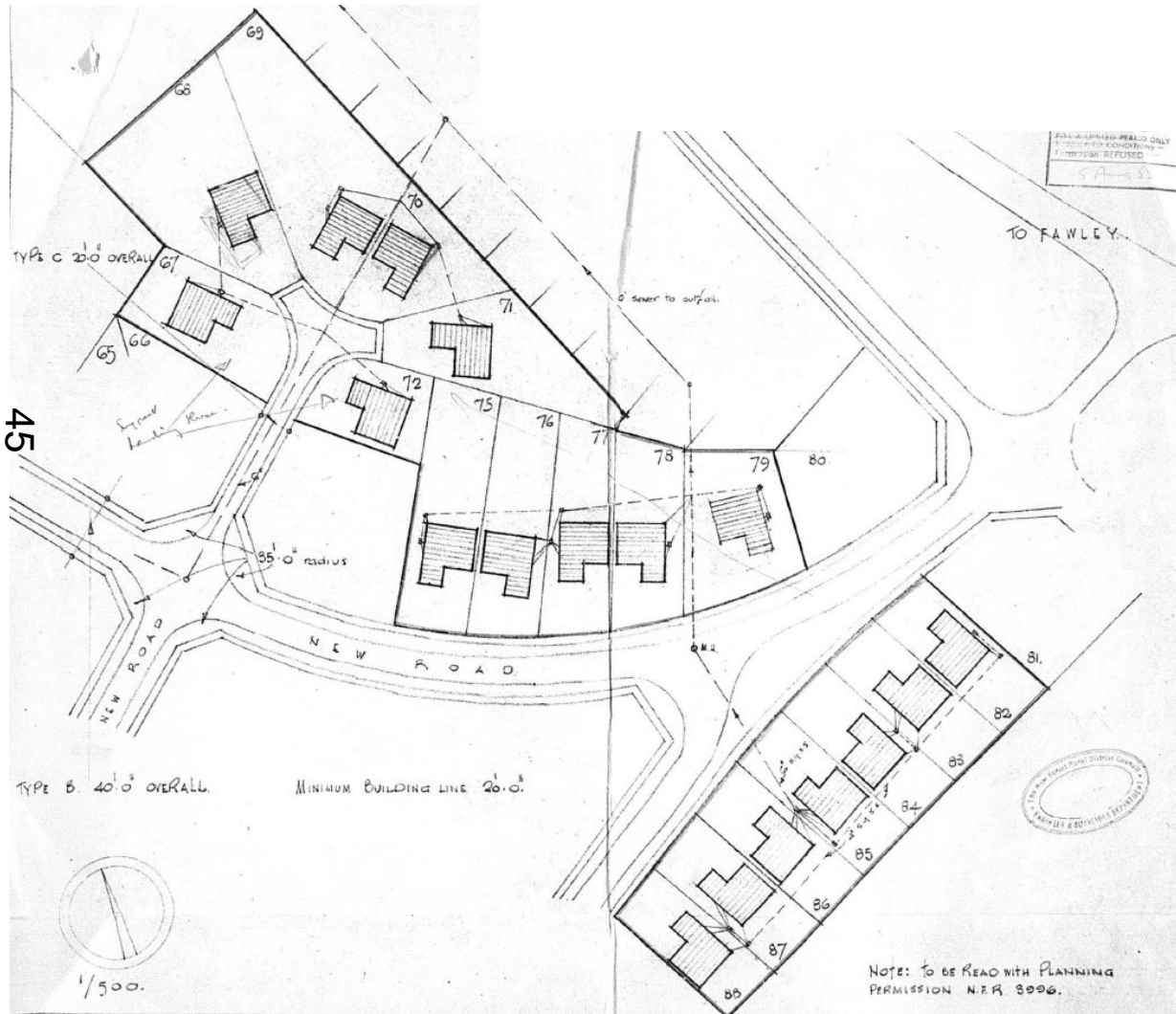
41

3b 23/1152

Proposed Elevations

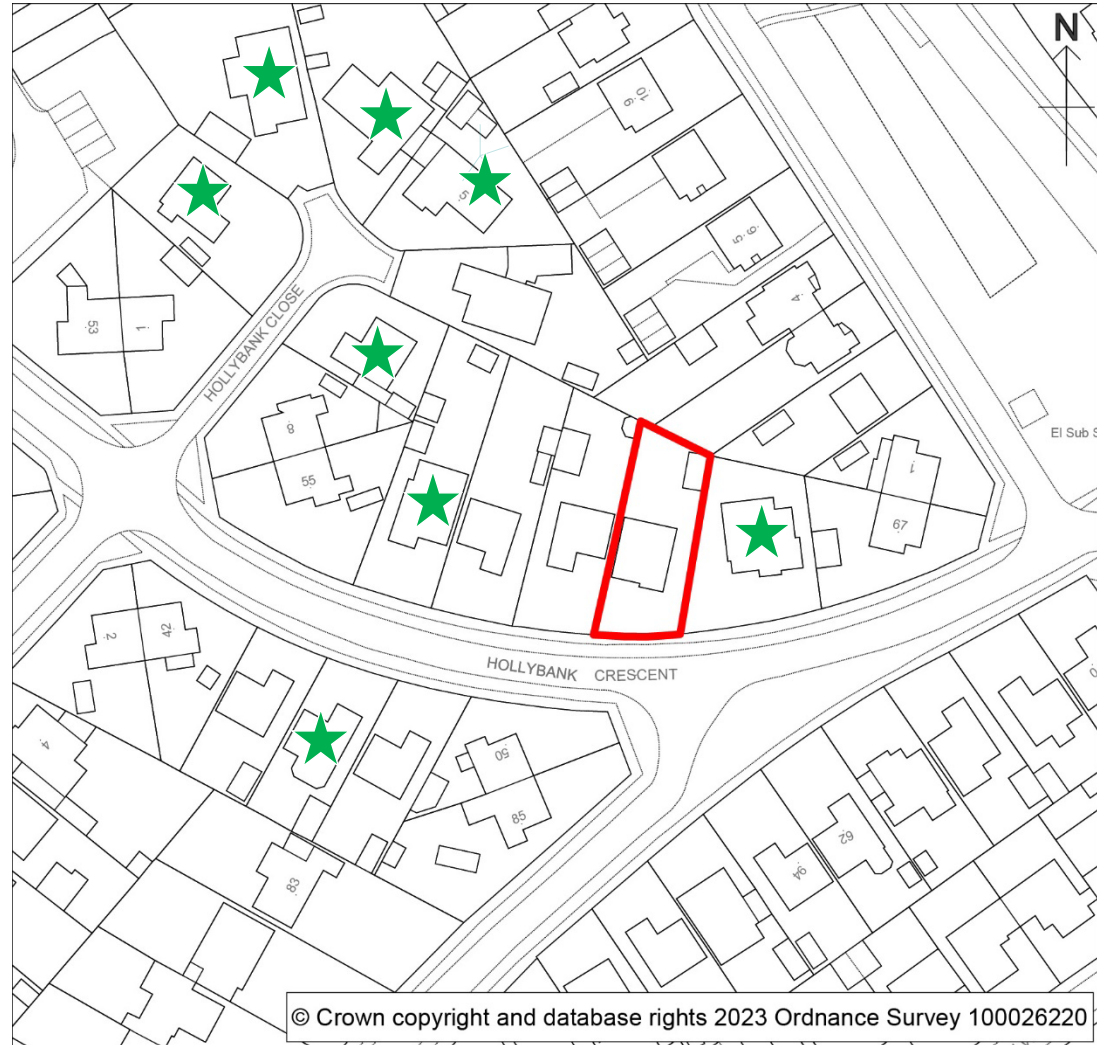


Original consent NFR 4198



Location of dwellings with front dormers and recessive roofslopes

Dwellings that have been extended to create first floor accommodation



Photographs of neighbouring properties with roof alterations

47



45

3b 23/11152

Street scene looking west red arrow indicates application site

48



Street scene looking east, red arrow indicates application site

49



View from junction of Fairview Drive red arrow indicates application site

50



Recommendation

Refuse

By reason of its increased height and design the resulting development would be an over dominant and intrusive form of development out of scale with the existing dwelling, detrimental to the street scene and harmfully out of character with the area

As such it would be contrary to:

- Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park
- Policies D1 and D2 of the Hythe & Dibden Neighbourhood Development Plan
- National Planning Policy Framework 2023



New Forest

DISTRICT COUNCIL

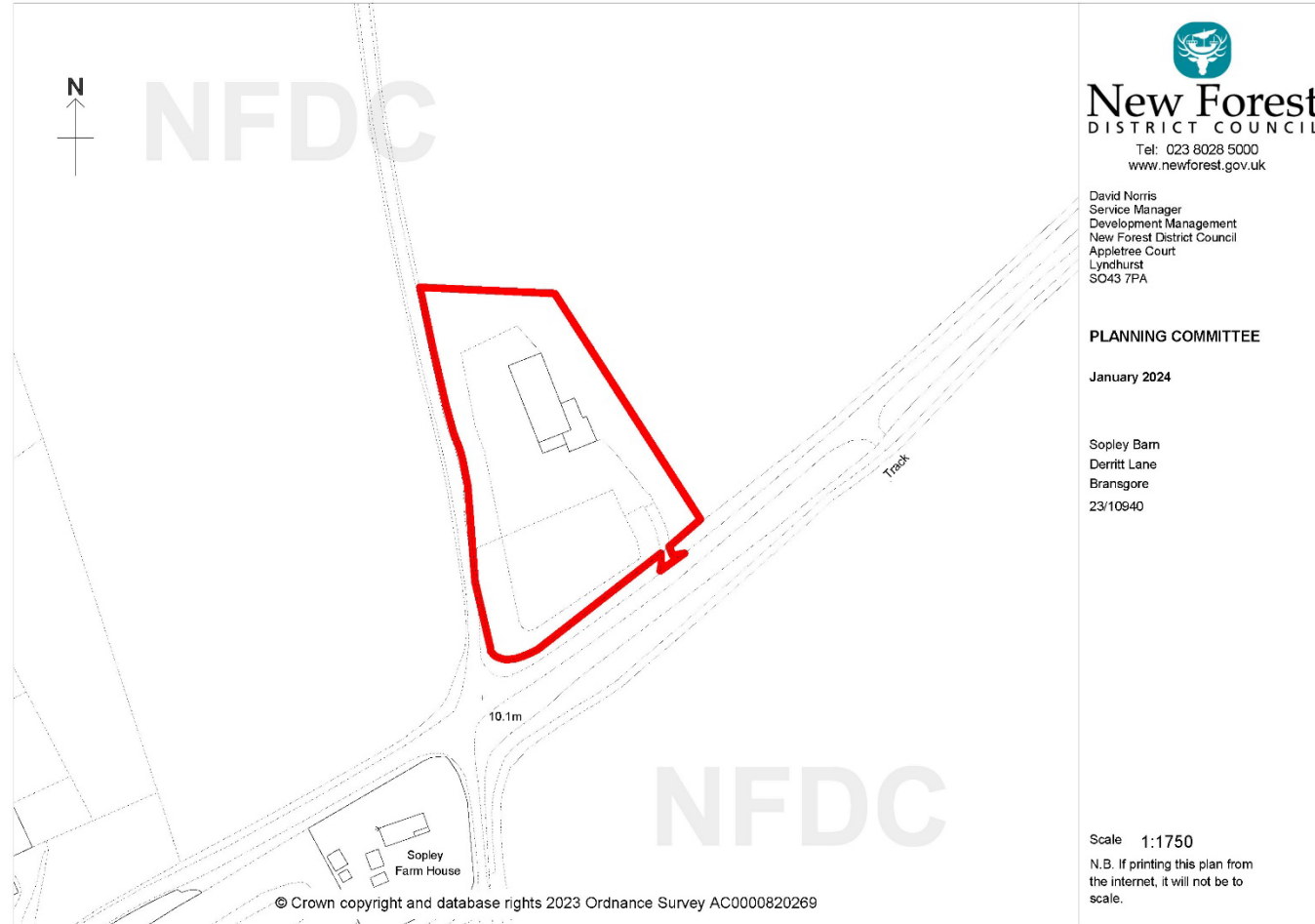
Planning Committee

App No 23/10940

Sopley Barn
Derritt Lane
Bransgore
Schedule 3c

Red Line Plan

54



Local context



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Aerial photograph

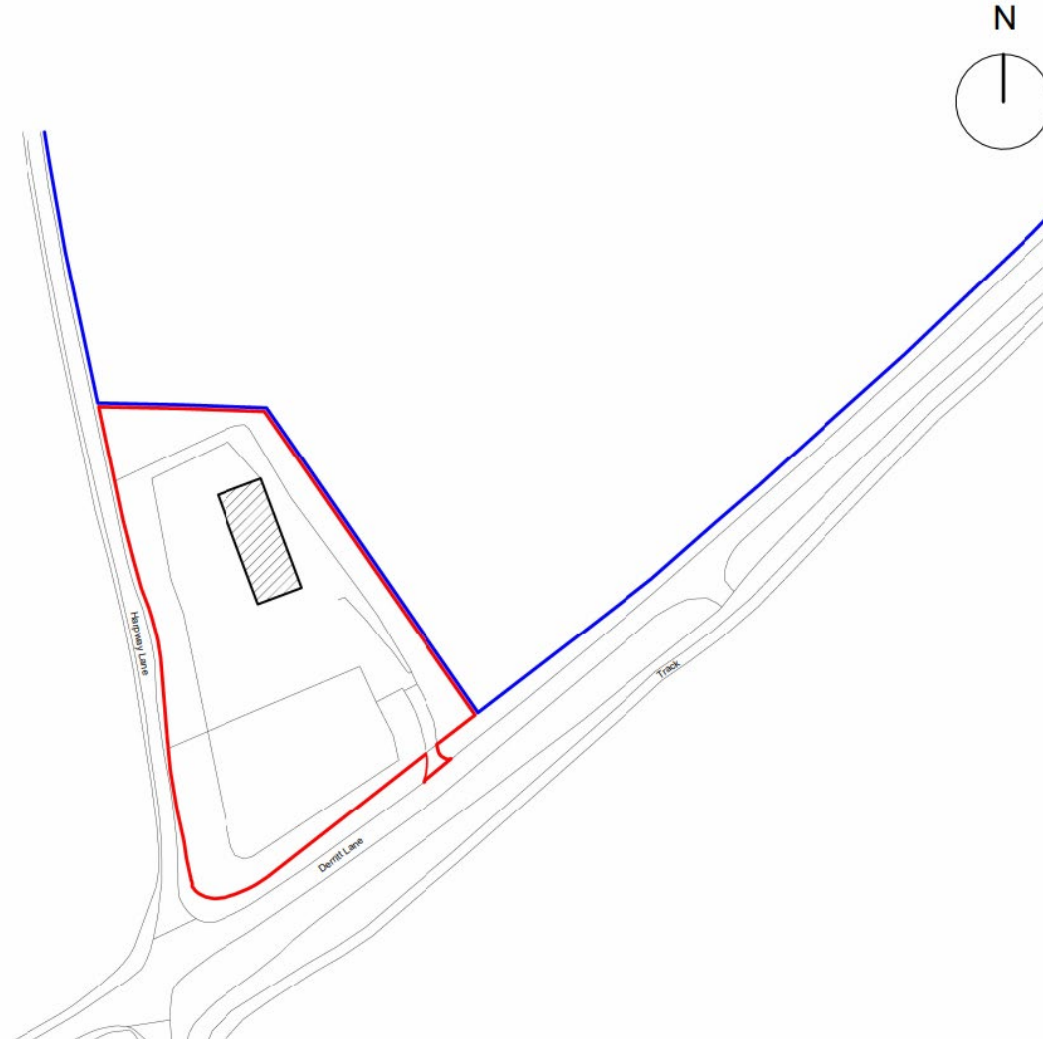


56

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Location Plan

57

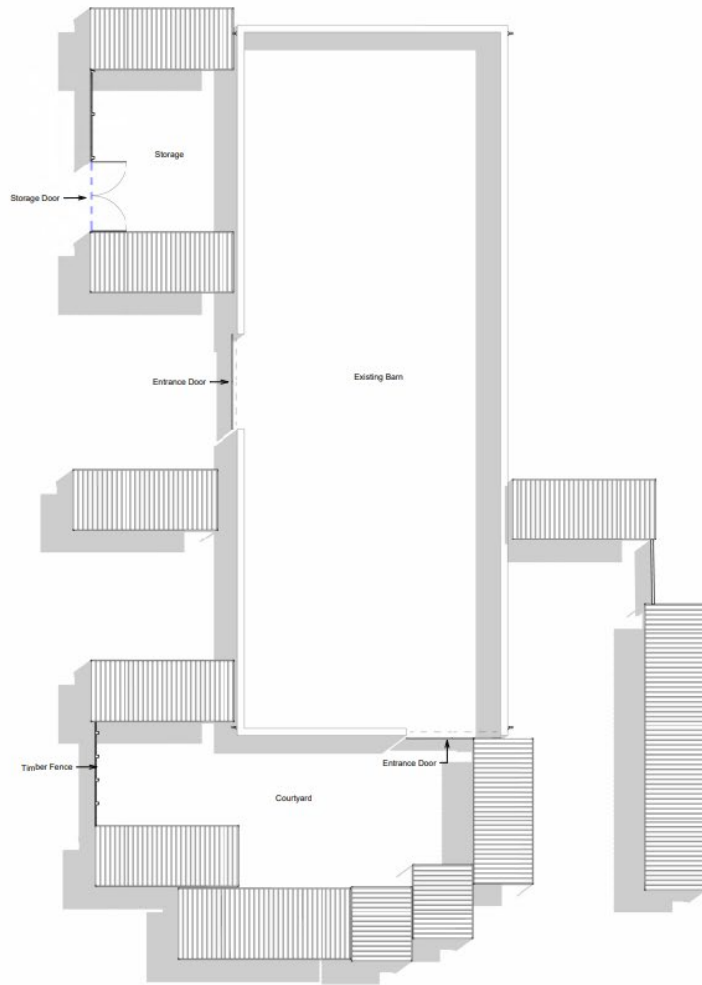


Existing Site Plan

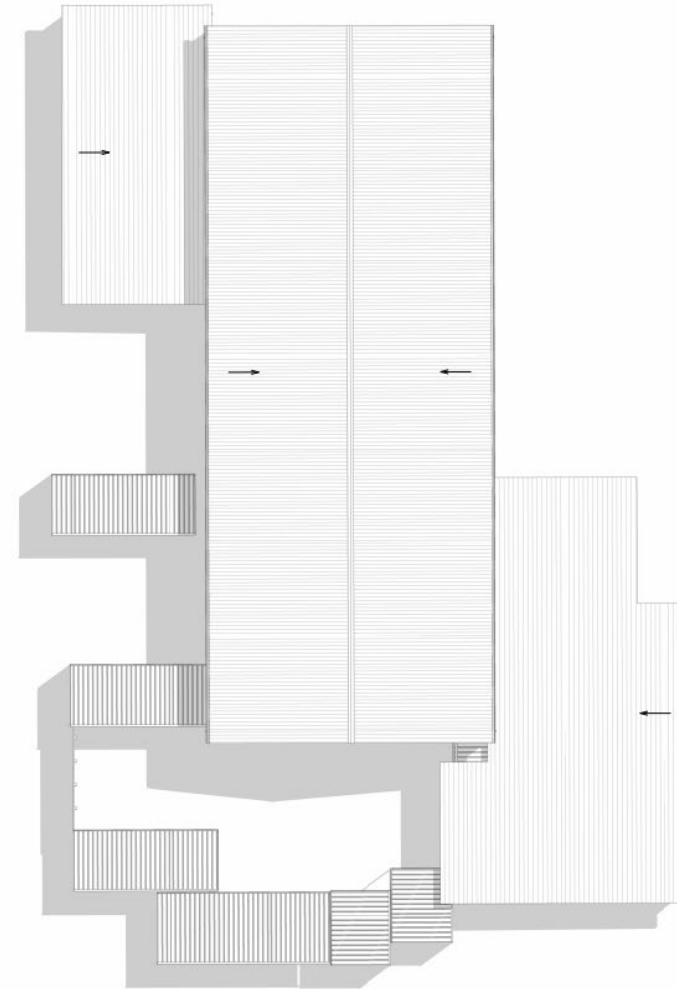
58



Existing Plans



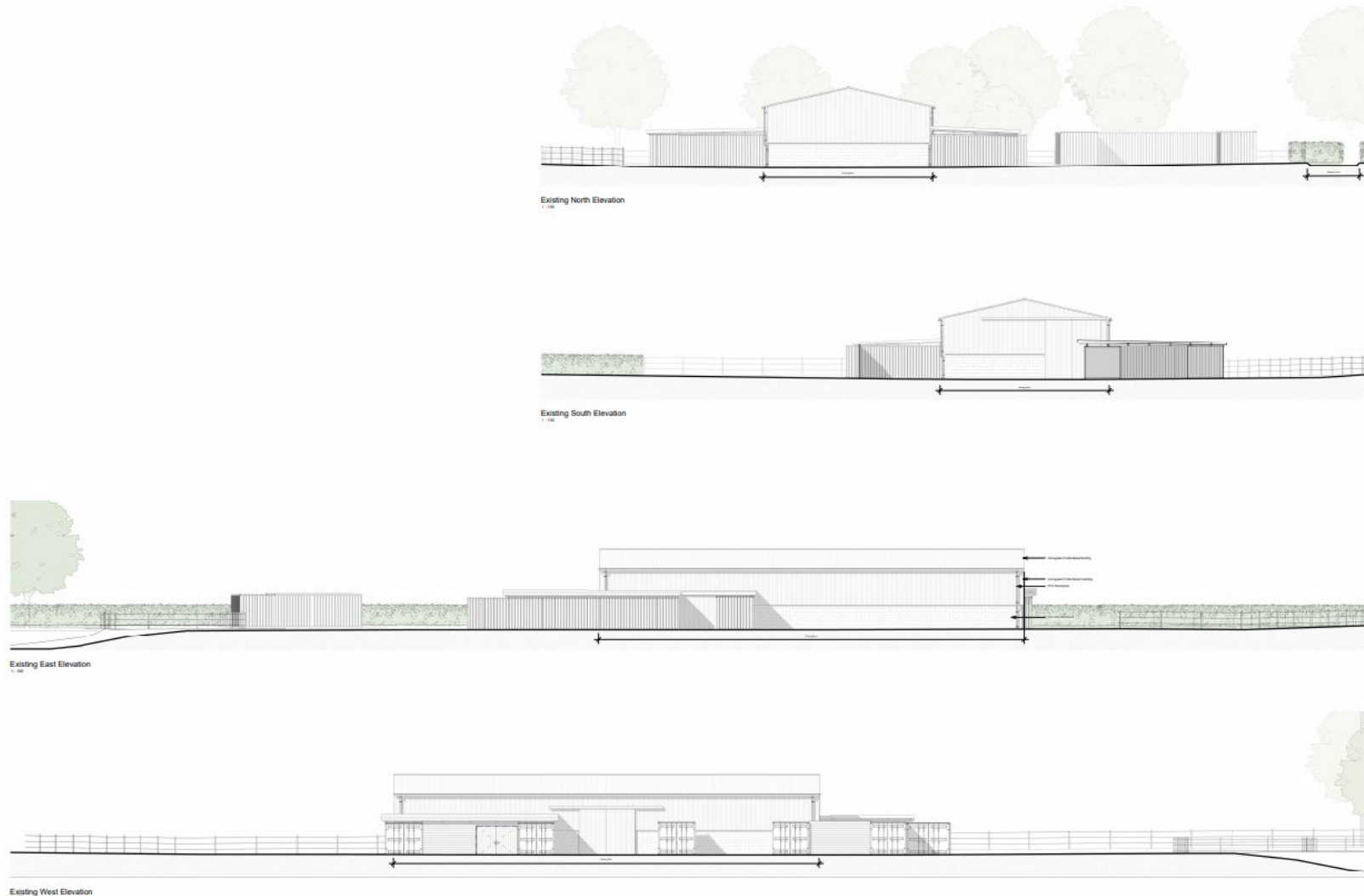
00_Existing Ground Floor Plan
1:100



01_Existing Roof Plan
1:100

59

Existing Elevations



60

View North from Access Gate

61



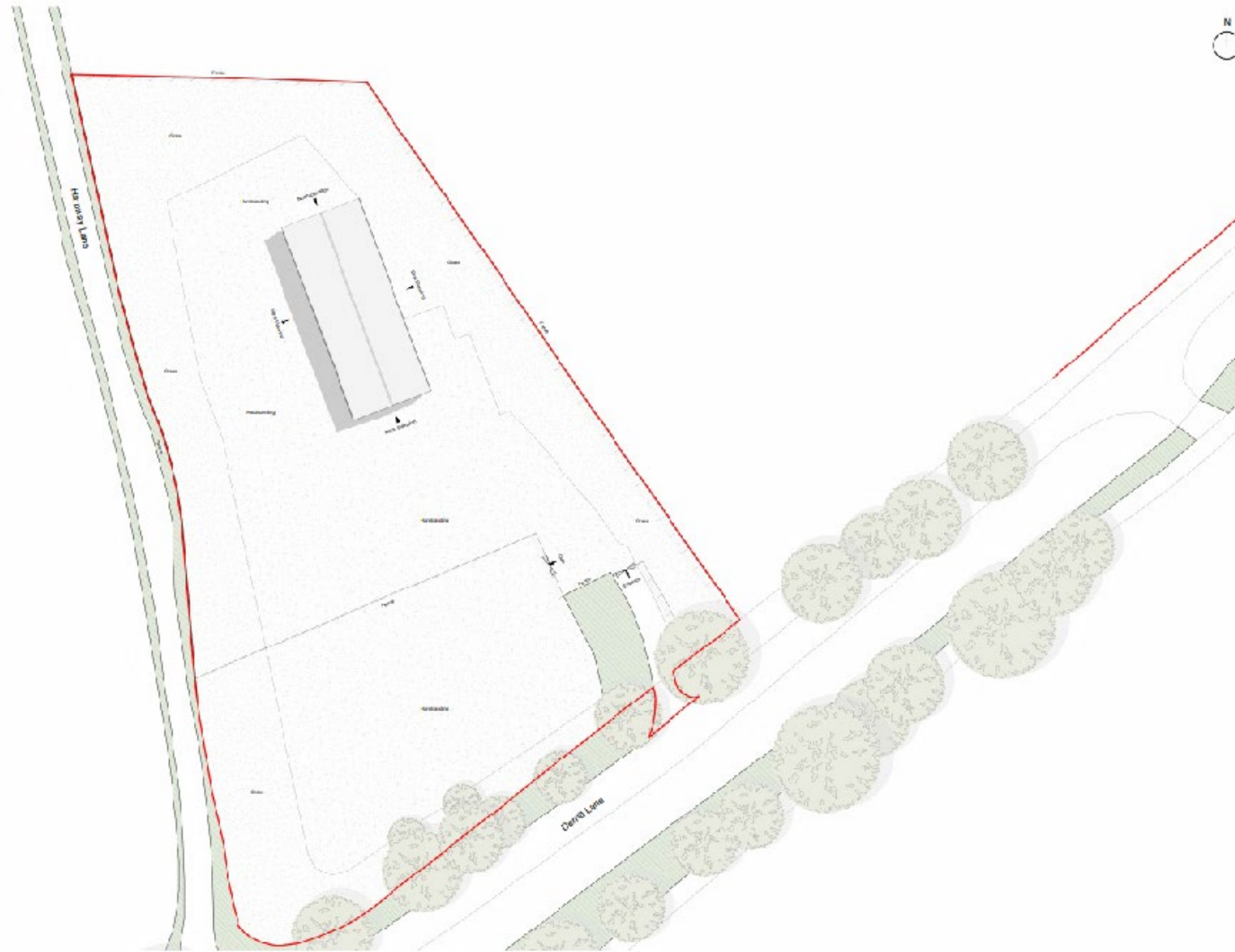
Further Containers

62



Proposed Site Plan

63



Recommendation

- **GRANT PERMISSION**

- The proposal is for the use of the existing permanent barn for storage purposes which is considered acceptable in planning and highway terms, approval is therefore recommended
- The associated Enforcement Notice will take effect from today requiring the removal of the external storage and containers presently on site by April 10th 2024

64

End of 3c 23/10940 presentation

65



New Forest
DISTRICT COUNCIL

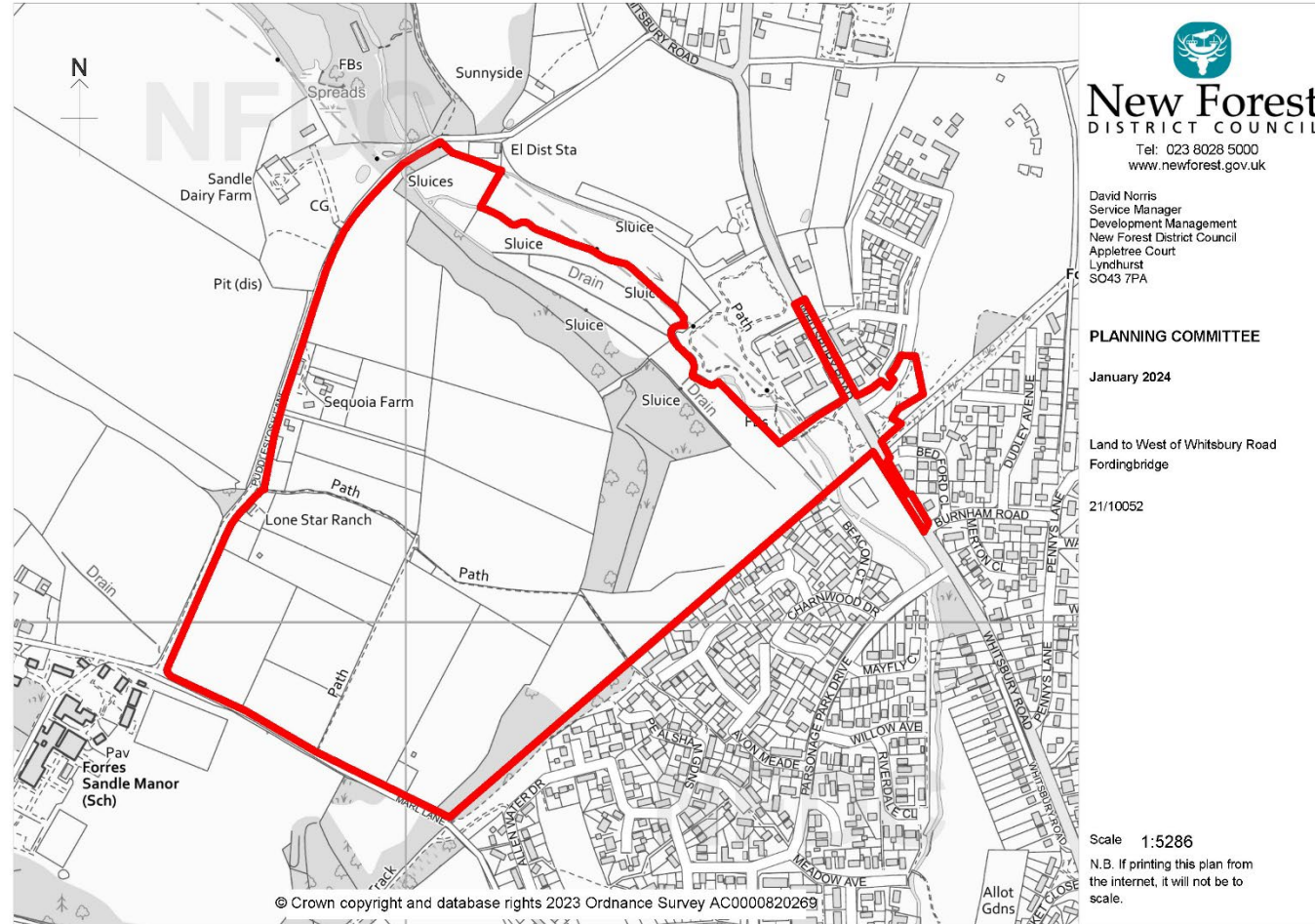
Planning Committee

App No 21/10052

LAND TO WEST OF WHITSBURY ROAD,
FORDINGBRIDGE.
Schedule 3d

Red Line Plan

67



Application Site and Local Context

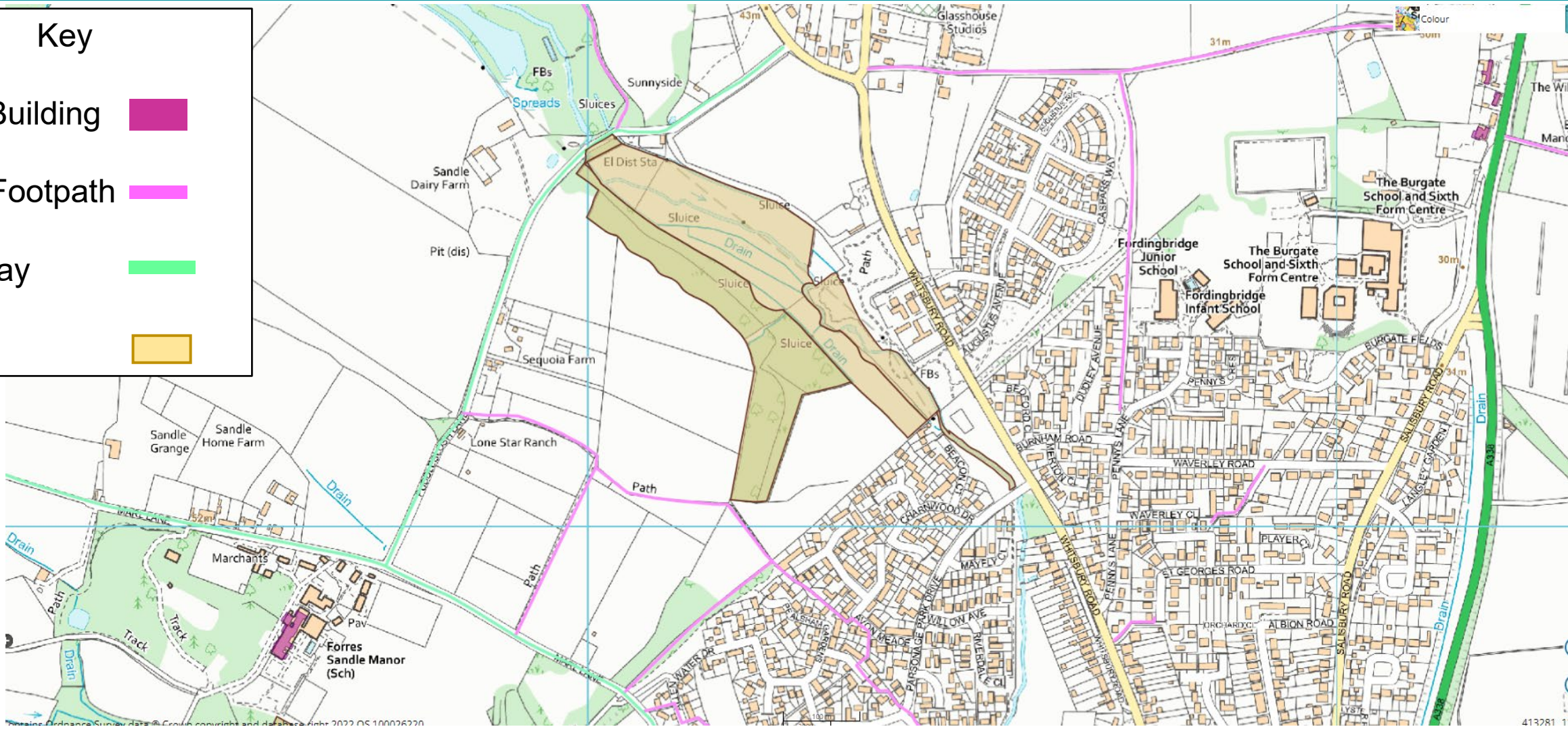


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Context Plan 2

Key

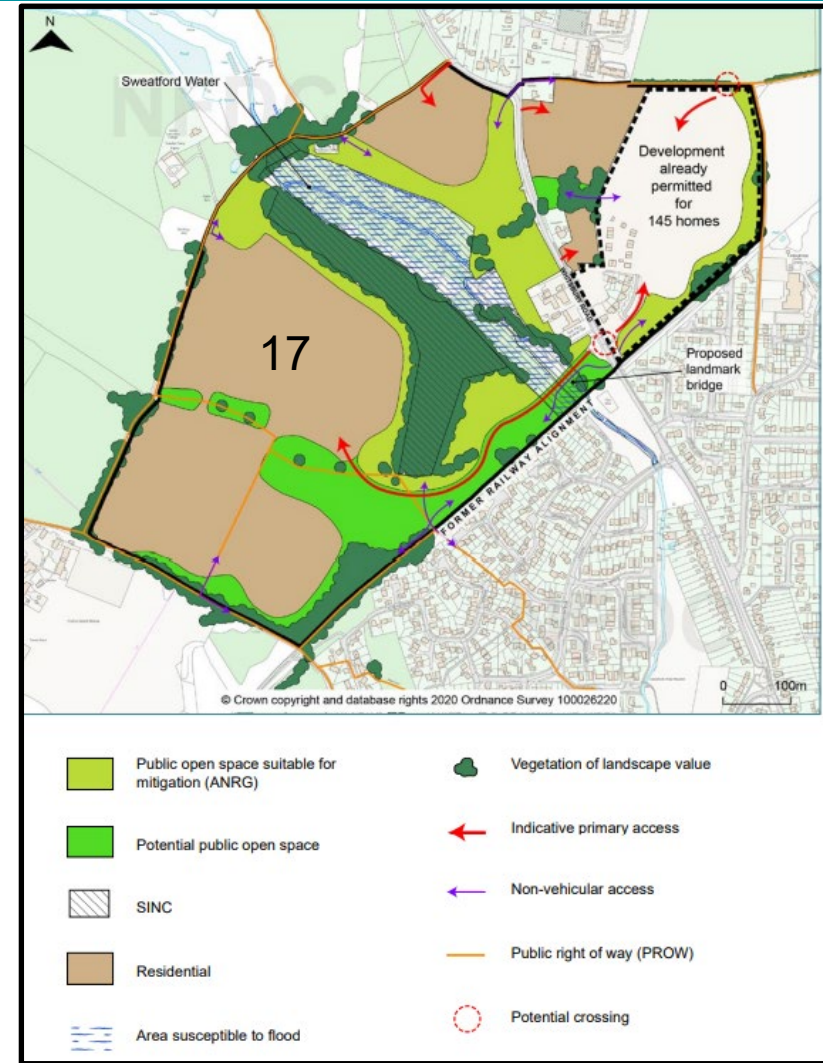
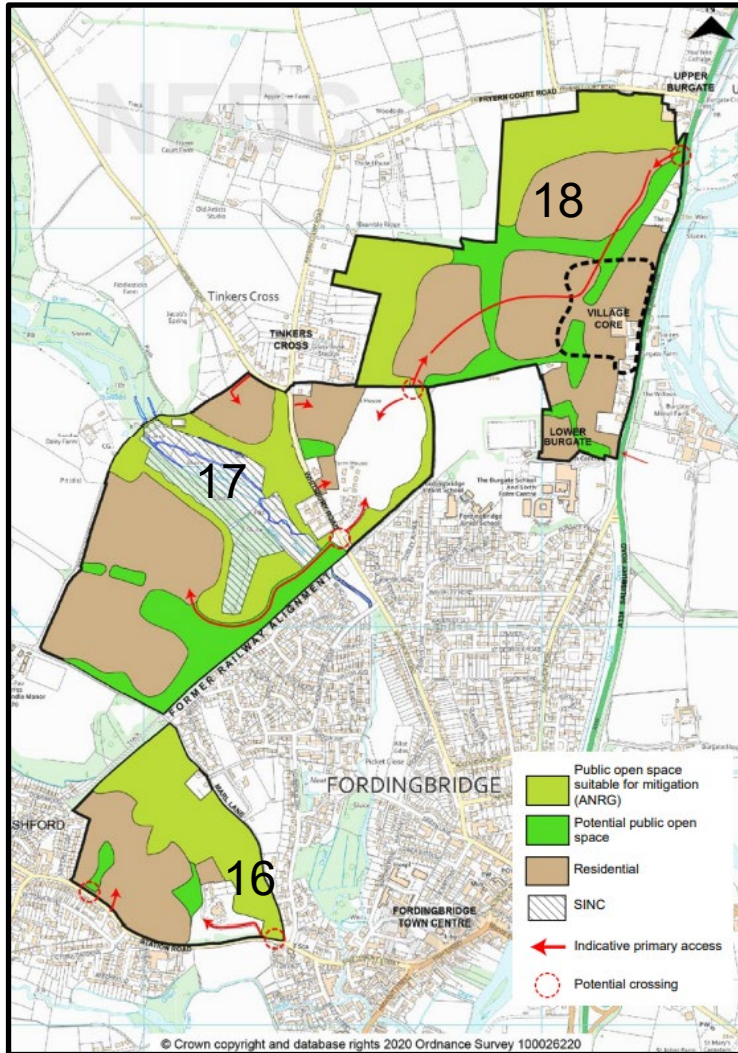
- Listed Building
- Public Footpath
- Bridleway
- SINC



69

Local Plan allocated sites

70



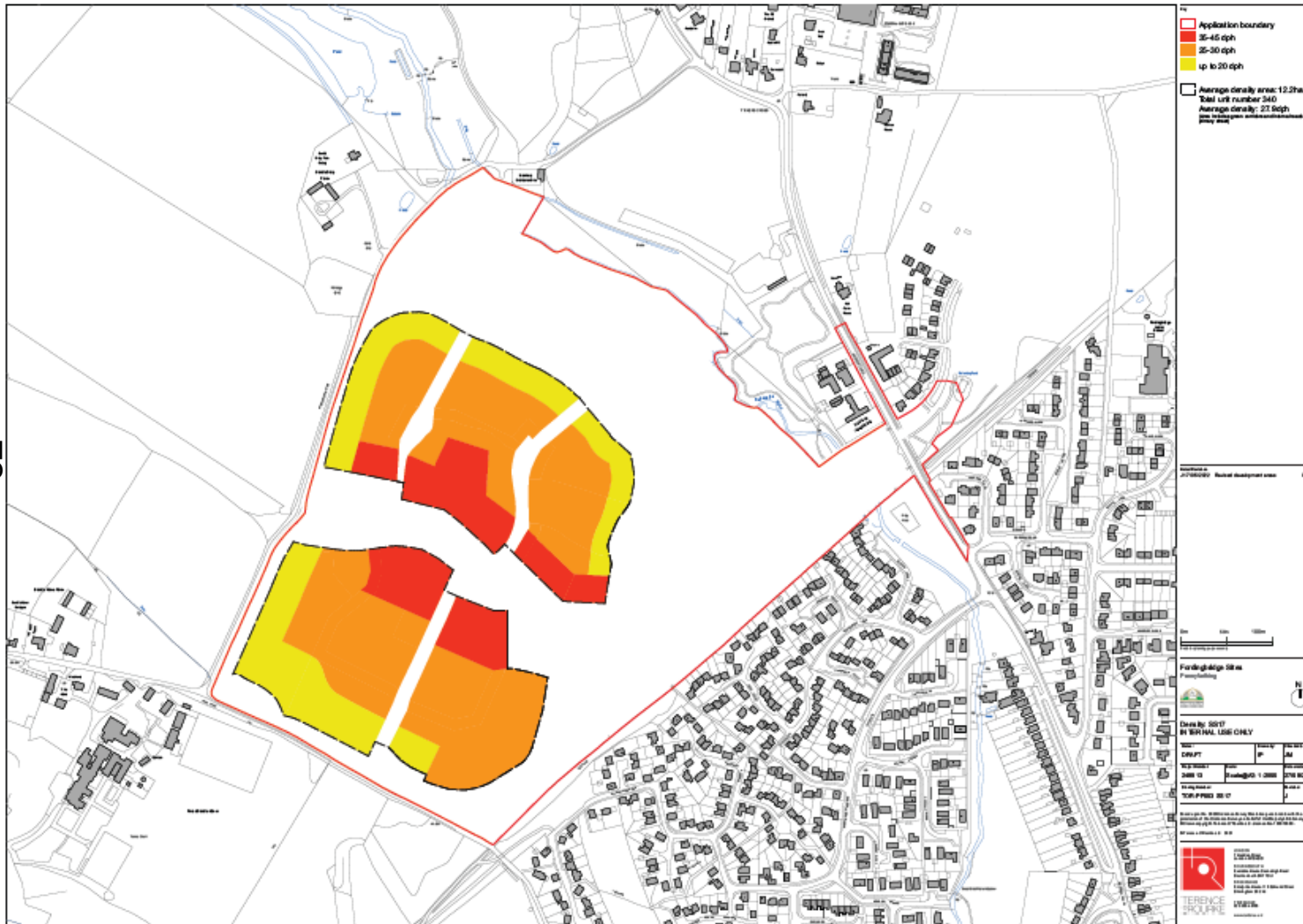
Parameter plan Land use and Landscape



-  Application boundary
-  Residential
-  Primary road
(precise location determined at detailed design stages +/- 10m of alignment shown)
-  Site access
-  Informal open space
(To include new tree and shrub planting and children's doorstep play - precise locations determined at detailed design stages)
-  ANRG
(To include new tree and shrub planting)
-  Children's play space
(precise location determined at detailed design stages but to be within central green corridor)
-  Attenuation
(precise location determined at detailed design stages)
-  Attenuation in ANRG
(precise location determined at detailed design stages)
-  Wetland area
(precise location determined at detailed design stages)
-  Secondary access street across green corridor
(precise location determined at detailed design stages)

Parameter plan Density

72

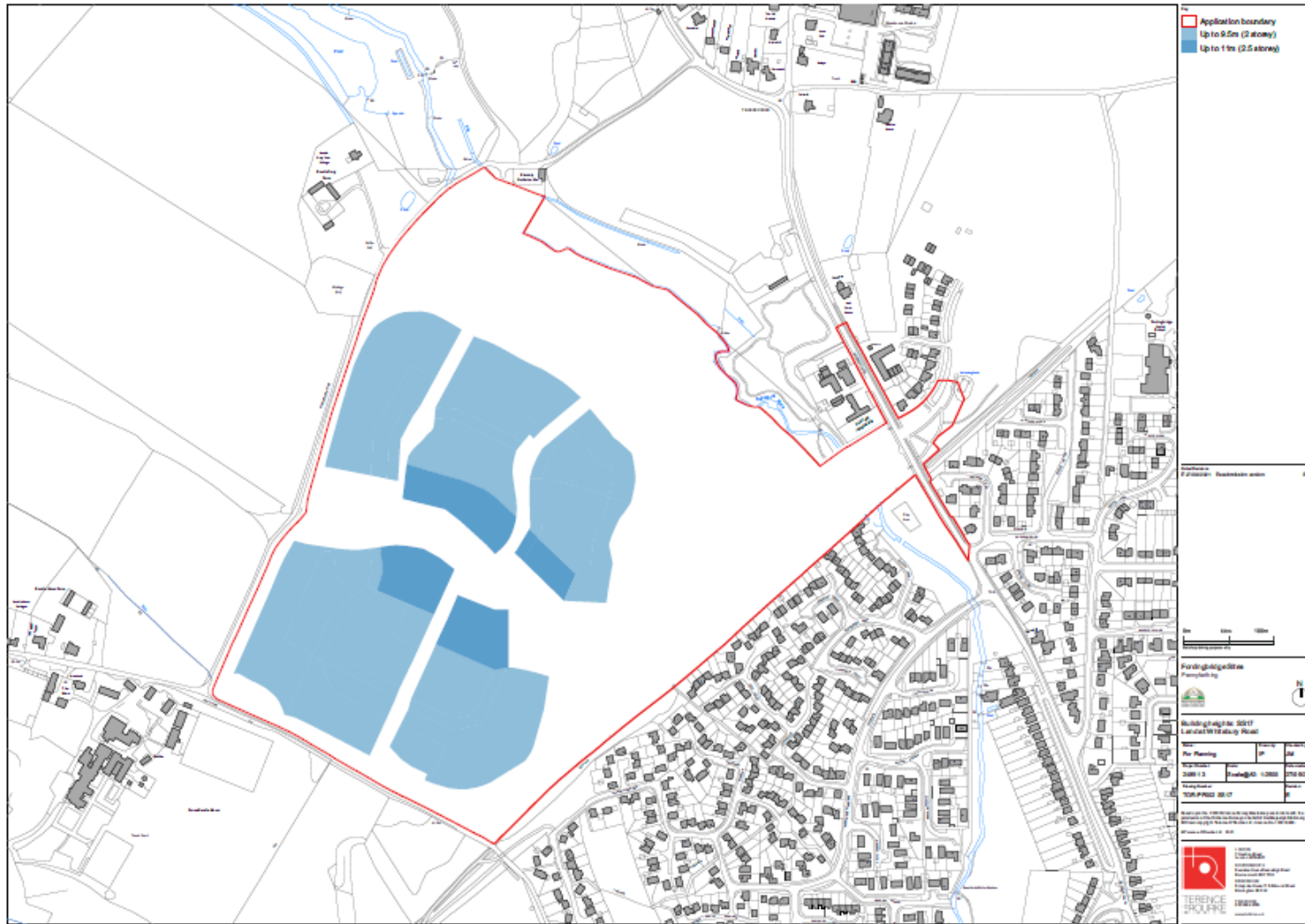





-  Application boundary
-  35-45 dph
-  25-30 dph
-  up to 20 dph

-  Average density area: 12.2ha
Total unit number 340
Average density: 27.9dph
(Area includes green corridors and internal roads, excl primary street)

Parameter plan Building Heights

74



-  Application boundary
-  Up to 9.5m (2 storey)
-  Up to 11m (2.5 storey)

Illustrative Masterplan comparison

Original scheme
403 dwellings



Amended scheme
342 dwellings





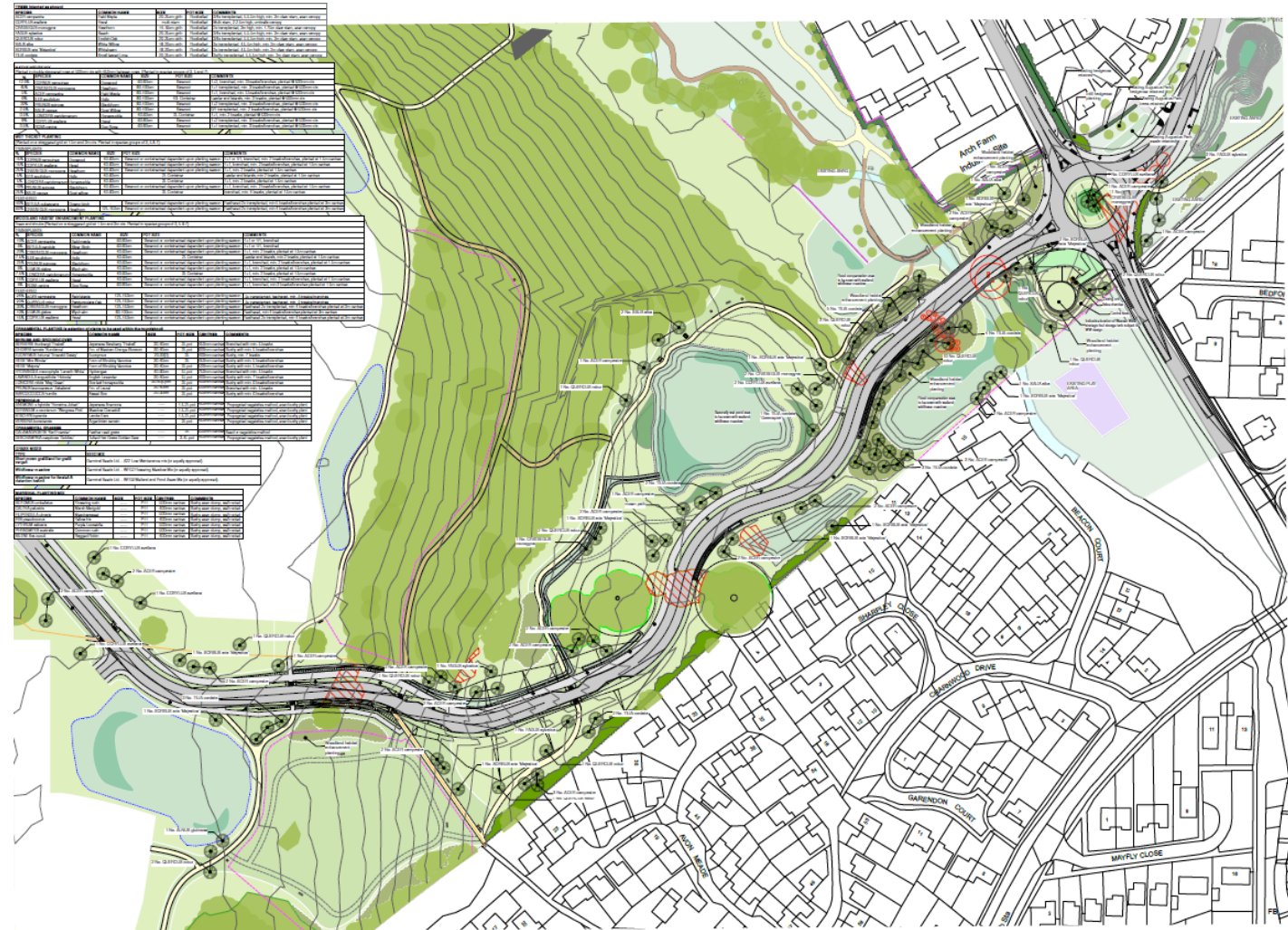
75

Local plan and applicant's masterplan

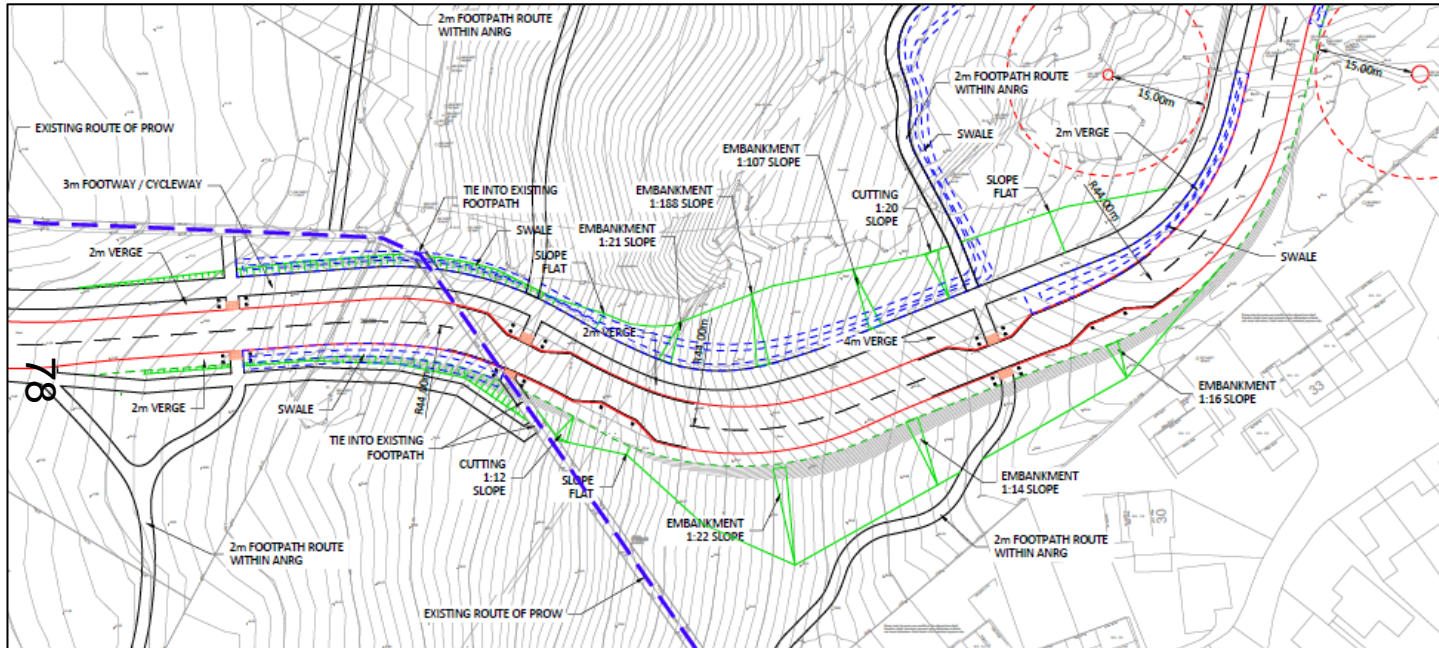


Access road and landscape plan

- | | | | |
|--|---|---|--|
|  | Existing public right of way |  | Proposed woodland habitat enhancement planting |
|  | Hoggin Footpath |  | Proposed wet thicket planting |
|  | Gravel / Bark footpaths |  | Wildflower meadow mix (WFG2) |
|  | Timber boardwalk |  | Wildflower meadow (wid) for flood compensation areas (WFG3) and swales/open channels |
|  | Gravel surface |  | Proposed ornamental planting |
|  | Cleft timber post and rail fence 1.2m high with stock proof fencing |  | Proposed marginal planting |
|  | Proposed timber gate |  | Reinforced grass paving |
|  | Existing trees retained |  | Existing grass |
|  | Existing hedgerow and scrub planting retained |  | Gabion drainage walls |
|  | Existing trees removed |  | Proposed timber bollards |
|  | Existing vegetation to be removed |  | Proposed information board |
|  | Proposed large species tree |  | Proposed dog waste bin |
|  | Existing hedgerow |  | Lighting columns |
|  | Proposed native hedgerow |  | Proposed timber bench / picnic bench |
|  | Proposed native hedgerow | | |
|  | Amority Grass verge (A22) | | |



Access road crossing point details



Shows a typical road narrowing and crossing point

Bridge Details

Bridge design

5.1 The proposed development access will cross Sweatfords Water via a new bridge. To determine the span and vertical clearance of the bridge, maintenance requirements have been considered alongside hydraulic modelling of the river. This has resulted in a 16m clear span bridge of which 1m is a proposed otter ledge set above the 1 in 100 year climate change (+40%) flood level. The bridge structure will need to be adopted by Hampshire County Council (HCC) as the local highway authority and adequate maintenance access needs to be provided. HCC's access requirements have been agreed as a minimum maintenance headroom beneath the bridge structure of 1.8m generally, reducing to 1.5m minimum on the Whitsbury Road side of the river. Because the bridge levels will be set by maintenance access requirements the freeboard provided above the design flood level is in excess of the required 600mm.

5.2 Where the approaches to the bridge cross the modelled flood extents, adjacent ground levels will be lowered to replace the flood storage volume that would otherwise be lost.

5.3 The carriageway crossfalls have been amended to provide superelevation on the bend south of the bridge, in response to HCC's comments. In order to minimise the level of the bridge structure, in the amended

design the vertical alignment of the road has also been adjusted to move the high point from the southern side of the river to the northern side. This has allowed a reduction in the top-of-bridge level of between 200mm to 400mm.

5.4 5.2 The illustrations indicate the aspirations for the design and finish for the bridge structure.

5.5 Figure 5.3 has been updated to include a longer section of road into the site.



Figure 5.1: Bridge: Plan

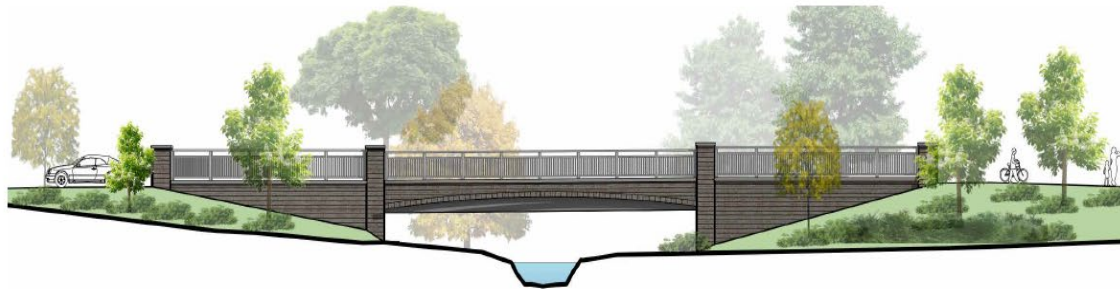
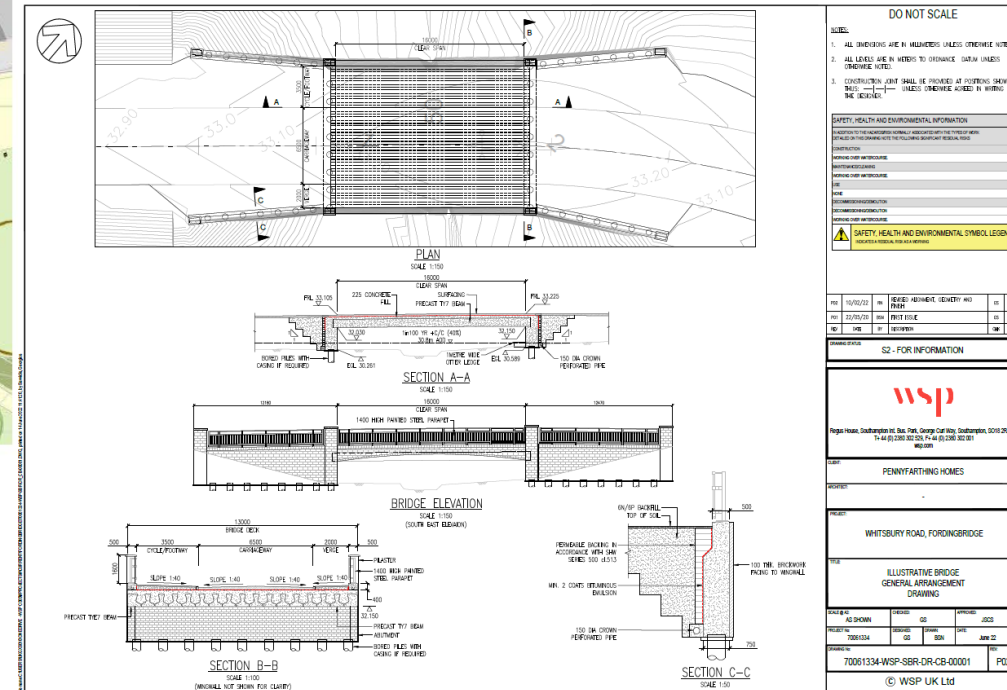


Figure 5.2: Bridge: elevation: minor reduction in height from previously submitted version



Foul storage tank and landscape

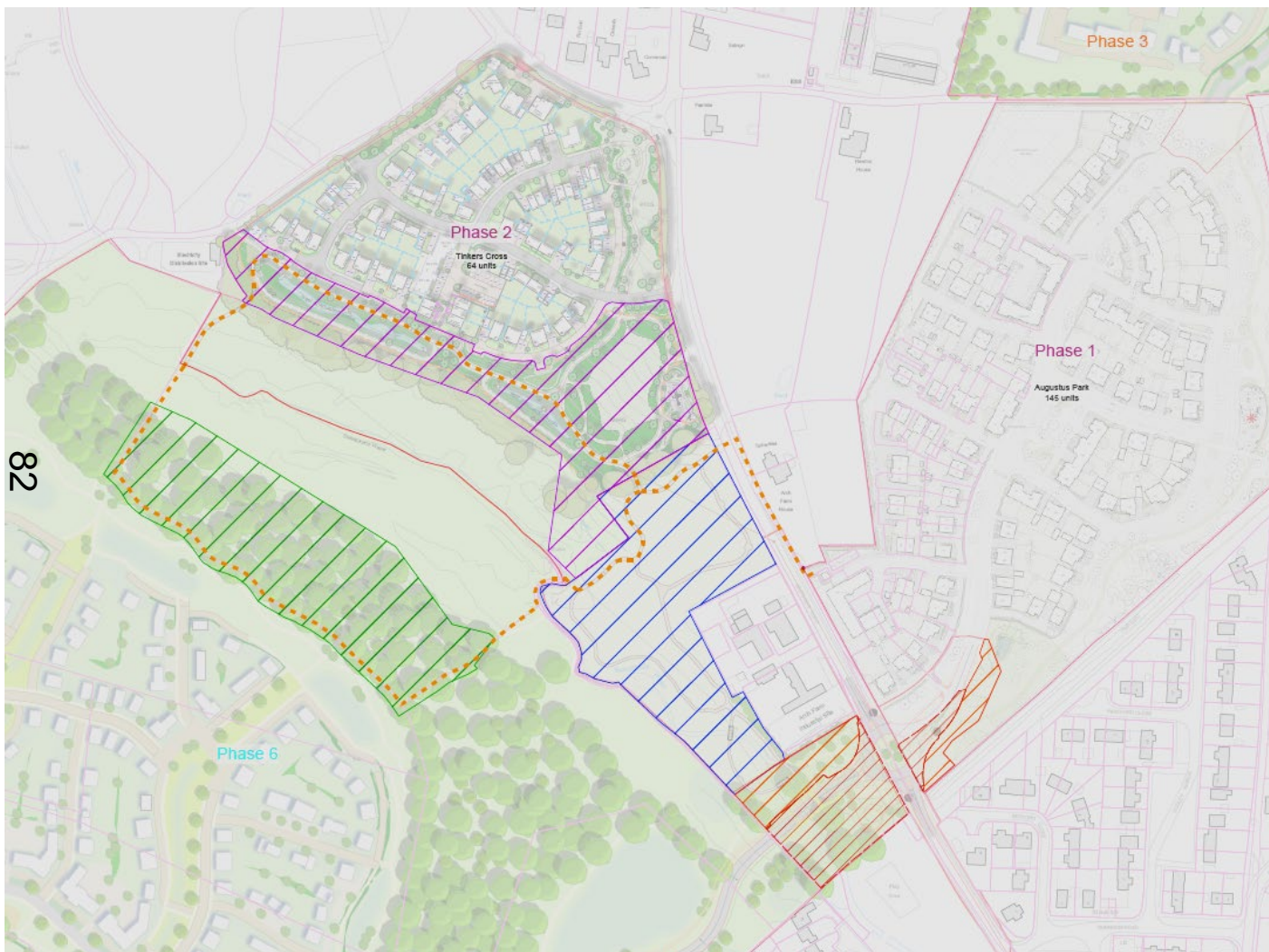
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78

3d 21/10052

Ford 1 replacement SANG/ANRG plan



Key

-  Tinker's Cross ANRG - 1.582 ha
-  Ford 1 ANRG - 1.421 ha
-  SS17 ANRG - 1.535 ha
-  Temporary ANRG loss - 0.286 ha
-  ANRG lost - 0.42 ha
-  Alternative Route - 1046m

Typical density plans

Example illustration one



Areas

Medium density area: 0.41ha

High density area: 0.78ha

Total area: 1.19ha

Units

Medium density @ 30 dph = 12 dwellings

High density @ 45 dph = 35 dwellings

Total = 47 dwellings

Average density = 39.5 dph

Shown in illustration = 49 dwellings



Figure 3.5: Illustrative layout: area 1

Typical density plans

Example illustration two



Area

Medium density area: 0.44ha

Low density area: 0.12ha

Total area: 0.56ha

Units

Medium density @ 30 dph = 13 dwellings

Low density @ 20 dph = 2 dwellings

Total = 15 dwellings

Average density = 26.8 dph

Shown in illustration = 15 dwellings



Figure 3.7: Illustrative layout: area 2

Typical density plans

Example illustration three



Area

Low density area: 0.78ha

Medium density area: 0.55ha

Units

Low density @ 20 dph = 15 dwellings

Medium density @ 30 dph = 16 dwellings

Total = 31 dwellings

Average density = 23.3 dph

Shown in illustration = 32 dwellings

Area used for calculations



Figure 3.9: Illustrative layout: area 3

Site Photographs

Looking towards Whitsbury Road and point of new roundabout and site access from Augustus Park



Site of new roundabout and current entrance to Augustus Park



87

Site Photographs

Looking north-westwards from Whitsbury Road



Looking south-westwards to site of foul storage tank



Site Photographs

Site of foul
water storage
tank and
current Ford 1
Sang area
entrance from
Whitsbury
Road



88

Photographs

Roundabout and accommodation works



Westwards towards site



Current Ford 1 Sang area



Current river crossing and boardwalks



06

Site photographs



North eastwards towards river and Augustus Park



North-eastwards to river crossing point



Looking east along line of fenced public right of way

Site photographs



Looking west along line of fenced public footpath



From eastern edge of site looking towards Arch Farm Industrial estate



Looking westwards along southern edge of woodland

Puddleslosh Lane photograph selection

93



91

3d 21/10052

Affordable Housing mix and tenures

30% = 103 units split as follows	26 x First Homes 26 x 2 bed homes	16 x Affordable Rent 7 x 1 bed flats 4 x 2 bed flats 5 x 3 bed homes	61 x Shared ownership 23 x 1 bed flats 18 x 2 bed flats 20 x 3 bed homes
27% = 93 units split as follows	23 x First Homes 23 x 2 bed homes	31 x Affordable Rent 31 x 1 bed flats	39 x Shared ownership 12 x 2 bed flats 2 x 2 bed homes 25 x 3 bed homes
25% = 85 units split as follows	21 x First Homes 21 x 2 bed homes	24 x Affordable Rent 15 x 1 bed flats 4 x 2 bed flats 3 x 2 bed homes 2 x 3 homes	40 x Shared ownership 8 x 2 bed flats 6 x 2 bed homes 26 x 3 bed homes
20% = 69 units split as follows	17 x First Homes 17 x 2 bed homes	27 x Affordable Rent 16 x 1 bed flats 5 x 2 bed flats 5 x 2 bed homes 1 x 3 bed homes	25 x Shared ownership 7 x 2 bed flats 3 x 2 bed homes 15 x 3 bed homes

Recommendation from September 2022

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy 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 end of June 2023
 - (ii) the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions

95

Local plan and applicant's masterplan



End of 3d 21/10052 presentation

97



New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE – 10 JANUARY 2024

COMMITTEE UPDATES

Item 3b: 63 Hollybank Crescent, Hythe (Application 23/11152)

Reason for the application being heard at committee amended to read Contrary to Hythe and Dibden Parish Council and Cllr Alex Wade's views:

Representation of support received from Cllr Alex Wade, Ward member:

As a Local Ward Member I have looked at the plans by the applicant and I am sympathetic to the proposals provided and wish to show my support. The plans are not out of keeping with the wider street scene and are consistent with other properties in Hollybank Crescent and Malwood Road. The plans are reflective of the mixture of designs and appearance of properties along this section of the road, and I do not consider it significant overdevelopment and do not believe there is an impact on neighbouring properties.

The design is similar to many Hollybank Estate properties that have extended and developed in such a manner, and will not appear intimidating on the street scene nor would the bulk be overly noticeable in comparison to nearby homes. Please can you, if allowed ensure the Committee are aware of my comments.

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