

**PLANNING COMMITTEE - WEDNESDAY, 13TH MARCH 2024**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

5.     **Presentation on Planning Applications (Pages 3 - 100)**
  
6.     **Committee Updates (Pages 101 - 102)**

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# Planning Committee

13 March 2024

# Planning Committee 13 March 2024 Applications Presentations

4



**Planning Committee  
App No 23/10172**

Land South of Hythe Road and East of St. Contest Way  
Marchwood  
SO40 4WU  
Schedule 3a

3 3a 23/10172



**Planning Committee  
App No 23/11170**

The Old Cart Shed  
Court Farm  
Ringwood Road  
Avon, Sopley  
BH23 7BG  
Schedule 3b


18 3b 23/11170



**Planning Committee  
App No 23/11262**

Springbourne Farm  
Rockbourne  
SP6 3NS  
Schedule 3c


38 3c 23/11262



**Planning Committee  
App No 23/11050**

Land adjacent to Woodberry Day Nursery,  
Rollestone Road  
Fawley, SO45 2GD  
Schedule 3d

56 3d 23/11050



**Planning Committee  
App No 23/11235 and  
23/11236**

17 St Johns Street  
Hythe  
SO45 6BZ  
Schedule 3e & 3f

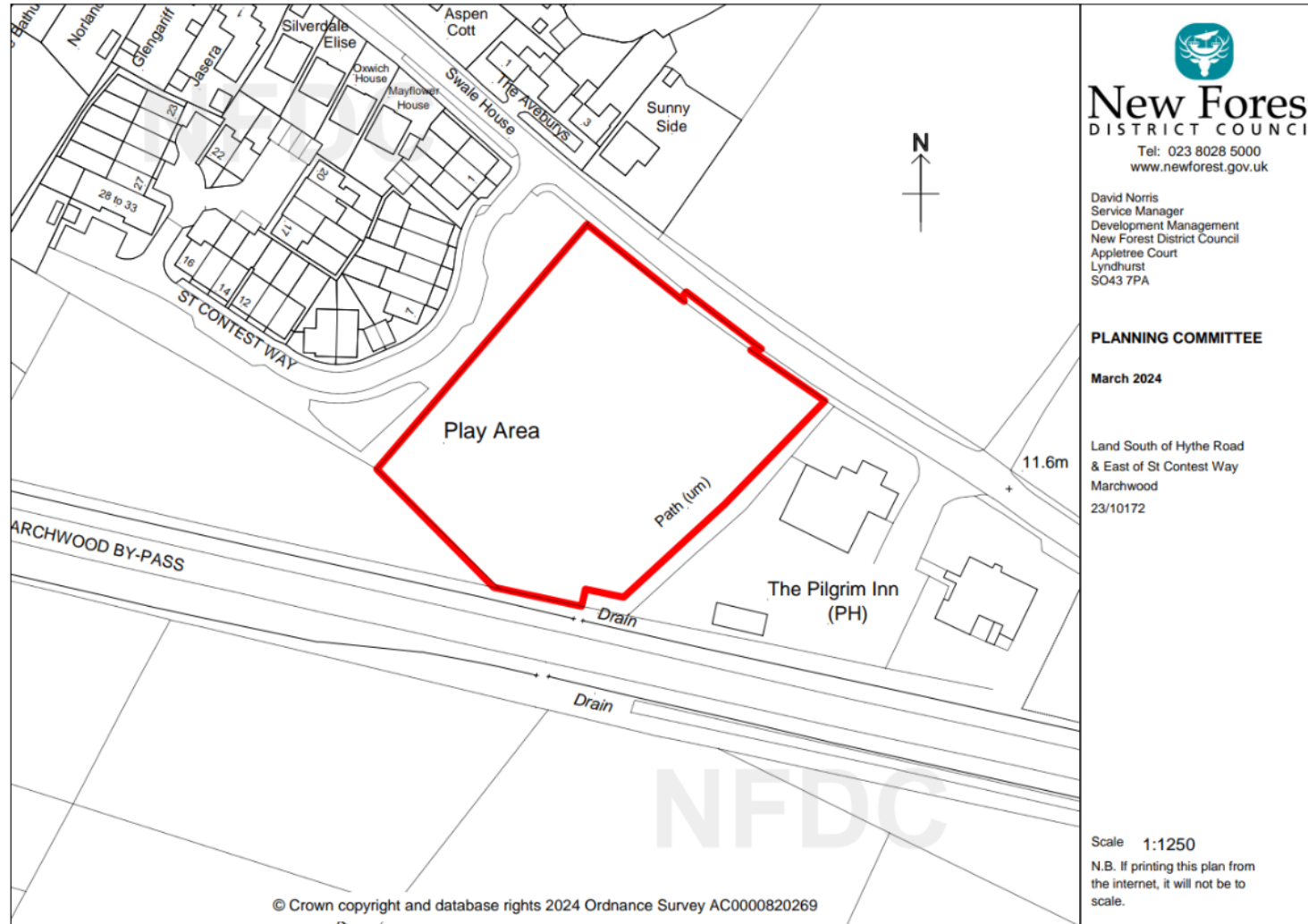
76 3e & 3f 23/11235 & 23/11236

# Planning Committee

## App No 23/10172

Land South of Hythe Road and East of St. Contest Way  
Marchwood  
SO40 4WU  
**Schedule 3a**

# Red Line Plan



**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**

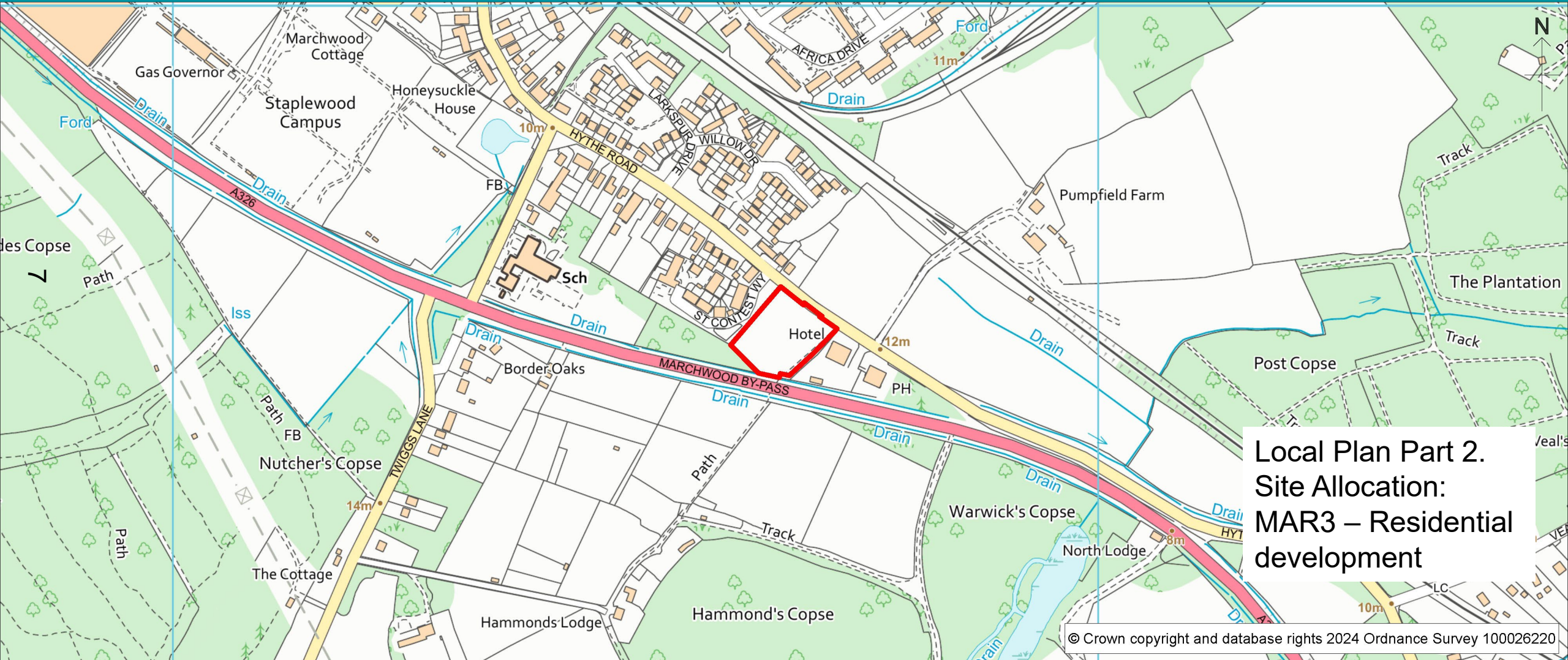
**March 2024**

Land South of Hythe Road  
& East of St Contest Way  
Marchwood  
23/10172

Scale 1:1250

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

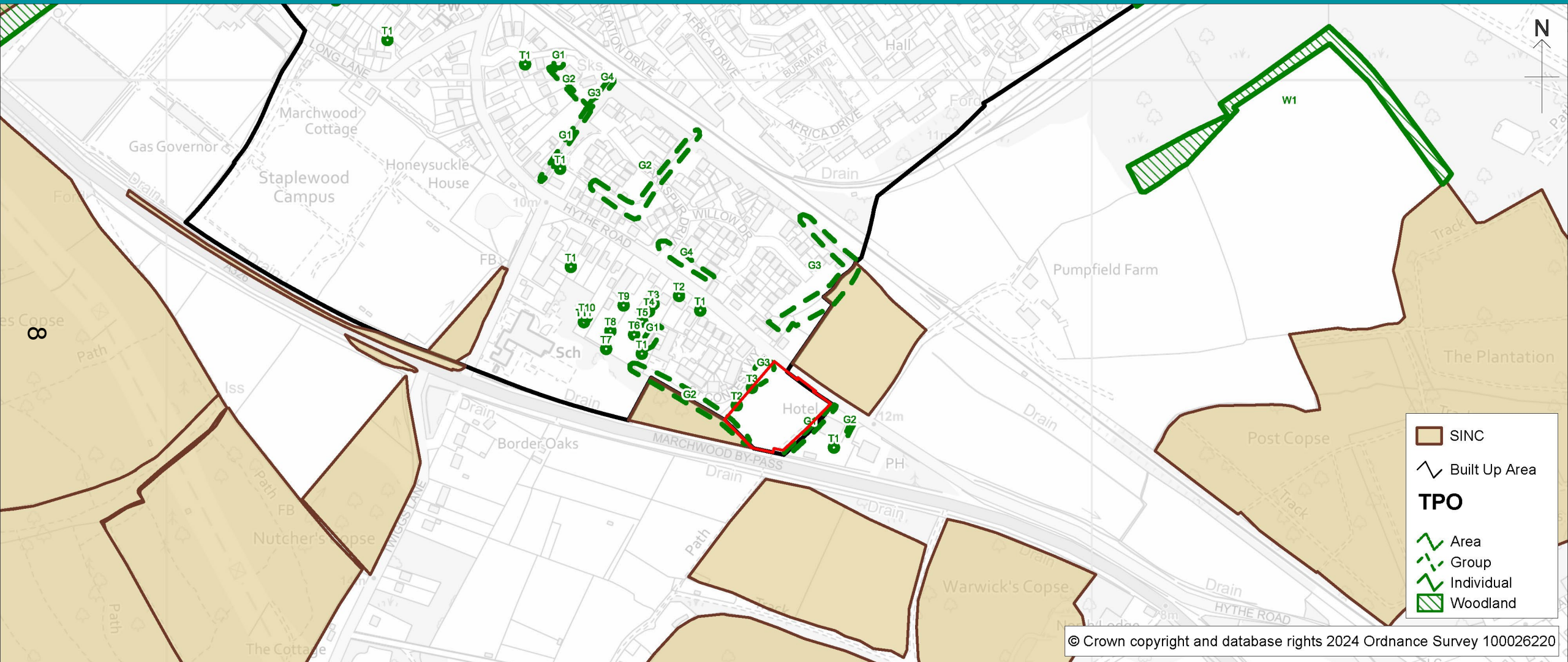
# Local context



Local Plan Part 2.  
Site Allocation:  
MAR3 – Residential  
development

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# Planning information



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# Aerial photograph



6

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# Site Photographs 1



# Site Photographs 2



# Site Photographs 3



# Site Photographs 4



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# Proposed Scheme Layout

14

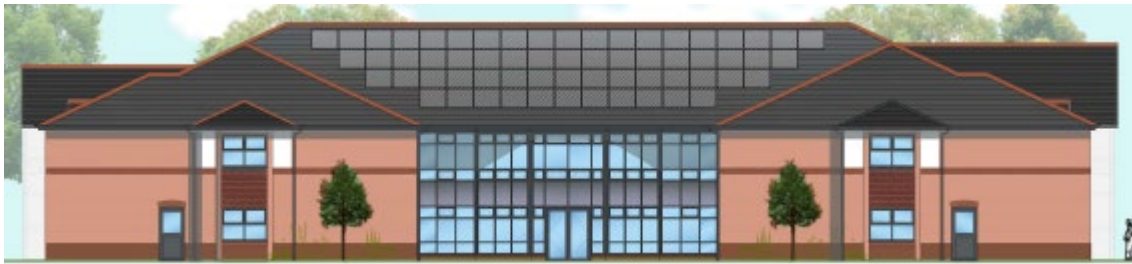


Proposed 66-bed care home  
Access from Hythe Road  
34 parking spaces  
No tree loss  
Public right of way

# Proposed Elevations



Front



Side elevations

15

Rear

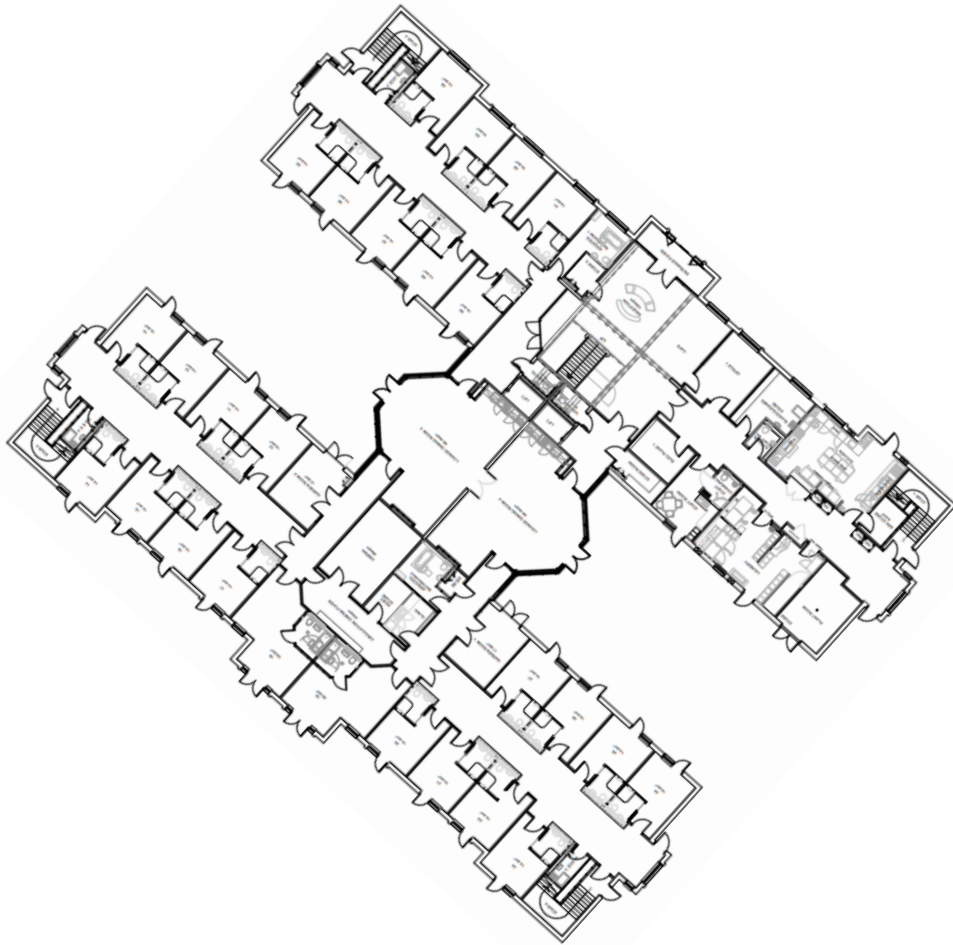


# Proposed Streetscenes





# Proposed Floor Plans



17

# Conclusion & Recommendation

The Scheme provides 66 residential care bed spaces in the built up area contributing to resolving the shortfall of housing in the District:

- Economic benefits of employment during construction and on site
- Environmental benefits of preserving significant landscape features and close to existing residential areas
- Social benefits of delivering purpose built modern care facilities
- Delivering a sustainable development

18

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

- i. the completion of a Section 106 Agreement to secure delivery of a strategy for species translocation, timings and future management and maintenance of the receptor site
- ii. the imposition of the conditions set out in the report

End of 3a 23/10172 presentation

19



**New Forest**  
DISTRICT COUNCIL

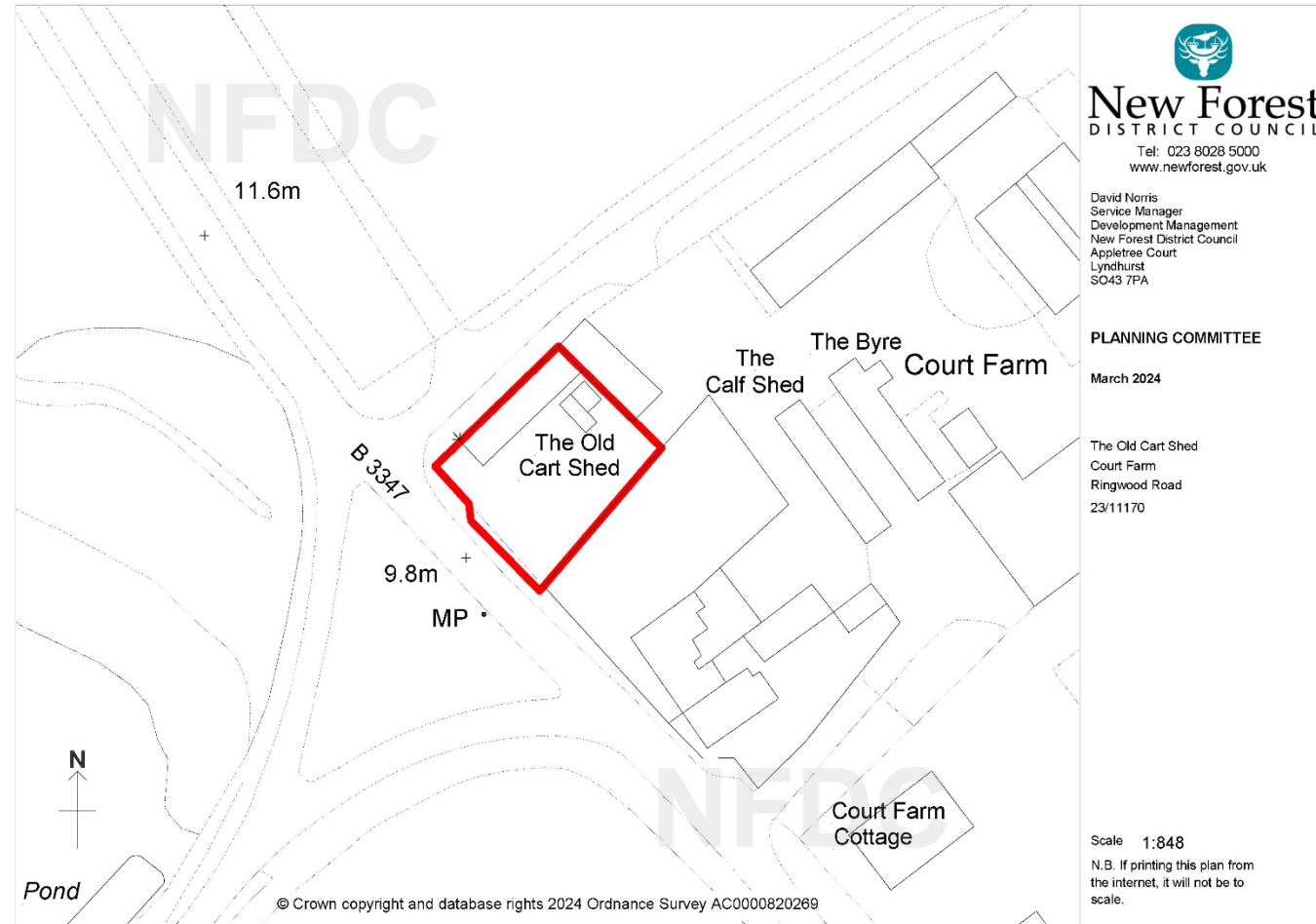
# Planning Committee

## App No 23/11170

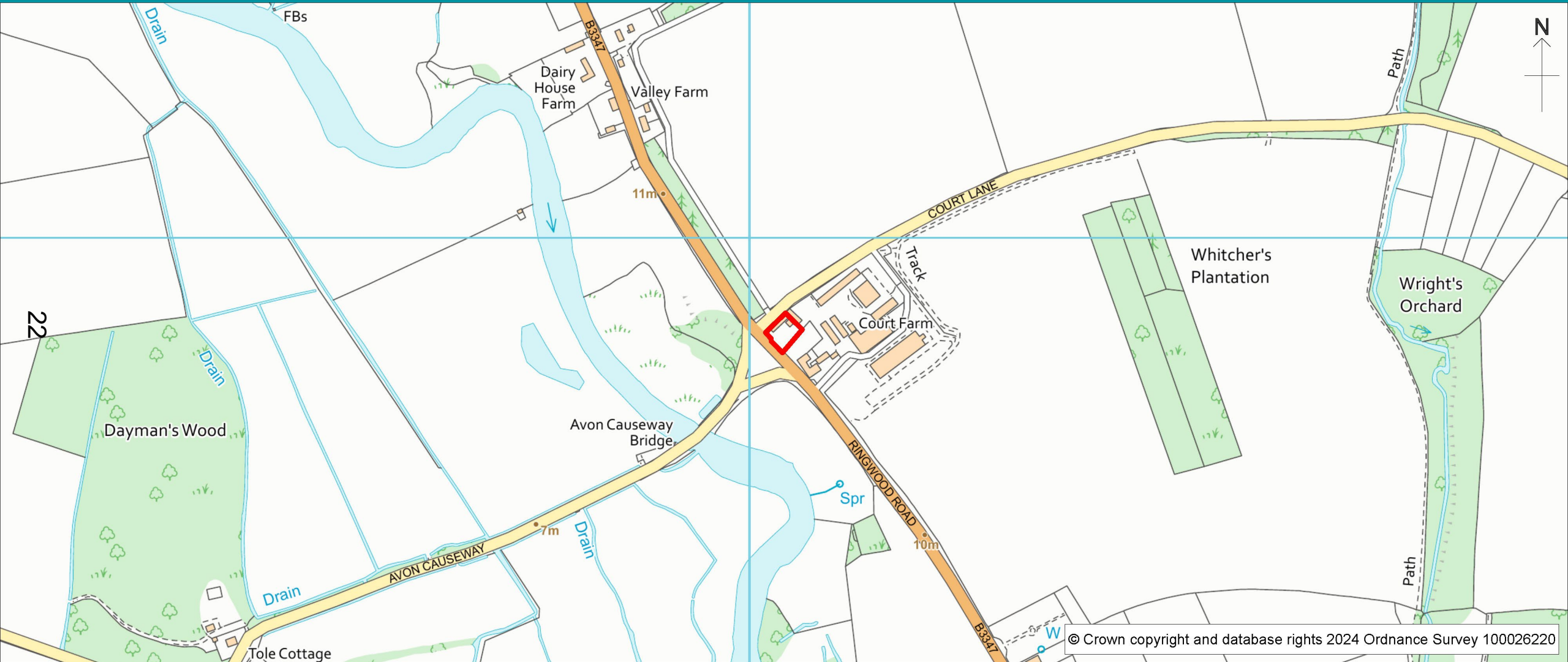
The Old Cart Shed  
Court Farm  
Ringwood Road  
Avon, Sopley  
BH23 7BG  
**Schedule 3b**

# Red Line Plan

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# Local context



# Aerial photograph

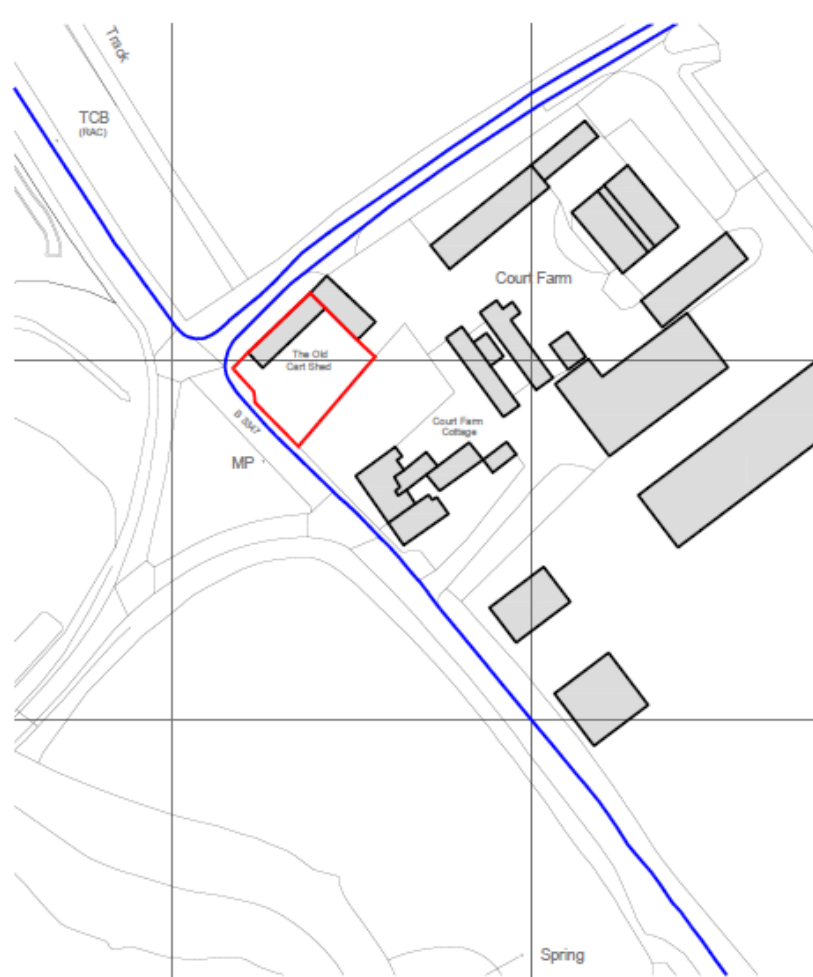


23

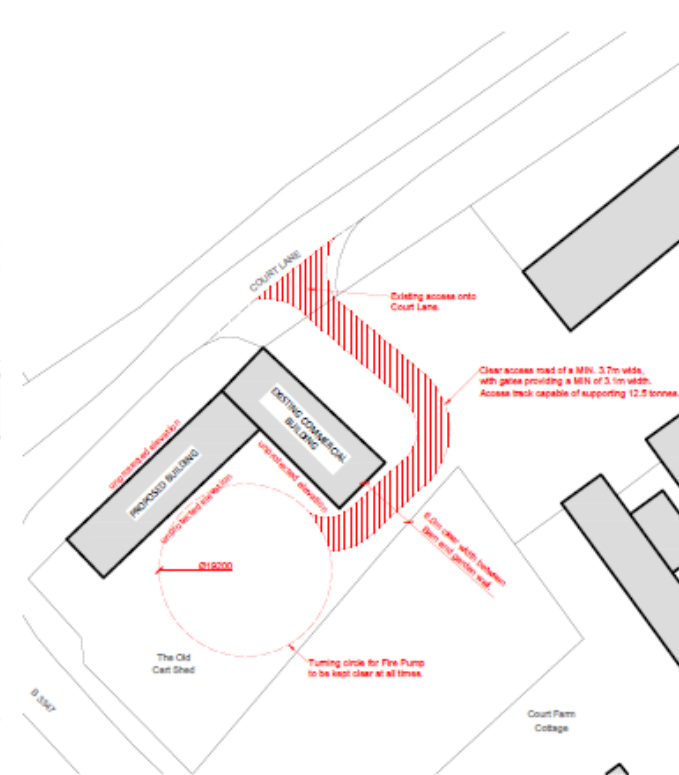
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# Location and Fire Service Access Plans

24



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LOCATION PLAN [1:1250]



FIRE SERVICE ACCESS PLAN [1:500]  
1:500 25 50 Meters



# Block Plan

25



Creation Date	31.01.2023		
Revisions			
Rev	Date	Description	By
A	15.06.2023	Fire Access Plan included.	MP

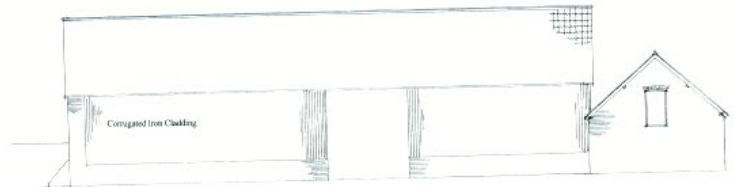
- NOTES:
1. This drawing remains the copyright of BCM
  2. All dimensions and levels are to be checked on site prior to works commencing.
  3. Do not scale from the drawing. Use figured dimensions only.
  4. Any discrepancies found are to be reported to the Project Manager immediately.
  5. This drawing is to be read in conjunction with sub-consultants and specialists drawings.
  6. CAD File name: 10505.001de 006c Building Regulations.dwg
  7. If BCM logo is not in colour this is not an original drawing



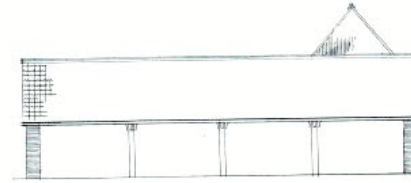
### BUILDING REGULATIONS

Client	Avon Tyrrell Farms		
Project Name	Corner Barn, Court Lane.		
Drawing Title	Block Plan.		
Drawn By	MJP		
Scale	1:500	Sheet Size	A2

# Original Structure (including converted section)



South East Elevation



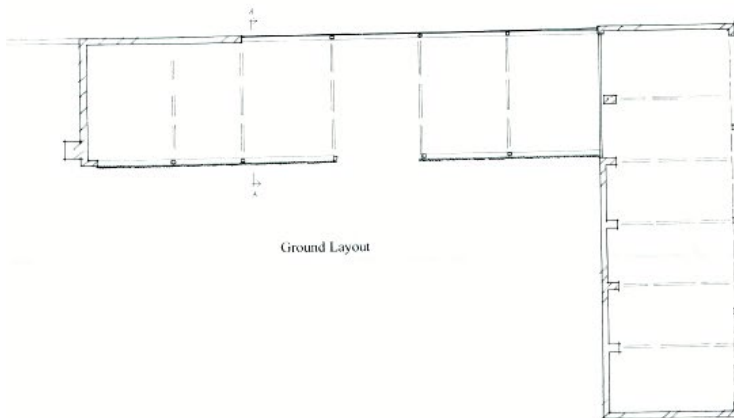
North East Elevation



North West Elevation



South West Elevation



Ground Layout



South West Elevation

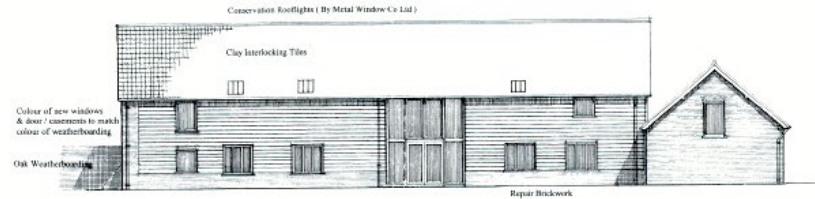


Section A-A

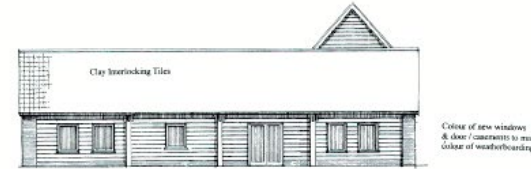


# Previous Approval (00/70755)

27



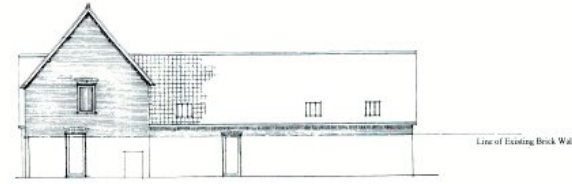
South East Elevation



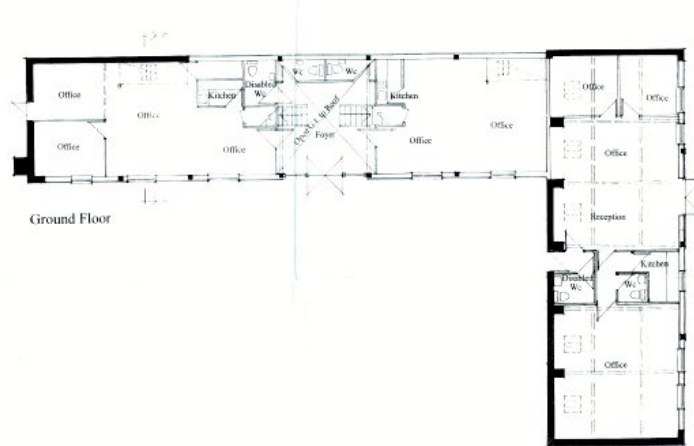
North East Elevation



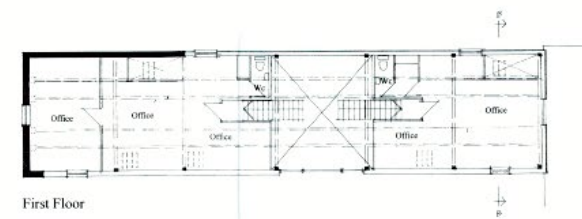
North East Elevation



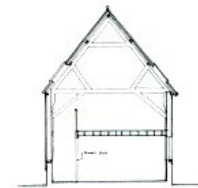
South West Elevation



Ground Floor



First Floor



Section B-B



# Proposed Floor Plans



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# Proposed elevations

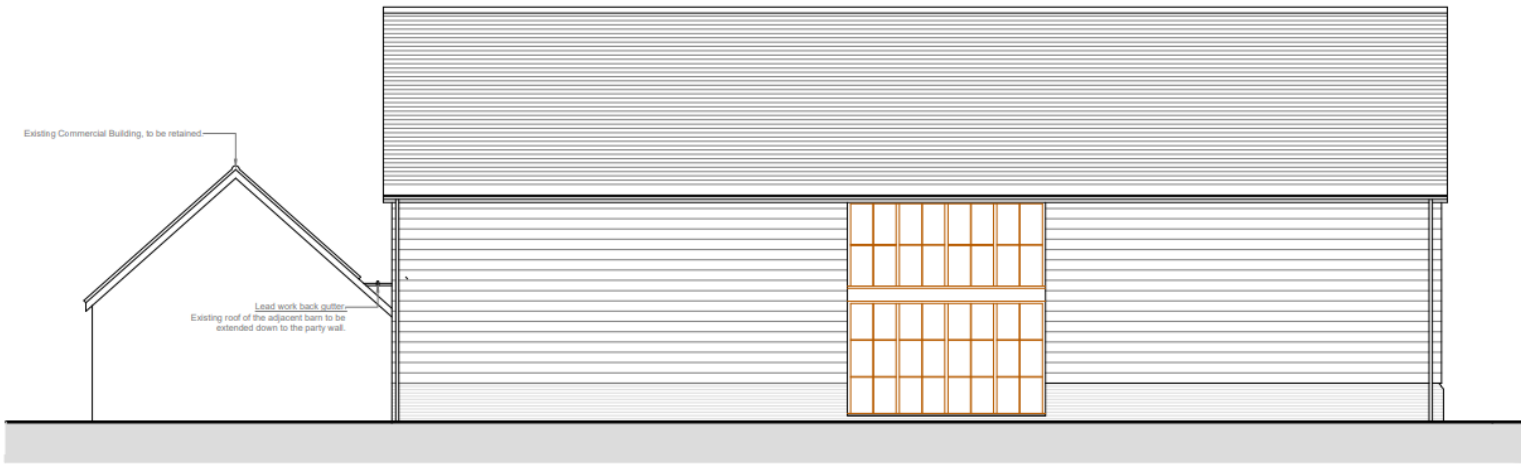
29



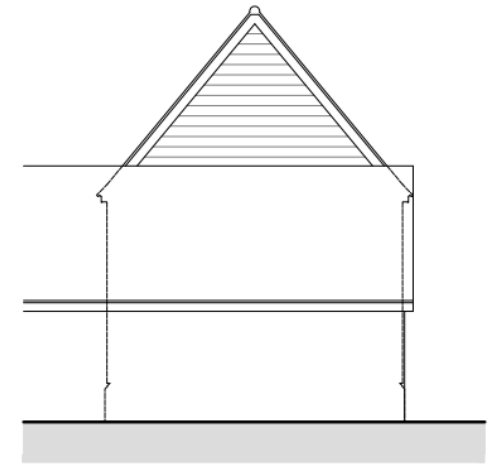
PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

# Boundary to Ringwood Road

# Southern Elevation

30



# Relationship with existing conversion and access out of the site



# North Elevation to Court Lane





# Ringwood Road (Western) Boundary



# View North of Site

34



# Artist's Impression of Proposal



35

# NPPF – Policies for Proposals affecting the Green Belt (1)

## Paragraph 152:

"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."

## Paragraph 154:

"A Local Planning Authority should regard the constructions of new buildings as inappropriate in the Green Belt." (But note stated exceptions)

36

# NPPF – Policies for Proposals affecting the Green Belt (2)

## Paragraph 154 Exceptions:

- Buildings for agriculture and forestry
- Provision of appropriate facilities for outdoor sport/ recreation etc
- Extensions / Alterations of a building that are proportionate in size to the original building
- Replacement buildings that are in the same use and not materially larger than the original
- Limited infilling in villages
- Limited Affordable Housing for local community needs
- Limited infilling / redevelopment of previously developed land that would not have a greater impact on openness

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# Recommendation

## Refusal is recommended:

- The proposal does not comply with the requirements of paragraphs 152 & 154 of the NPPF
- The proposed building is inappropriate development in the Green Belt and is therefore harmful to the Green Belt
- There are not considered to be very special circumstances to justify what is inappropriate development in the Green Belt

38



# New Forest

DISTRICT COUNCIL

# Planning Committee

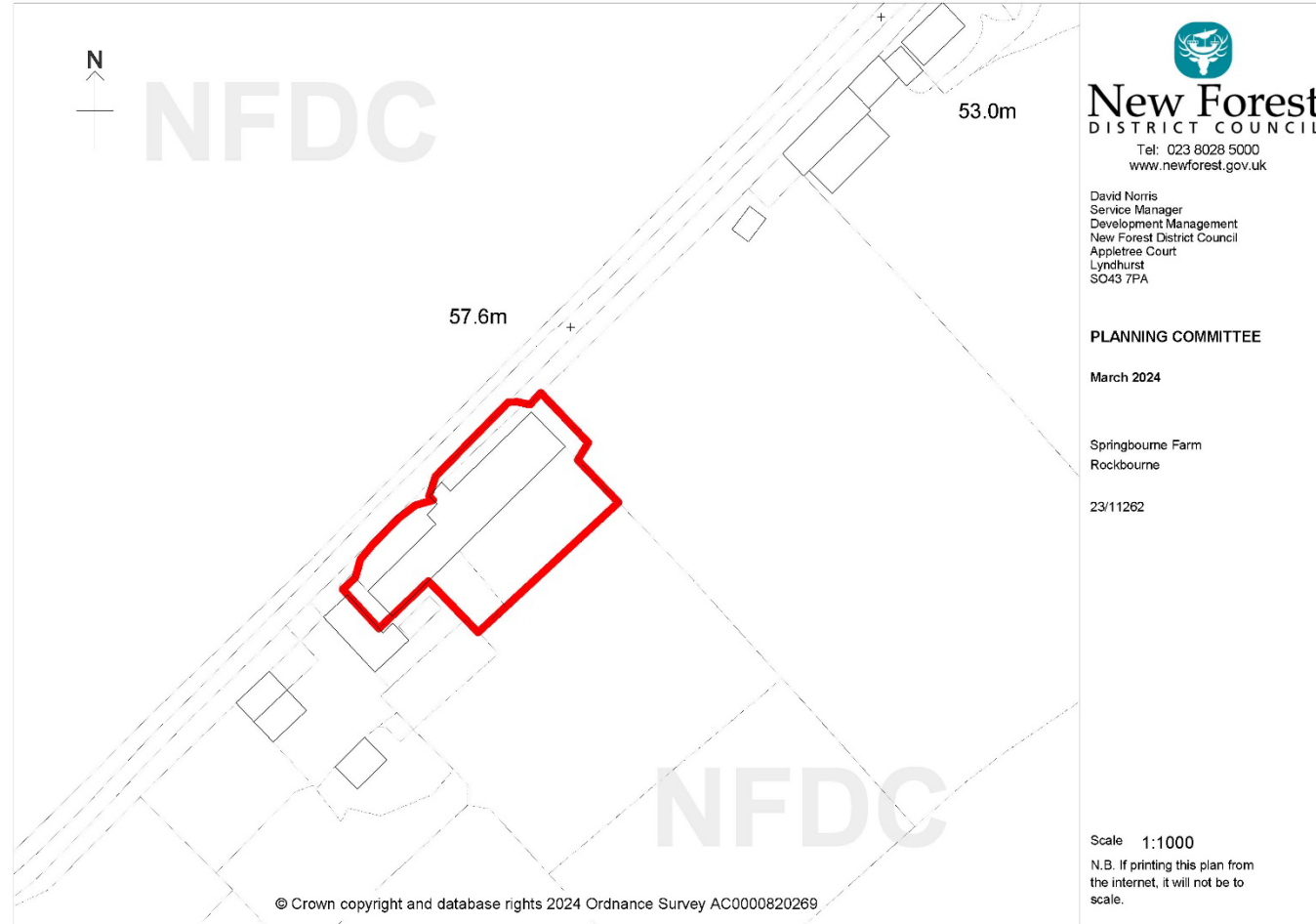
## App No 23/11262

Springbourne Farm  
Rockbourne  
SP6 3NS  
**Schedule 3c**

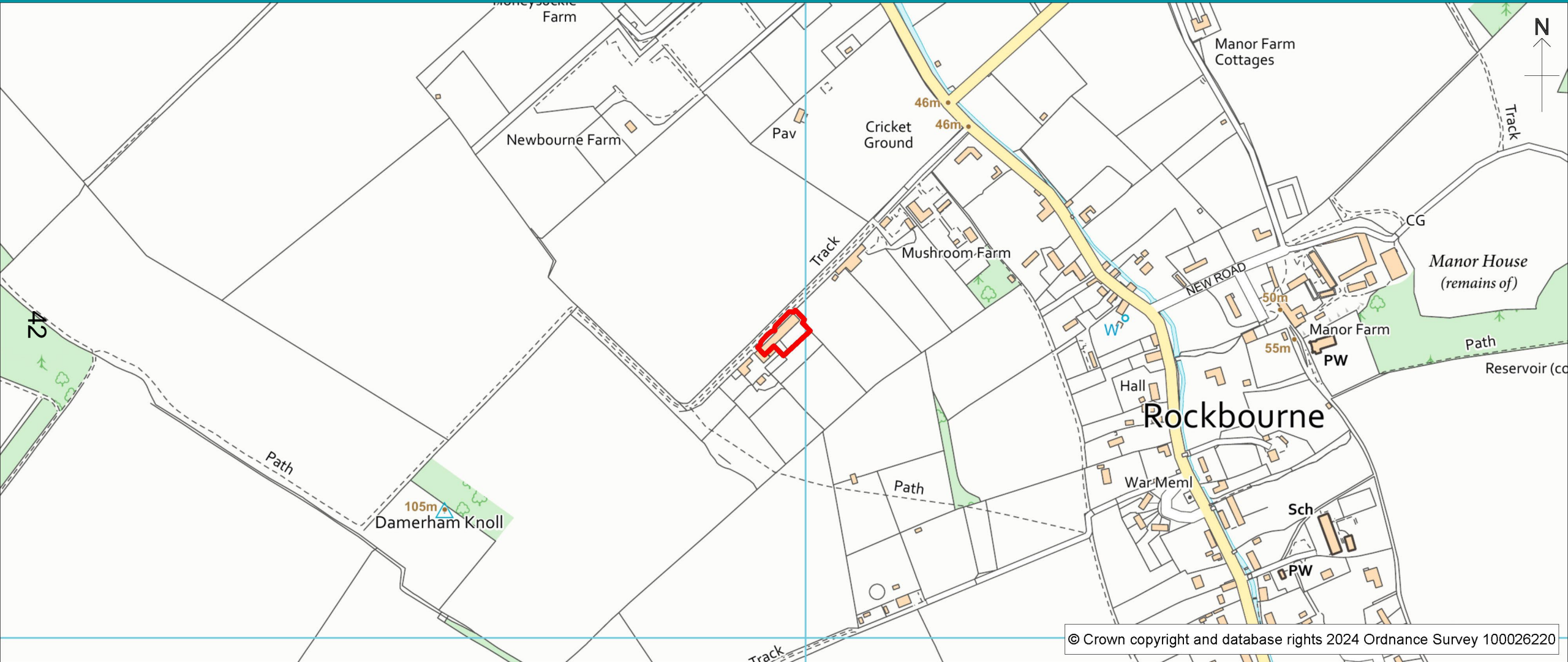


# Red Line Plan

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# Local context



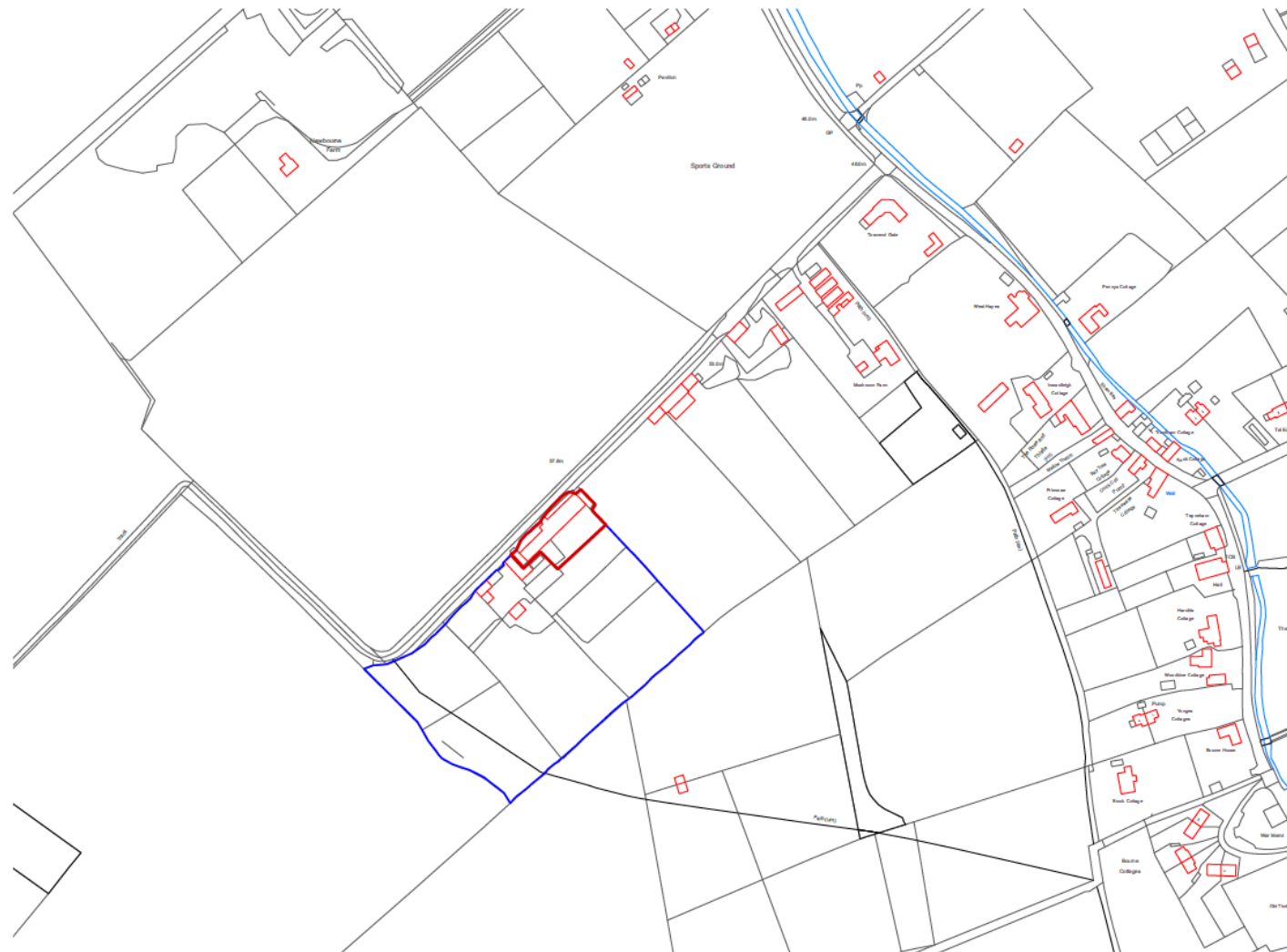
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# Aerial photograph



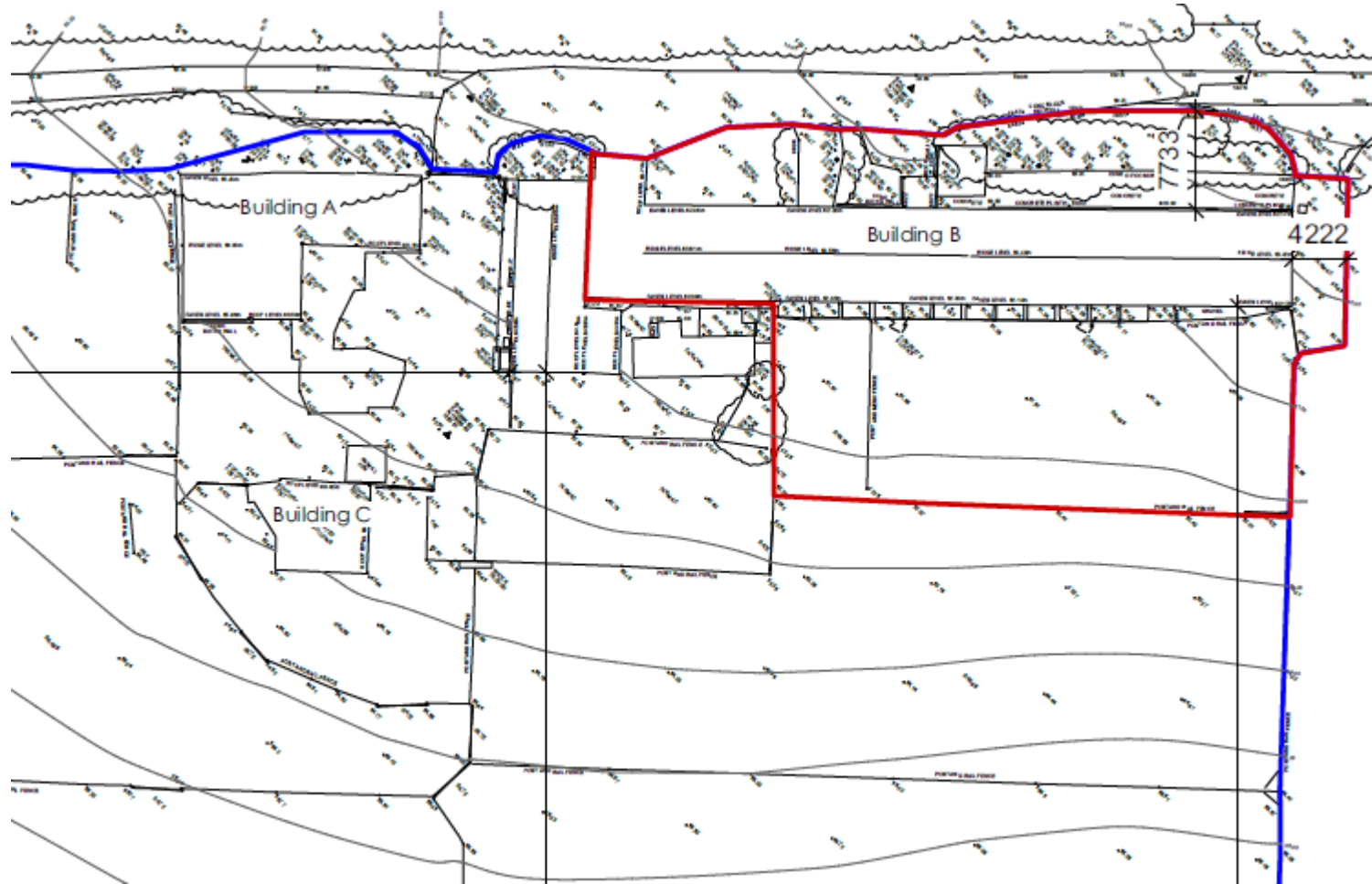
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# Site location plan



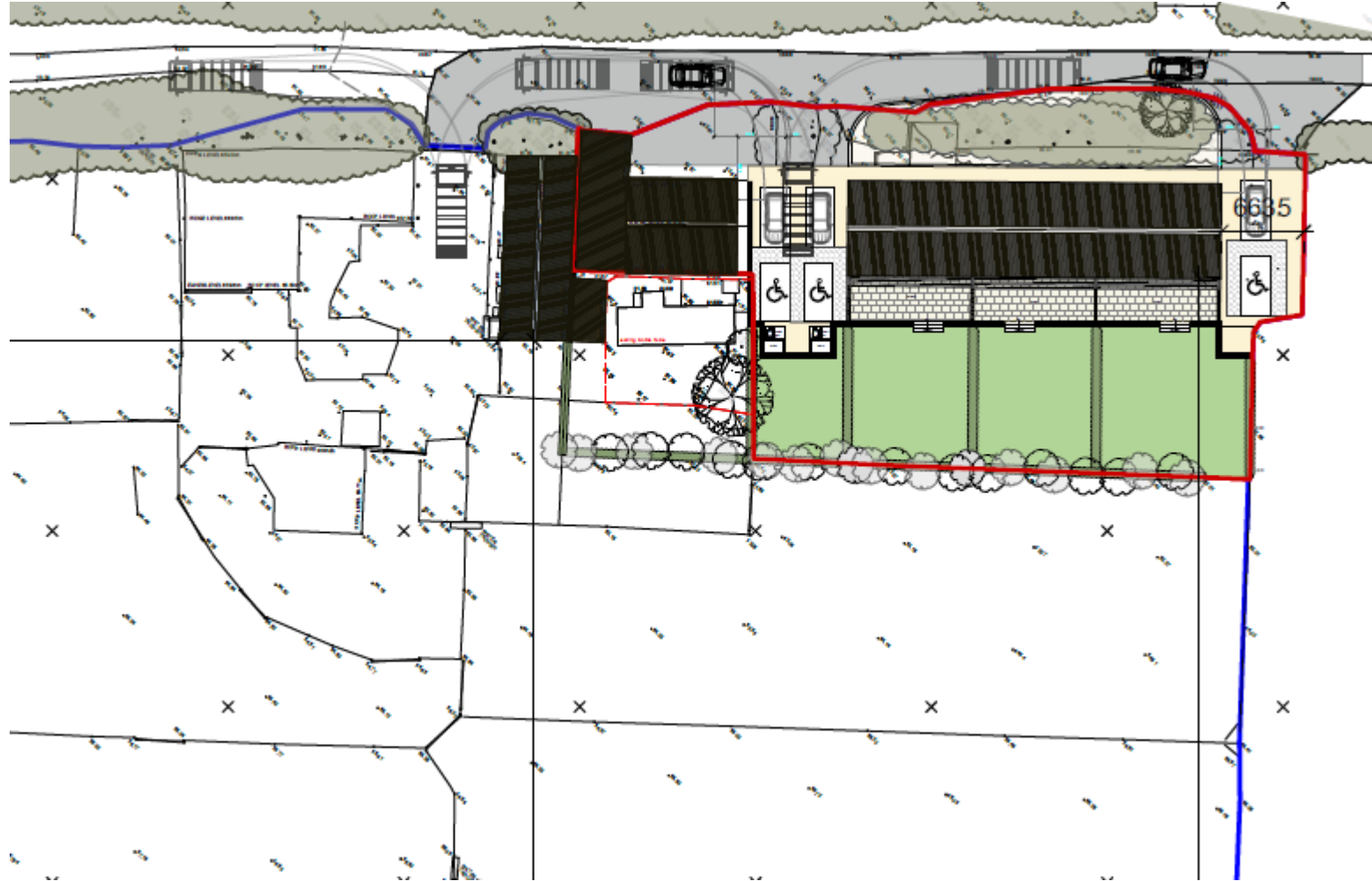
44

# Existing Block Plan



45

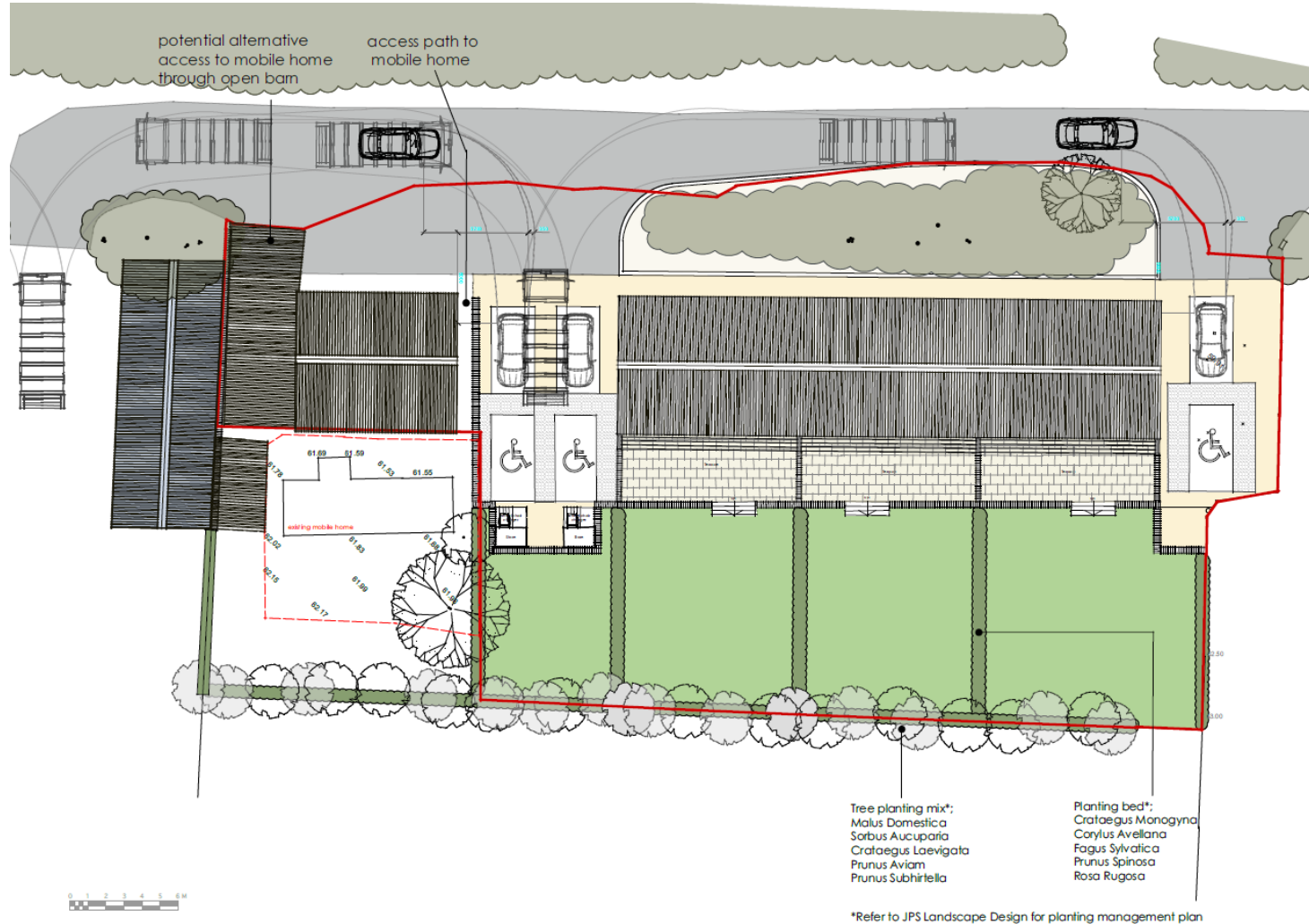
# Proposed Block Plan



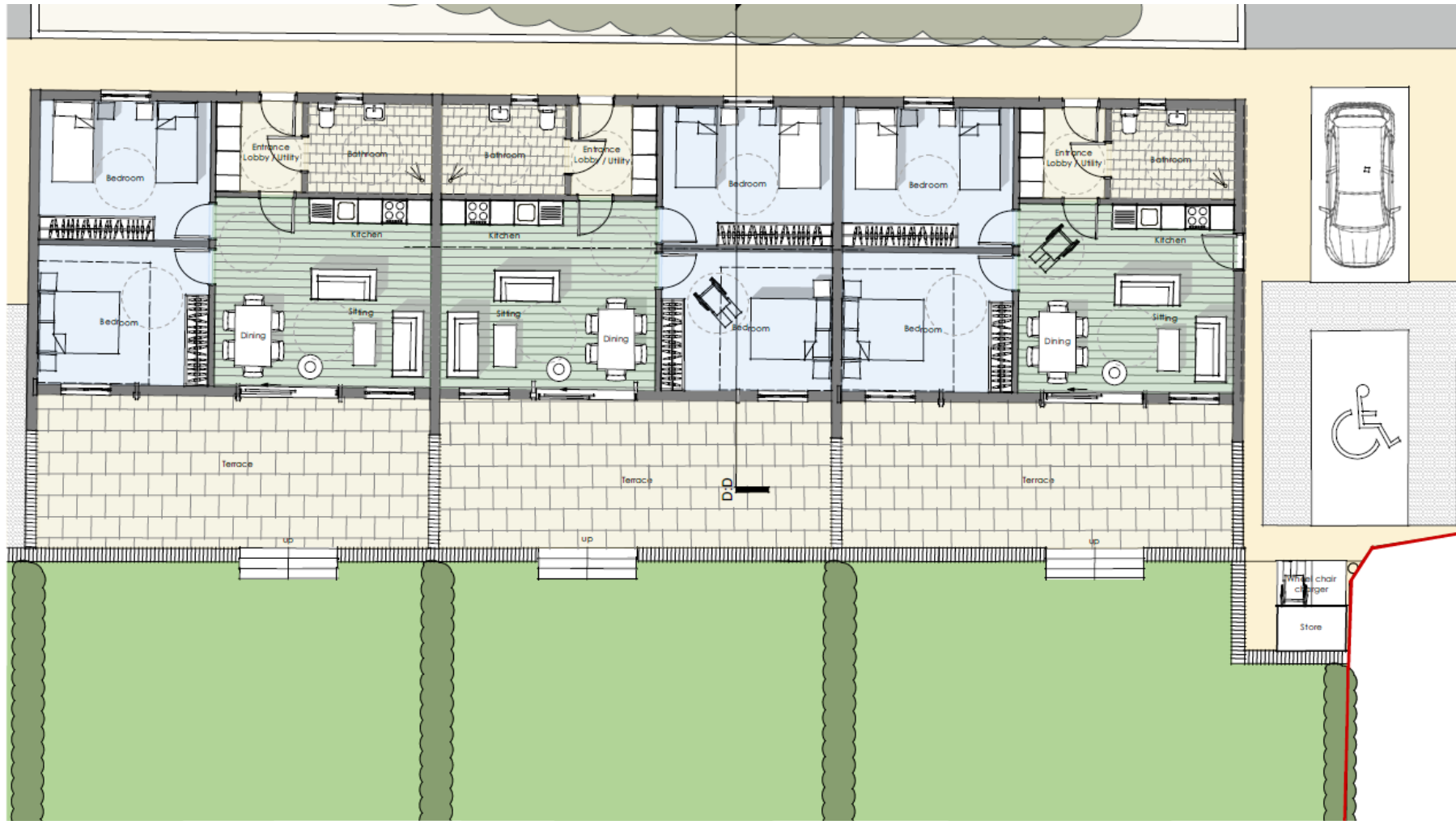
46

# Proposed Site Plan

47



# Proposed Floor Plan



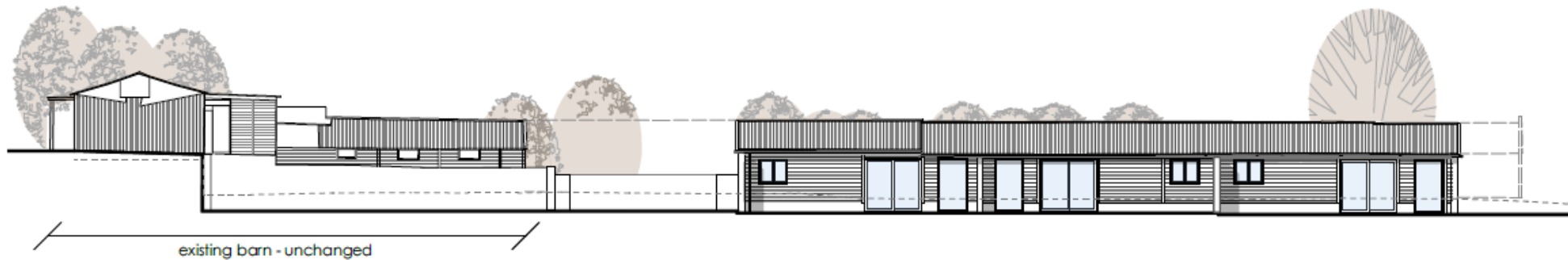
48



# Proposed Front/Rear Elevations



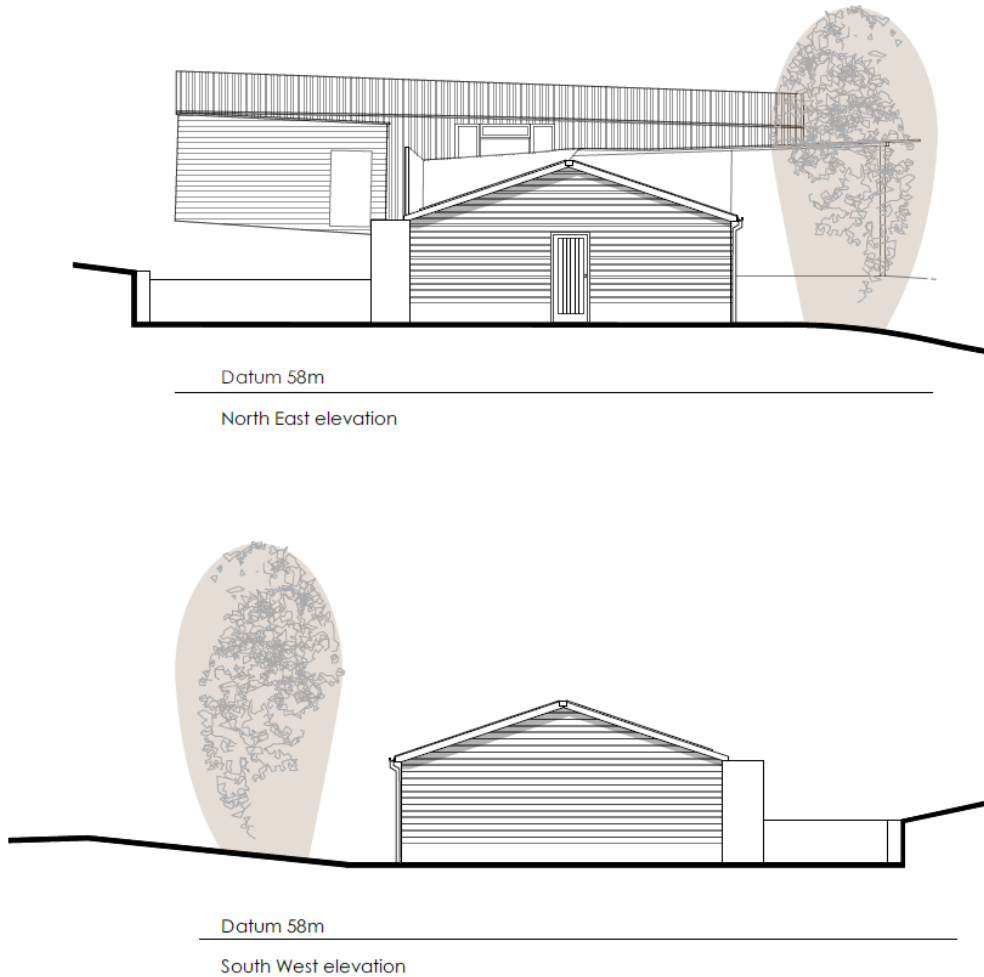
Elevation E - North West



Elevation G - South East

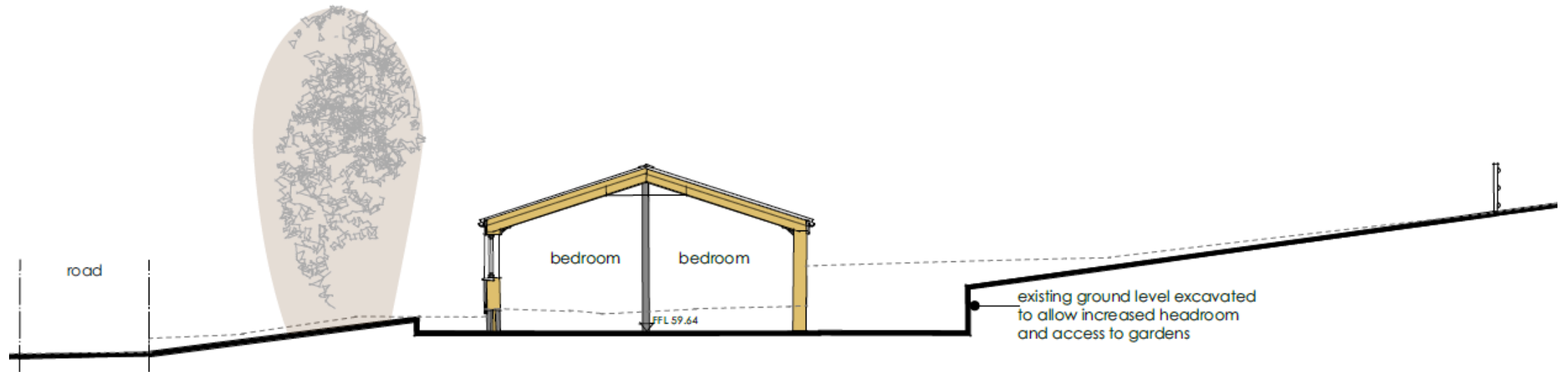
# Proposed Side Elevations & NE Elevation

50



# Proposed Cross Section

51



# Northern Access Point (Sept '20)



52

# Vegetation to Front Elevation (Sept '20)



53

# North West Elevation (March '23)

54



# Barn to be Retained (March '23)

55



# Recommendation

- The proposed scheme is identical to the extant permission albeit in a new building
- There is no additional harm to highway safety or residential amenity
- Approval is recommended

56



End of 3c 23/11262 presentation

57



New Forest  
DISTRICT COUNCIL

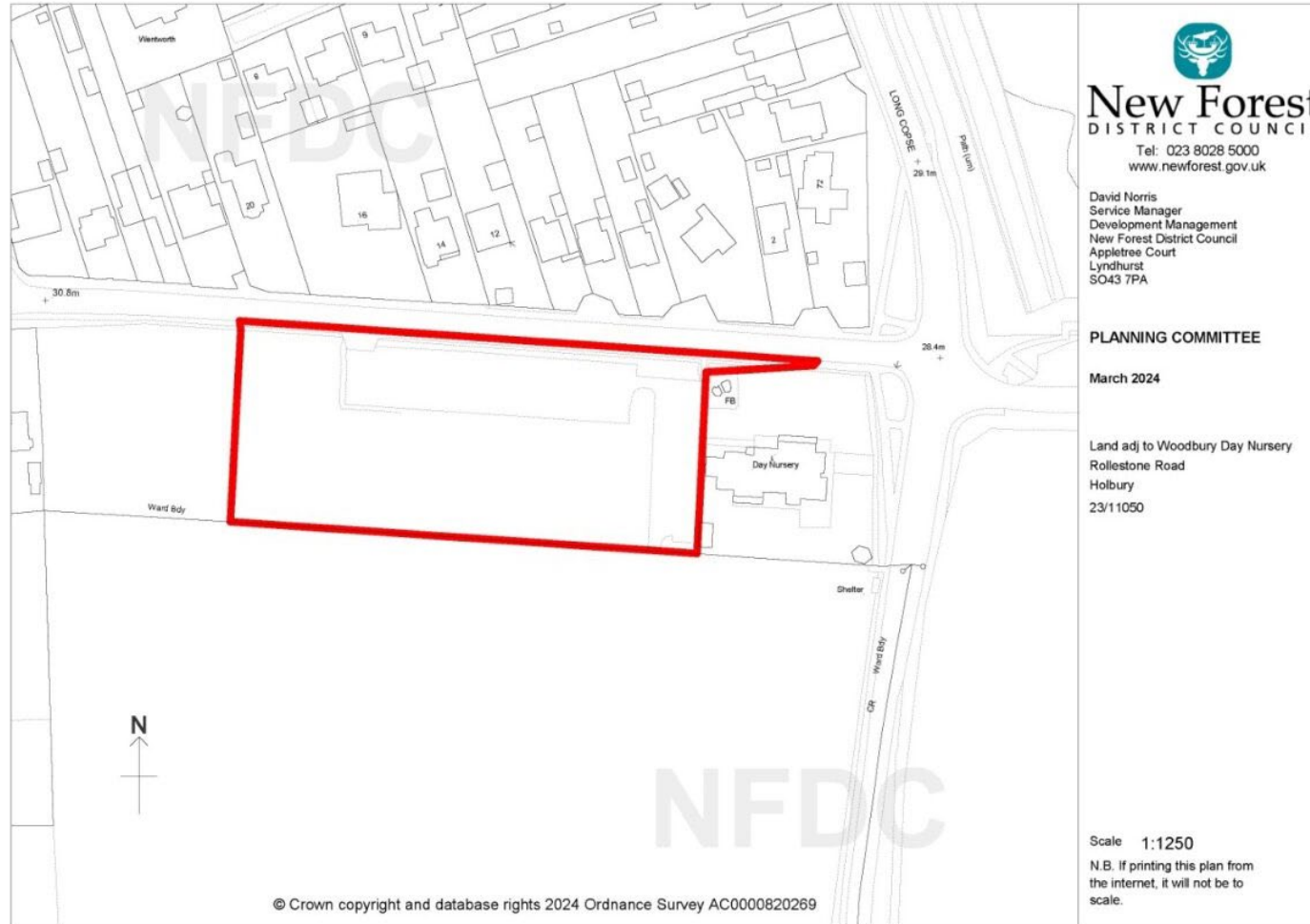
# Planning Committee

## App No 23/11050

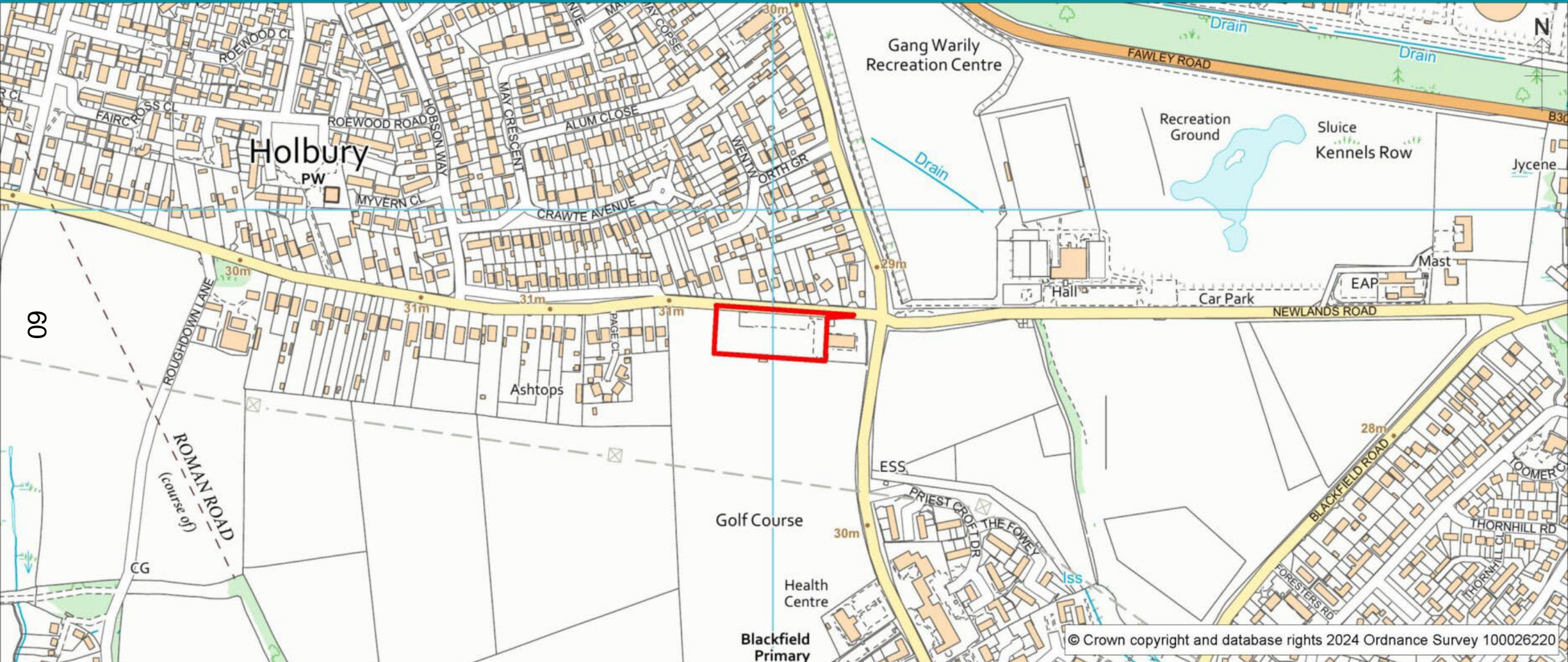
Land adjacent to Woodberry Day Nursery,  
Rollestone Road  
Fawley, SO45 2GD  
**Schedule 3d**

# Red Line Plan

59

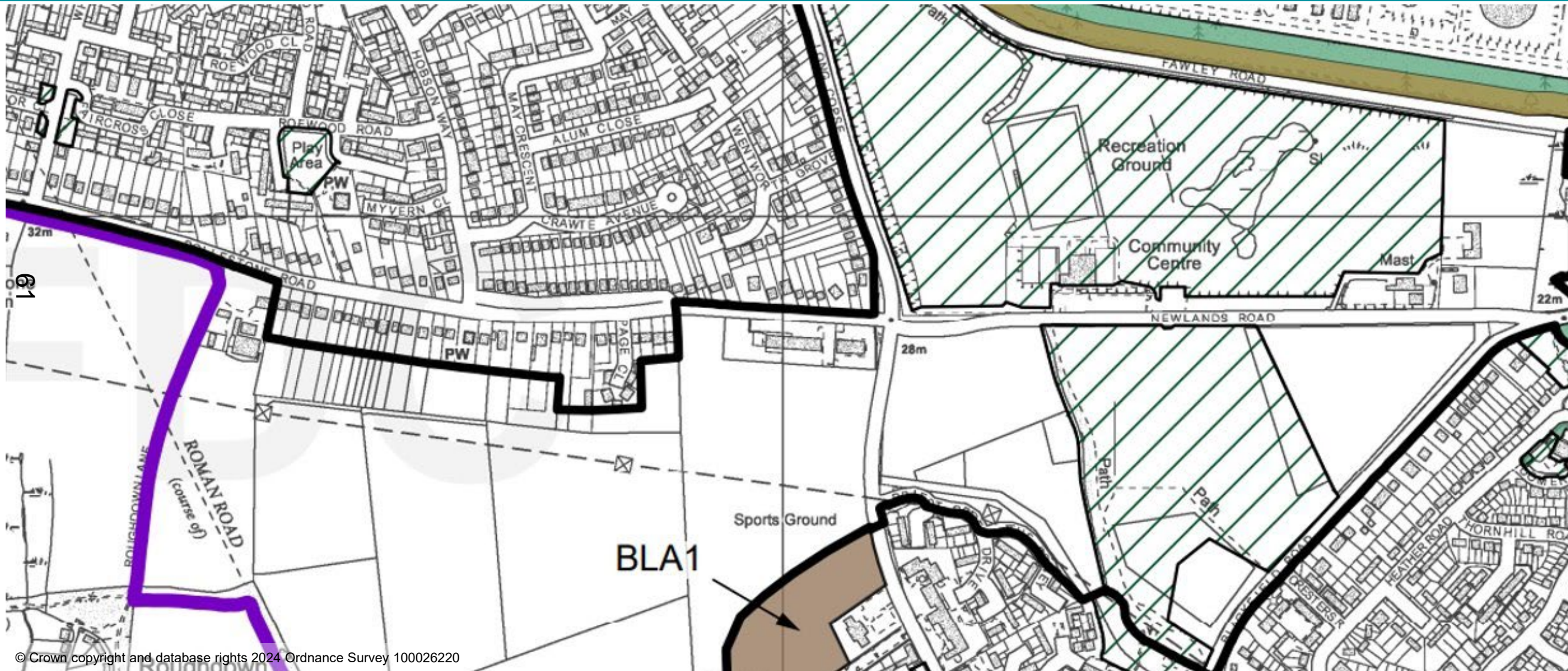


# Local context



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# Policy map



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# Aerial photograph

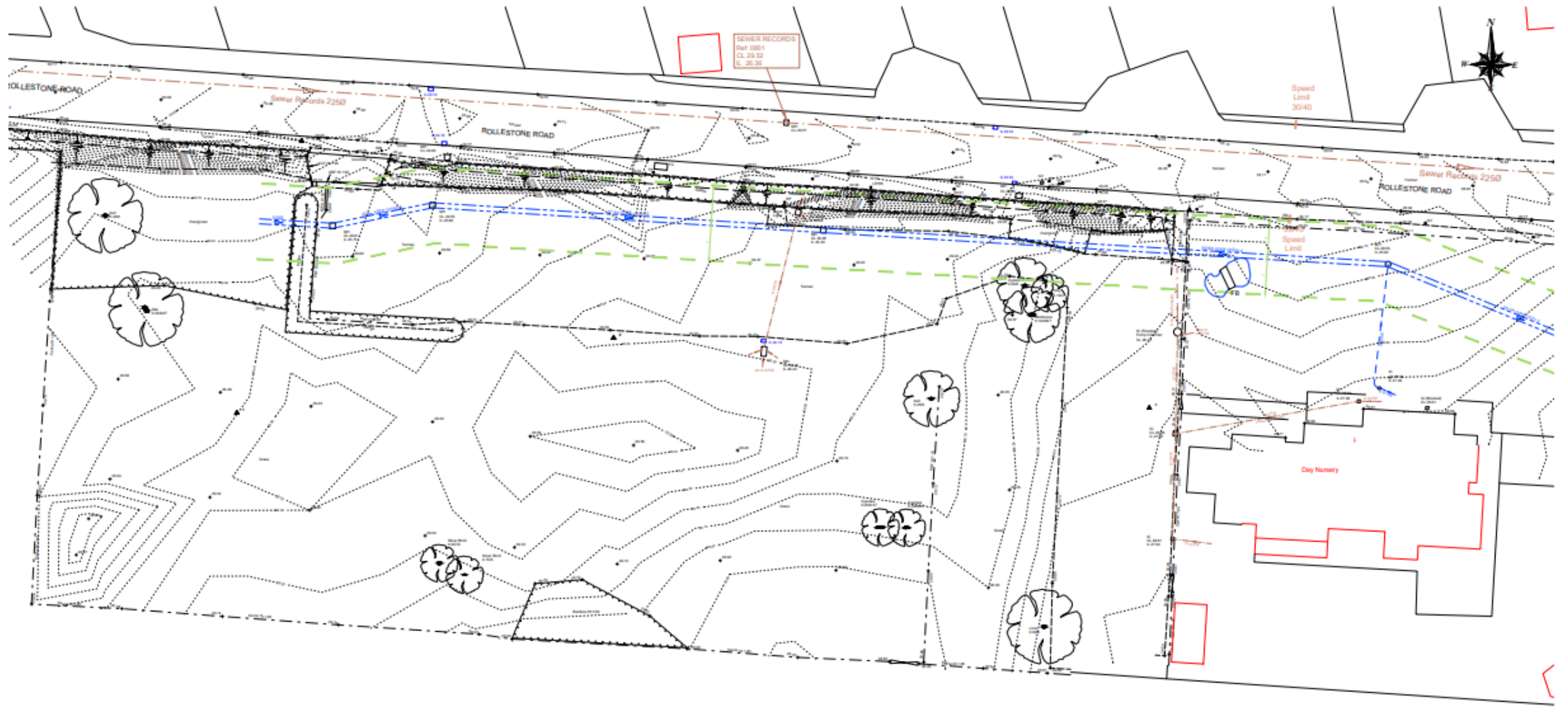


62

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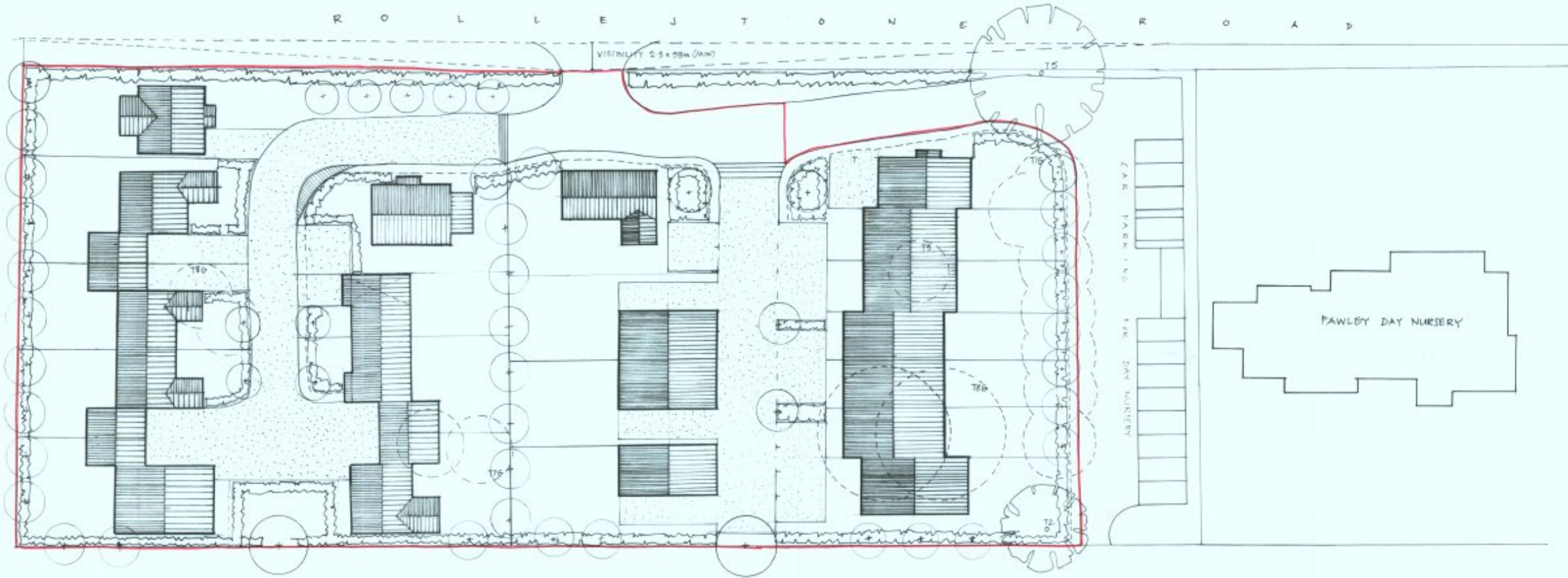
# Existing site survey

63



# Refused illustrative layout (application 11/97122)

64





# Proposed site plan



NOTE :  
EV CHARGING POINTS TO BE INSTALLED TO EACH DWELLING  
2NO. EV CHARGING POINTS INSTALLED TO NURSERY



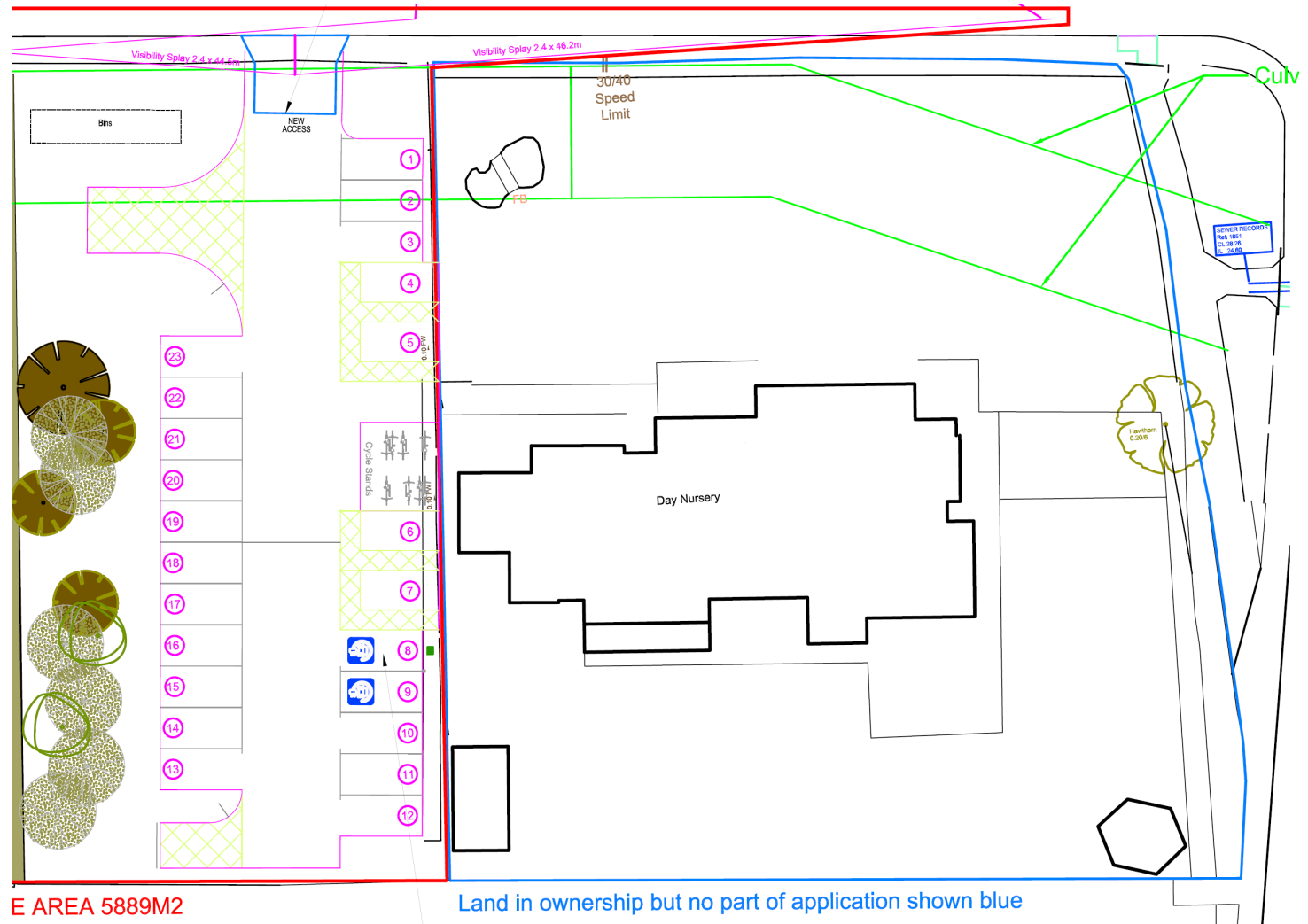
EV Charging Bollard to Nursery (indicative)

PROPOSED SITE PLAN SCALE 1:500@A3

NOTE : DRAWING TO BE READ IN CONJUNCTION WITH SUMNER CONSULTING DWG NO. 839-22.05C

# Proposed site plan - nursery

66



# Proposed site plan - residential



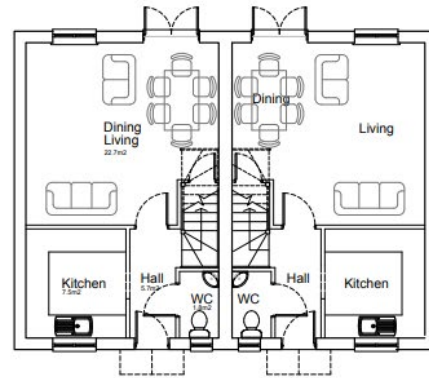
67

# Elevation and floor plan (semi)

68



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2



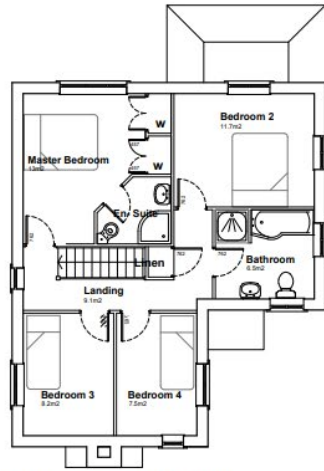
REAR ELEVATION



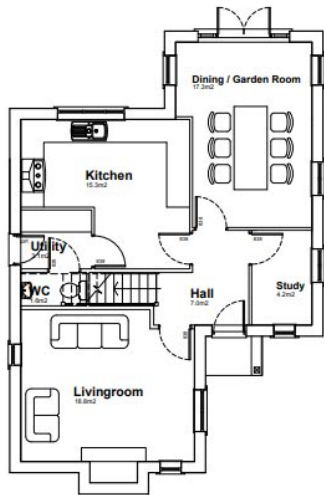
Scale 1:100 @ A3

# Elevation and floor plan (detached)

69



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2



REAR ELEVATION

NOTE : PLANS AND ELVATIONS RELATE TO PLOT 6,7 & 9. PLOT 6 & 7 HANDED TO THAT SHOWN OPPOSITE

SCALE 1:100 @ A3



**IMPORTANT GENERAL NOTES:**

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**IF IN DOUBT ASK !!**

Revision	Date	By	For
1	16.10.23	ED	Rev
A	16.10.23	ED	Rev



**EDA**  
 EDWIN DRYBURGH ARCHITECTS LTD  
 27a Stables, 2 The Moorings, 20 Dringmans,  
 Farnborough, S14 3LJ  
 The Studio, Garden Cottage,  
 Stonebury, Stonebury, S17 7EP  
 07710 260733 edwin@eda-uk.co.uk  
 www.eda-uk.co.uk

Client:  
**THE PLANNING GROUP LTD**

Project:  
**NEW HOUSING  
 ROLLESTONE ROAD  
 HOLBURY  
 SO45 2GD**

Drawing Name:  
**PROPOSED PLAN AND  
 ELEVATIONS - 4 BED DETACHED  
 HOUSE AND GARAGE**

**PLANNING APPLICATION**

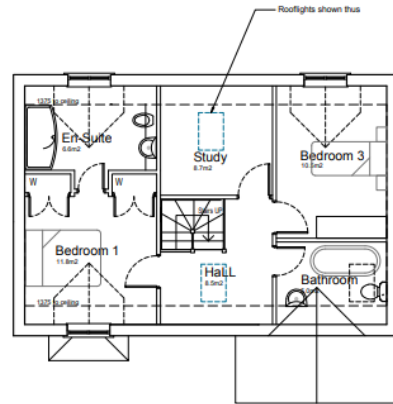
Scale:	1:100 @ A3	Drawn by:	ED	Date:	FEB 23
Project number:	22,039	Client reference:	3.0	Version:	A

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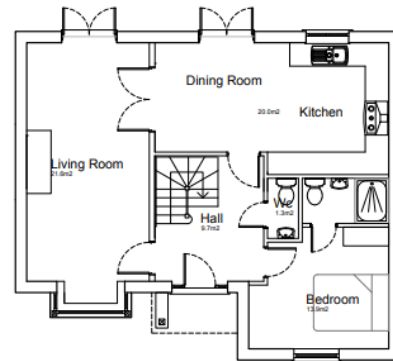


# Elevation and floor plan (detached)

70



PROPOSED FIRST FLOOR PLAN



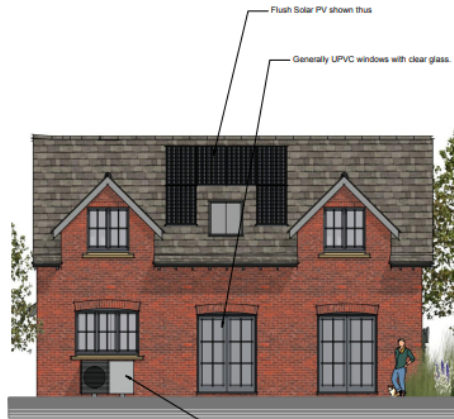
PROPOSED GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2



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Revision			
Rev	Description	Date	By
1	Drawings issued. See PV added. EV charging point added. External lighting added.	10.10.23	ED

**EDA**  
 EDWAN DRYBURN ARCHITECTS LTD  
 The Studio, 8 The Moorings, St Dogmaels, Pembrokeshire, SA42 3LJ  
 The Studio, Garden Cottage, Stranorlar, Stranorlar, BT23 7EP  
 01753 355739 - design@eda-165.co.uk  
 www.eda-165.co.uk

Client: THE PLANNING GROUP LTD  
 Project: NEW HOUSING ROLLESTONE ROAD HOLBURY SO45 2GD  
 Proposed Plan and Elevations - Dormer Bungalow

PLANNING APPLICATION

Scale: 1:100 @ A3	Drawn by: ED	Date: FEB 23
22.039	4.0	A

RIBA Architects Registration Board

# Site photographs

71



# Site photographs

72





# Site photographs

73



# Site photographs

74



# Site photographs

75



# 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 or unilateral undertaking to secure those matters set out in the 'Developer Contributions' section of the report
  - ii. The imposition of the conditions as set out in the Committee report

76

End of 3d 23/11050 presentation

77



**New Forest**  
DISTRICT COUNCIL

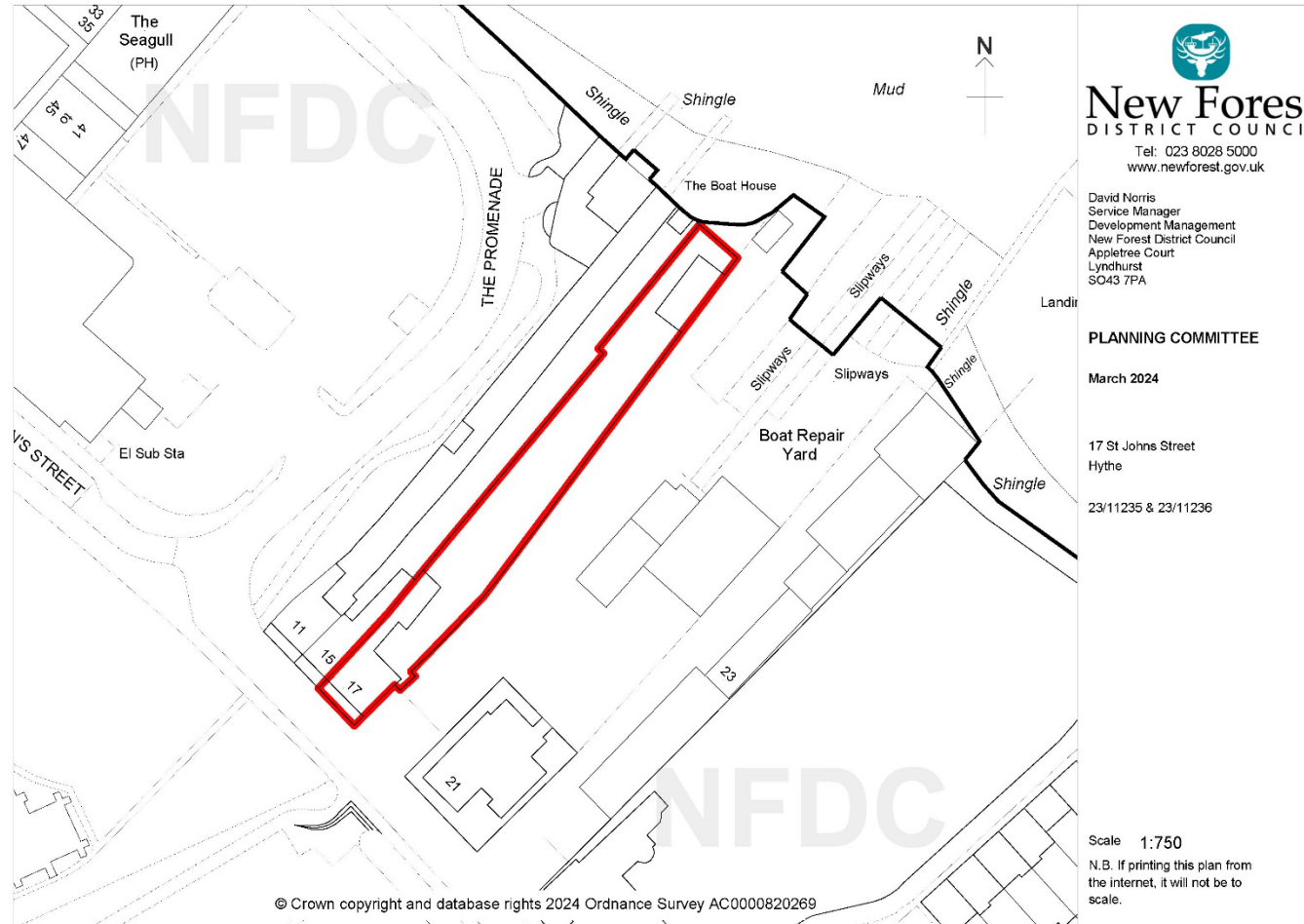
# Planning Committee

## App No 23/11235 and 23/11236

17 St Johns Street  
Hythe  
SO45 6BZ  
**Schedule 3e & 3f**

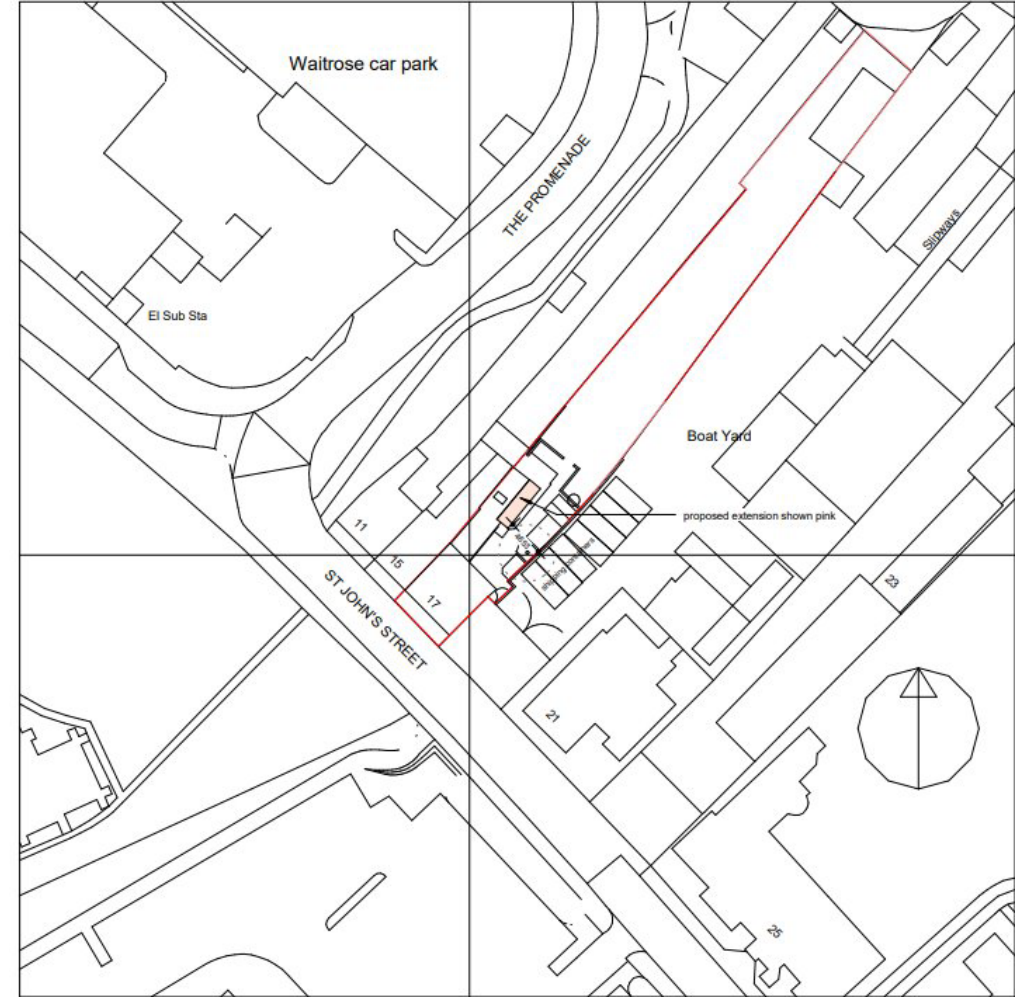
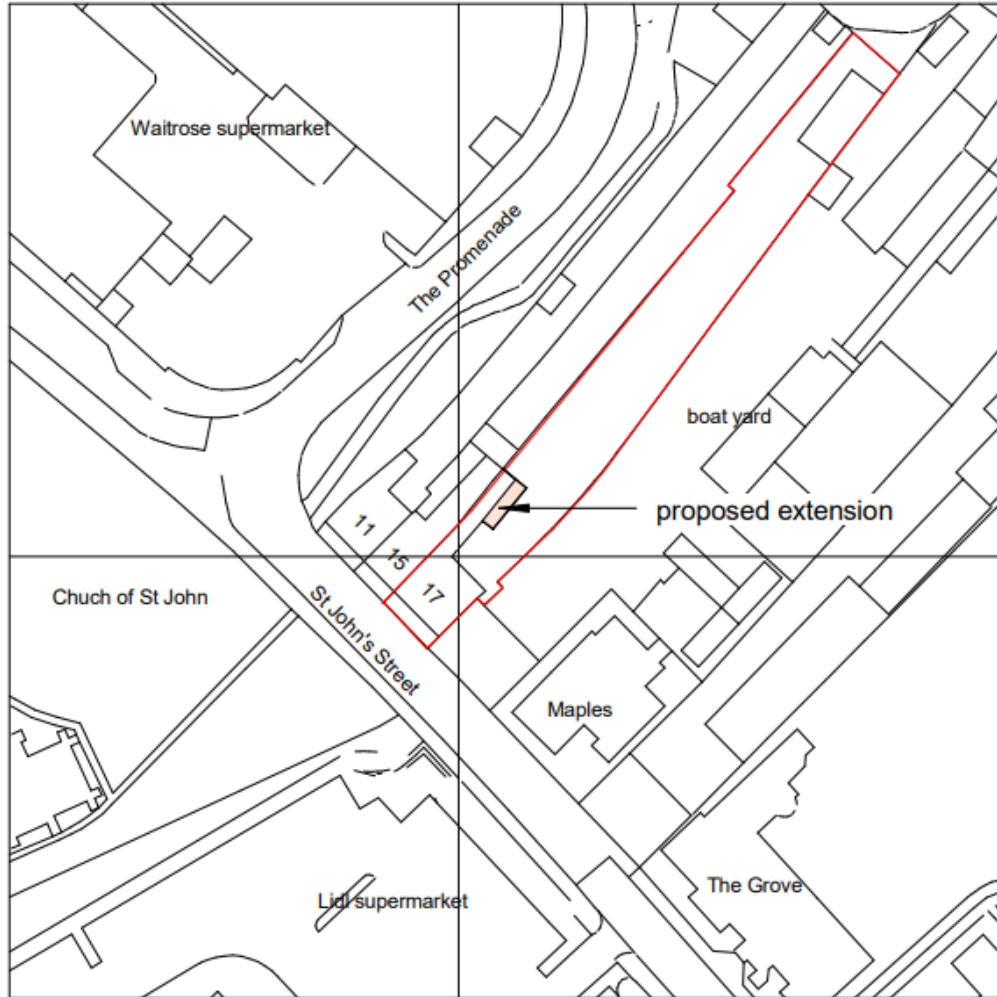
# Red Line Plan

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# Site Location Plan and Block Plan

80





# Local context



# Aerial photograph



82

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# Photos – Front and side elevation of dwelling

83

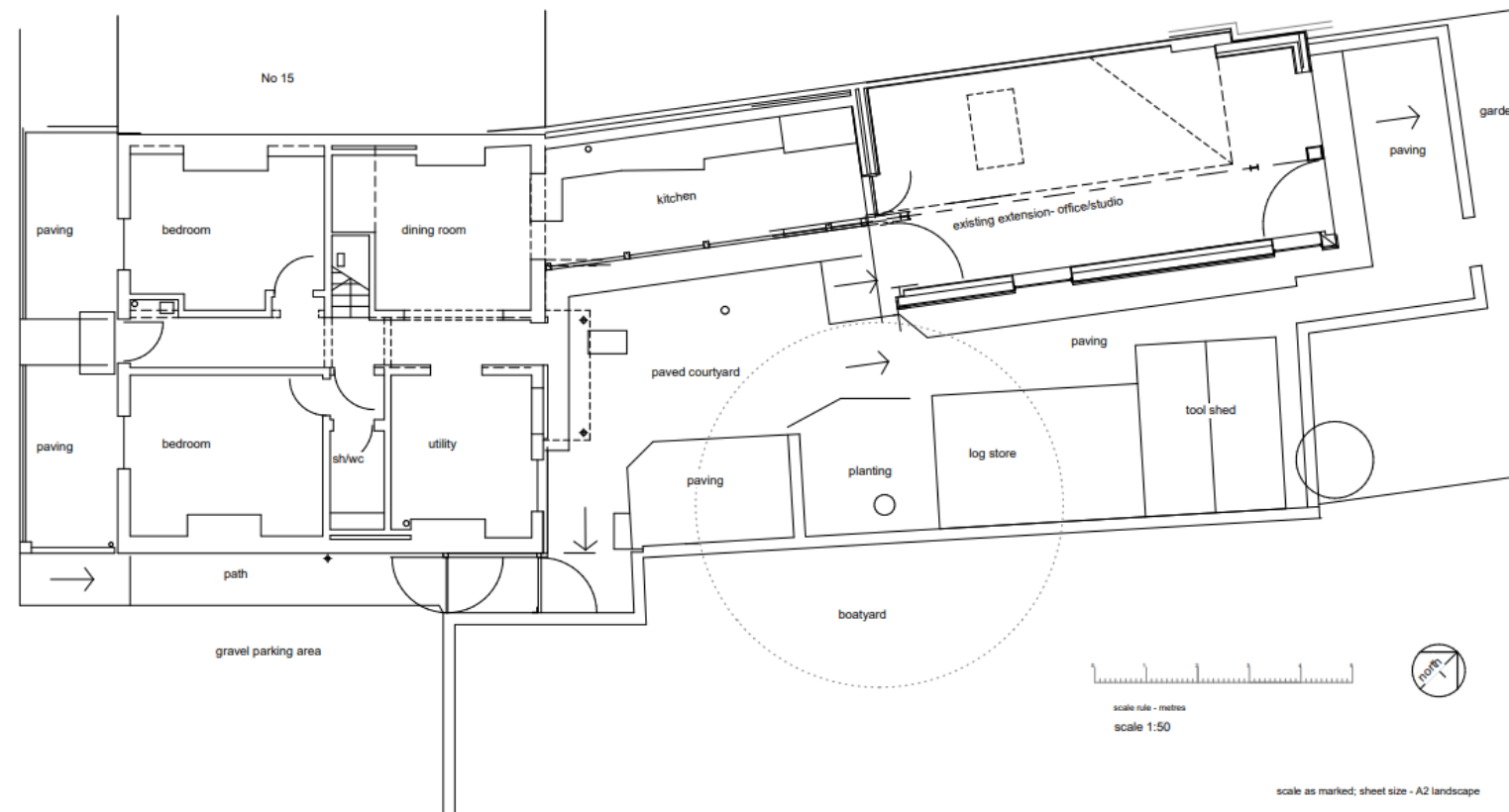


# Original range of buildings – floorplan and southern elevation



84

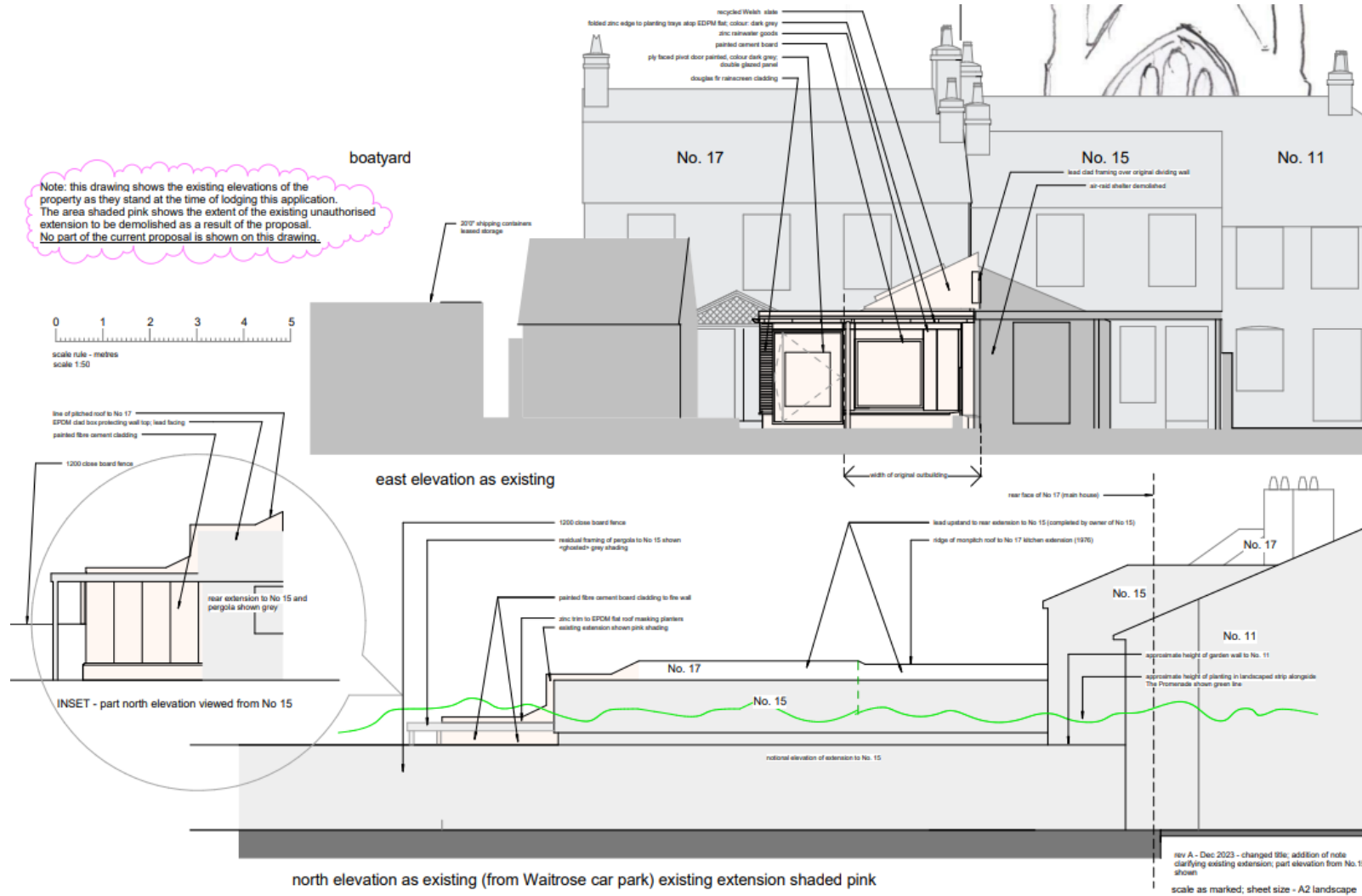
# Existing Floor plan – dwellinghouse showing unauthorised rear extension



85

# Existing North and East Elevations

86



# Photos – existing eastern elevation



87

# Photos showing relationship with adjoining neighbour

88





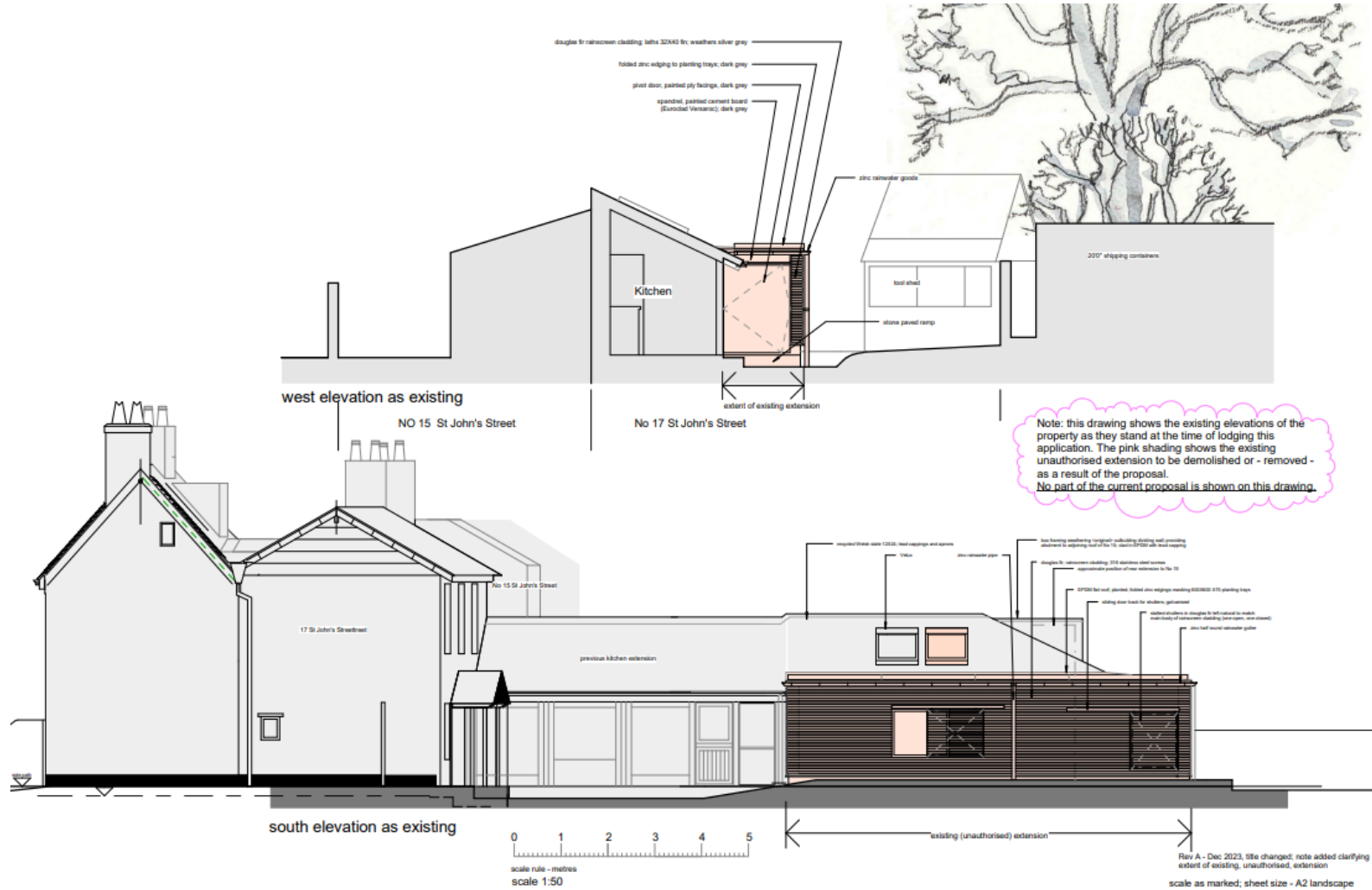
# Photo – partial view of the roofline from outside the site

68



# Existing South and West Elevations

06



# Photos – existing southern elevation



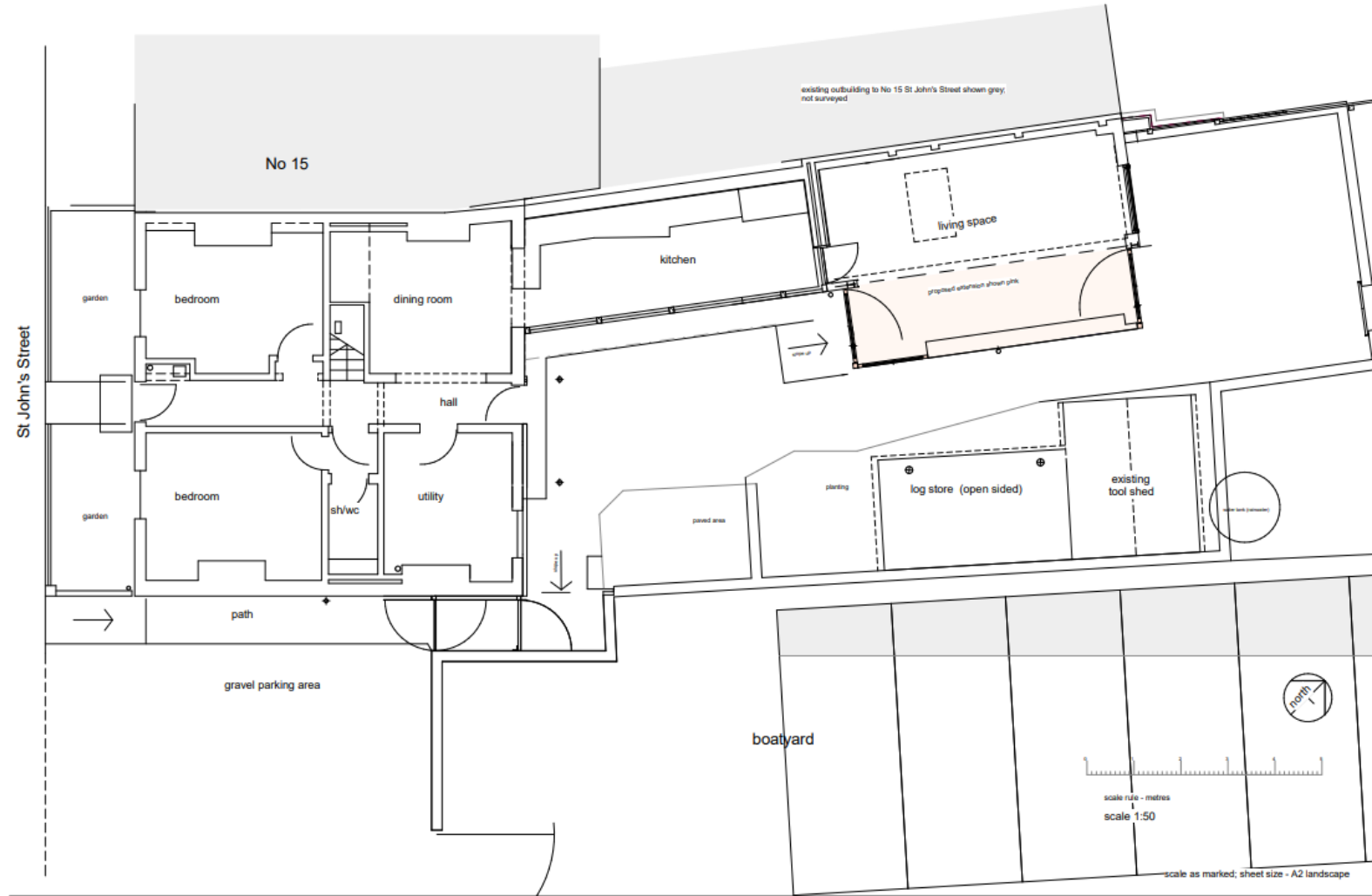
91

# Photos – Existing western elevation and roof



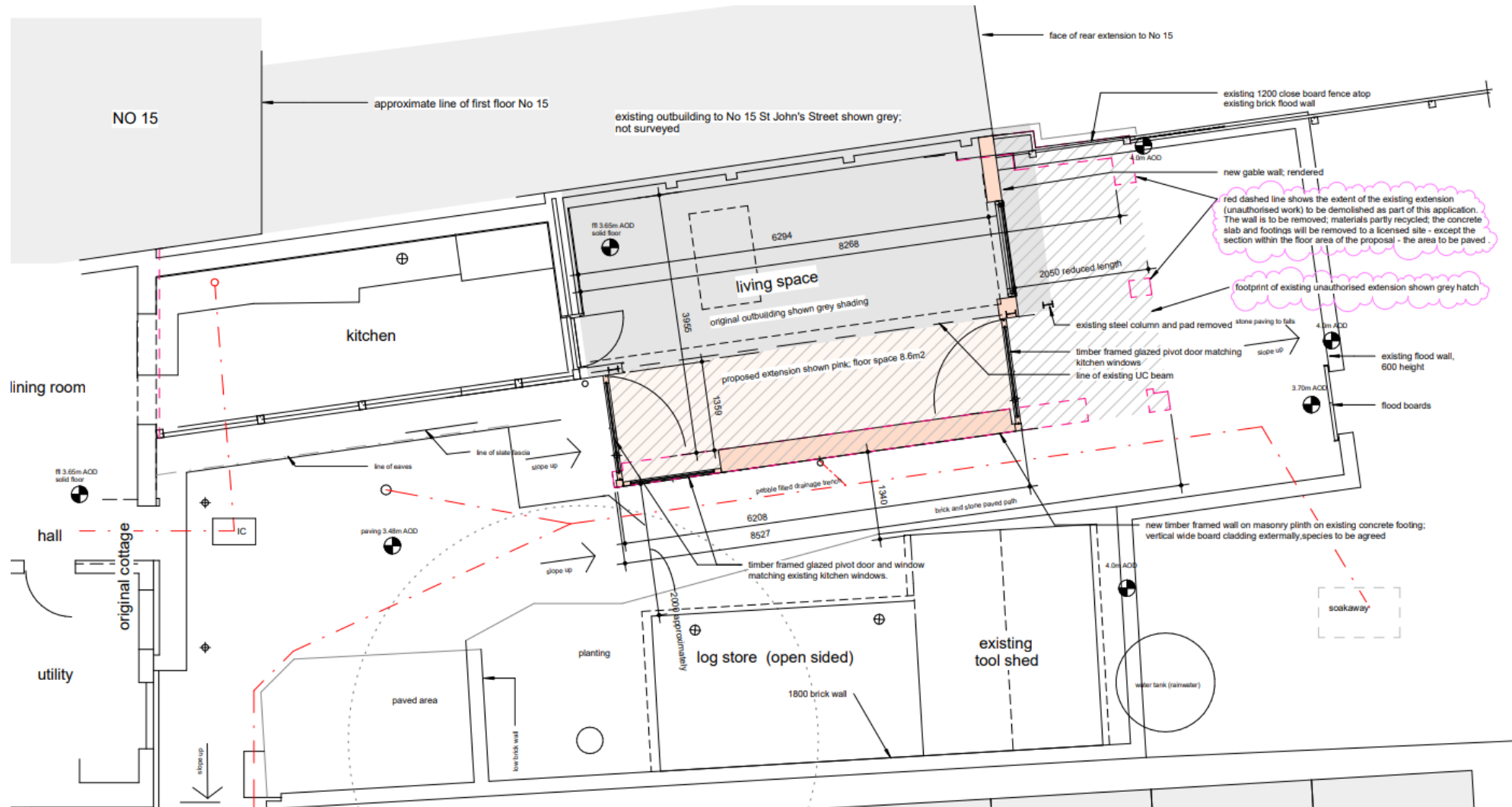
92

# Proposed Floor Plan – whole ground floor



93

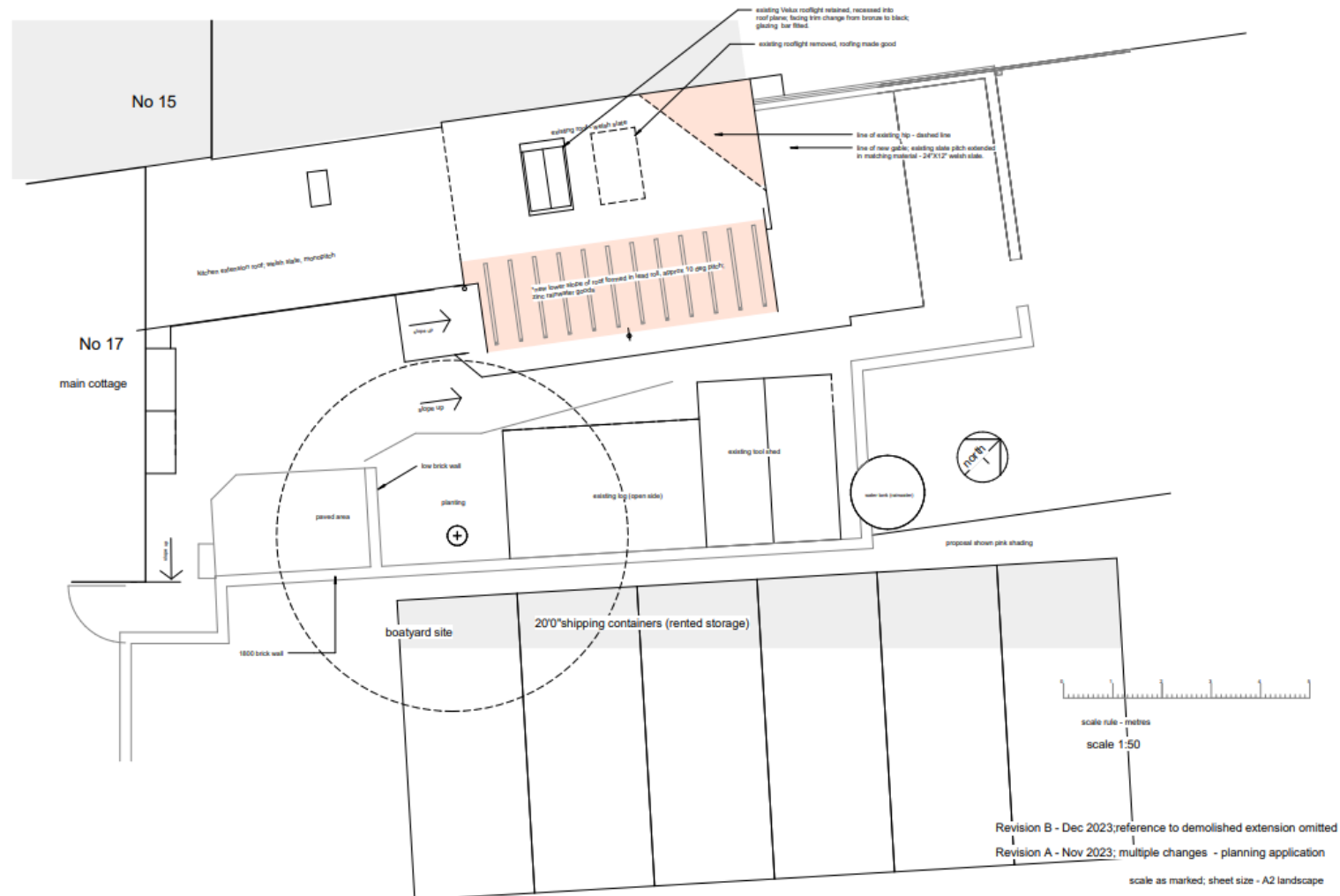
# Proposed Floor plan



94

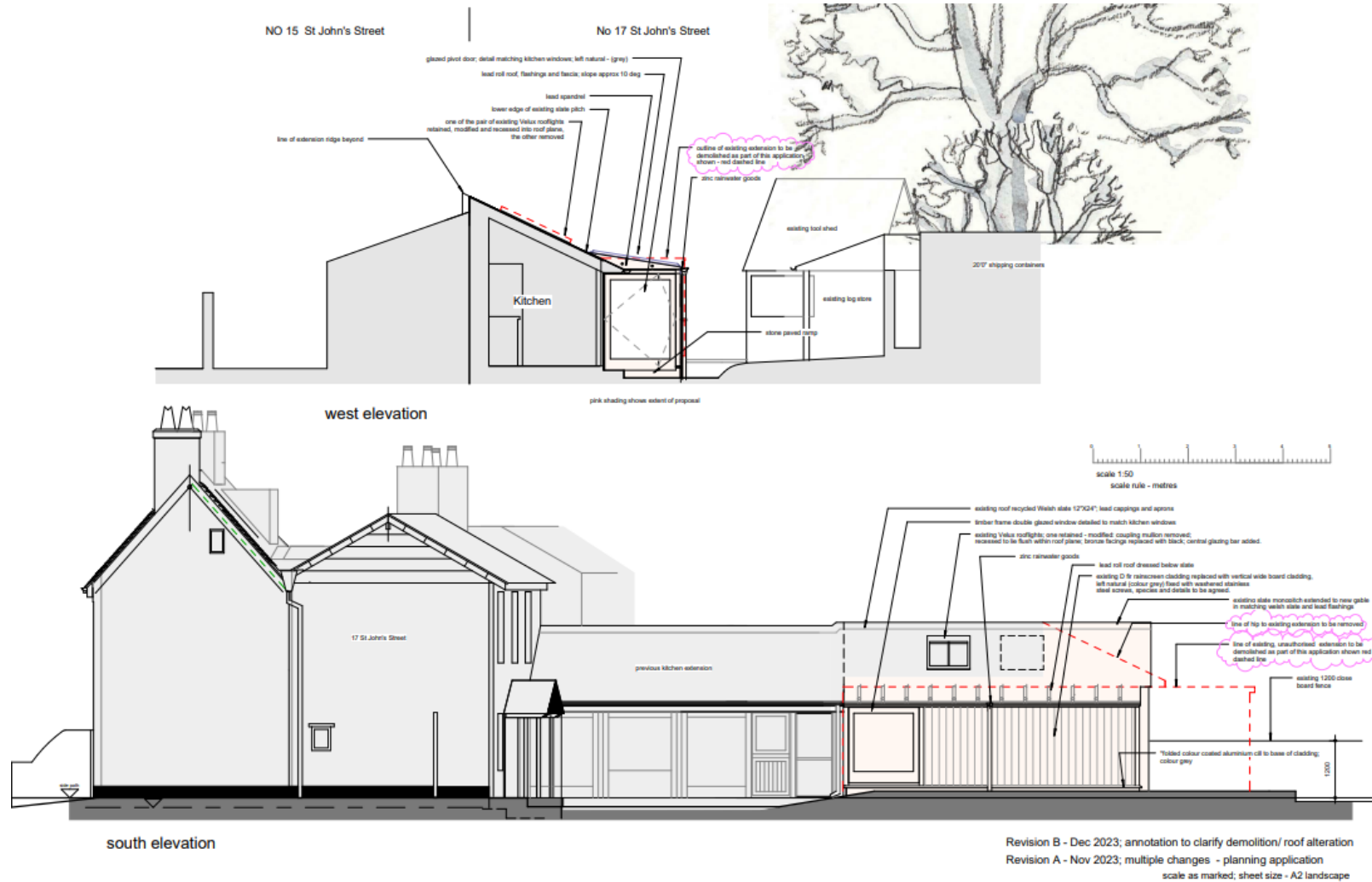
# Proposed Roof Plan

95



# Proposed South and West Elevations

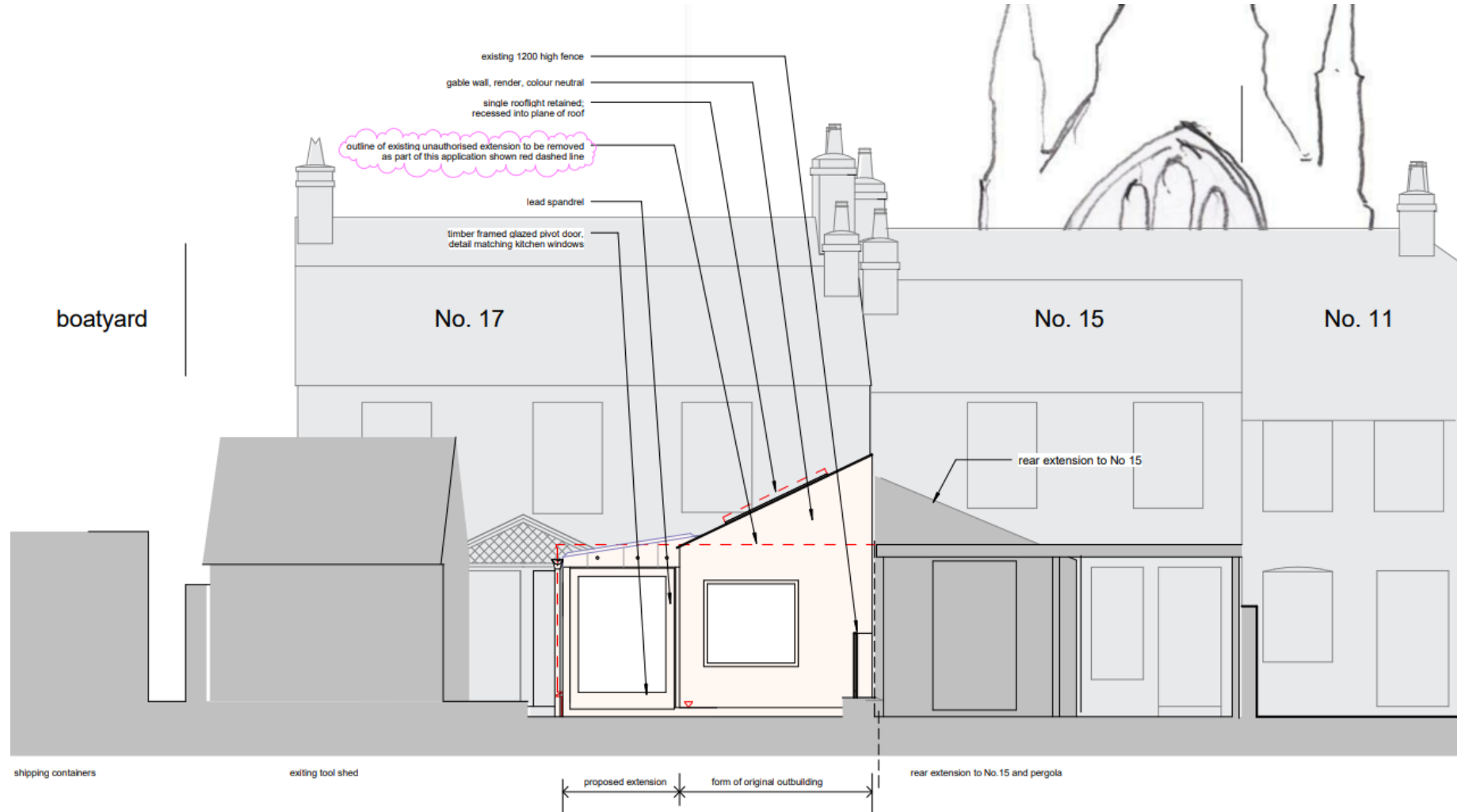
96



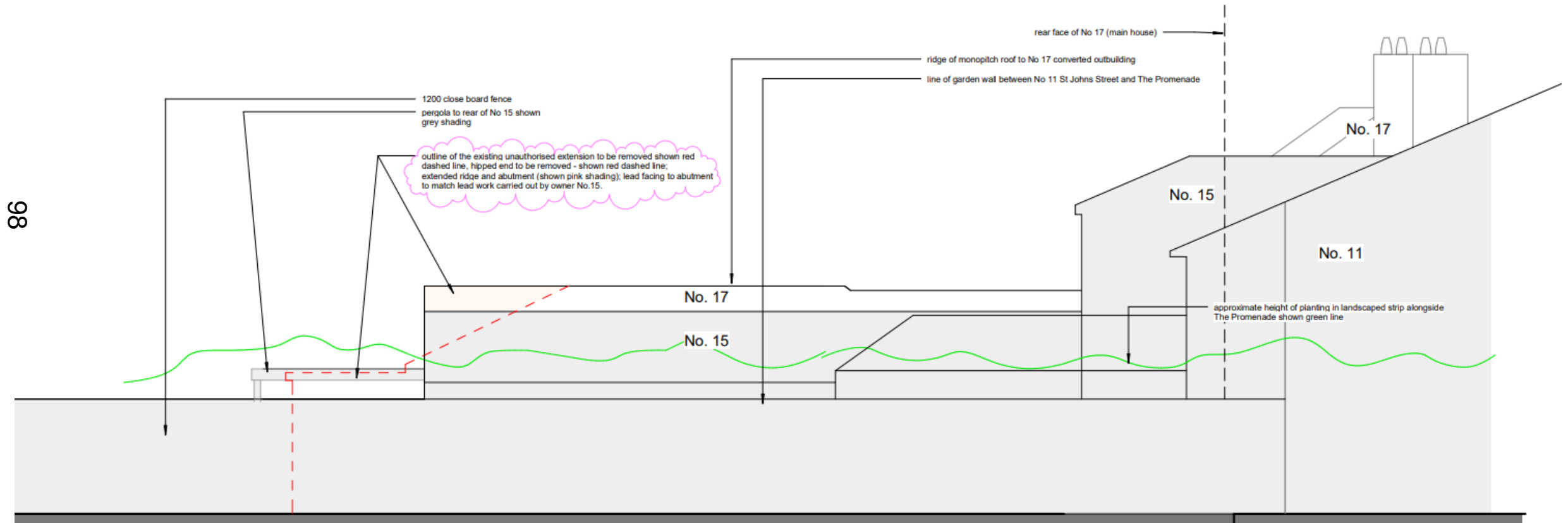


# Proposed East Elevation

97



# Proposed North Elevation



# Recommendation

## To refuse the planning application and listed building consent

- The proposed rear extension (by reason of its siting, massing and detailed design) would result in a discordant and inappropriate form of development which would:
  - fail to respect the character, appearance and setting of the historic host property, which is a Grade II Listed Building
  - would not preserve or enhance the character and appearance of
    - the Hythe Conservation Area
    - the setting of the neighbouring Grade II Listed property, No. 15 St Johns Street
- The proposed development would lead to unjustified harm to the designated heritage assets:
  - less than substantial harm to the significance of the designated heritage assets
  - fails to meet the tests in paragraph 202 of the National Planning Policy Framework (the development does not bring public benefits)
- The development does not conform with the duty on decision makers to ensure that Listed Buildings are preserved and protected, and their setting is preserved or enhanced, as set out in Section 66(1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

66

End of 3e & 3f 23/11235 and 23/11236 presentation

100



**New Forest**  
DISTRICT COUNCIL

## PLANNING COMMITTEE – 13 MARCH 2024

### COMMITTEE UPDATES

#### **Item 3a: Land South of Hythe Road & East of St Contest Way, Marchwood (Application 23/10172)**

Additional Consultation response.

**NFDC Ecologist:** The scheme would give rise to increased overnight accommodation so should mitigate the effect of additional nutrient discharged from the site in order to achieve nutrient neutrality. Subject to a CEMP there would be no direct or indirect impacts on nearby Sites of Interest for Nature Conservation (SINC). A draft BNG metric calculation should be reviewed and a condition imposed to ensure BNG is delivered. Appropriate range of ecology surveys have been undertaken and provided. A rare plant species has possibly been identified and slow worms are present on the site. Mitigation and/or appropriate translocation strategies should be secured. Enhancements for bats and birds should be secured by condition.

#### **Additional condition.**

Prior to the commencement of construction above damp proof course of the scheme hereby approved, details of the provision and location of at least 6 bat bricks/boxes and 10 swift bricks/boxes shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented prior to first occupation of the development and thereafter retained.

Reason: In the interests of supporting ecology in the area and in accordance with policy DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

#### **Item 3b: The Old Cartshed, Court Farm, Ringwood Road, Avon, Sopley (Application 23/11170)**

A representation has been received from Cllr Nigel Linford: I support both the application and the Parish Council in this matter. I have noted the original refusal by Sopley parish Council; based on the information they were in possession of at the time, it was in my opinion the right thing to do. Clearly, there were mistakes made by the applicant regarding an ecology survey prior to any works commencing. Hopefully this can be redressed. Having looked at the artist's impression of the proposed replacement building, I feel that the replacement building would be in keeping with the area. I also note that Sopley Parish Council have taken into account the new information and have recommended permission but are happy to accept the decision of NFDC. I believe this is the also the correct decision.

#### **Item 3e: 17 St Johns Street, Hythe (Application 23/11236)**

Amended reason for refusal to reflect the updated National Planning Policy Framework paragraph numbering, see below:

*“The proposed rear extension, by reason of its siting, massing and detailed design, would result in a discordant and inappropriate form of development which would fail to respect the character, appearance and setting of the historic host property, which is a Grade II Listed Building, and would not preserve or enhance the character and appearance of the Hythe Conservation Area and the setting of the neighbouring Grade II Listed property, No. 15 St Johns Street. As such, the proposed development would be contrary to policy ENV3 of the Local Plan 2016-2036 Part 1: Planning Strategy, policy DM1 of the Local Plan Part 2: Sites and Development Management 2014, and policy D1 and policy D3 of the Hythe and Dibden Neighbourhood Plan. The proposed development would lead to less than substantial harm to the significance of the designated heritage assets and fails to meet the tests in paragraphs 203 and 208 of the National Planning Policy Framework, as the development does not bring public benefits, and therefore the harm caused to the designated heritage assets is unjustified. The development does not conform with the duty on decision makers to ensure that Listed Buildings are preserved and protected, and their setting is preserved or enhanced, as set out in Section 66(1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.”*

**Item 3f: 17 St Johns Street, Hythe (Application 23/11236)**

Amended reason for refusal to reflect the updated National Planning Policy Framework paragraph numbering, see below:

*“The proposed rear extension, by reason of its siting, massing and detailed design, would result in a discordant and inappropriate addition which would fail to respect the character and significance of the historic Grade II Listed host property. As such, the proposed works would be contrary to policy ENV3 of the Local Plan 2016-2036 Part 1: Planning Strategy, policy DM1 of the Local Plan Part 2: Sites and Development Management 2014, and policy D1 and policy D3 of the Hythe and Dibden Neighbourhood Plan. The works have led and would lead to less than substantial harm to the significance of the designated heritage asset and fail to meet the tests in paragraphs 203 and 208 of the National Planning Policy Framework, as the works do not bring public benefits, and therefore the harm caused to the designated heritage asset is unjustified. The works do not conform with the duty on decision makers to ensure that Listed Buildings are preserved and protected and their setting is preserved or enhanced, as required by Section 66(1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.”*