

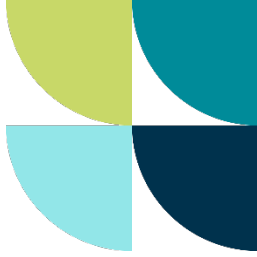
# Planning Committee

12 June 2024



Agenda Item 3e

# Planning Committee 12 June 2024 Applications Presentations



**Planning Committee  
App No 24/10176**  
Courtvale Farm  
Court Hill  
Damerham  
**Schedule 3a**

3 3a 24/10176

**Planning Committee  
App No 23/11094**  
Oakhaven Hospice,  
Lower Pennington Lane  
Lymington  
**Schedule 3b**

17 3b 23/11094

**Planning Committee  
App No 23/10037**  
Avon Farm,  
Ringwood Road,  
Sopley, BH23 7BQ  
**Schedule 3c**

43 3c 23/10037

**Planning Committee  
App No 23/10038**  
Avon Farm,  
Ringwood Road,  
Sopley, BH23 7BQ  
**Schedule 3d**

61 3d 23/10038

# Planning Committee

## App No 24/10176

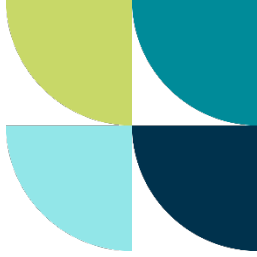
Courtvale Farm

Court Hill

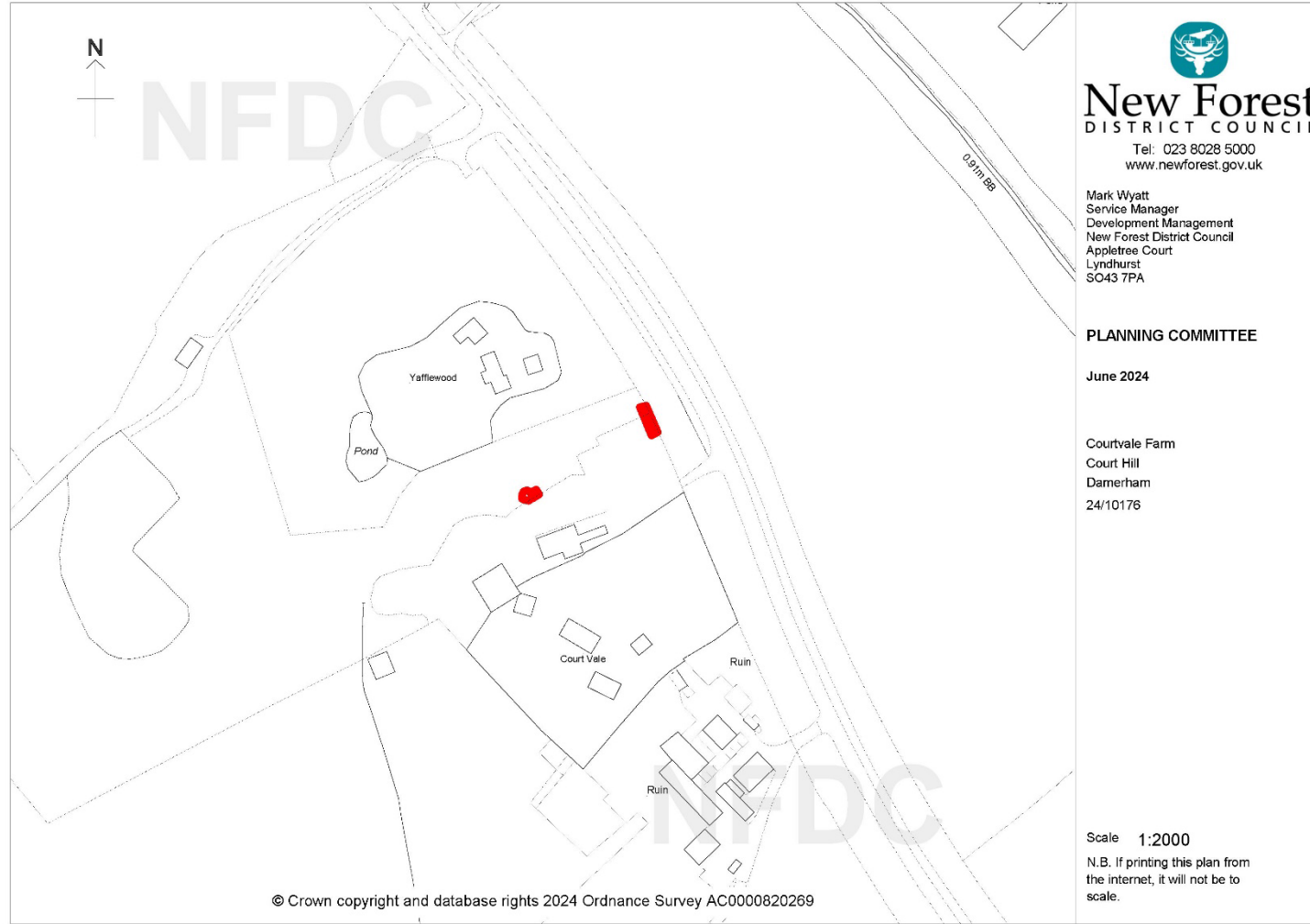
Damerham

**Schedule 3a**

# Red Line Plan



4

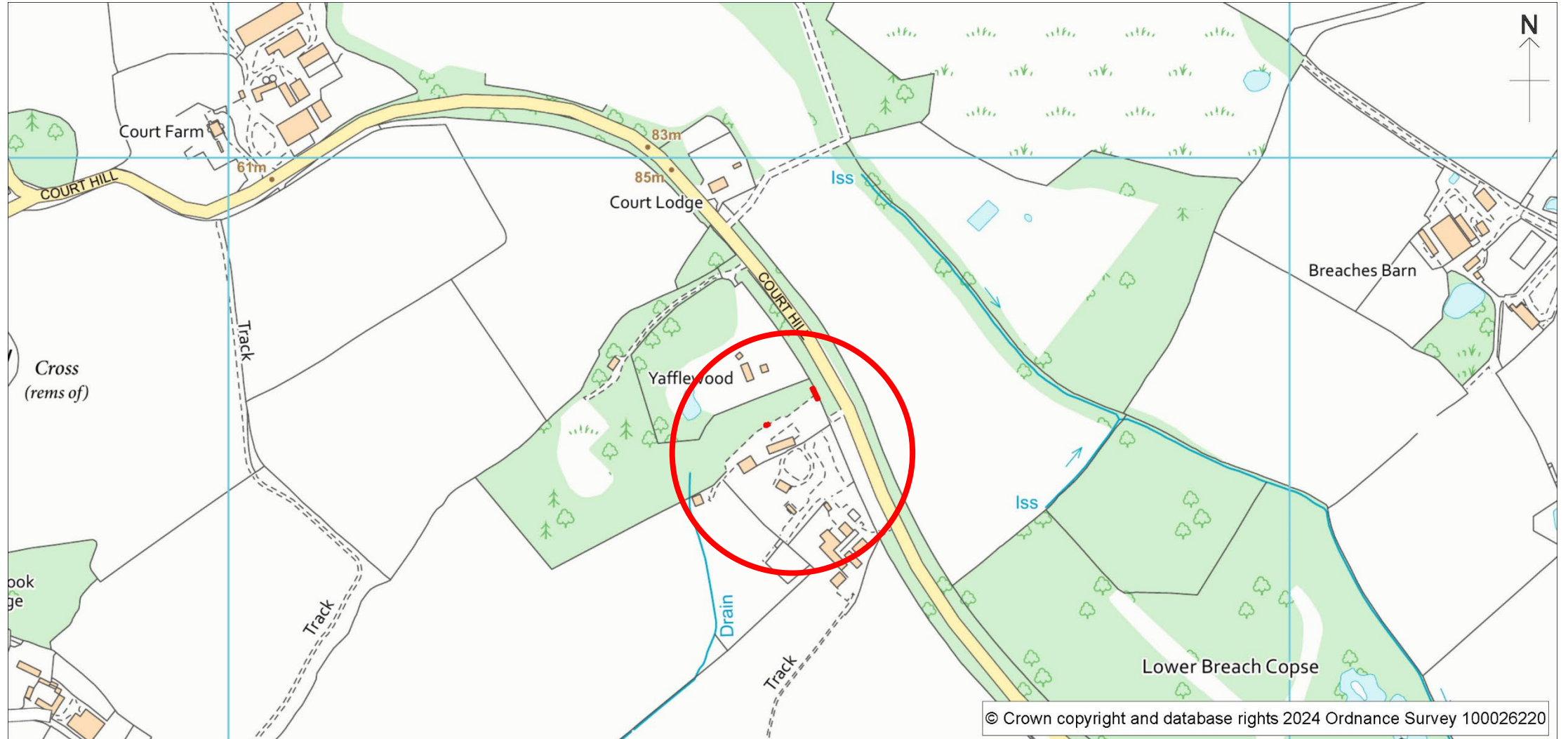


4

3a 24/10176



# Local context



5

5

3a 24/10176

# Aerial photograph



9

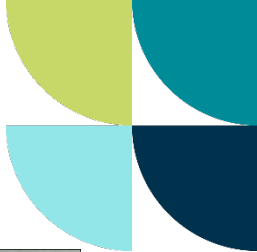
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3a 24/10176

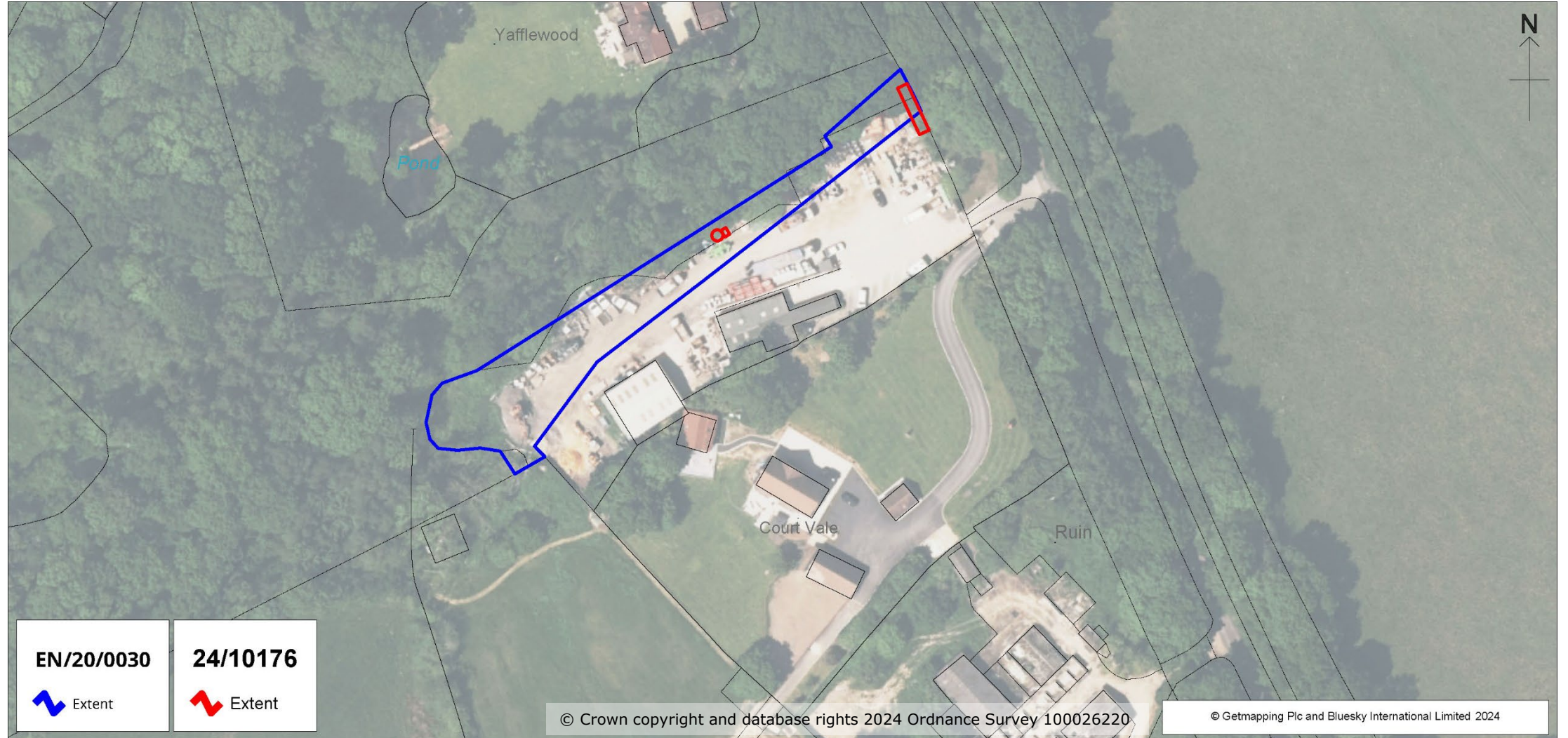
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# Enforcement Plan



7

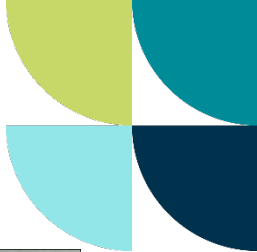


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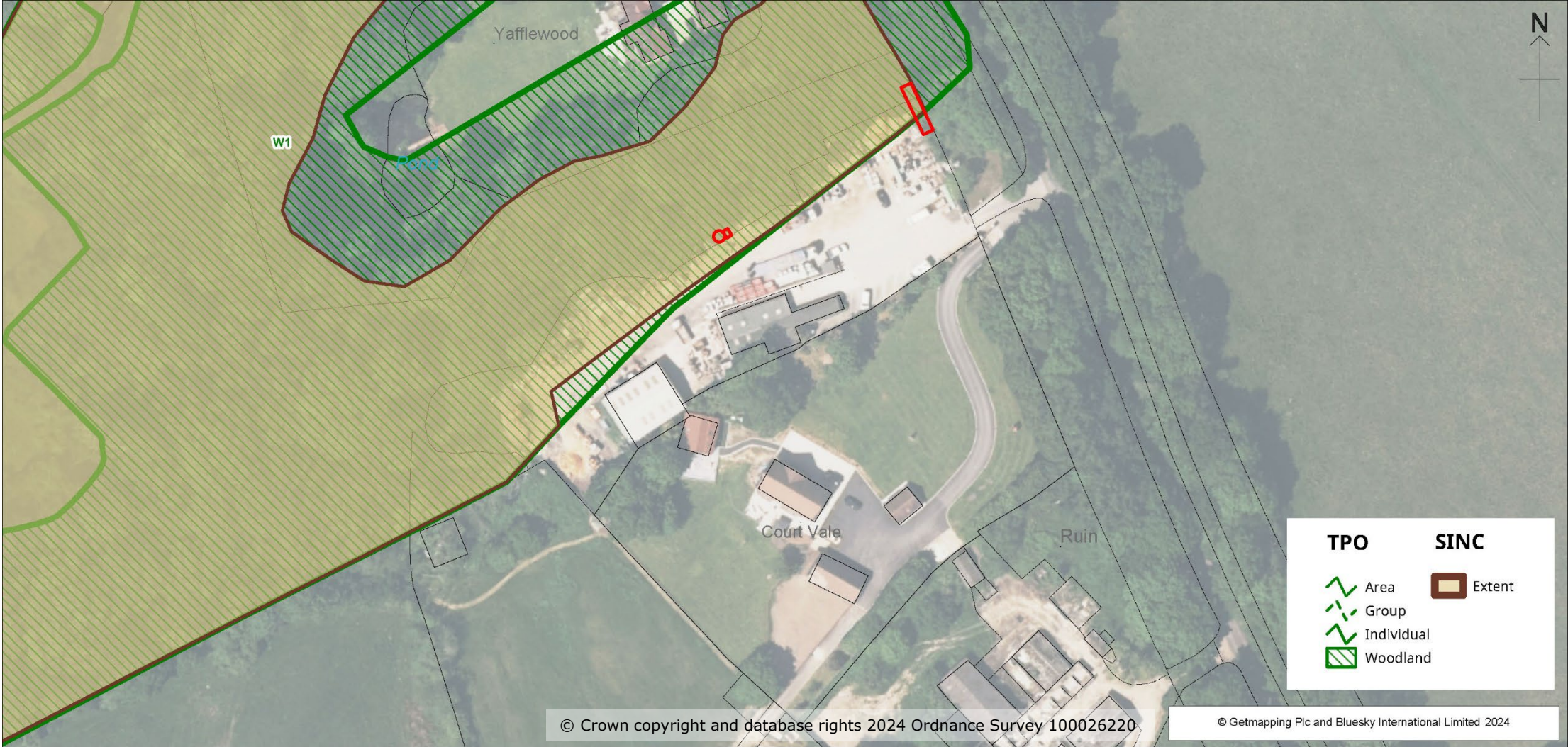
3a 24/10176



# TPO and SINC Plan



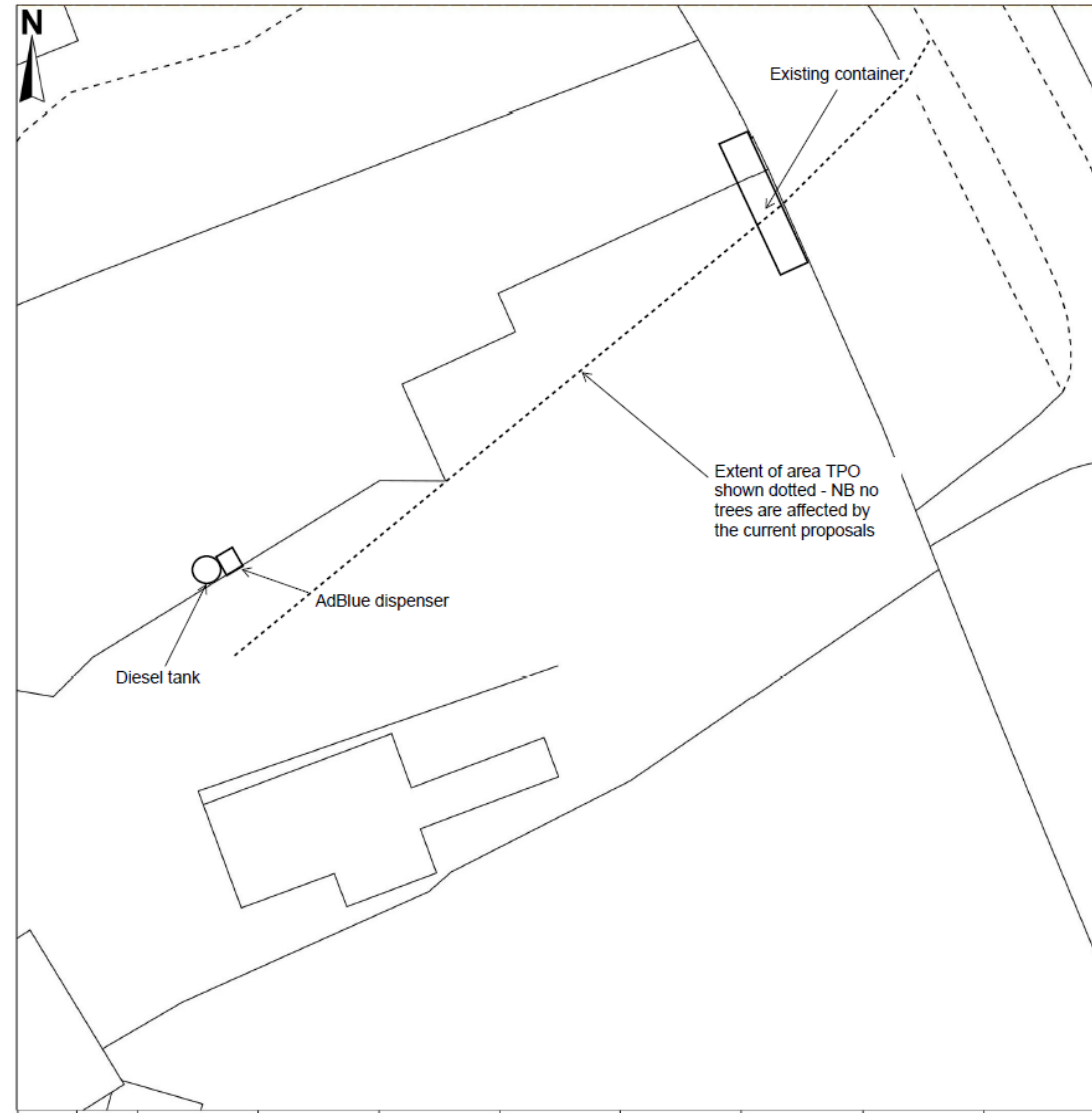
8



# Block Plan



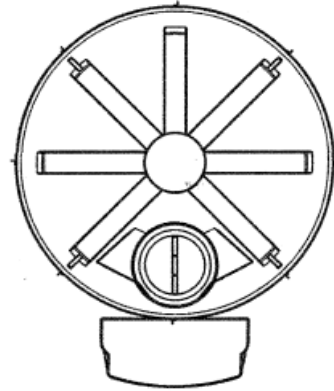
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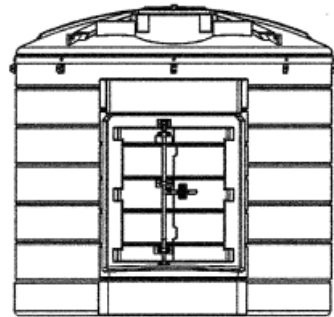
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3a 24/10176

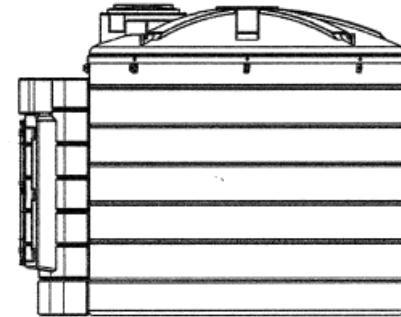
# Diesel Tank Plan and Elevations



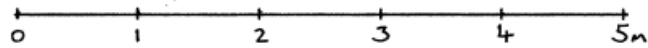
Plan



Front



Sides



1:50 AT A4

10



# Tank photographs 1





# Tanks photographs 2



12

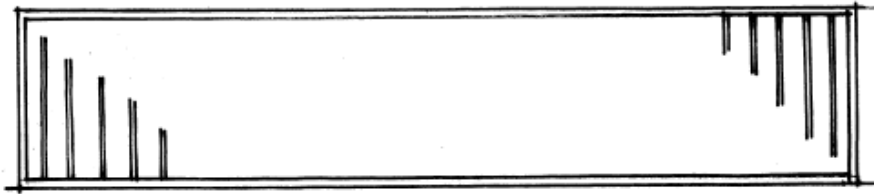




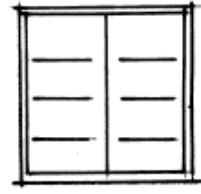


# Container Plans and Elevations

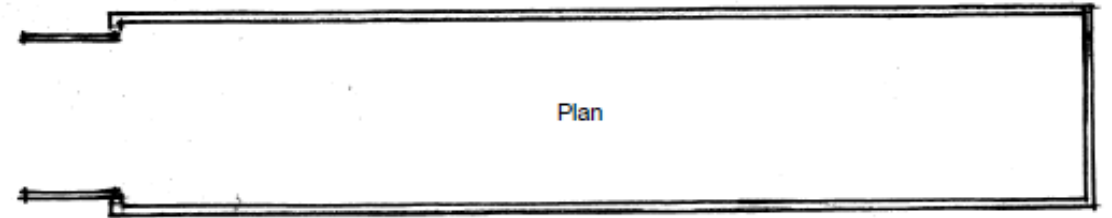
Container



Side

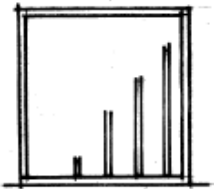


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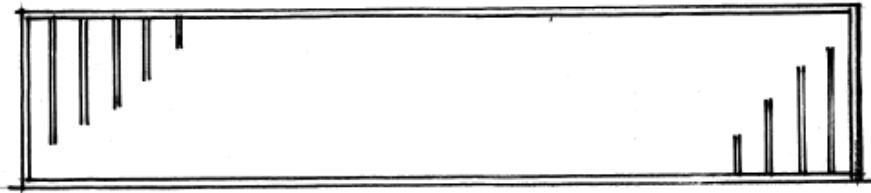


Plan

13

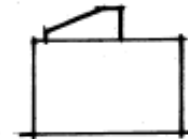


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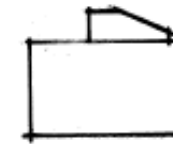


Side

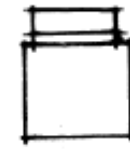
AdBlue Dispenser



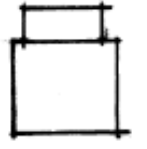
Side



Side

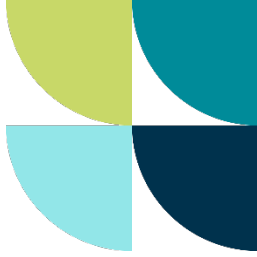


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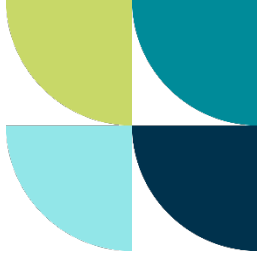
End

# Container photographs



14





# Recommendation

- The retention and use of the structures would not result in any further harm to the woodland TPO or SINC
- The proposal would not adversely affect the Natural Landscape
- The proposal would enable continued use of an established commercial enterprise
- Approval is recommended

End of 3a 24/10176 presentation



**New Forest**  
DISTRICT COUNCIL

16



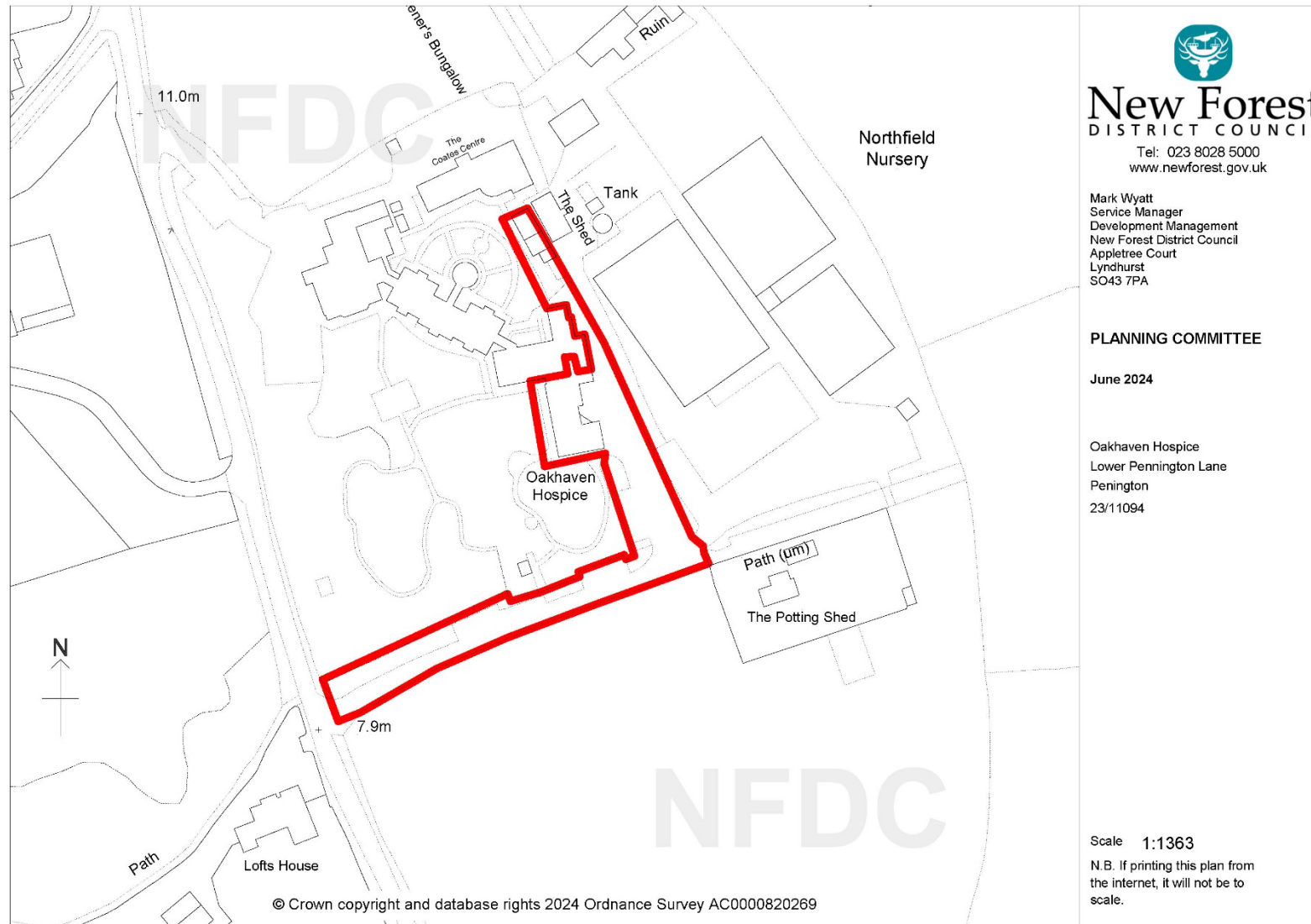
# Planning Committee

## App No 23/11094

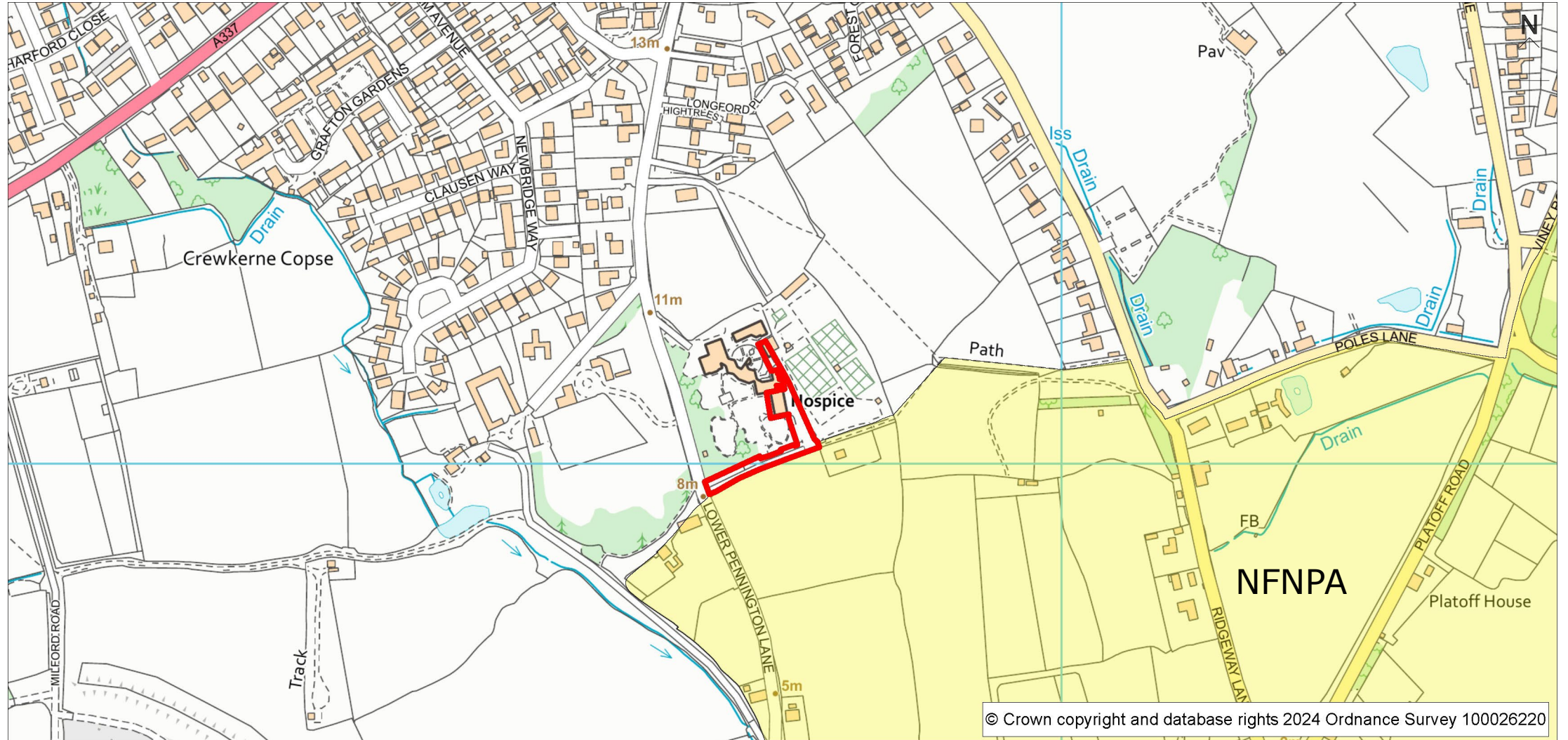
Oakhaven Hospice,  
Lower Pennington Lane  
Lymington  
**Schedule 3b**



# Red Line Plan

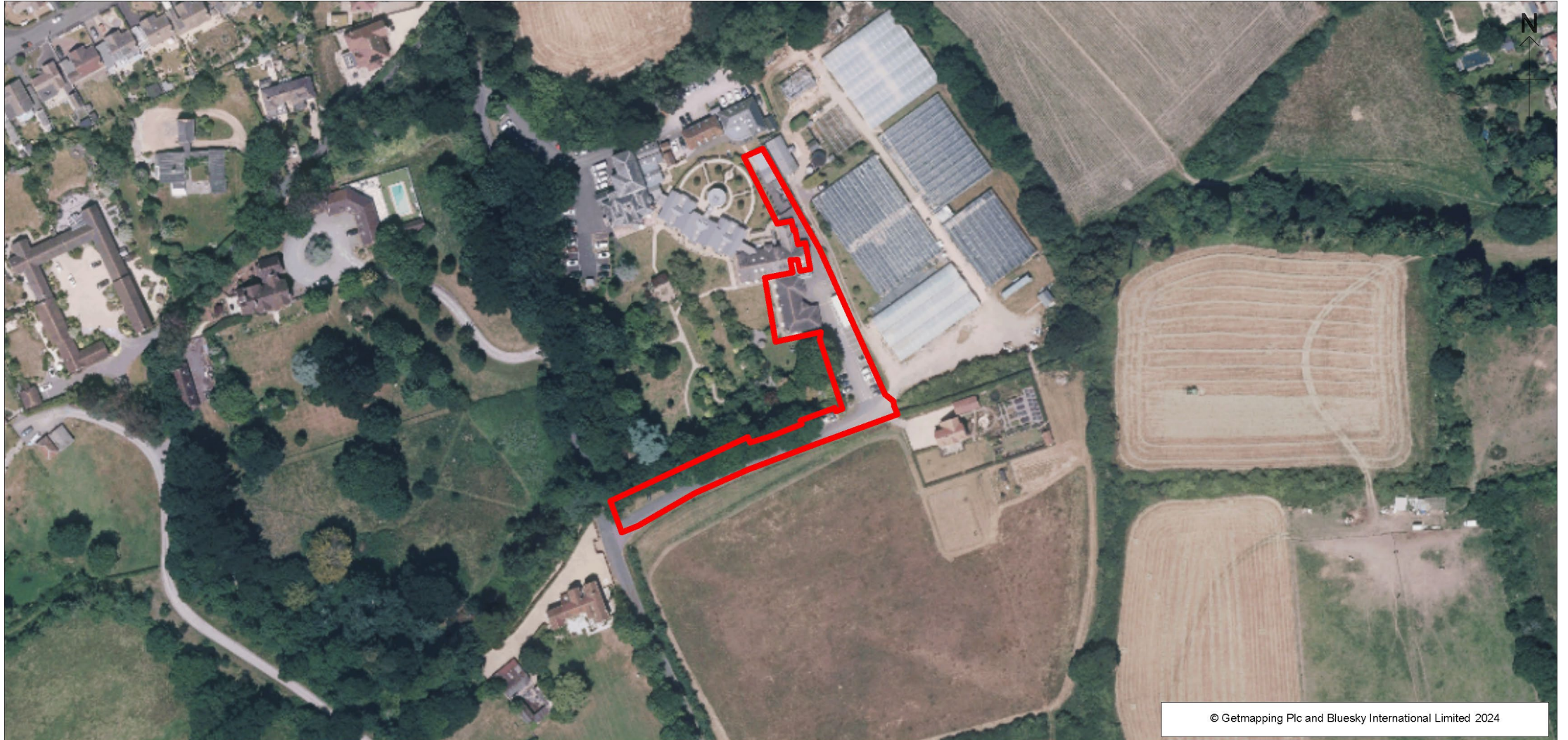


# Local context





# Aerial photograph



20

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20

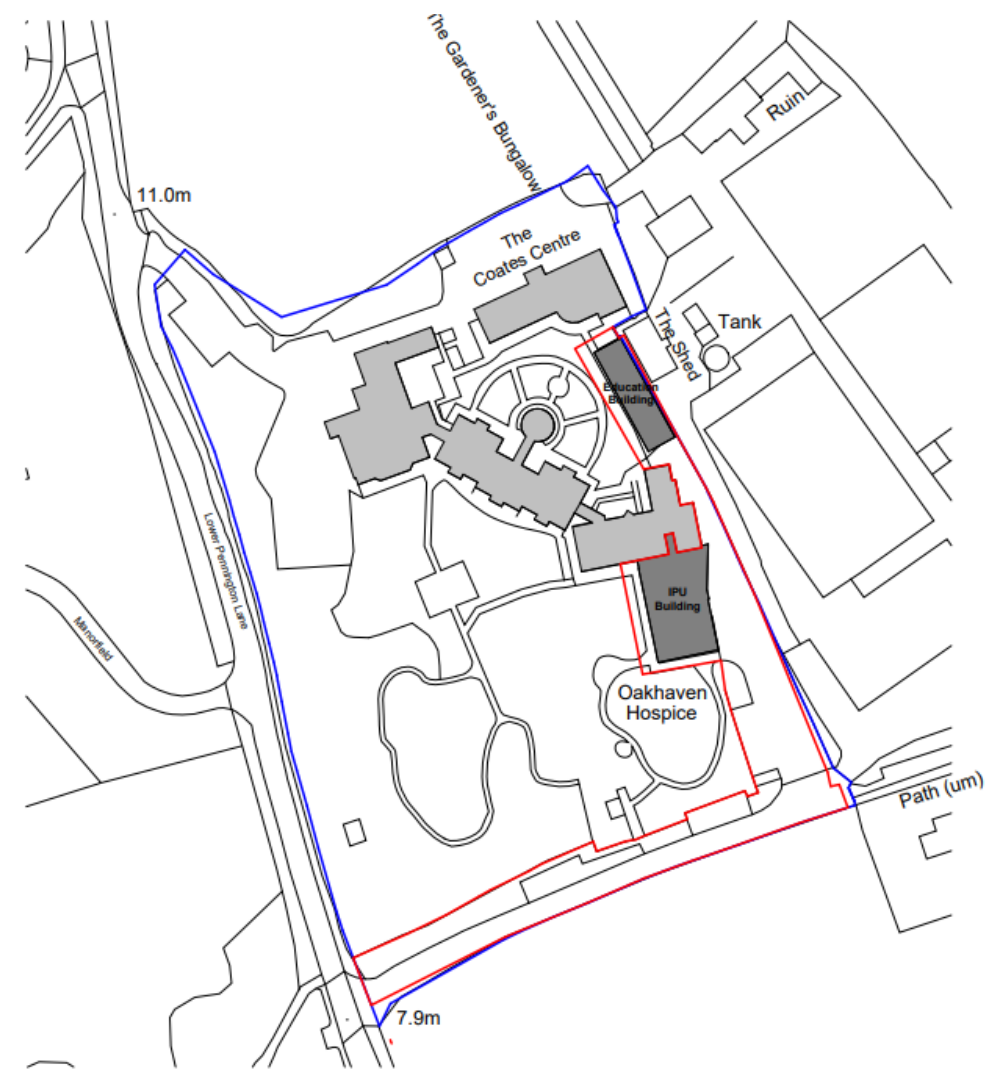
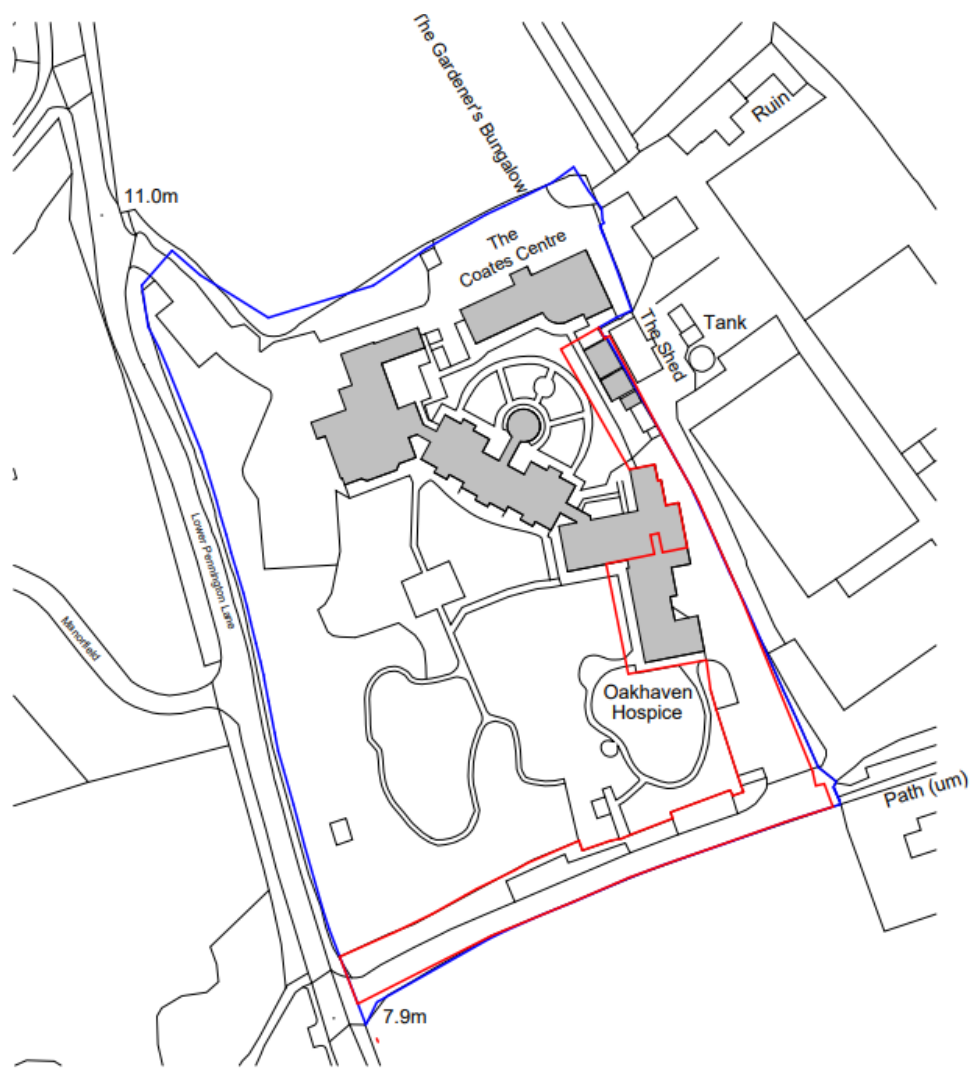
3b 23/11094



# Existing and proposed site layout



21



21

3b 23/11094



# Site photographs

View into site



Access off road



View of Lower Pennington Lane



Central courtyard area



Central courtyard area



Existing storage space



# Site photographs

Existing IPU building



Existing IPU building



View to east



23



Existing IPU building



Existing IPU building



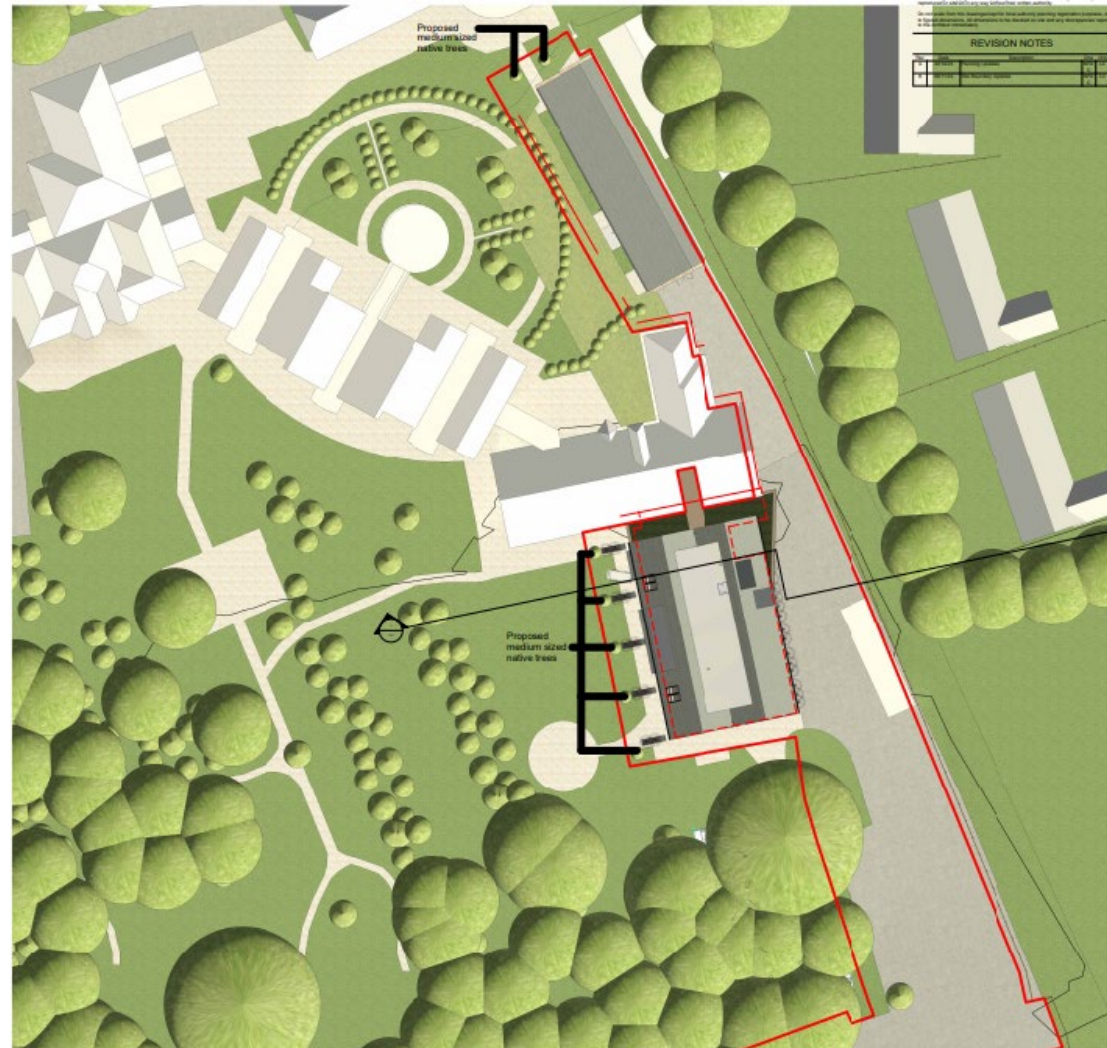
Amenity area

23

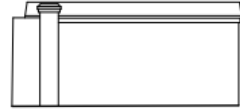
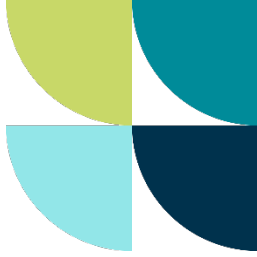
3b 23/11094



# Indicative site plan

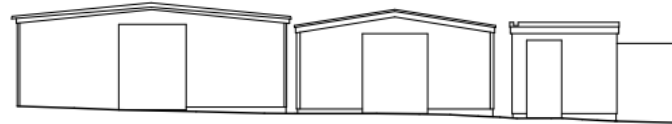


# Existing storage building



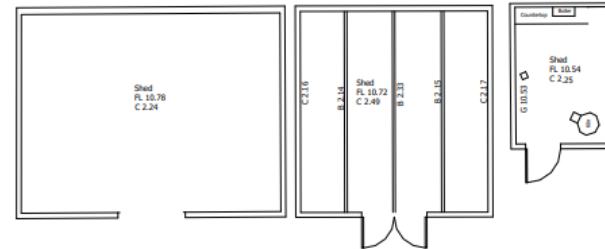
OAKHAVEN HOSPICE - SHEDS NW ELEVATION

Datum: 8.00m



OAKHAVEN HOSPICE - SHEDS SOUTH WEST ELEVATION

Datum: 8.00m



OAKHAVEN HOSPICE - SHEDS GROUND FLOOR PLANS

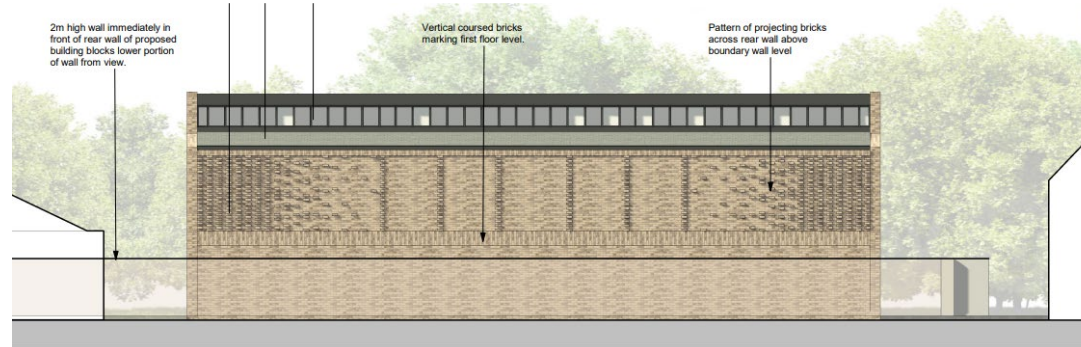
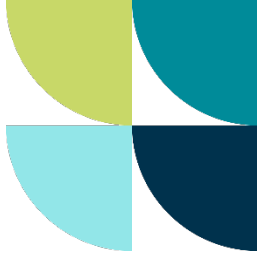
OAKHAVEN HOSPICE - SHEDS AREA-69.8 SQM



OAKHAVEN HOSPICE - SHEDS SE ELEVATION

Datum: 8.00m

# Proposed education building



26

# Proposed educational building

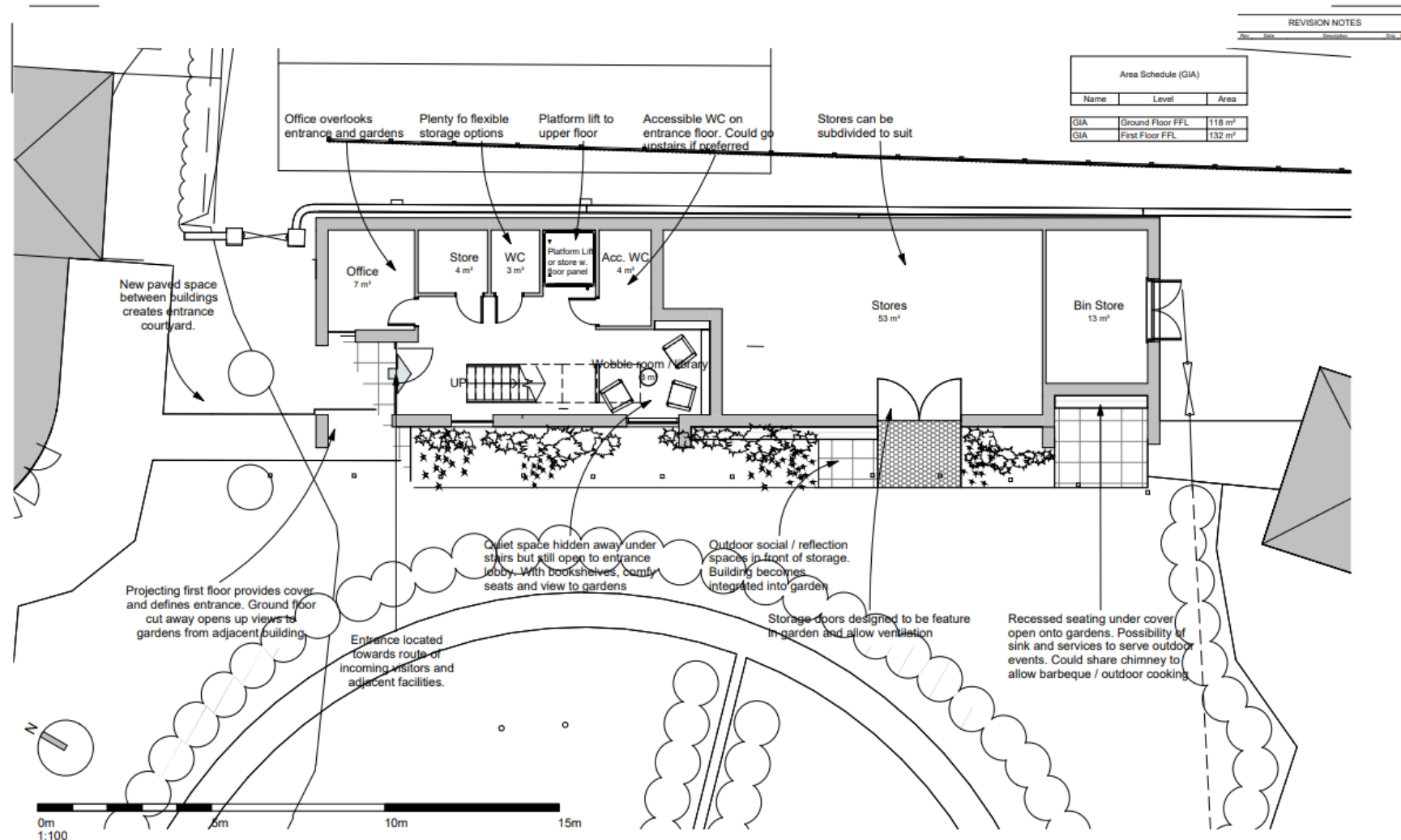


27





# Proposed education building – ground floor

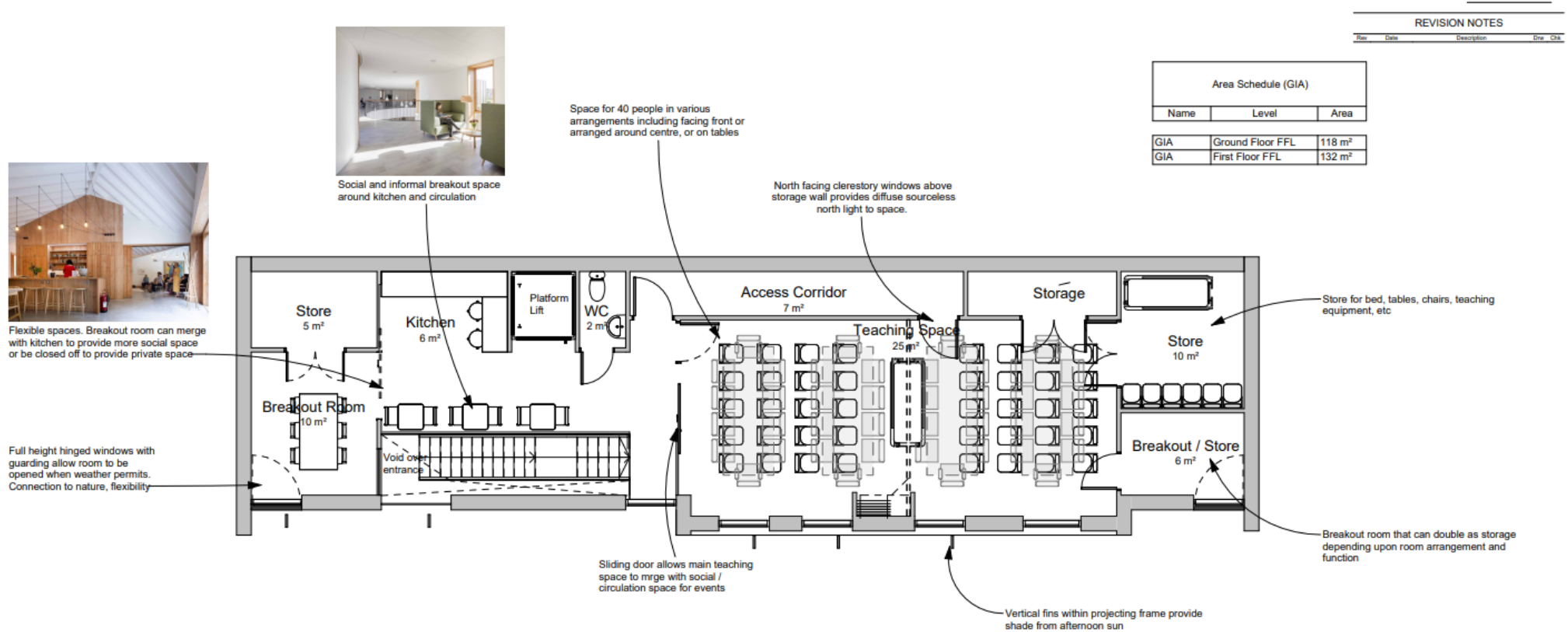




# Proposed education building – first floor



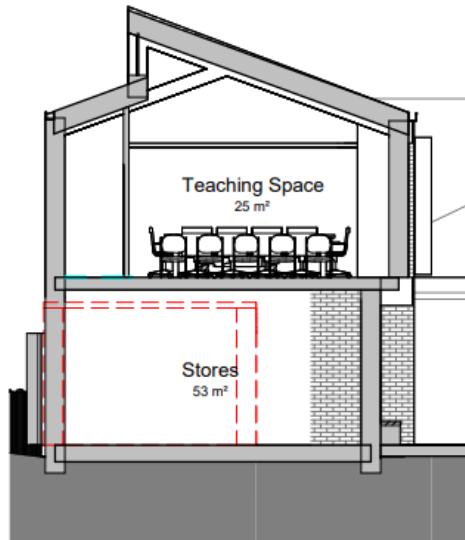
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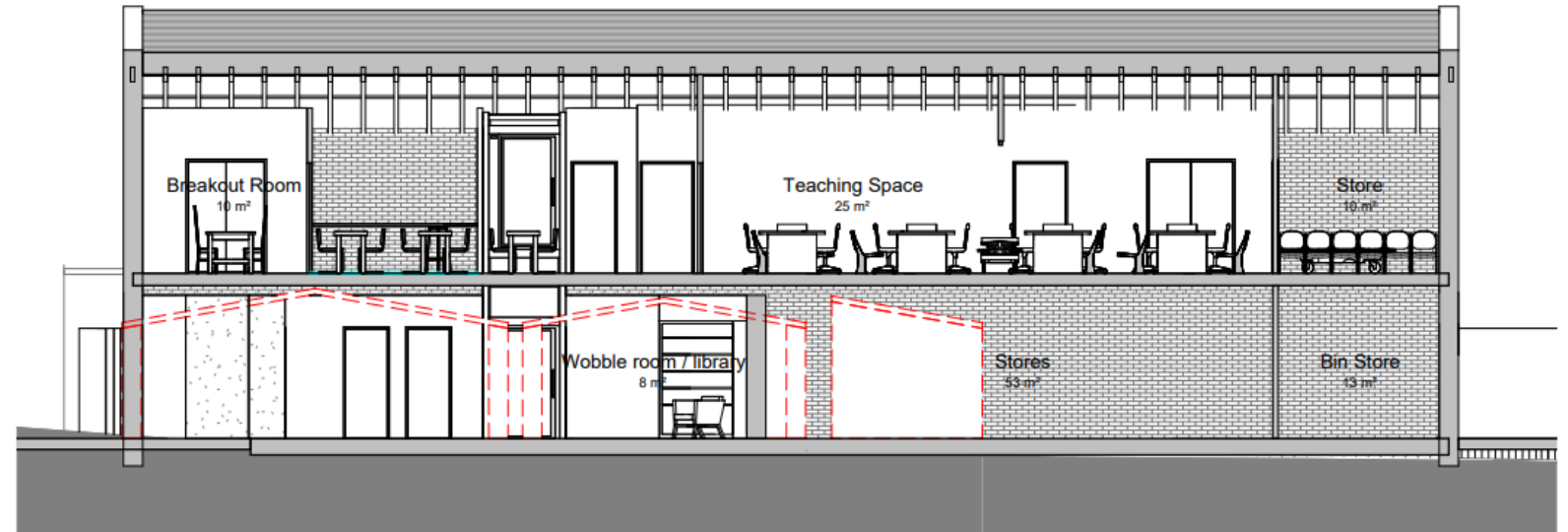
# Proposed education building - sectional



30



① Section 1  
1 : 100



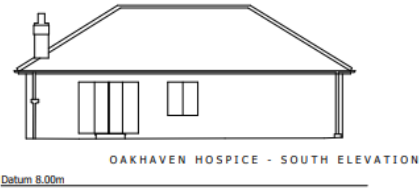
② Section 2  
1 : 100

# Proposed wider elevations



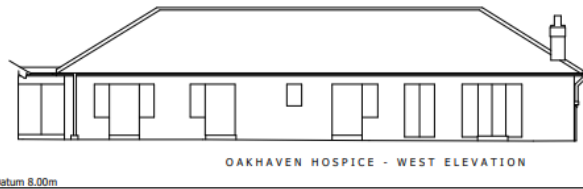
31

# Existing IPU building



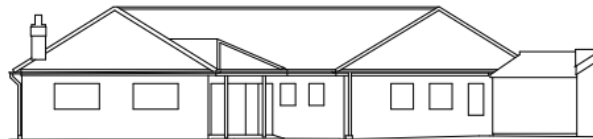
OAKHAVEN HOSPICE - SOUTH ELEVATION

Datum 8.00m



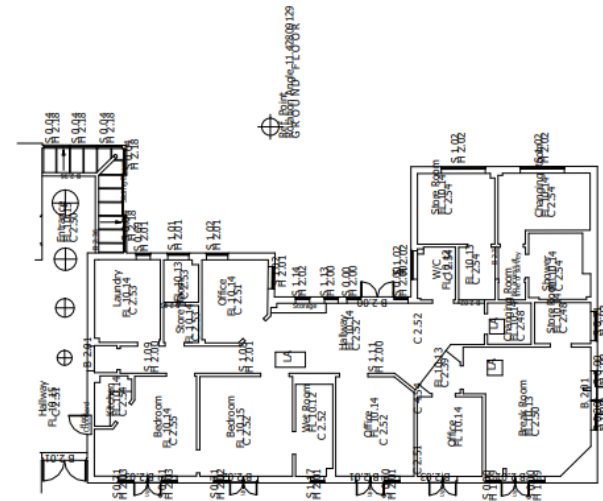
OAKHAVEN HOSPICE - WEST ELEVATION

Datum 8.00m



OAKHAVEN HOSPICE - EAST ELEVATION

Datum 8.00m



OAKHAVEN HOSPICE - EXISTING GROUND FLOOR PLAN

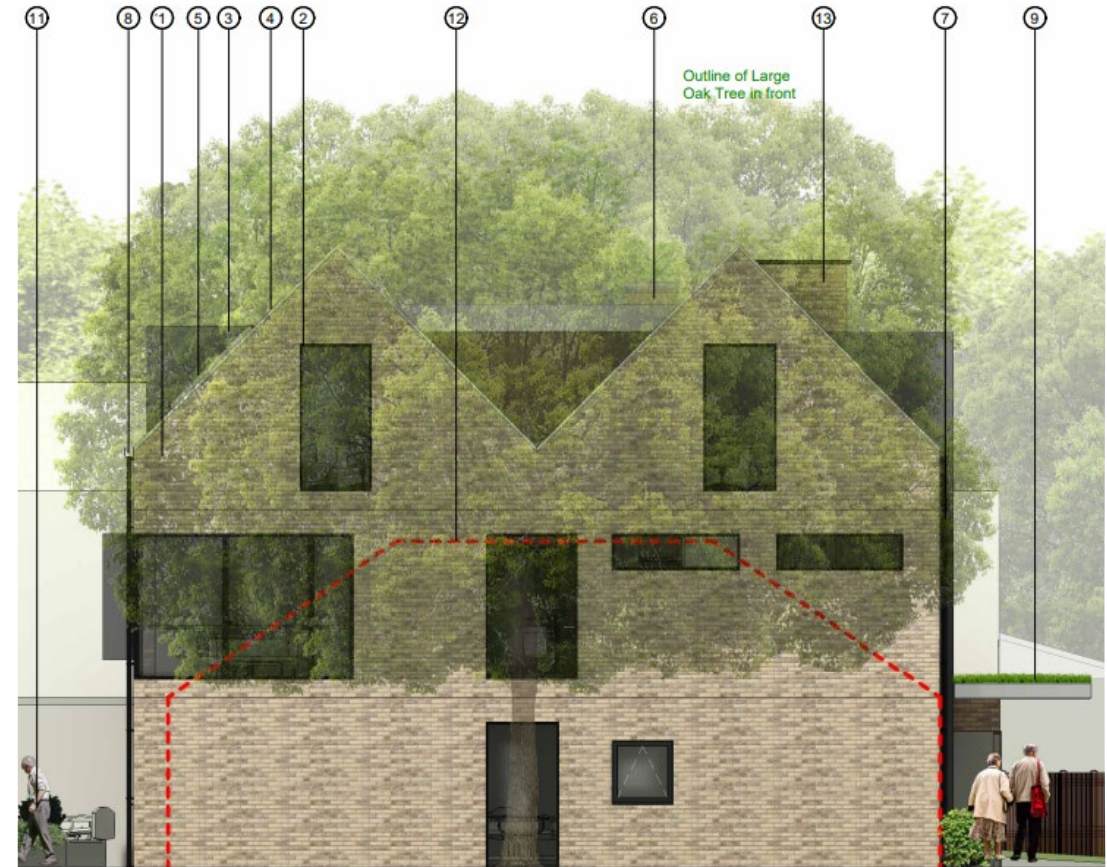
OAKHAVEN HOSPICE - EXISTING GROUND AREA - 187 SQM



# Proposed IPU building – north and south elevation



33



33

3b 23/11094



# Proposed IPU building – east elevation



## Materials

- ① Buff brick
  - ② Aluminium framed glazing
  - ③ Grey metal cladding
  - ④ Slate roof tiles
  - ⑤ Rooflights
  - ⑥ Roof access for maintenance
  - ⑦ Square section aluminium rain water pipes
  - ⑧ Square section aluminium gutters
  - ⑨ Green/ sedum roof
  - ⑩ Glazed link to first floor of existing building
  - ⑪ Raised planters
  - ⑫ Outline of existing to be demolished
  - ⑬ Lift overrun
  - ⑭ High level window above eye level
  - ⑮ Manthorpe Swift Brick\*
  - ⑯ Bee Bricks\*
  - ⑰ Vivara Pro Build-In Bat Box\*
- \* (Refer to Ecology BNG assessment)

REVISION NOTES			
No.	Date	Description	Rev. CDR
A	DDMMYYYY	Initial Issue	CDR



EXISTING GARDENS

PROPOSED IPU BUILDING

EXISTING BUILDING

# Proposed IPU building – west elevation



REVISION NOTES				
No.	Date	Description	By	Chk.
A	02/04/2023	Initial Issue	Drw	Chk

## Materials

- ① Buff brick
  - ② Aluminium framed glazing
  - ③ Grey metal cladding
  - ④ Slate roof tiles
  - ⑤ Rooflights
  - ⑥ Roof access for maintenance
  - ⑦ Square section aluminium rain water pipes
  - ⑧ Square section aluminium gutters
  - ⑨ Green/ sedum roof
  - ⑩ Glazed link to first floor of existing building
  - ⑪ Raised planters
  - ⑫ Outline of existing to be demolished
  - ⑬ Lift overrun
  - ⑭ High level window above eye level
  - ⑮ Manthorpe Swift Brick\*
  - ⑯ Bee Bricks\*
  - ⑰ Vivara Pro Build-In Bat Box\*
- \* (Refer to Ecology BNG assessment)

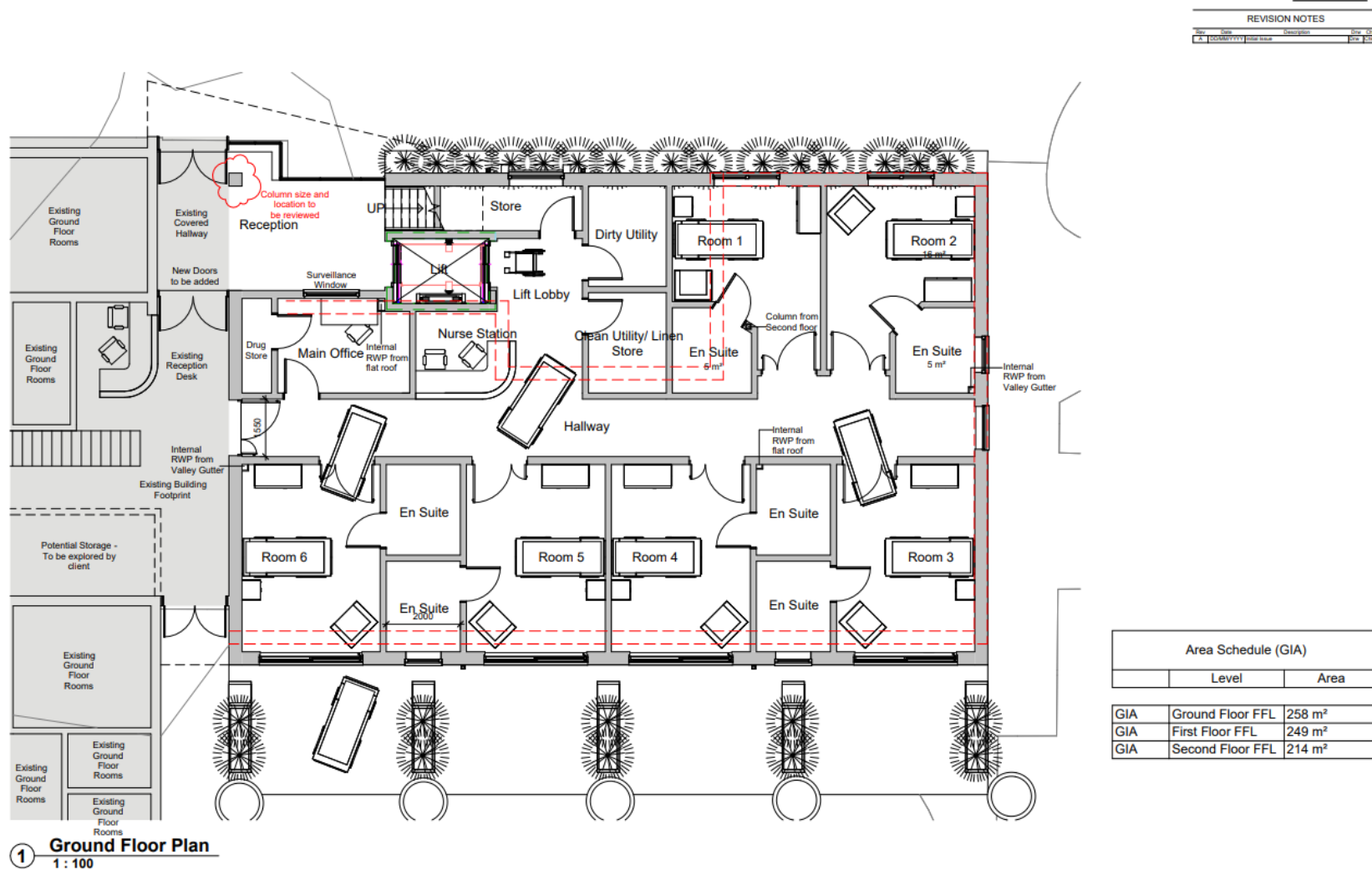




# Proposed IPU building – ground floor



36

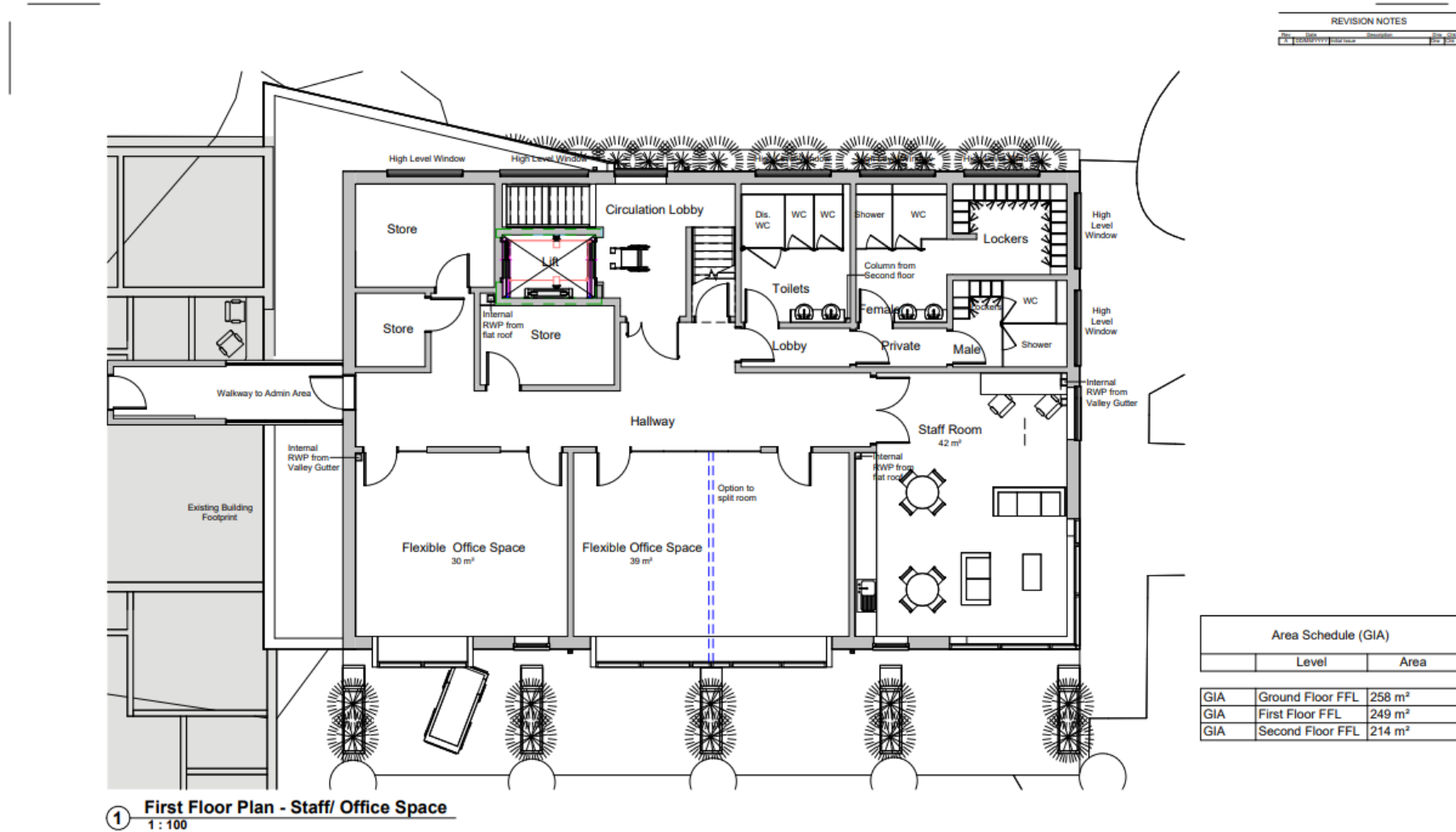




# Proposed IPU building – first floor



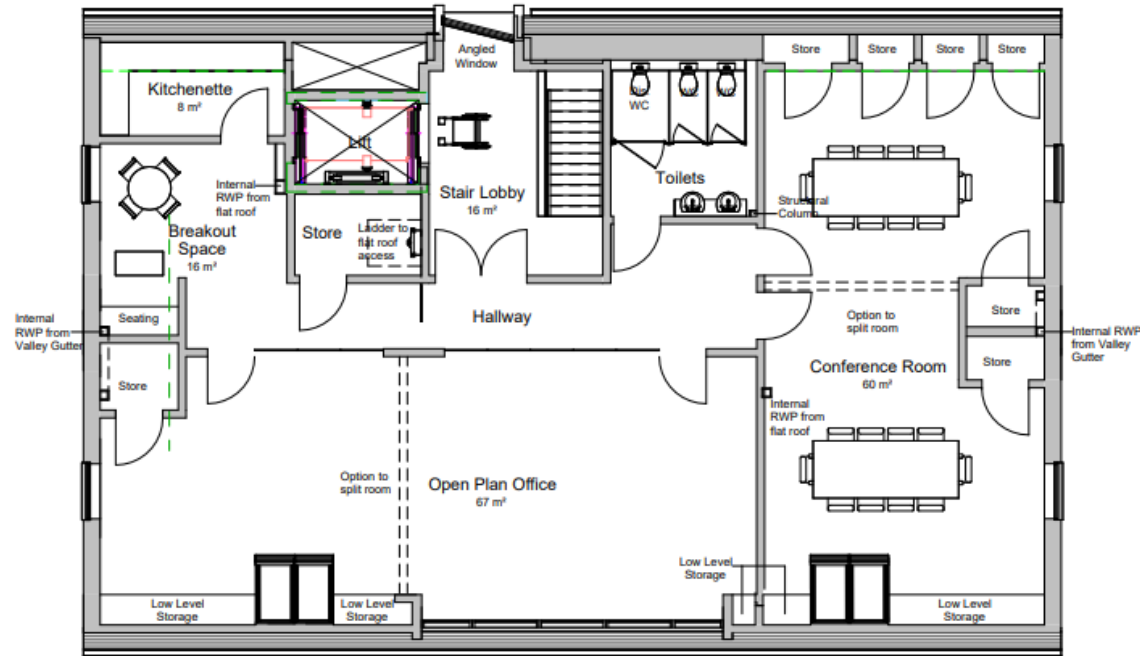
37



# Proposed IPU building – second floor



REVISION NOTES			
No.	Date	Description	By
1	10/08/2011	Final	...



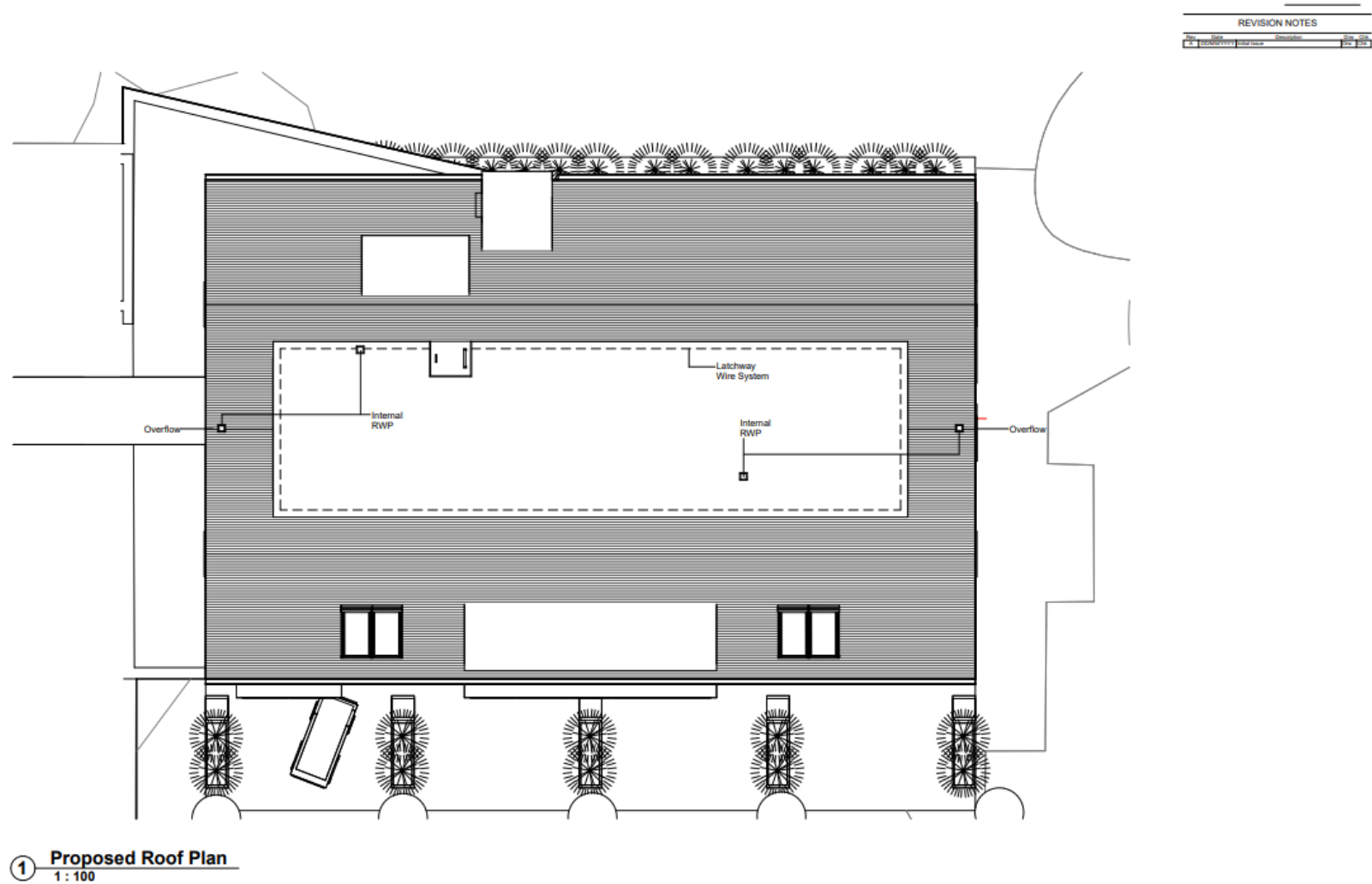
Area Schedule (GIA)		
	Level	Area
GIA	Ground Floor FFL	258 m <sup>2</sup>
GIA	First Floor FFL	249 m <sup>2</sup>
GIA	Second Floor FFL	214 m <sup>2</sup>

② **Second Floor Plan - Offices**  
1 : 100

# Proposed IPU building - roof



39

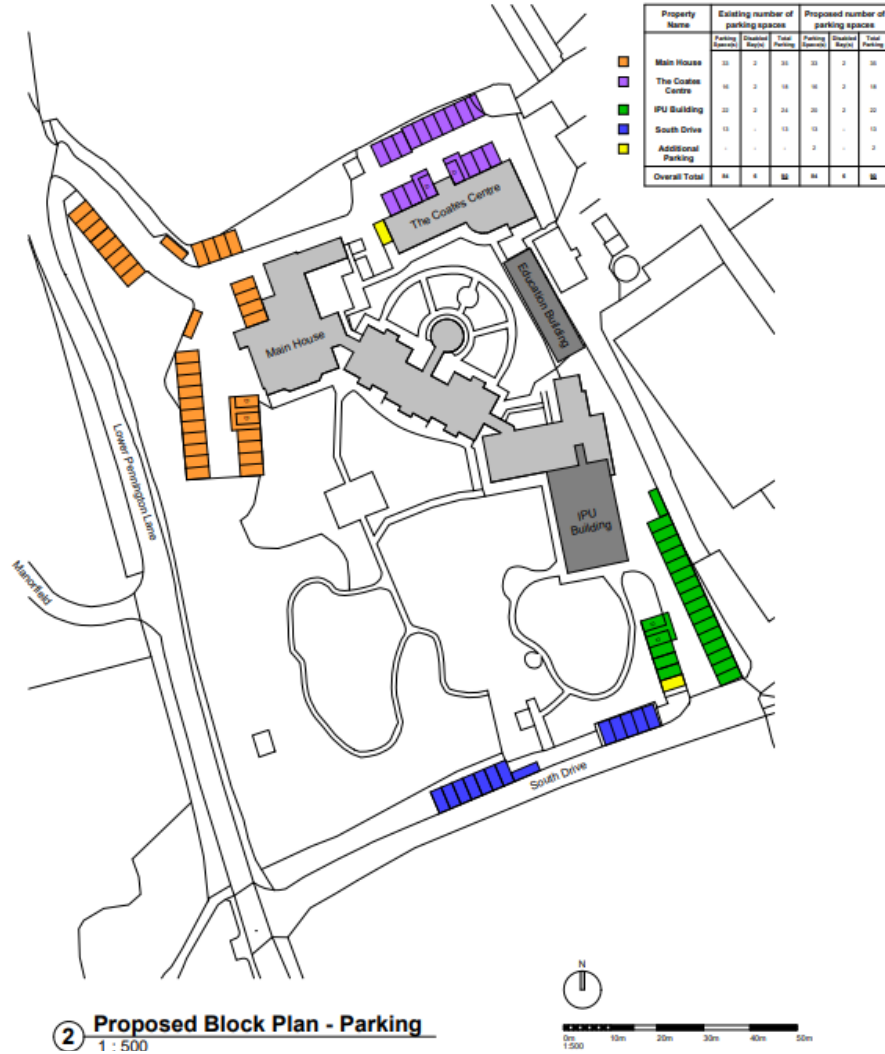




# Parking layout



40





# Recommendation

- It is recommended that the application be conditionally approved for the reasons laid out in the officer's report

End of 3b 23/11094 presentation



**New Forest**  
DISTRICT COUNCIL

42





# Planning Committee

## App No 23/10037

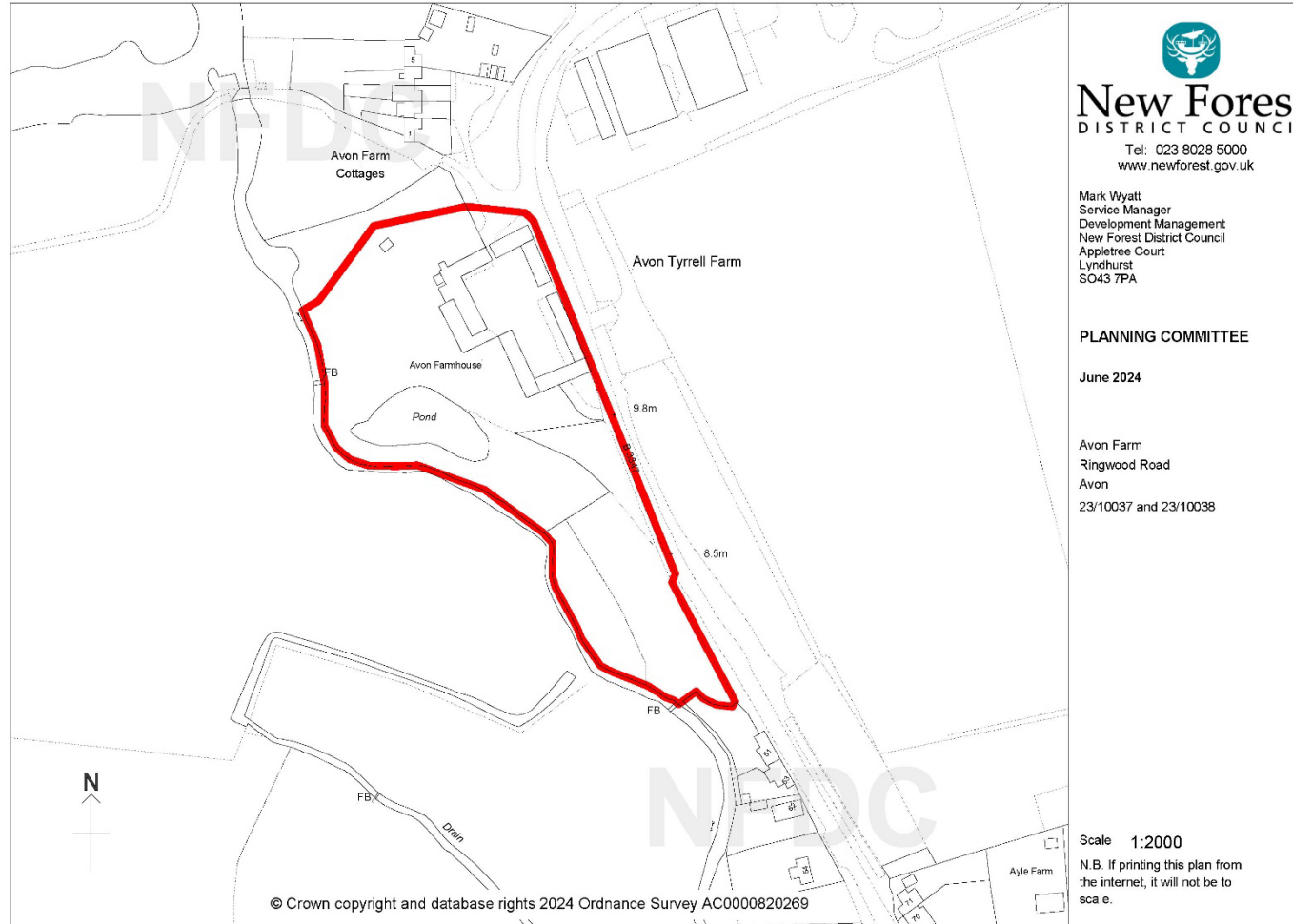
Avon Farm,

Ringwood Road,

Sopley, BH23 7BQ

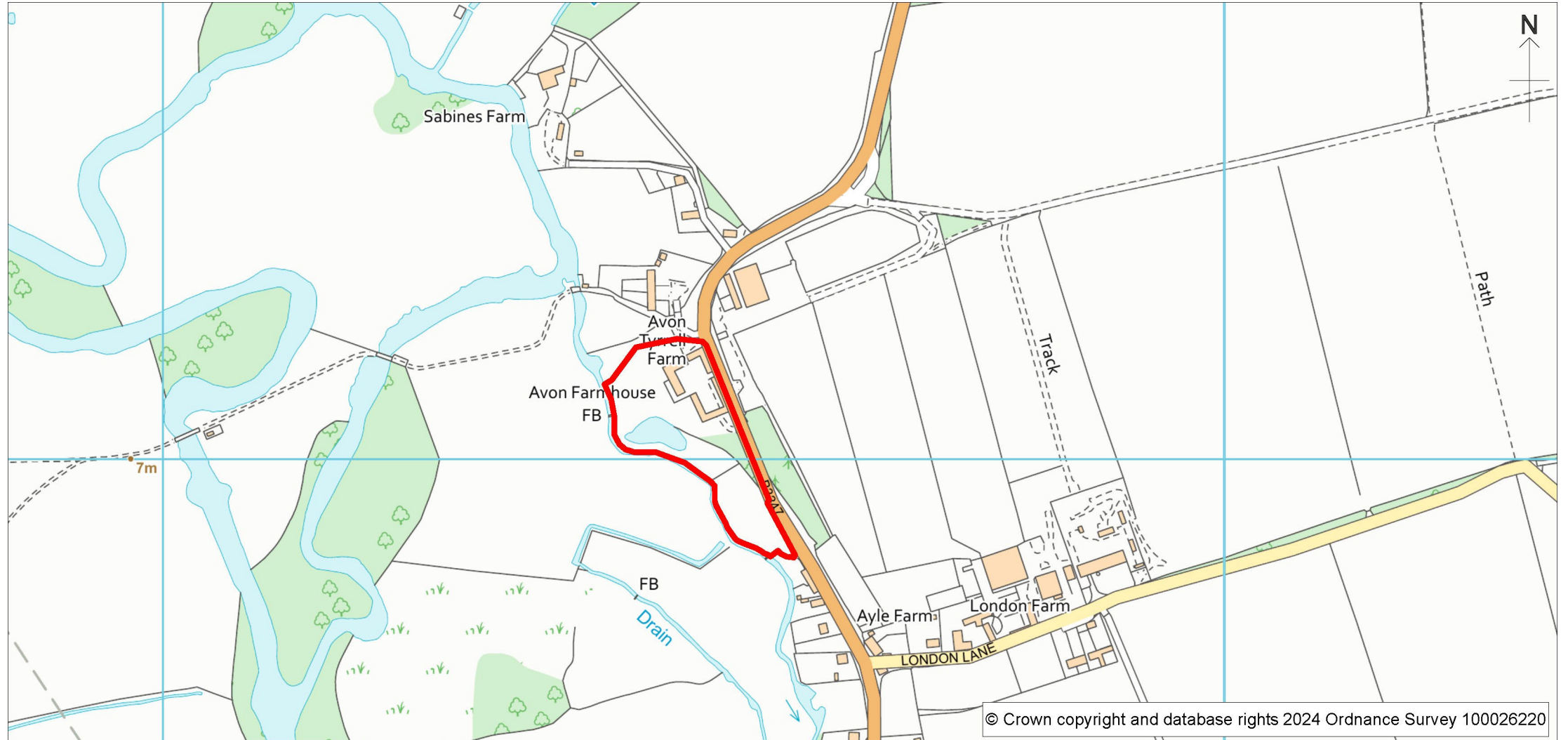
**Schedule 3c**

# Red Line Plan



# Local context

45

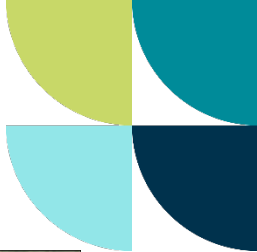


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3c 23/10037



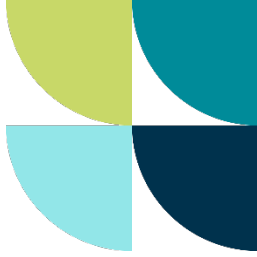
# Aerial photograph



46



# Location Plan



47



Note:  
Do not scale from this drawing. The contractor is to  
check all dimensions on site.

Barn Conversion Avon Farmhouse Avon Ringwood	
2016-28-11 Location Plan	Rev.
11 July 2018	Scale 1:1250
<b>Evans &amp; Traves</b> Architecture and Town Planning	
Evans & Traves LLP Architecture and Town Planning Consultancy 8 Dewlands Road Verwood Dorset BH31 6PL t 01202 826219 e info@evansandtraves.com	

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# Block Plan

48



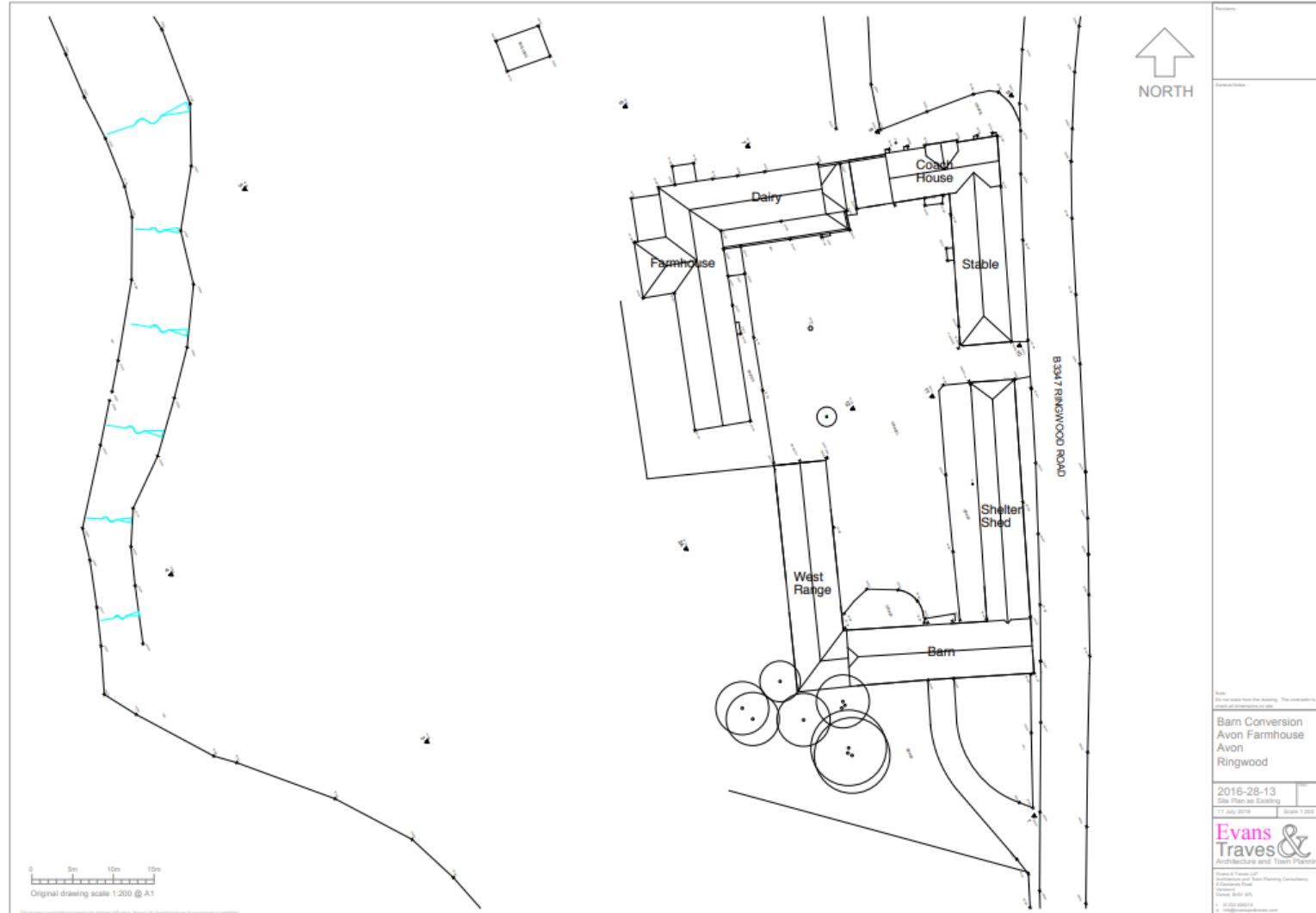
48

3c 23/10037





# Existing Site Plan



# Proposed Site Plan

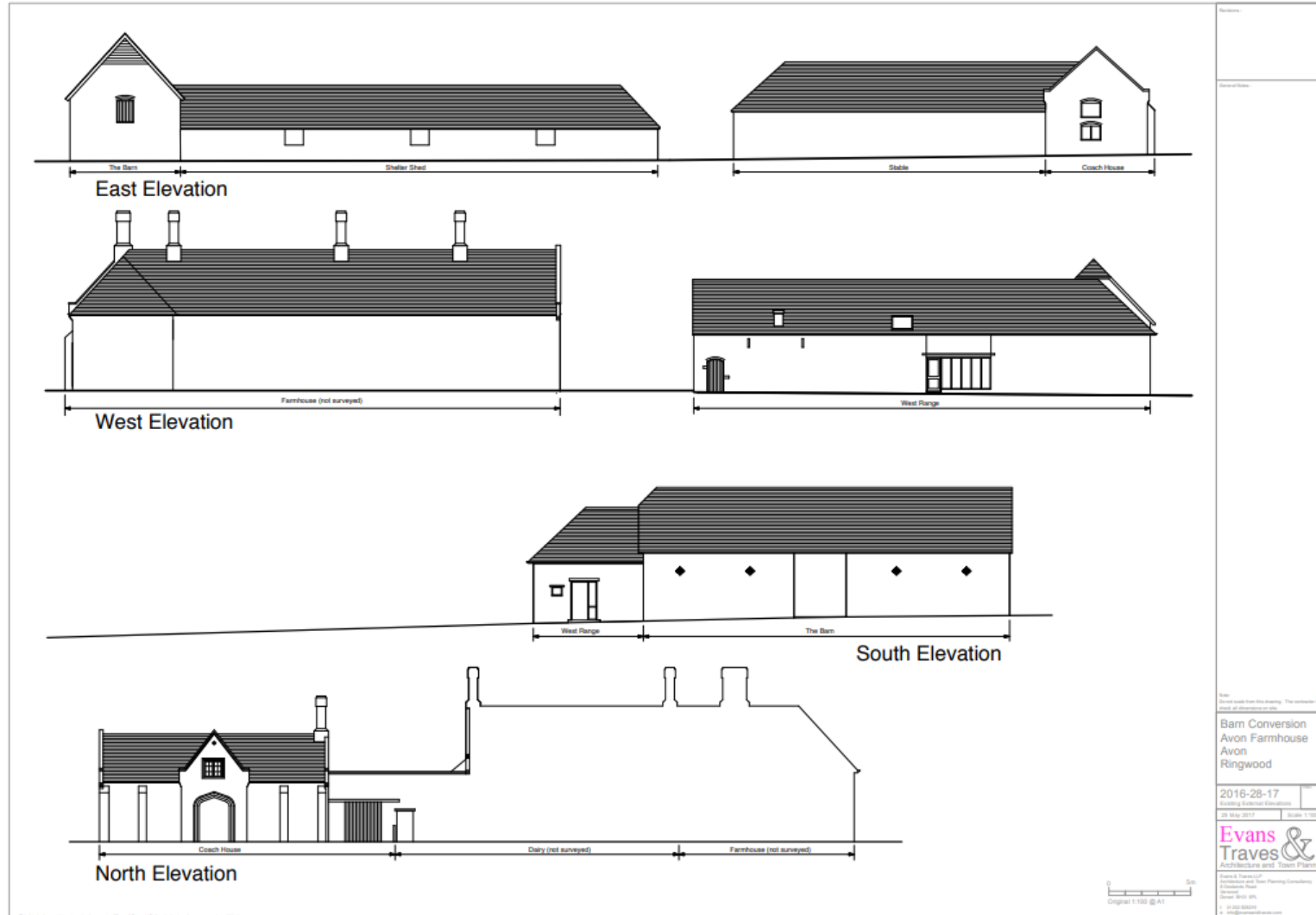


50

50

3c 23/10037

# Existing Elevations



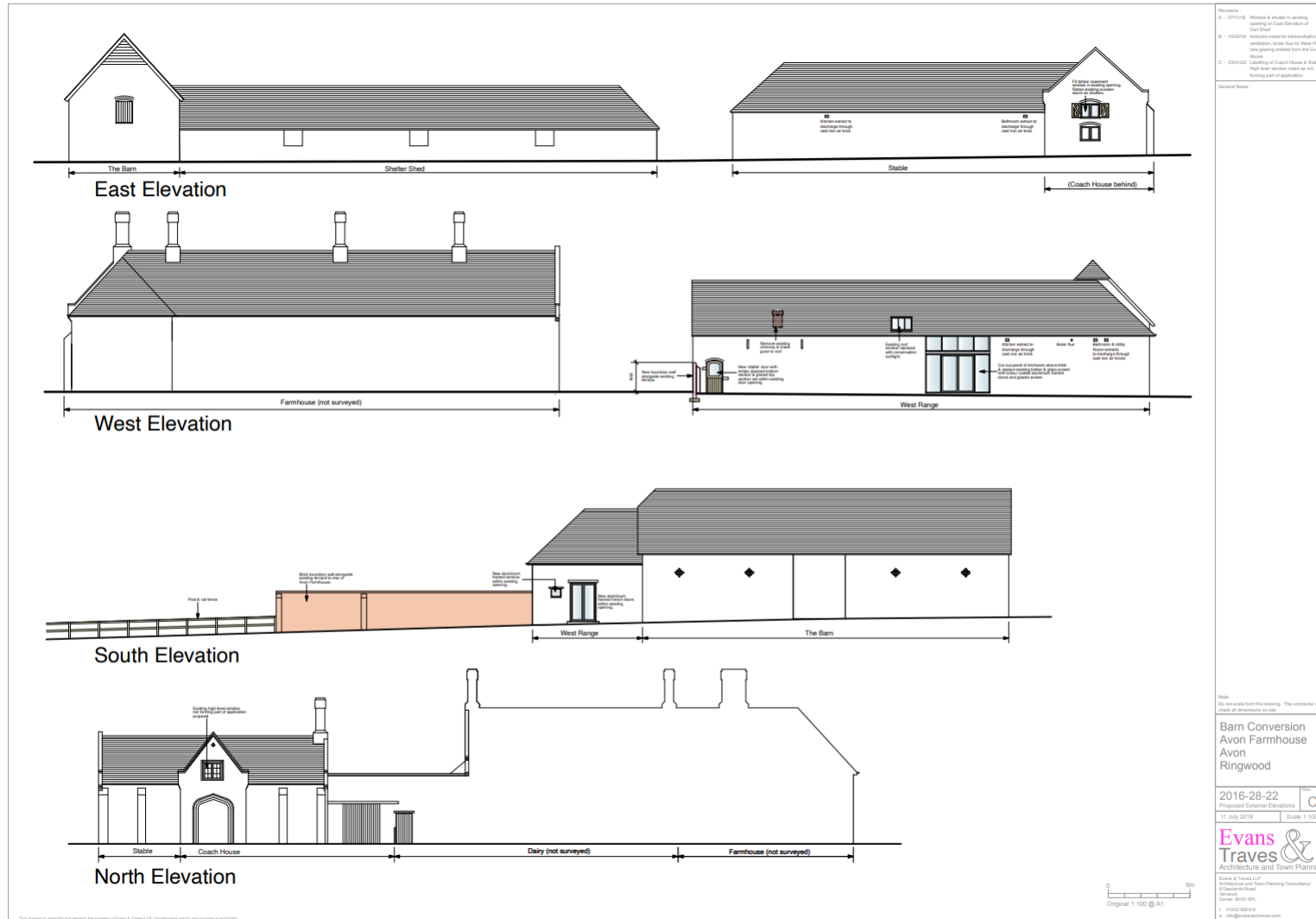
51





# Proposed Elevations

53









# Proposed Ground Floor Plans



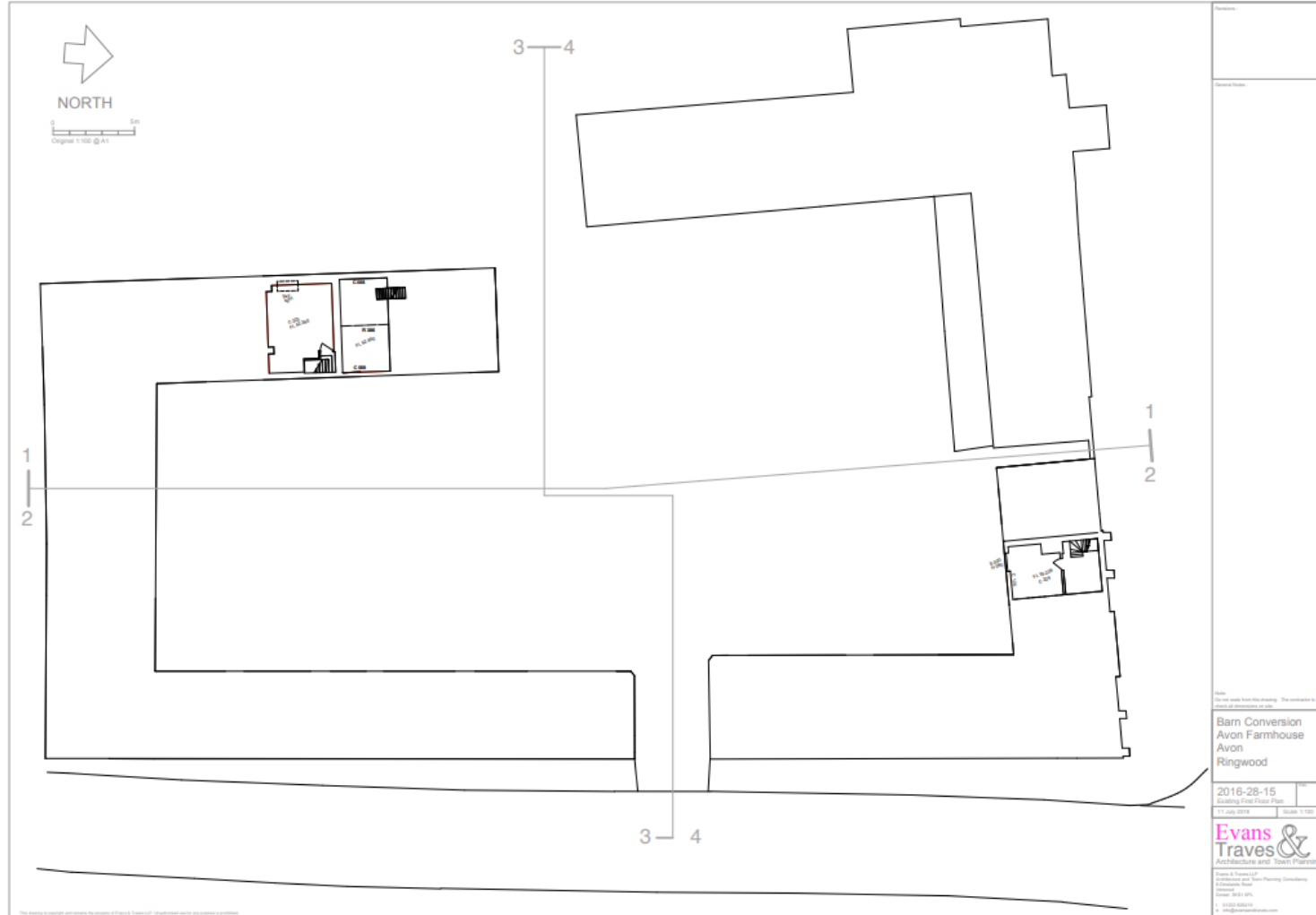
<p>Revisions</p> <p>A - 07/11/18 Revisions to Underpin &amp; bathroom. Revisions to include impact on existing walls.</p> <p>B - 16/05/19 Conversion of Coach House removed from proposal, update to upper level of stable removed and Bedroom 2 partitioned off, dry living entered with window.</p> <p>C - 22/01/19 Representation of external stone to Bedroom 2 of The Stable &amp; Bedroom 2 of The Stable. Existing coping to West Range.</p>	
<p>General Notes</p>	
<p>Note: Do not scale from this drawing. The contractor is to check all dimensions on site.</p>	
<p><b>Barn Conversion</b> Avon Farmhouse Avon Ringwood</p>	
<p>2016-28-19 Proposed Ground Floor Plan 11 July 2017</p>	<p>C Scale 1:100</p>
<p><b>Evans &amp; Traves</b> Architecture and Town Planning</p>	
<p>Evans &amp; Traves LLP Architectural and Town Planning Consultants 2 Denechord Road 200 West Street, Exeter EX1 1AA T: 01392 862516 E: info@evansandtraves.com</p>	

56

# Existing First Floor Plans



57



57

3c 23/10037



# Proposed First Floor Plans

58





# Recommendation

- Grant Subject to Conditions

End of 3c 23/10037 presentation



**New Forest**  
DISTRICT COUNCIL

60



# Planning Committee

## App No 23/10038

Avon Farm,

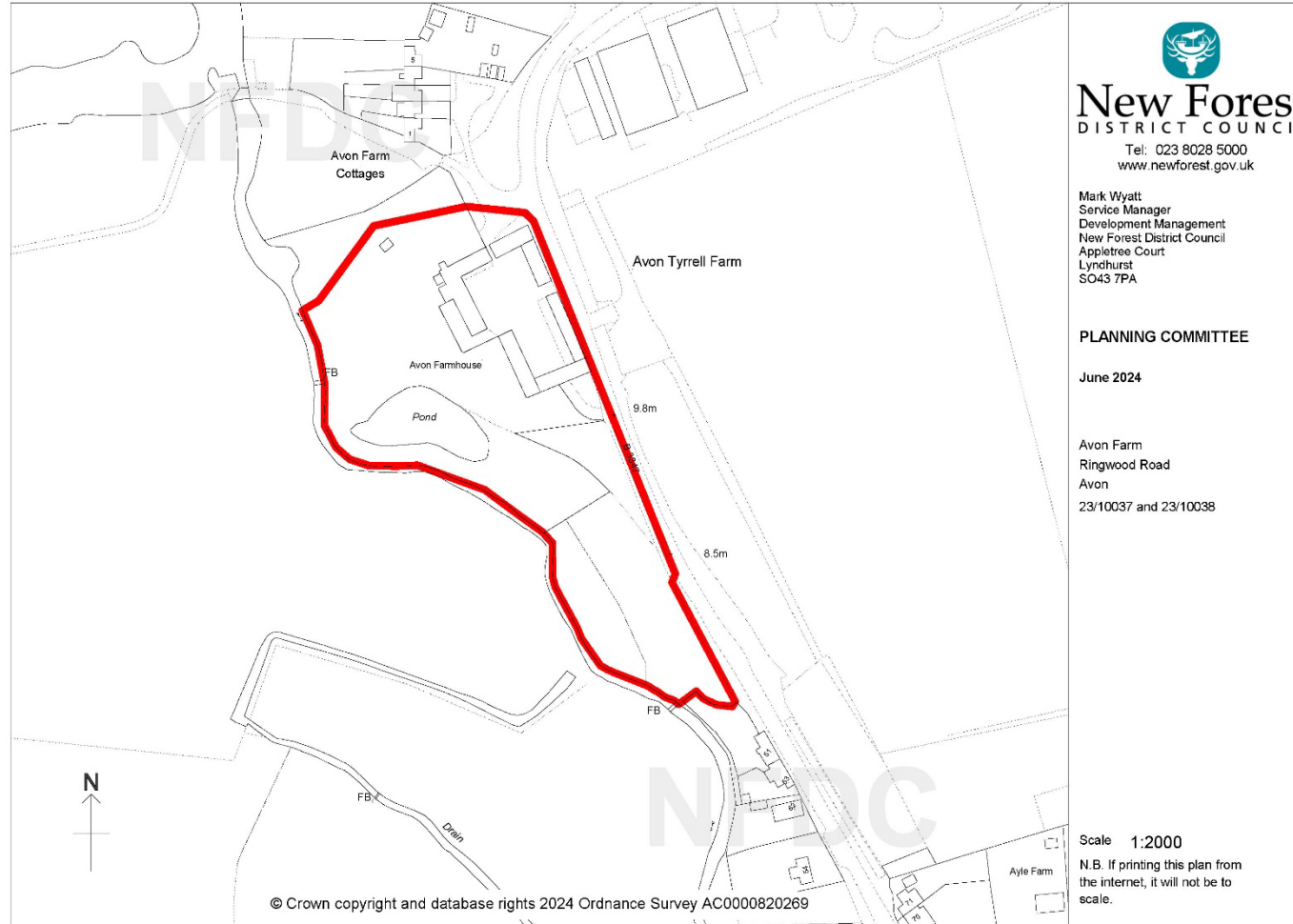
Ringwood Road,

Sopley, BH23 7BQ

**Schedule 3d**

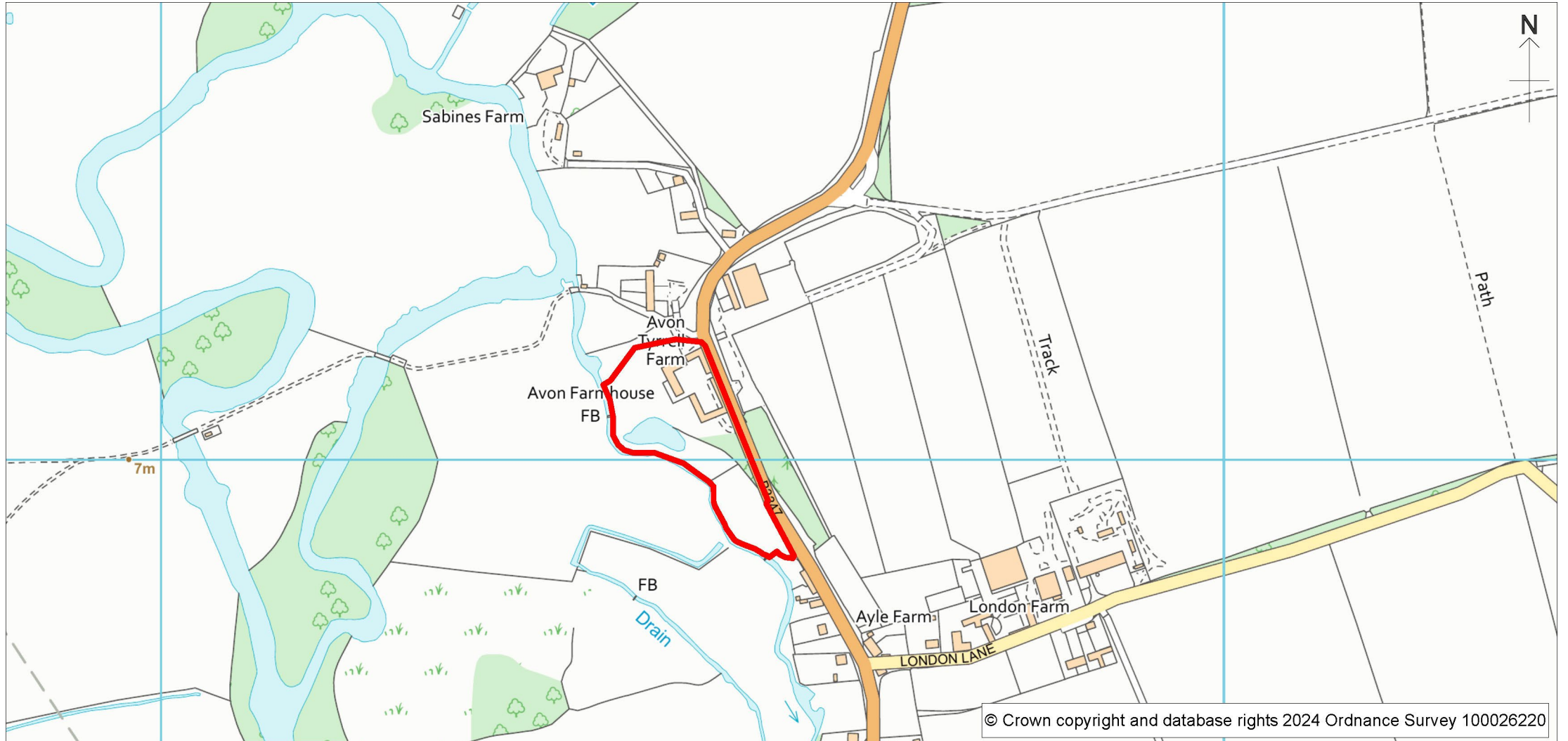


# Red Line Plan



# Local context

63

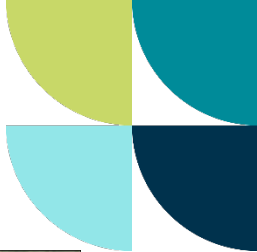


63

3d 23/10038



# Aerial photograph



64



# Site Photographs

View from Ringwood Road



Courtyard looking to the South



Courtyard looking to the North



Farmhouse

65

65

3d 23/10038



# Site Photographs

West Range Barn



West Range Barn (East Elevation)



West Range Barn (West Elevation)



66



Rear view of severance

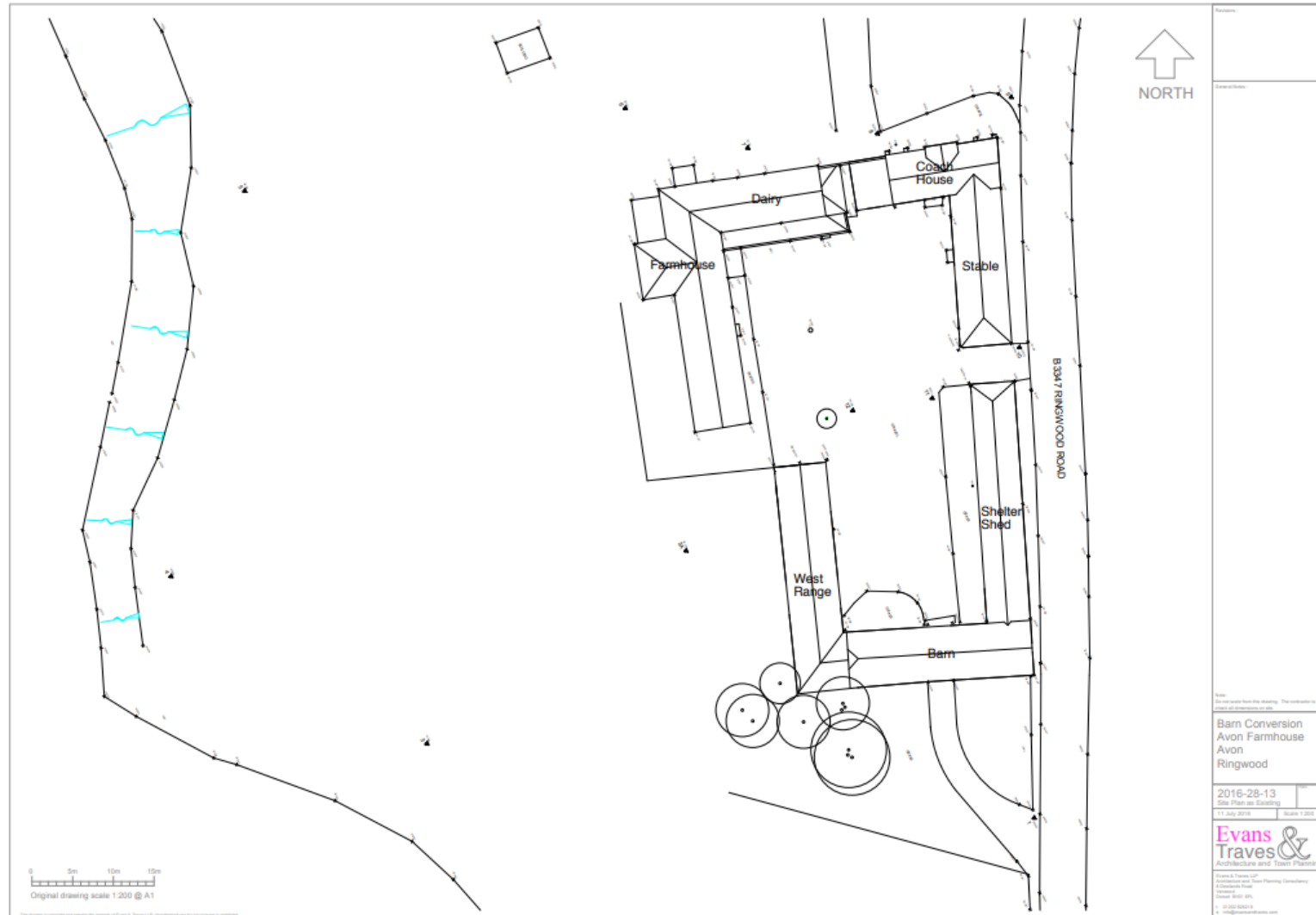


Coach House & Stable

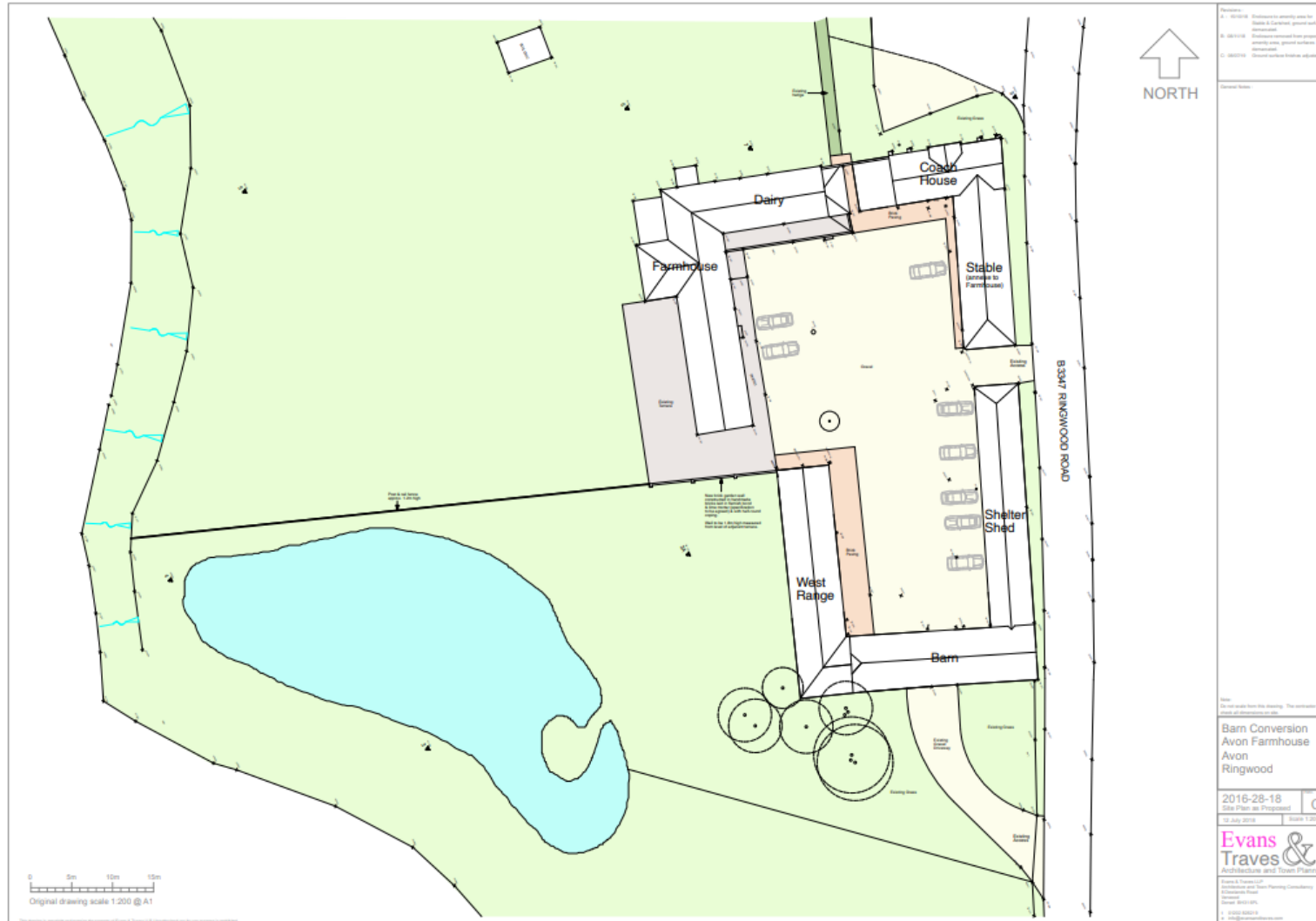
66

3d 23/10038

# Existing Site Plan

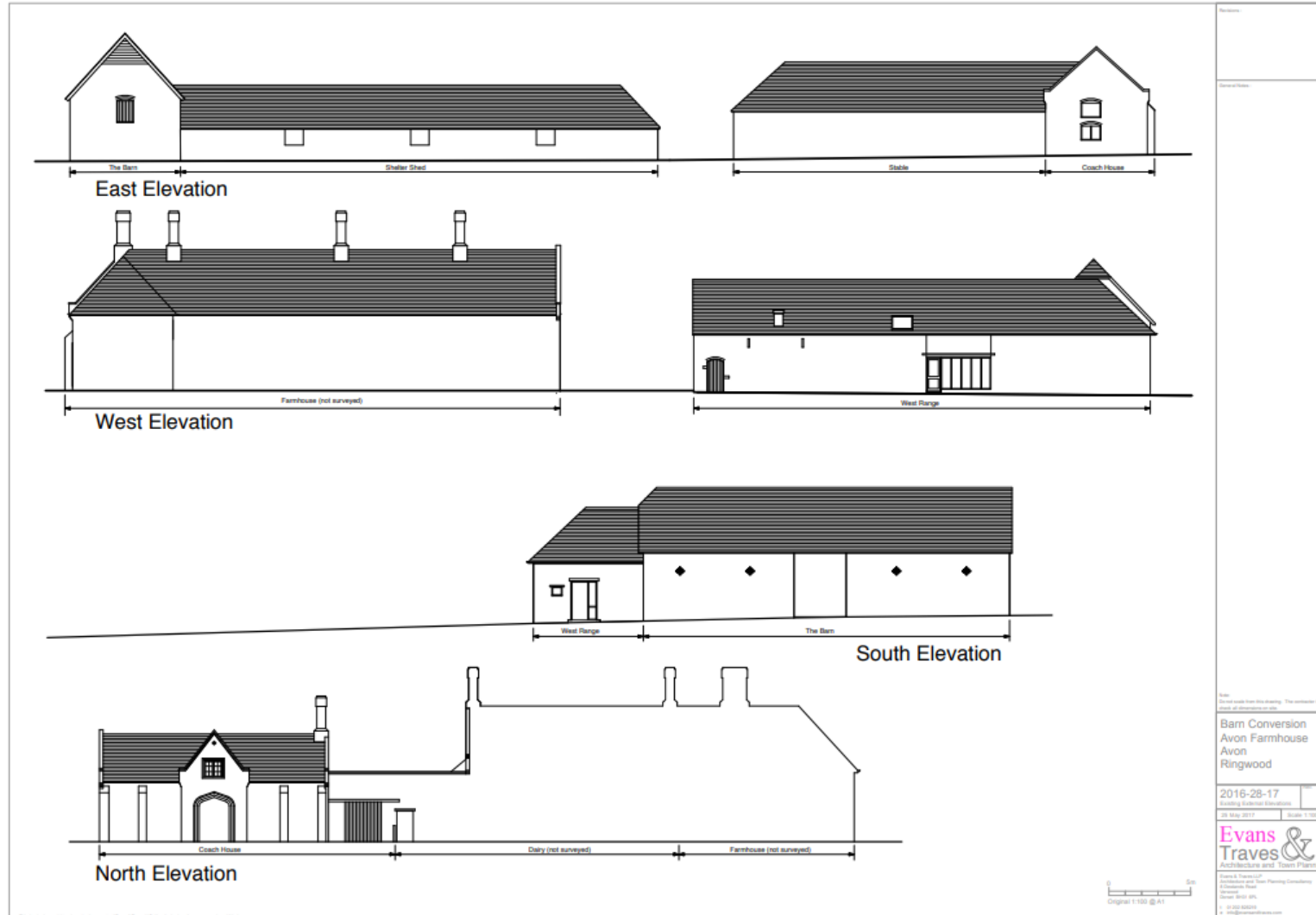


# Proposed Site Plan



68

# Existing Elevations







# Existing Elevations - Courtyard

71



# Proposed Elevations - Courtyard

72

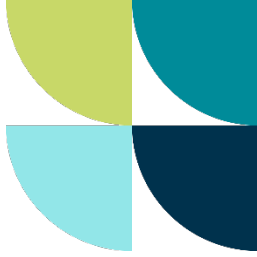




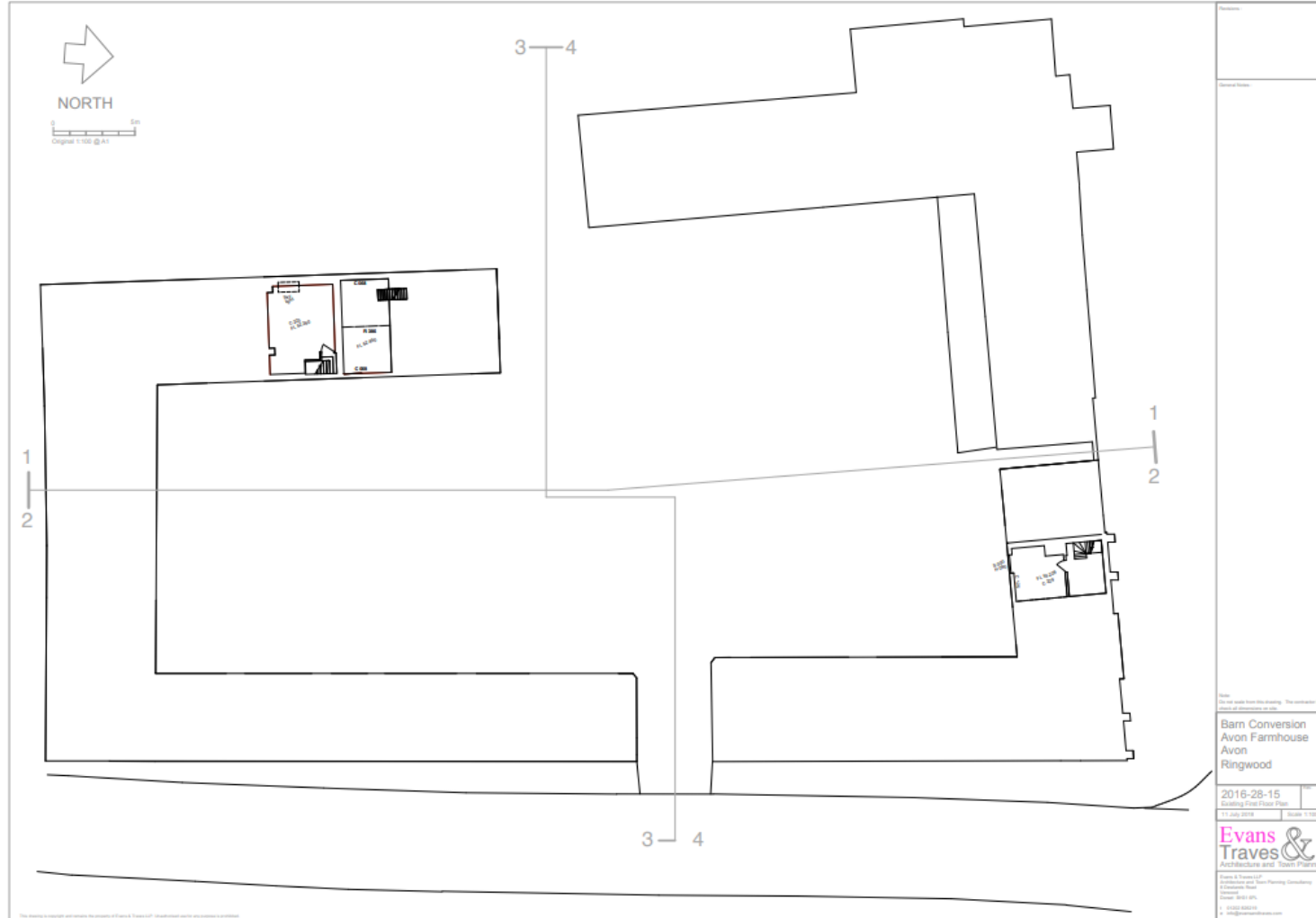




# Existing First Floor Plans



75



75

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# Proposed First Floor Plans

76





# Recommendation

- Grant Subject to Conditions



End of 3d 23/10038 presentation



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78





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## PLANNING COMMITTEE – 12 June 2024

### COMMITTEE UPDATES

#### **Item 3a: Courtvale Farm, Court Hill, Damerham, SP6 3HL**

**Application 24/10176**

**Pages 5-11**

A further representation has been received following the publication of the Committee Report. The main issues raised are as follows:

- The applicant should not have installed the diesel tanks in full knowledge they were located within the cleared area
- The container has not been in situ for more than 10 years

The representation also refers to matters outside the scope of this planning application.

#### **Item 3b: Oakhaven Hospice, Lower Pennington Lane, Penington, Lymington SO41 8ZZ**

**Application: 23/11094**

**Pages 13-27**

Following submission of the committee report an application was submitted under application reference 24/10401 on the land to the north of the application site for:

*Hybrid planning application for the erection of 30 dwellings and associated access, open space and landscaping. Detailed permission is sought for 26 dwellings including 15 age-restricted affordable dwellings (over 55s) to form phases 1 and 2 of the proposed; access off Lower Pennington Lane and internal road layout; provision of alternative natural recreational green space; public open space and local area of play; and car parking for Oakhaven Hospice.*

*Outline permission is sought for 4 custom built units, each to be developed as separate phases of development. (Access and landscaping are in detail with appearance, layout and scale as reserved matters.) Demolition of existing bungalow.*

Taking into account the set back of the proposed development from the northern boundary it is not considered the submission of this application changes any of the material considerations laid out in the committee report.



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