

PLANNING COMMITTEE - WEDNESDAY, 14TH AUGUST, 2024

UPDATES FOR COMMITTEE

Agenda No Item

4. **Presentation on Planning Applications** (Pages 3 - 76)

5. **Committee Updates** (Pages 77 - 78)

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Planning Committee

14 August 2024



Agenda Item 4

Planning Committee 14 August 2024 Applications Presentations



**Planning Committee
App No 23/10559**
South Allenford Farm
North End
Damerham
Schedule 3a

3 3a 23/10559

**Planning Committee
App No 23/11296**
Land adj to 20 OAKLEY CLOSE
HOLBURY
FAWLEY
SO45 2PJ
Schedule 3b

18 3b 23/11296

**Planning Committee
App No 23/11213**
Land near Walkford Farm
Walkford
New Milton
BH25 5NH
Schedule 3c

35 3c 23/11213

**Planning Committee
App No 24/10272**
49 Kingsfield,
Ringwood
BH24 1PJ
Schedule 3d

59 3d 24/10272

4

Planning Committee

App No 23/10559

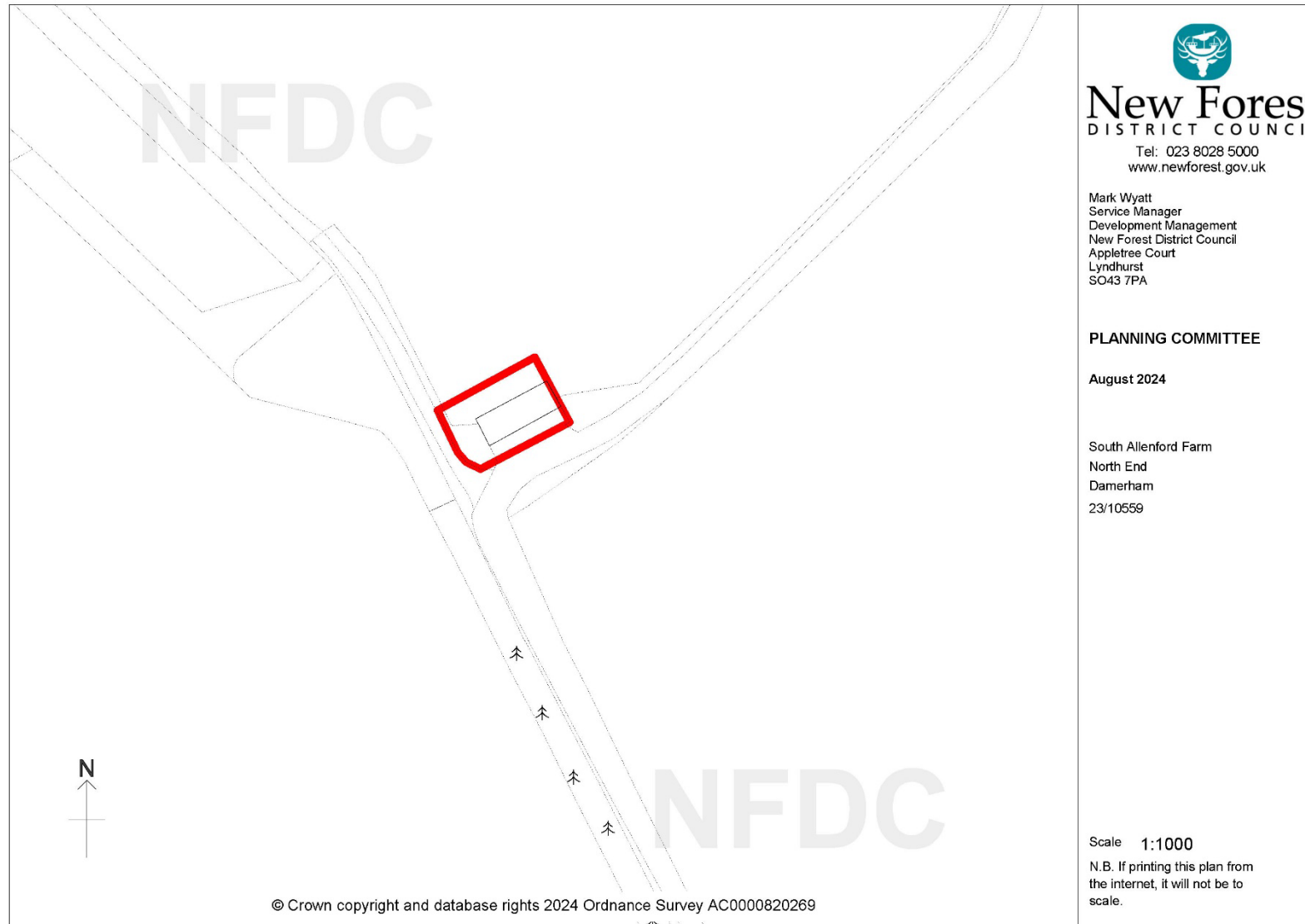
South Allenford Farm

North End

Damerham

Schedule 3a

Red Line Plan



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
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Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

August 2024

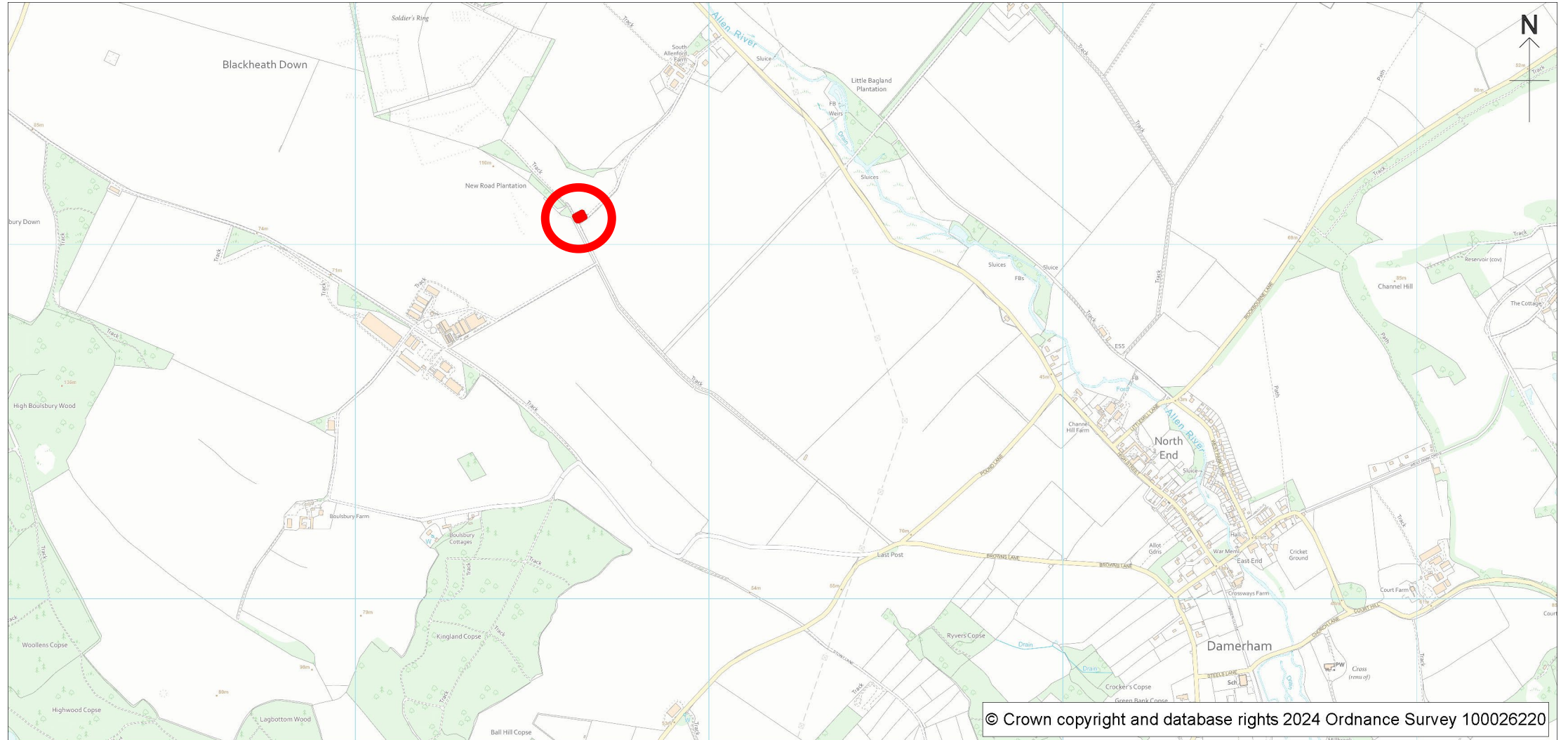
South Allenford Farm
North End
Damerham
23/10559

Scale 1:1000

N.B. If printing this plan from
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scale.

Local context

7



Aerial photograph



8

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Site photographs



6



7

3a 23/10559

Site photographs 2



10

Site photographs 3



Site photographs 4



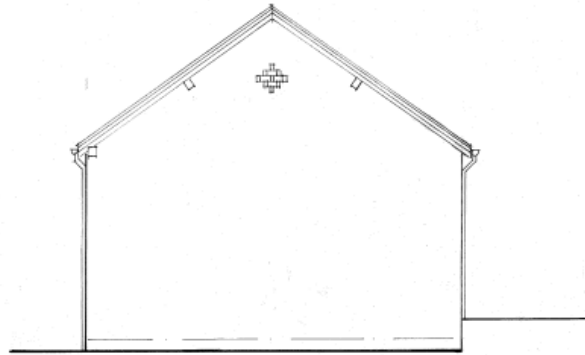
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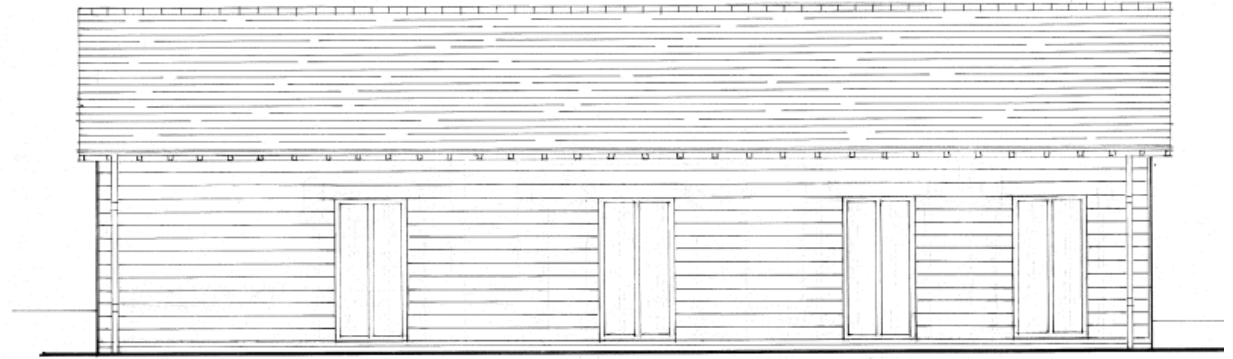
Site photographs 5



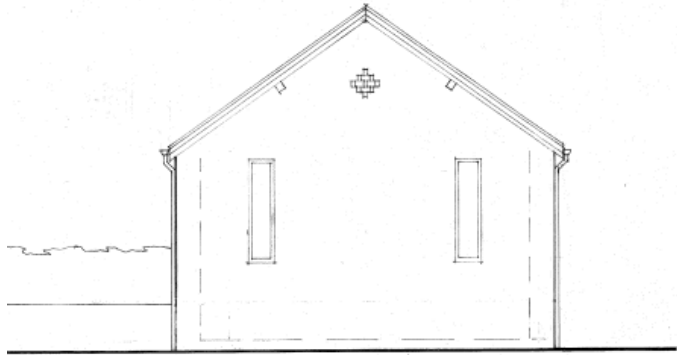
Proposed scheme Elevations



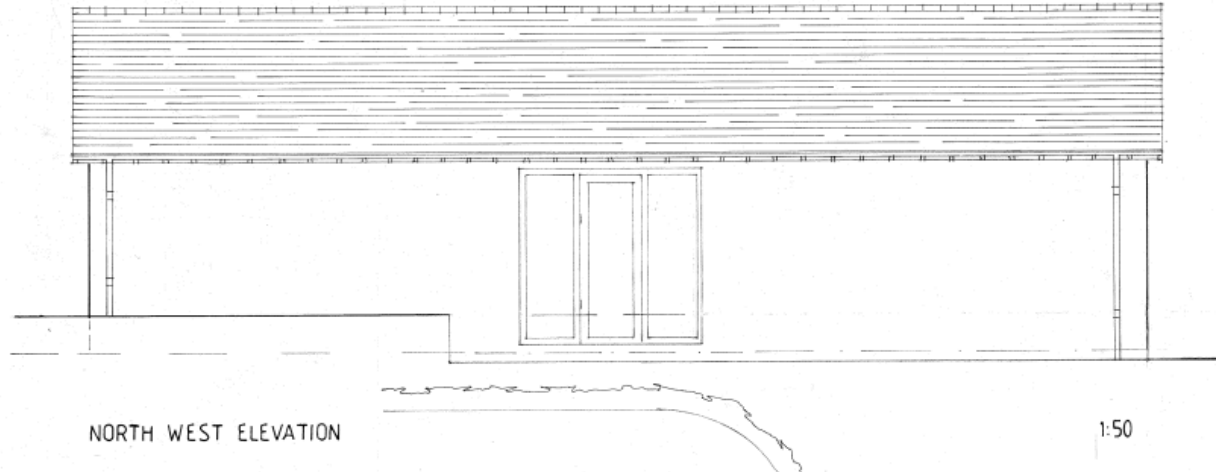
NORTH EAST ELEVATION 1:50



SOUTH EAST ELEVATION 1:50



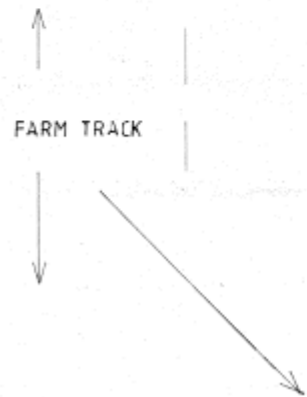
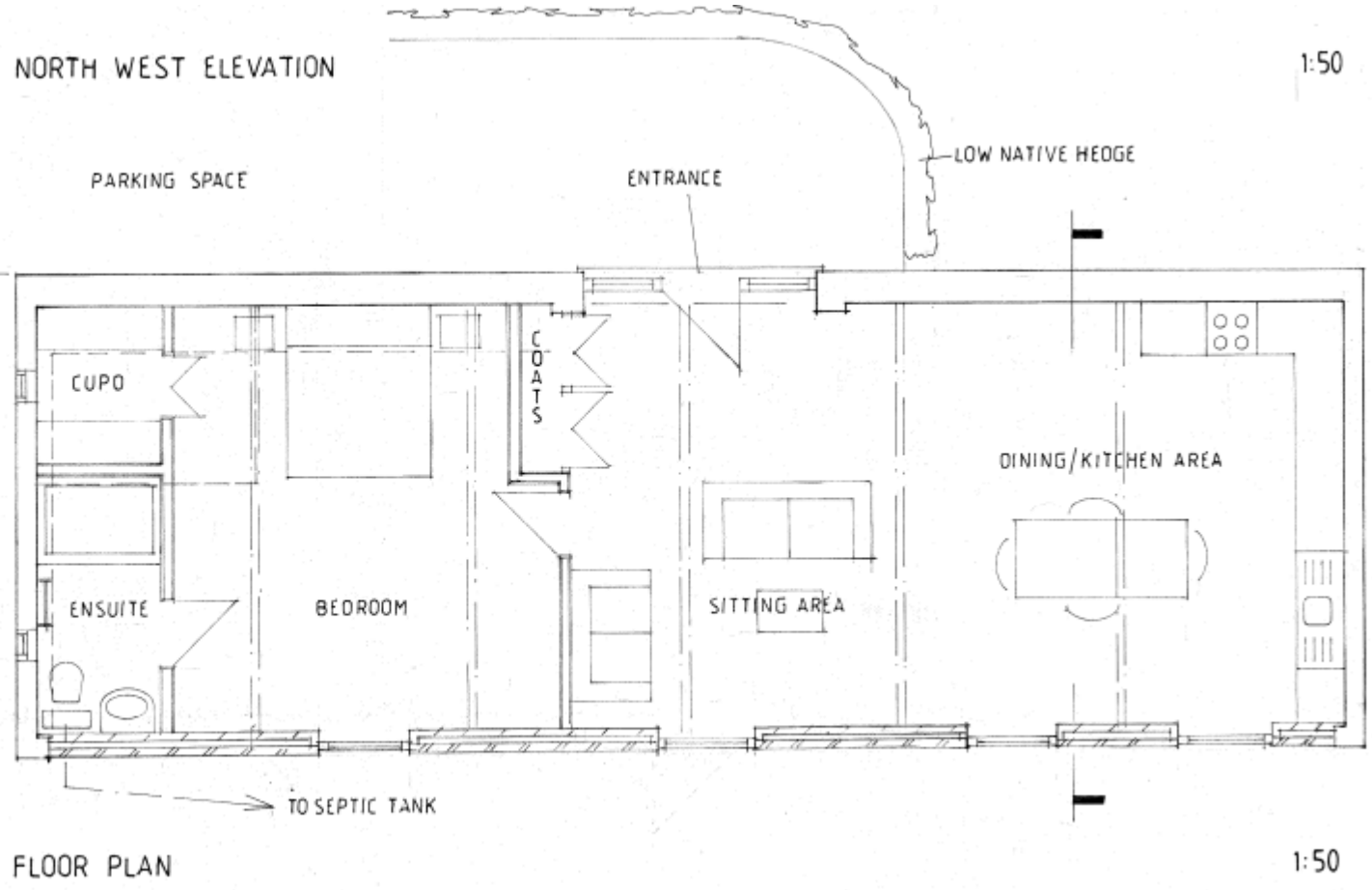
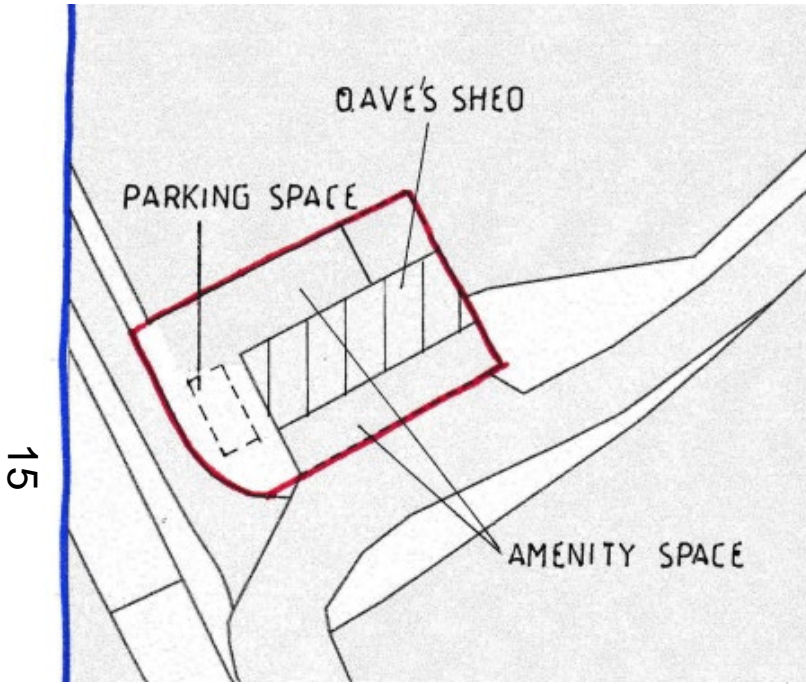
SOUTH WEST ELEVATION 1:50



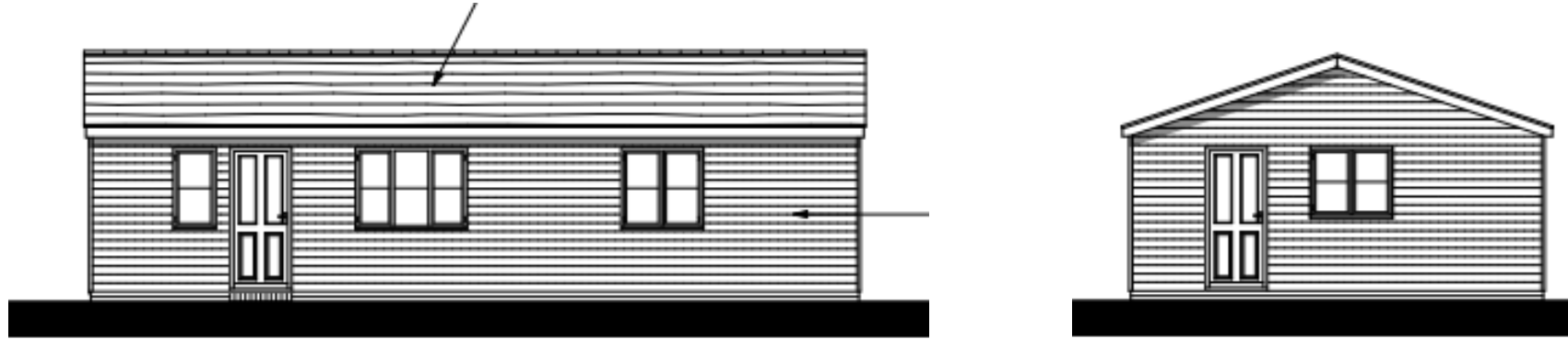
NORTH WEST ELEVATION 1:50

14

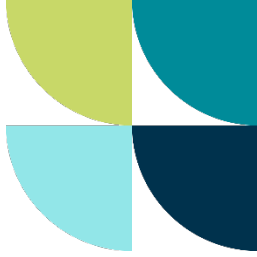
Proposed plans



Woodpecker Wood appeal refused



16



Conclusion

- Policies allow for conversion of existing buildings and encourage support for rural economy through tourism
- Such schemes are required to preserve the rural character and appearance of building and area
- NPPF places great weight on preservation of dark skies and National Landscape tranquillity

17



Recommendation

- Very minor benefits to the local economy
- Domestication and urbanisation of site would fail to preserve character and appearance of the site
- Harm would outweigh benefits
- Recommend refusal

18

End of 3a 23/10559 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 23/11296

Land adj to 20 OAKLEY CLOSE

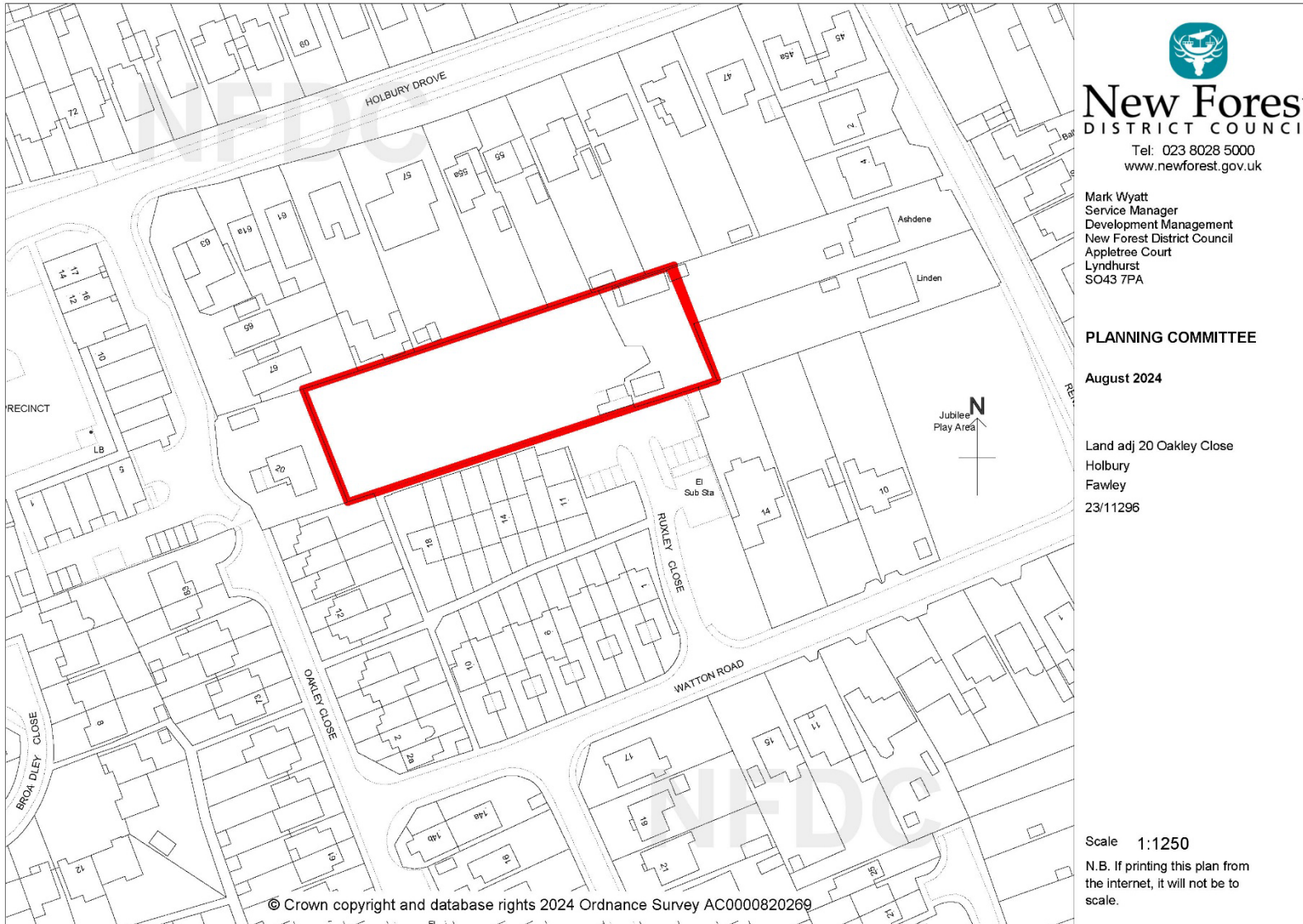
HOLBURY

FAWLEY

SO45 2PJ

Schedule 3b

Red Line Plan



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PLANNING COMMITTEE

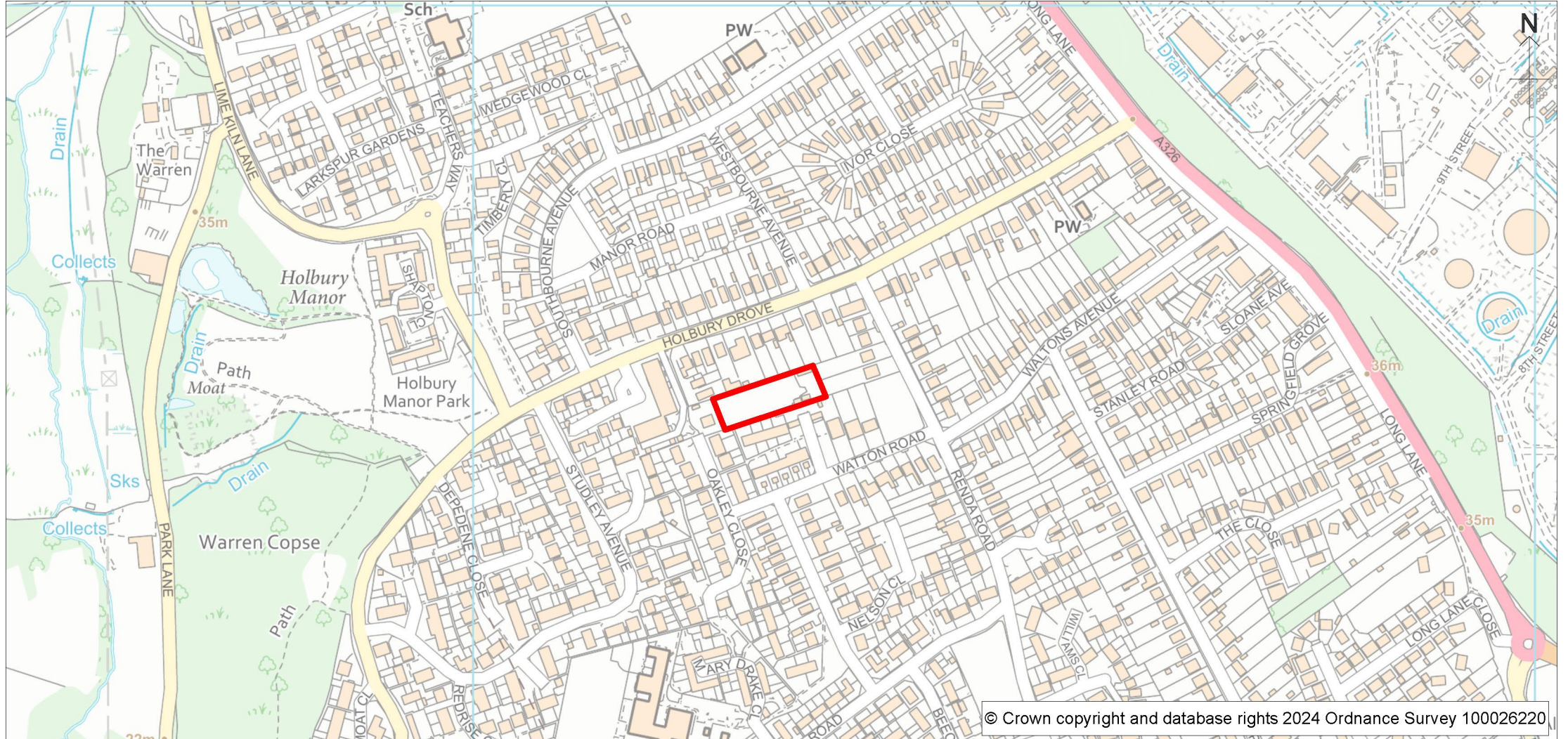
August 2024

Land adj 20 Oakley Close
Holbury
Fawley
23/11296

Scale 1:1250

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Local context



22

Aerial photograph



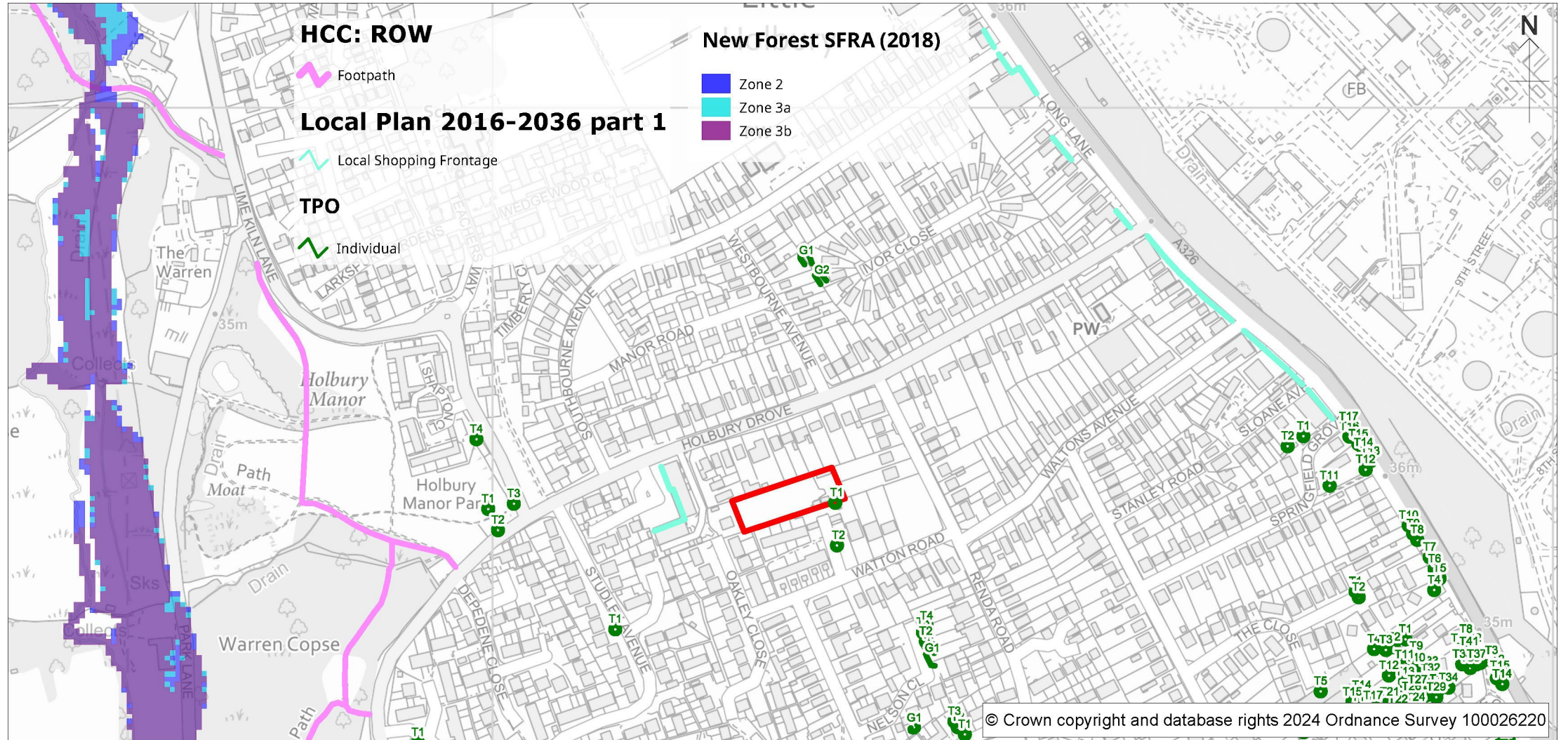
23

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3b 23/11296

Constraints & Information



Site photographs

Oakley Close cul-de-sac



Boundary of 20 Oakley Close and the site



Facing west towards No.20



No. 20 Oakley Close



Facing east into site



Facing South West to No.14-18 Oakley Close

Site photographs

View of site facing west



Northern boundary



Northern boundary



Southern boundary



Northern boundary



View of site facing east

Site photographs

Outbuildings
on the site
to be
demolished



Southern
boundary –
access point
proposed



Western
boundary
of site

Site Photographs: Ruxley Close – Garages, parking and access



28



26

3b 23/11296

Proposed Site Plan

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INDICATIVE SITE SECTION A-A
SCALE 1:200



SITE PLAN
BASED ON TOPO INFORMATION
SCALE 1:250

SITE AREA: 0.30 HECTARE (0.74 ACRES)
7.8 UNITS ON SITE
2.8 PARKING SPACES PER UNIT
PROPOSED GFA ON SITE @ 544.5 SQM



NOTES-PLANNING

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. THE LOCAL AUTHORITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT LAND OWNERS AND OTHER INTERESTED PARTIES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT LAND OWNERS AND OTHER INTERESTED PARTIES.

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15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT LAND OWNERS AND OTHER INTERESTED PARTIES.

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20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

PLEASE NOTE: A SPRINKLER SYSTEM WILL BE REQUIRED.

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- INDICATIVE PLANTING
- SITE SECTION LINE
- EXISTING TREE TO BE RETAINED
- ADJOINING LAND OWNED BY APPLICANT
- EXISTING TREE WITH SPA
- VISIBILITY SLOPE
- INDICATIVE NETWORK CONNECTION POINT

NO.	REVISION	DATE	BY

PROPOSED DEVELOPMENT,
R/O 20 OAKLEY CLOSE,
HOLBURY,
SOUTHAMPTON,
SO45 2PJ.

SITE PLAN & INDICATIVE SITE SECTION A-A

SCALE	AS SHOWN @ A1	CHECKED	
DATE	FEBRUARY 2024	DRAWN	

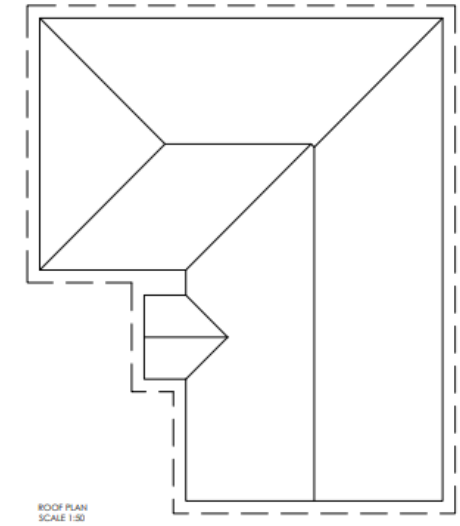
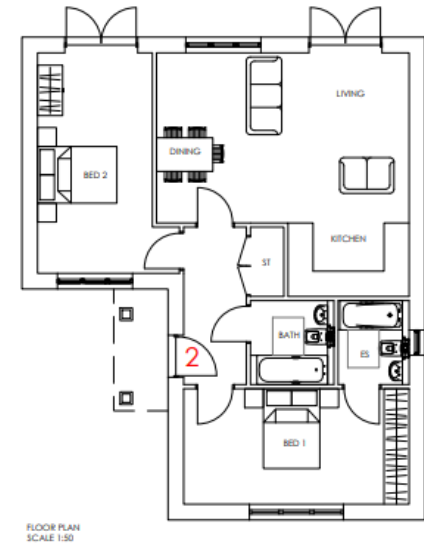
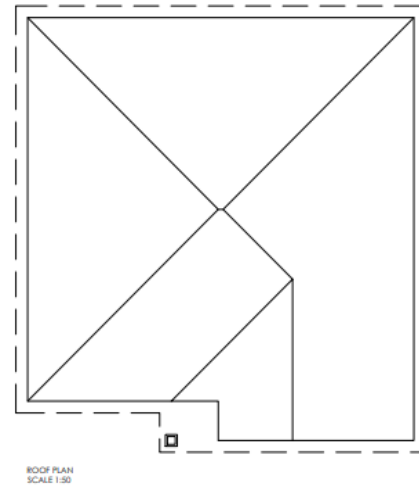
9757 / 300

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Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@arc-architecture.co.uk
Web: www.arc-architecture.co.uk

Elevations and Floor Plans – Plots 1 and 2

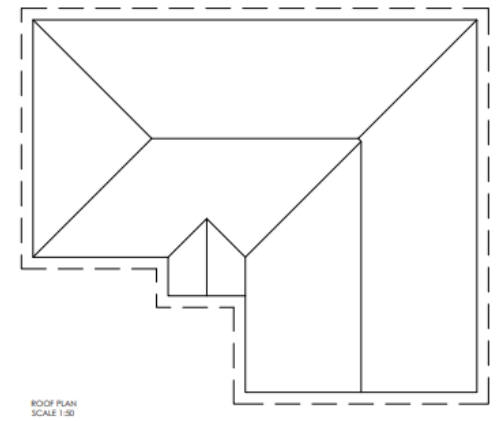
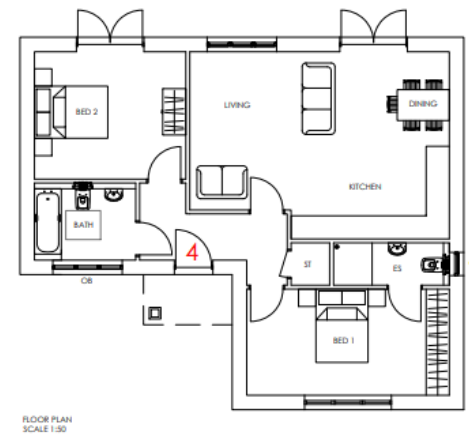
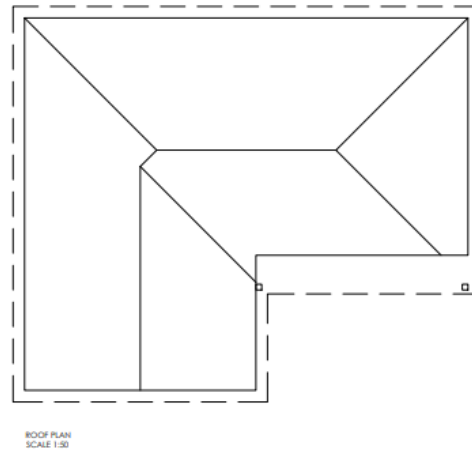
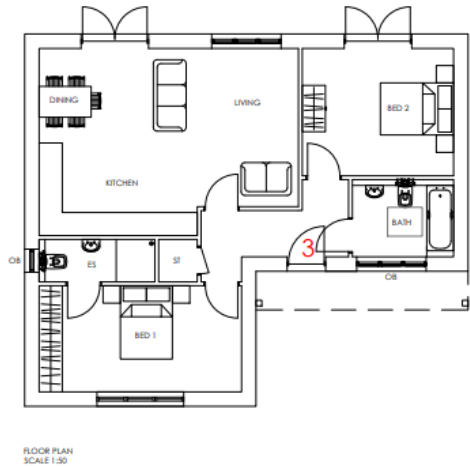


30

Elevations and Floor Plans – Plots 3 and 4



31



Elevations and Floor Plans – Plots 5 and 6



SOUTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

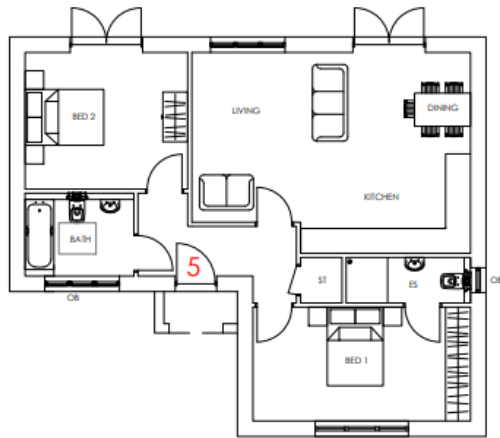


SOUTH ELEVATION
SCALE 1:100

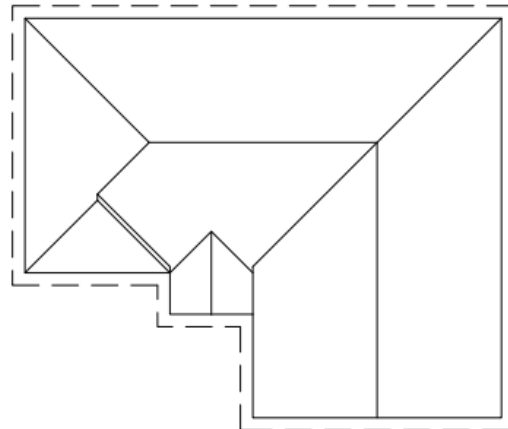
EAST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



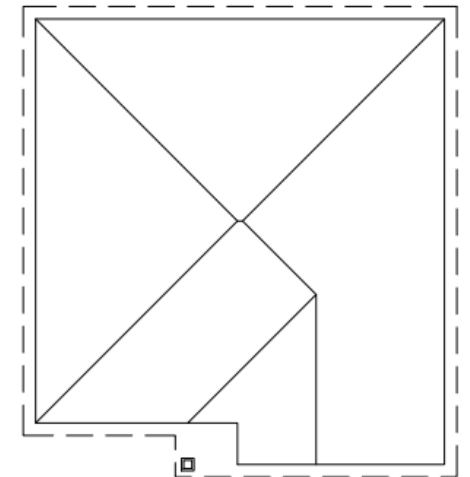
FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50



FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50

32

Elevations and Floor Plans – Plot 7

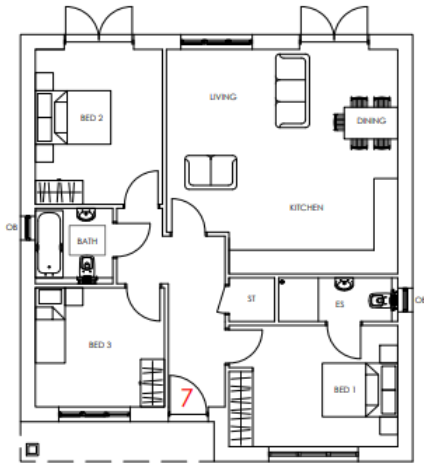


SOUTH ELEVATION
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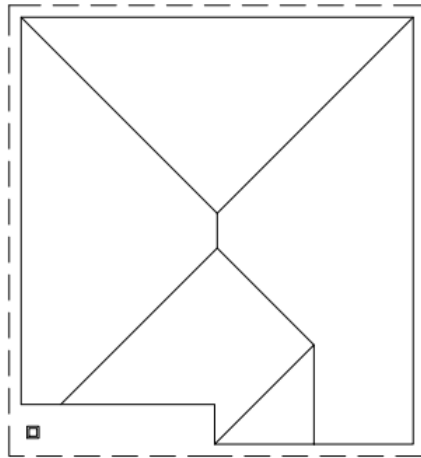
EAST ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



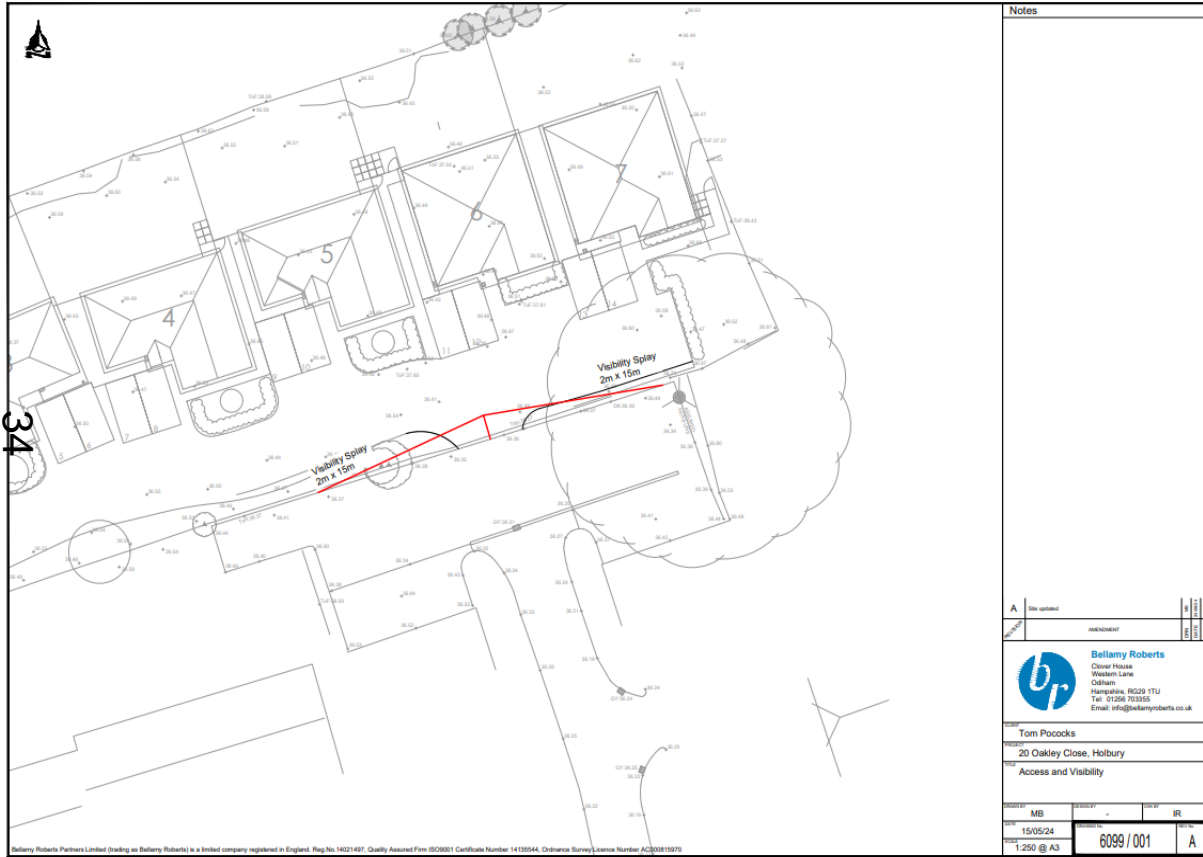
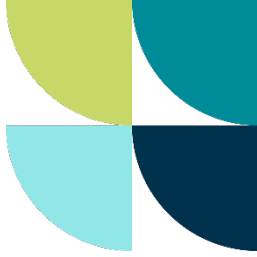
FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50

33

Access and Refuse Tracking Plans





Recommendation

- It is recommended that the application be conditionally approved
- S106 Legal Agreement has been executed

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End of 3b 23/11296 Presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 23/11213

Land near Walkford Farm

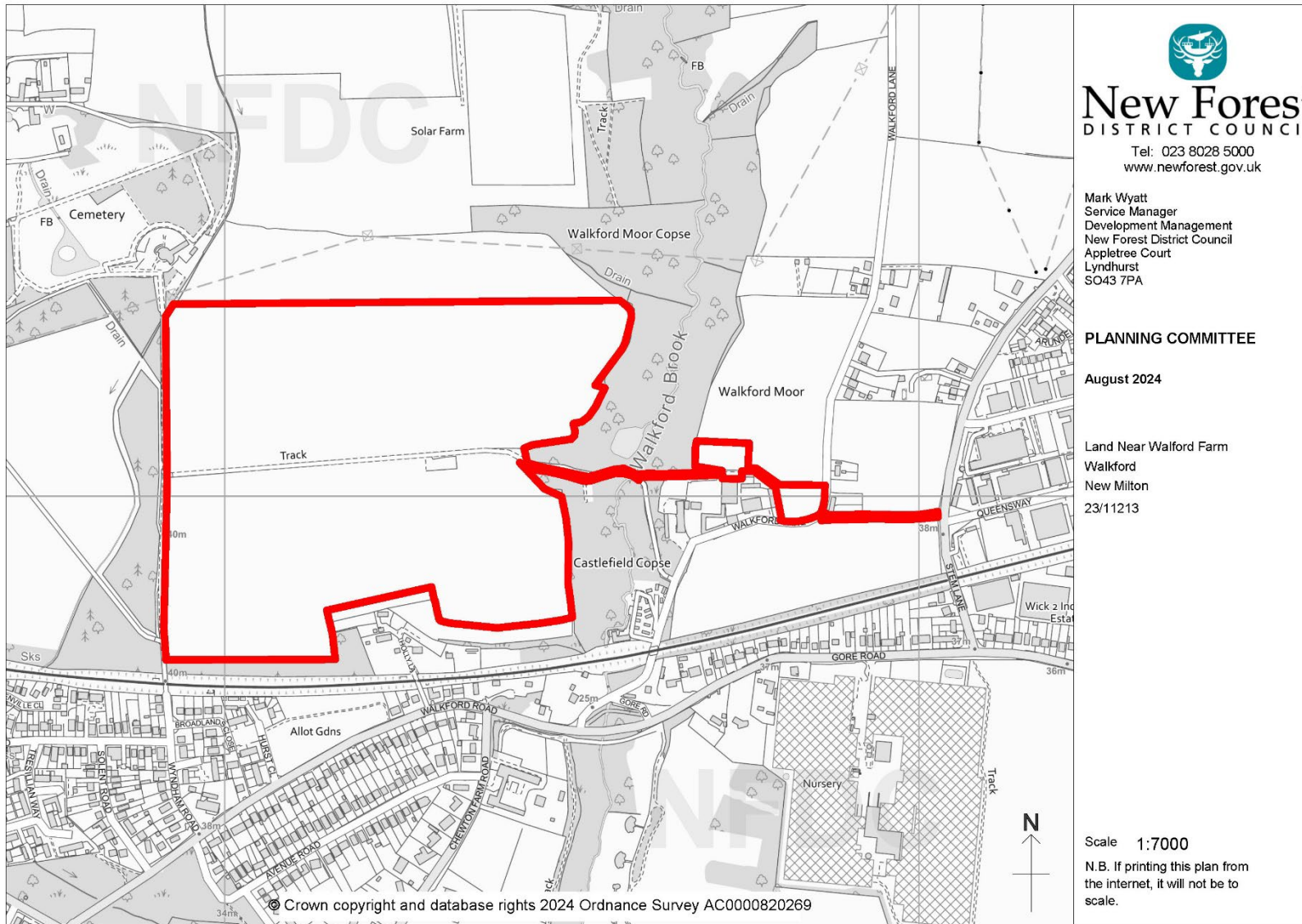
Walkford

New Milton

BH25 5NH

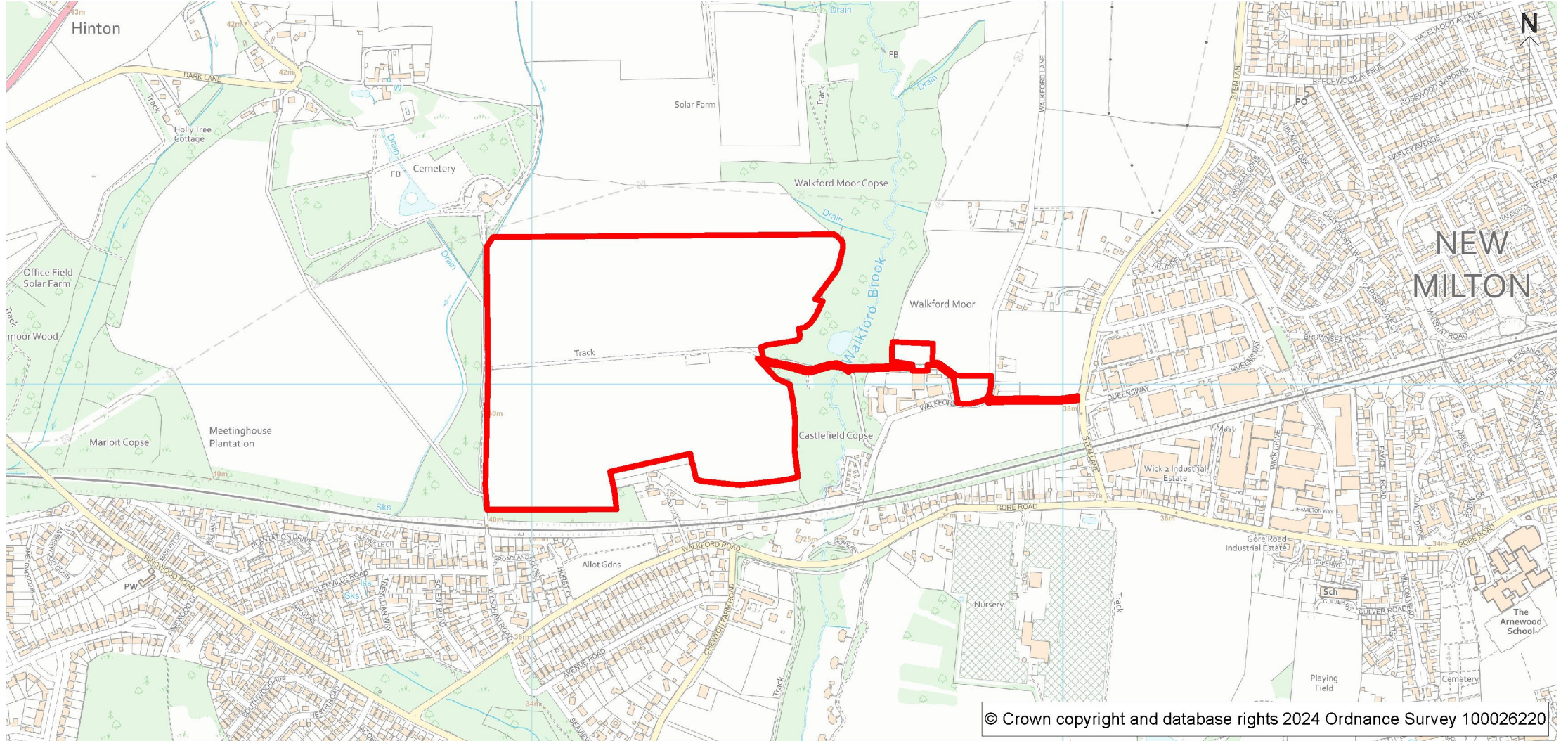
Schedule 3c

Red Line Plan



Local context

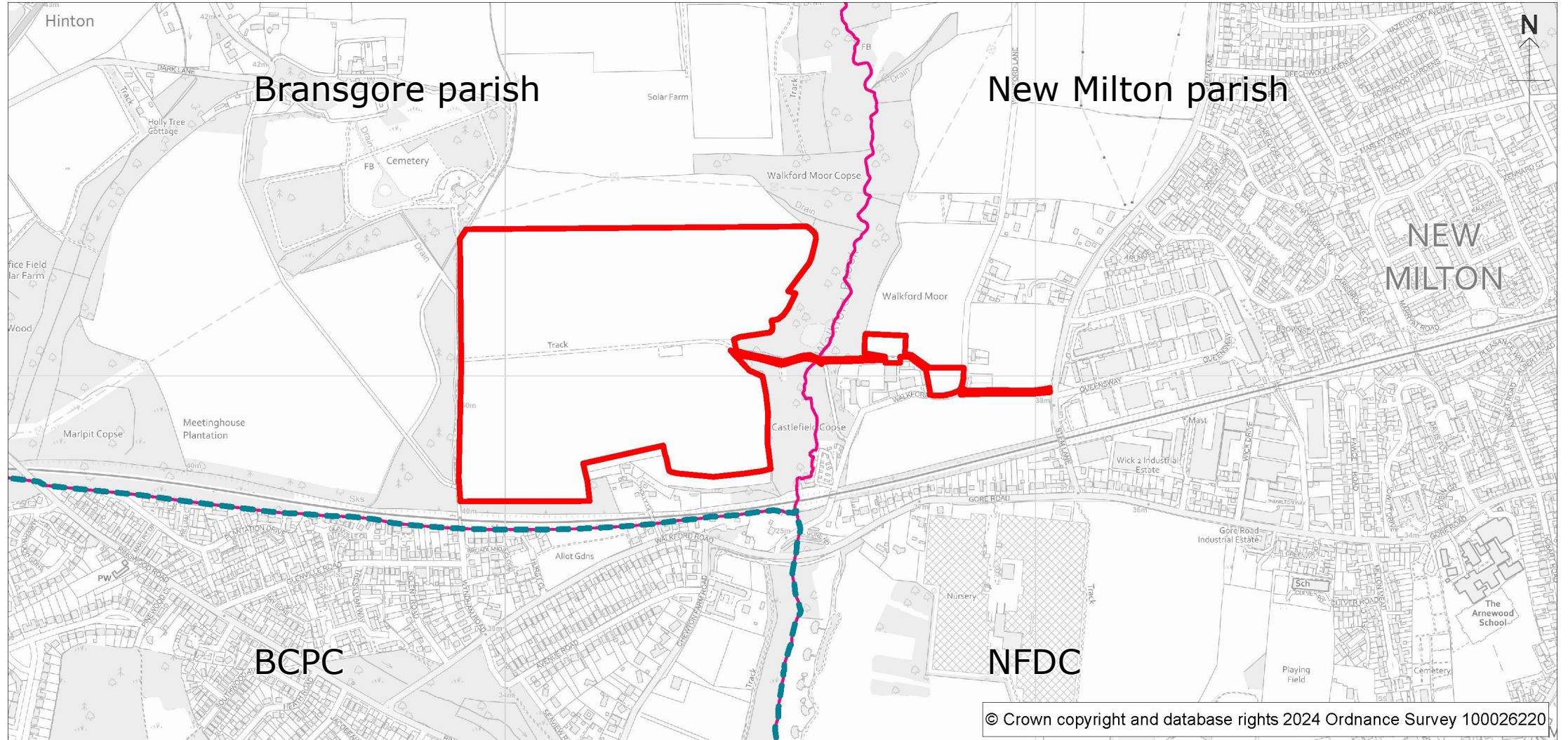
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3c 23/11213

Parish and District boundaries



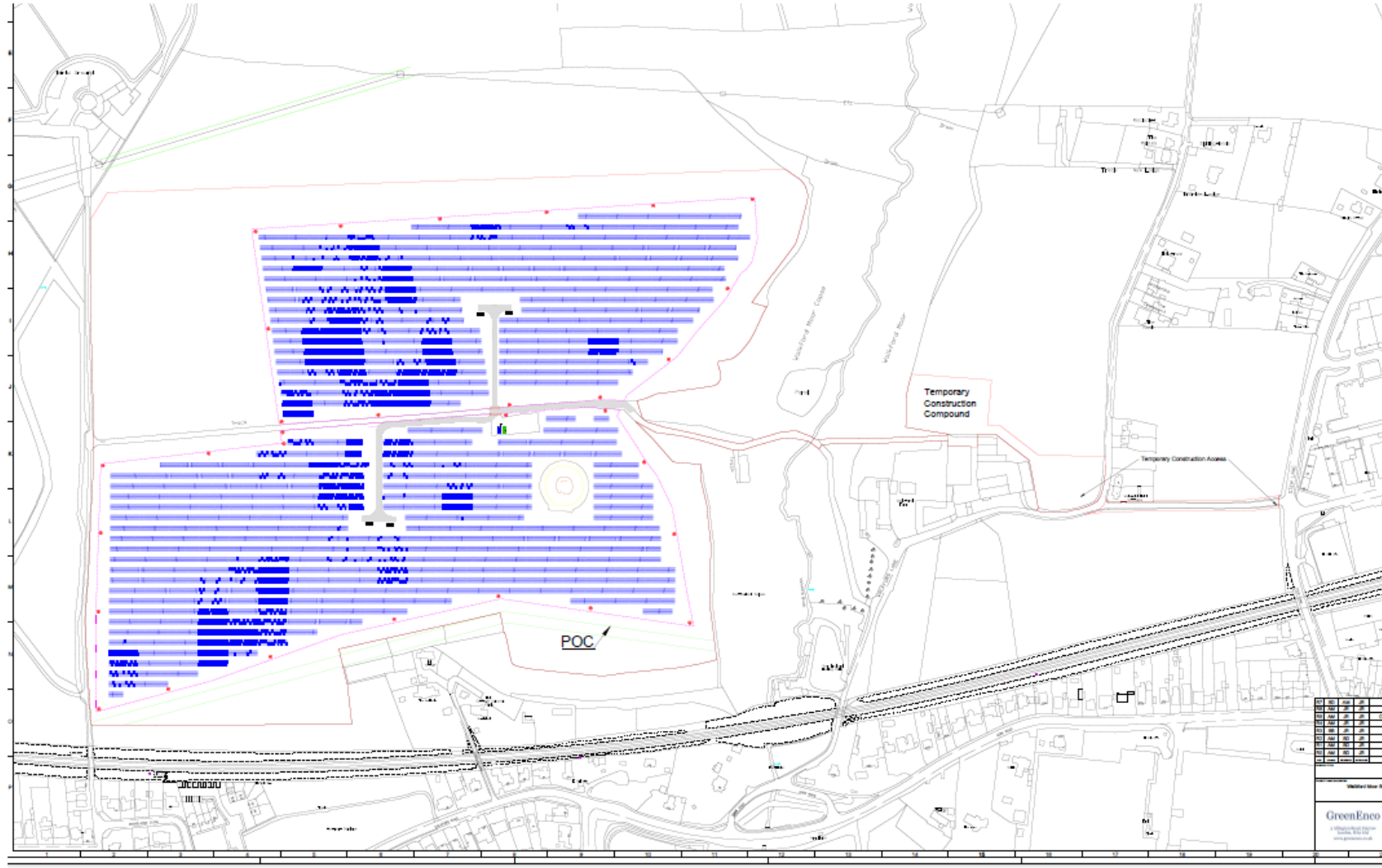
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Aerial photograph

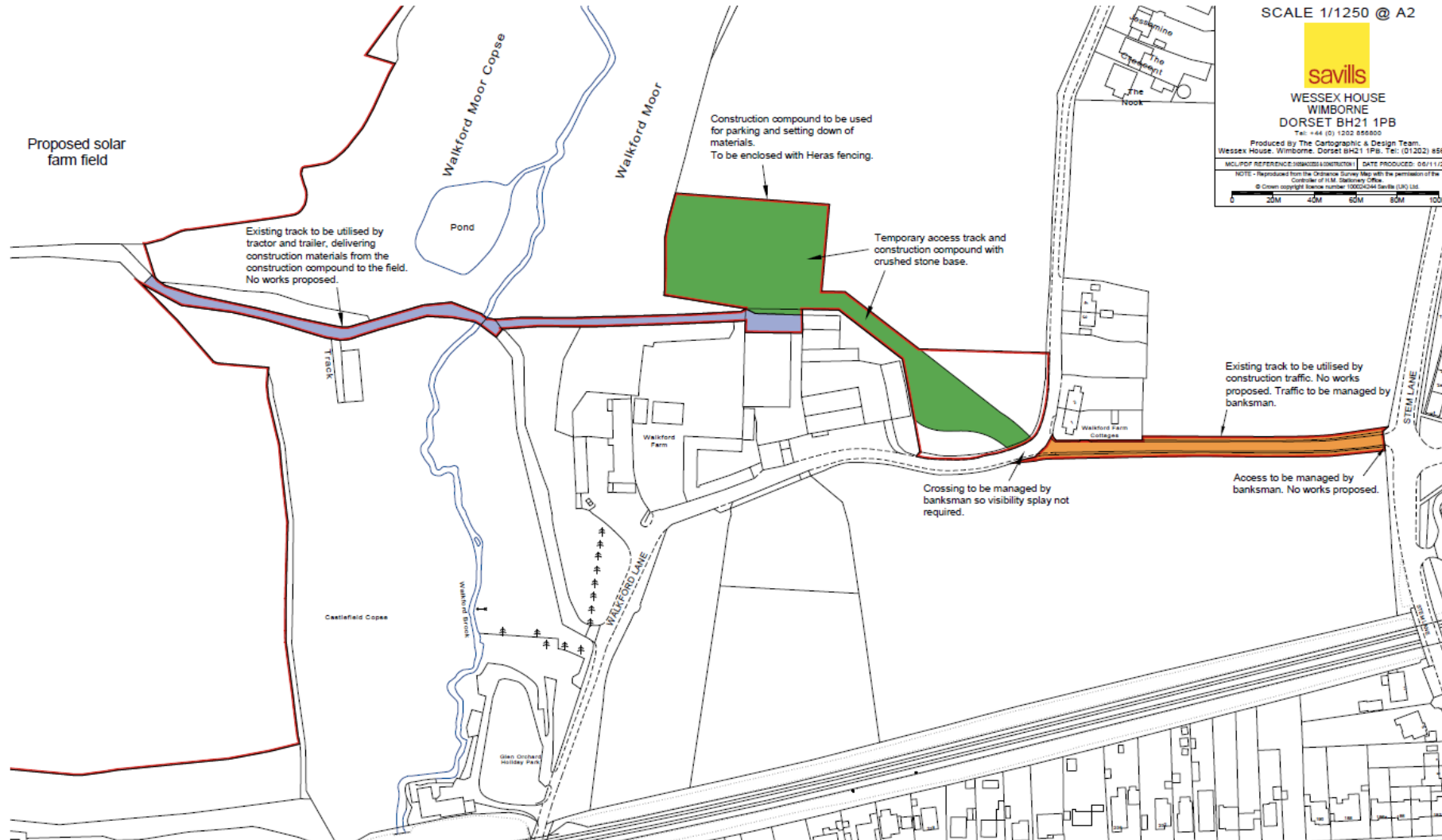


41

Proposed site layout



Temporary site access and compound



43

Walkford Farm Cottages and access from Stem Lane



44



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3c 23/11213

View towards temporary construction compound



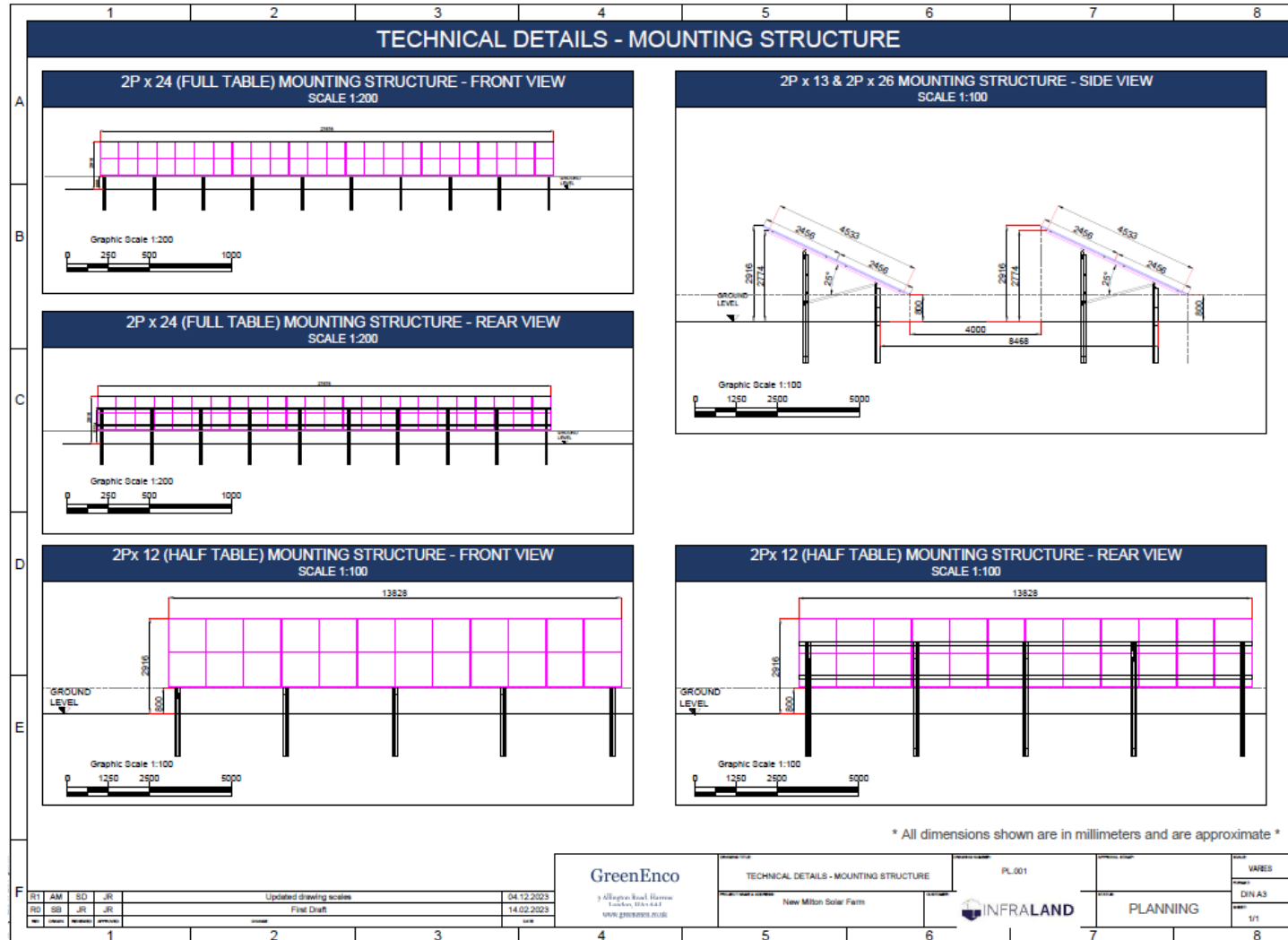
45



Proposed panels/mounting structures



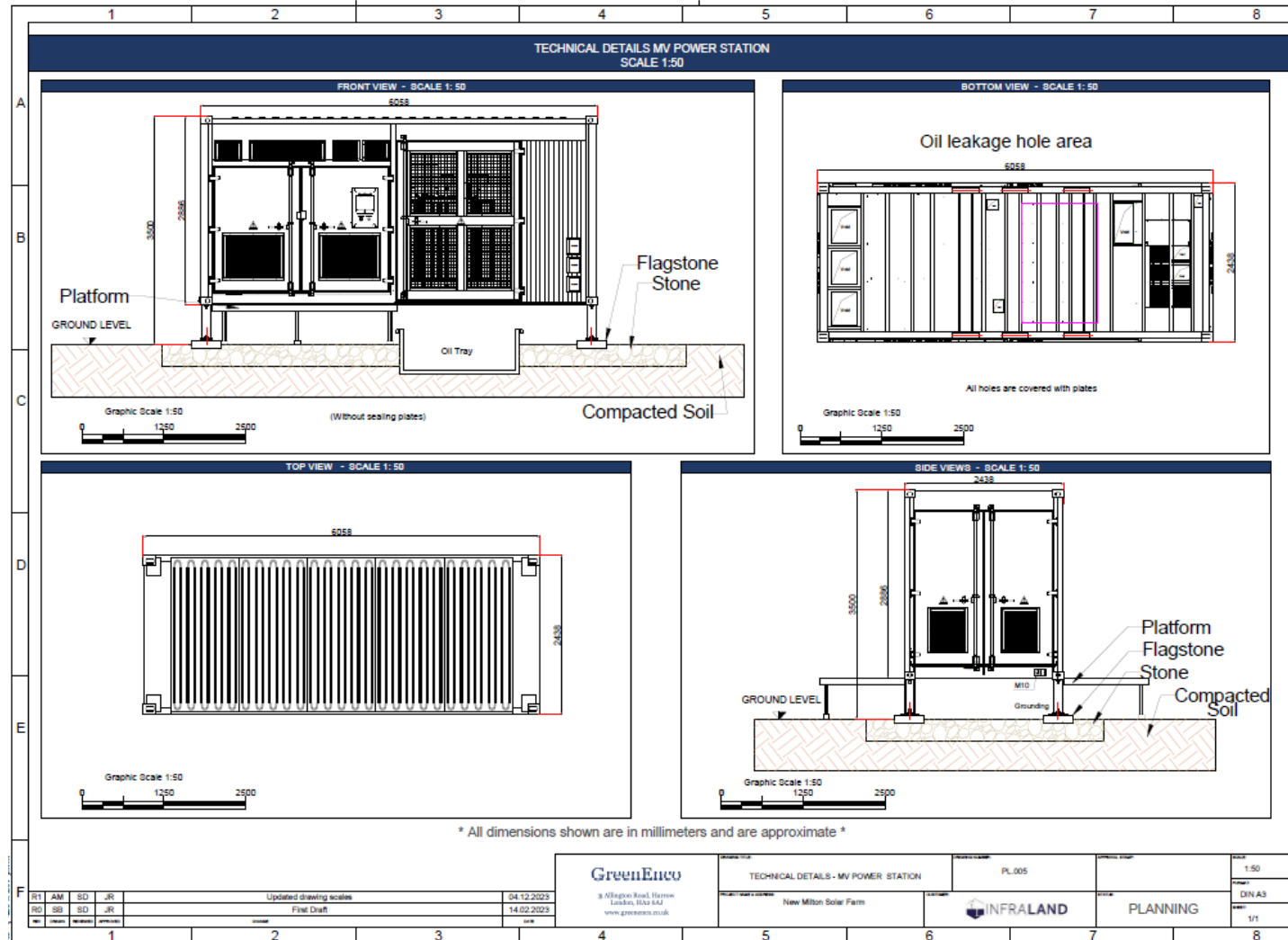
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Proposed power stations (x4)



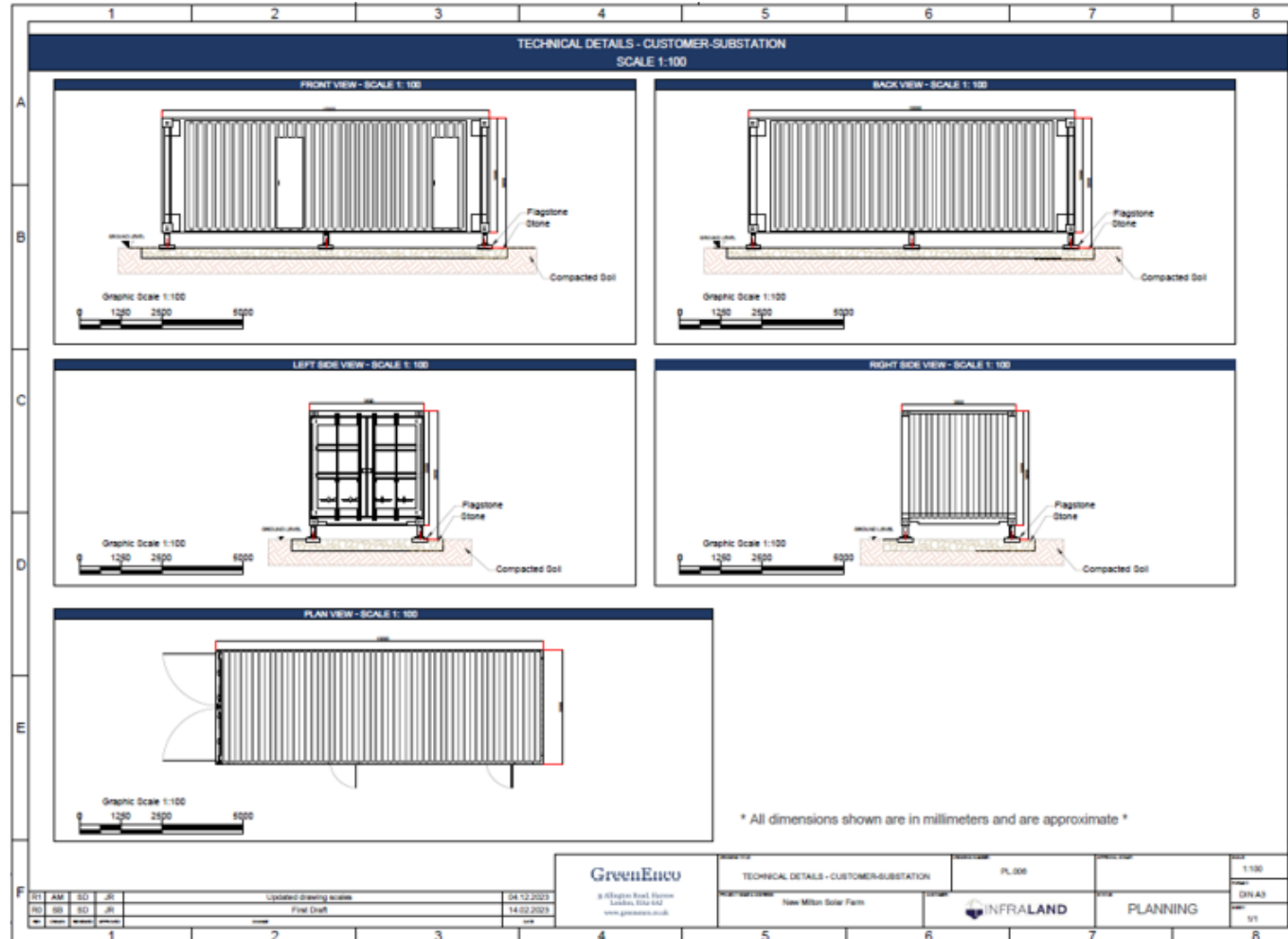
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Proposed sub-station

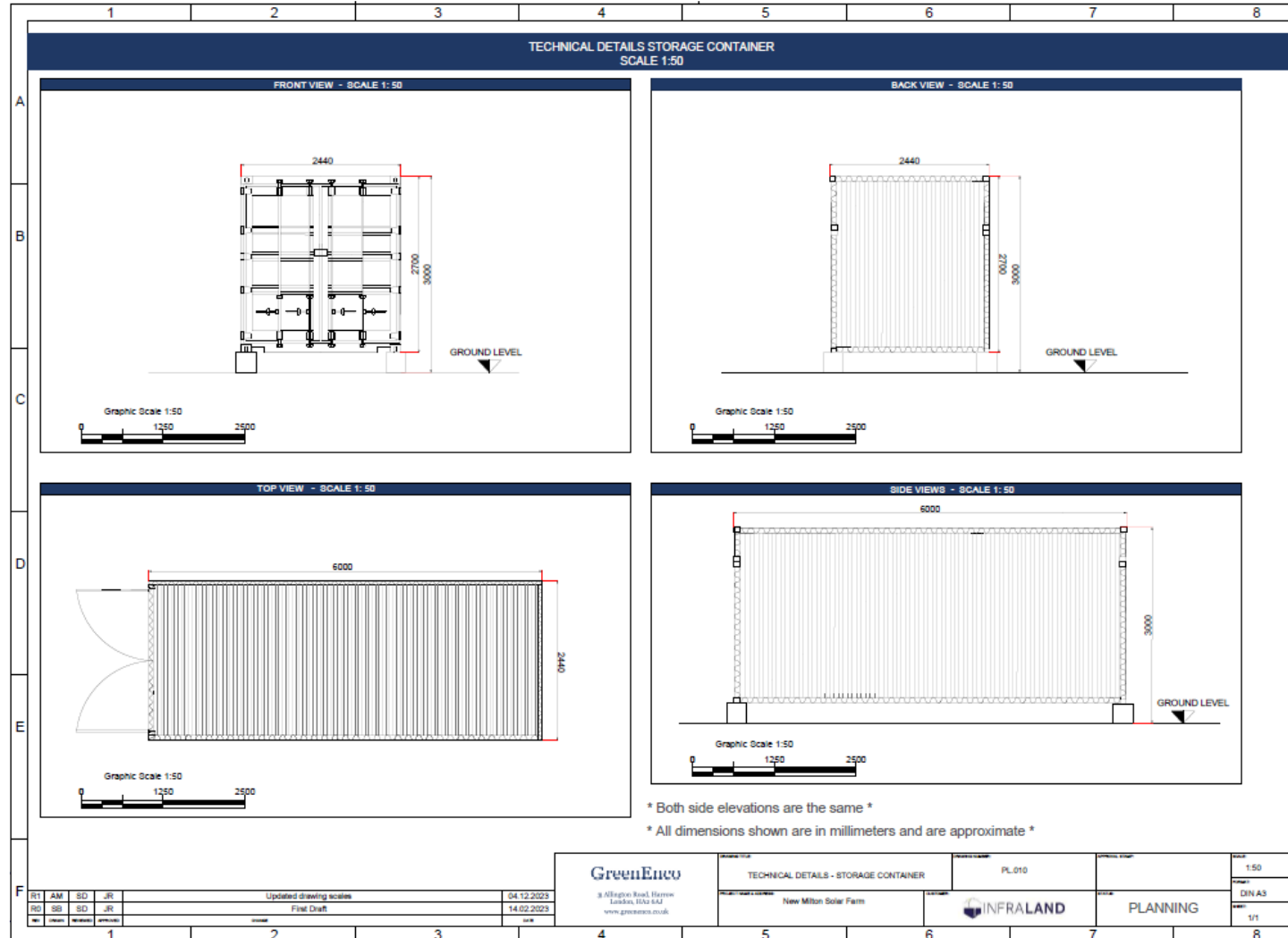


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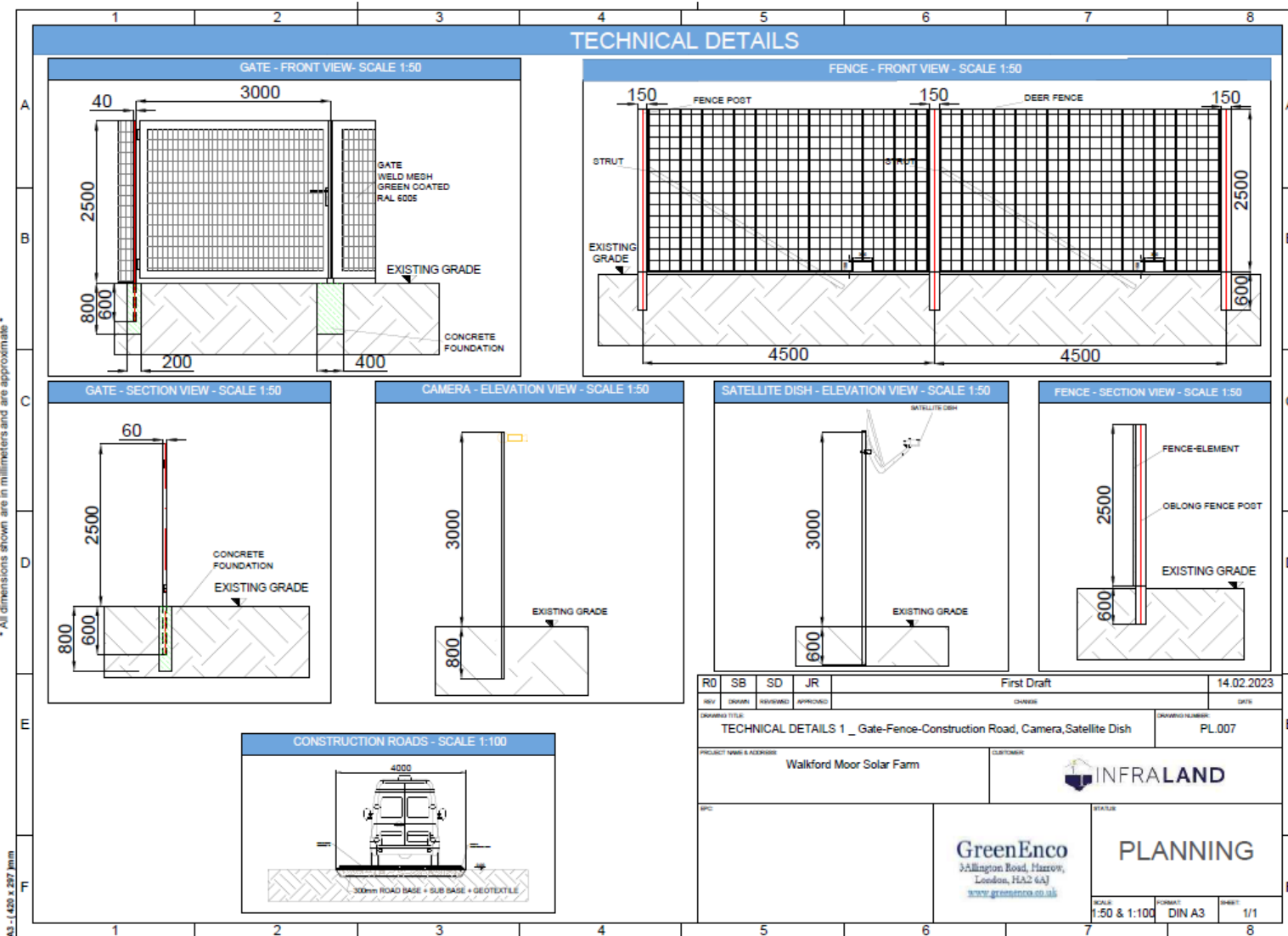
Proposed storage container

49



Proposed fencing

50



Proposed landscape mitigation plan



Indicative Planting Proposals

Tree Planting

Species	Girth (cm)	Height (m)	Form	Clear Stem (cm)	Root
Acer campestre	12-14	350-450	Heavy Standard	150-200	SR
Corylus avellana	12-14	350-450	Heavy Standard	150-200	SR
Prunus avium	12-14	350-450	Heavy Standard	150-200	SR
Quercus robur	8-10	350-450	Open Standard	100-150	SR

Native Hedgerow Mix - to be planted in double or triple staggered rows minimum 60m in planted in single species groups no less than 5m no more than 15

Species	%	Form	Height (m)	Root
Acer campestre	10	Tree/standard	30-100	SR
Corylus avellana	10	Branched	60-80	SR
Crataegus monogyna	40	Branched	80-100	SR
Rosa rubromarginata	5	Branched	80-100	SR
Prunus spinosa	30	Branched	60-80	SR
Rosa canina	5	Branched	60-80	SR

KEY

Hedgerow boundary	Access track
Existing vegetation	Inverter station
Solar array	Overhead line
Proposed native double staggered hedgerow	Security camera
Proposed native triple staggered hedgerow	Customer substation
Proposed native triple staggered hedgerow - to be a 30-100m tall semi natural wood to be planted at 7 per ha row meter at 50cm centres and 30cm offset	Storage container
Proposed native tree planting	arable field/marginal grass biomass
Proposed grazing mix within solar arrays	
Existing agricultural field	
Proposed species rich meadow mix	
Security fence	

REVISIONS

- First Issue - 23/08/2023 - NM
- A - (14/09/2023 NM) Additional triple staggered hedgerow added to plan as per client comment.
- B - (18/09/2023 NM) Solar infrastructure added to plan and CCTV symbol changed as per client comment
- C - (27/09/2023 NM) Area of arable field margins game bird mix marked on plan as per ecologist's comment
- D - (28/03/2024 1816) Landscape plan amended to revised layout
- E - (27/04/2024 NM) Minor amendments to layout - Red line boundary added and solar arrays added by archaeological area
- F - (15/05/2024 NM) Archaeological area removed from plan and key as per client's comment
- G - (24/06/2024 LAB) Landscape plan amended to revised layout

Landscape Mitigation Plan

New Milton Solar Farm

CLIENT
Boulbee Brooks Renewable Energy Ltd.

DATE 24/06/2024 SCALE 1:1500@A1 DRAWN BY LAB APPRVD LAB

View from northern end of Stem Lane



52



Rear of Oak Cottage and view from adjacent paddock



53



Mid-track towards burial ground and SINC



54



View south from track



55



View north-east



56



Image produced from photo merge

View west towards public right of way



57



Views north and south from public right of way





Recommendation

- The proposal would provide renewable electricity for up to 5,000 homes annually
- It would be sited so as to minimise its impact on the higher quality agricultural land whilst maintaining low intensity agricultural use
- Together with the landscaping mitigation, the proposal would offer a significant uplift in bio-diversity across the site
- Approval is therefore recommended

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End of 3c 23/11213 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10272

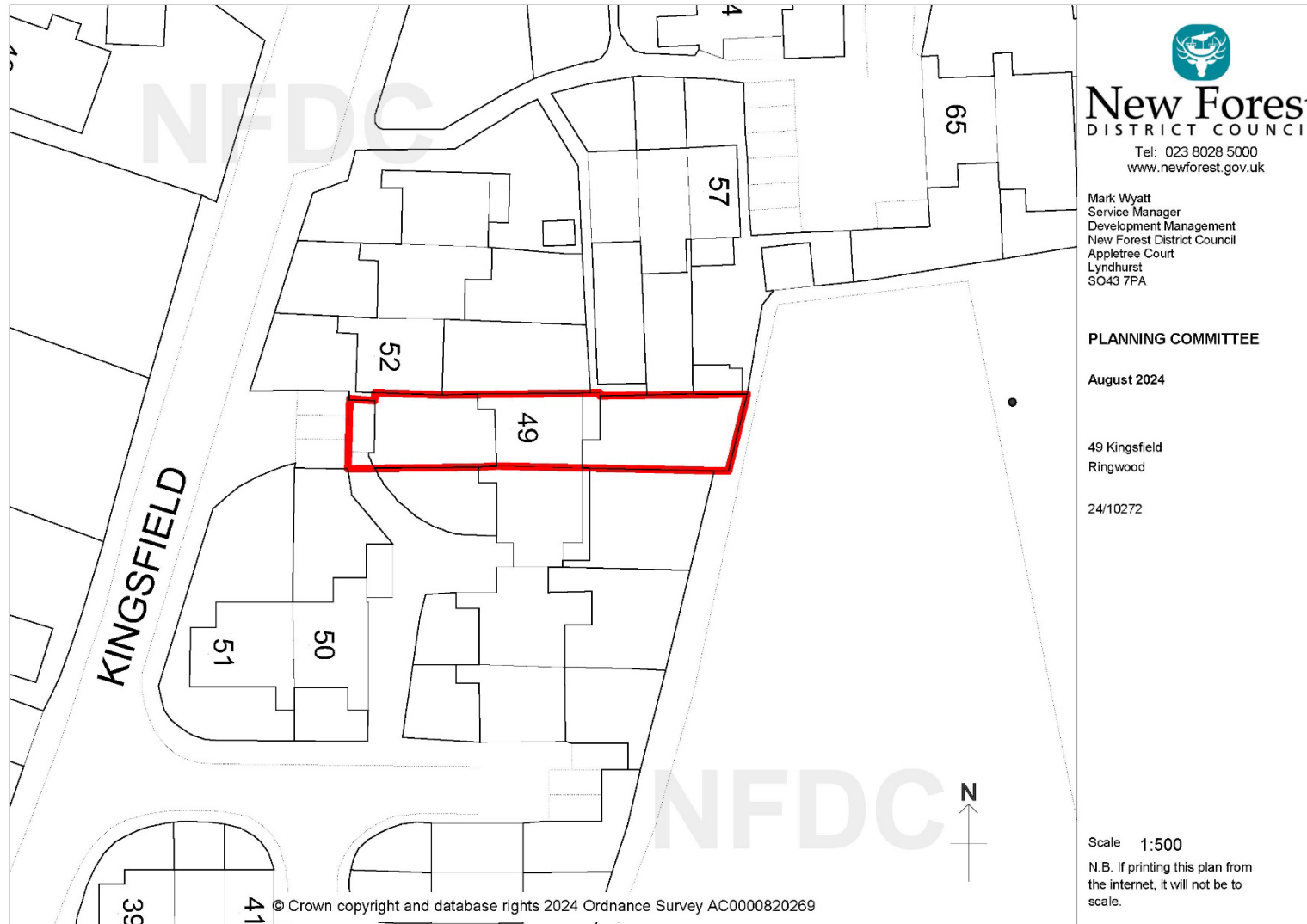
49 Kingsfield,

Ringwood

BH24 1PJ

Schedule 3d

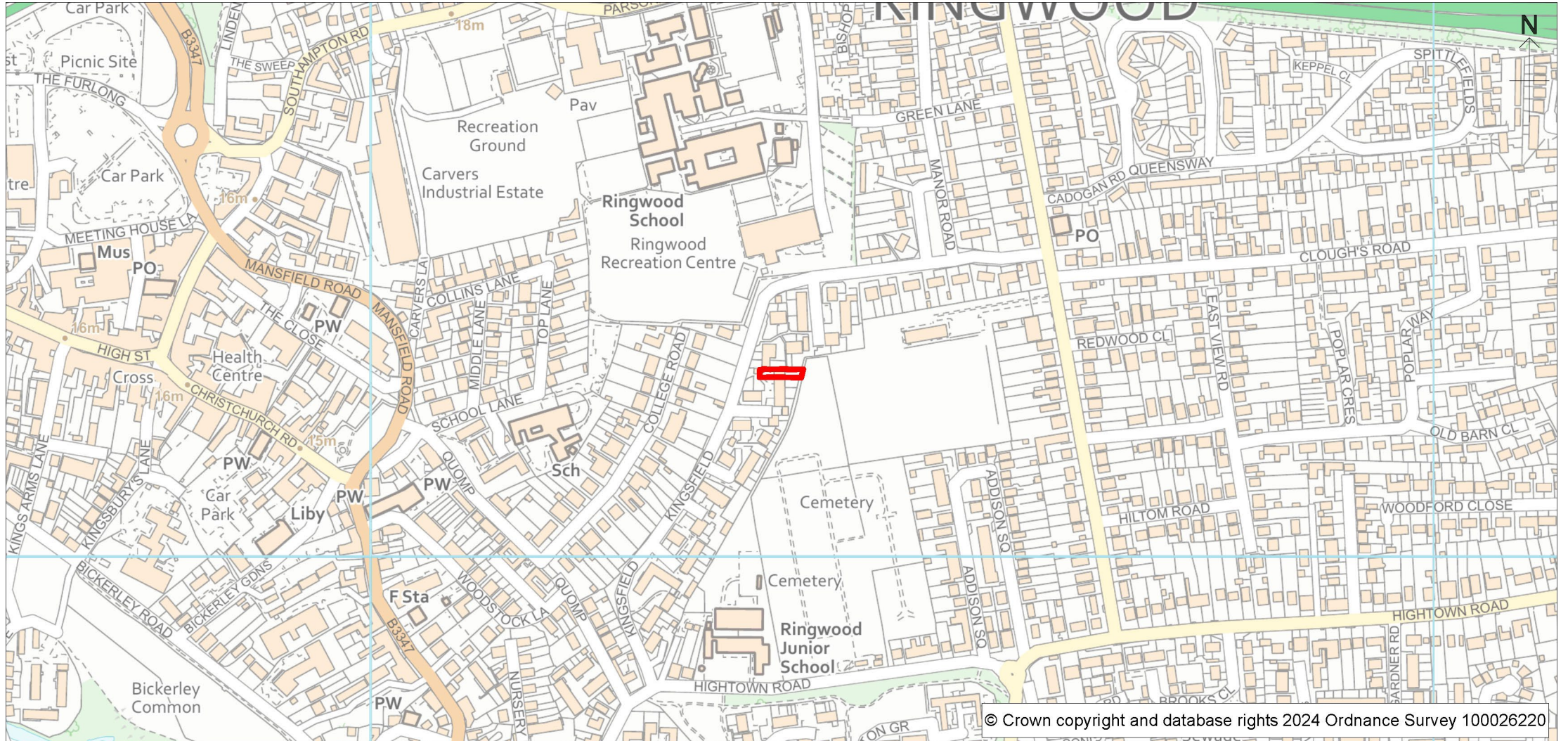
Red Line Plan



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Local context

63



61

3d 24/10272

Aerial photograph



64

62

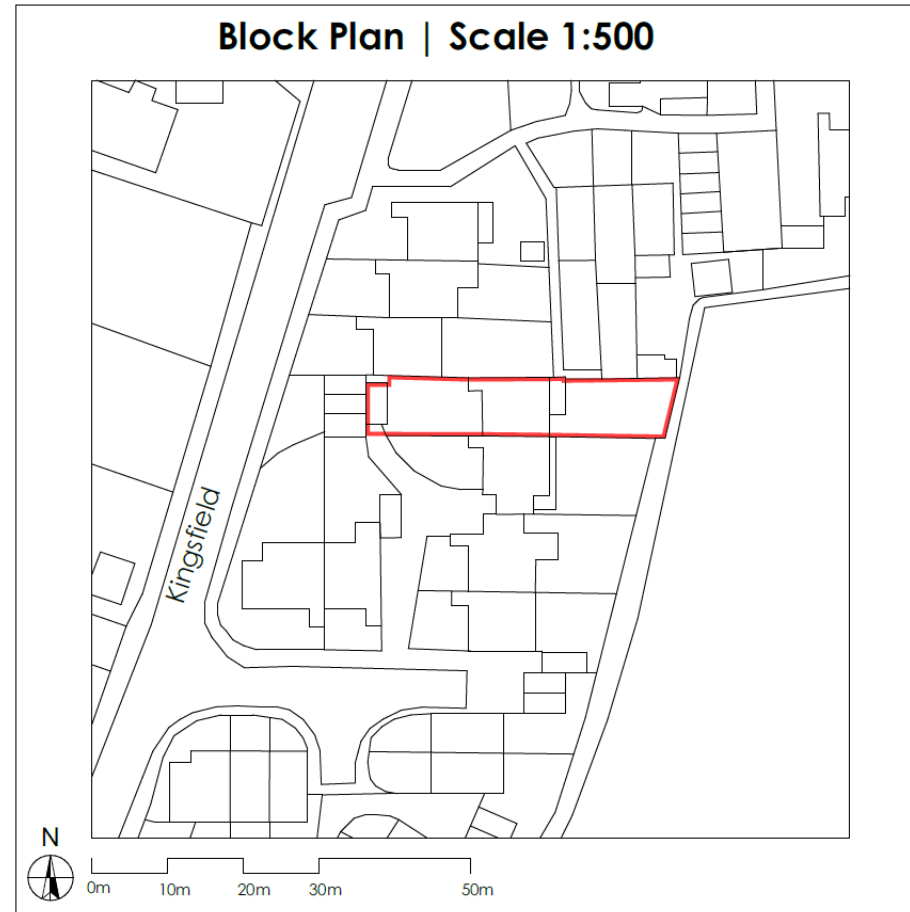
3d 24/10272

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Block Plan



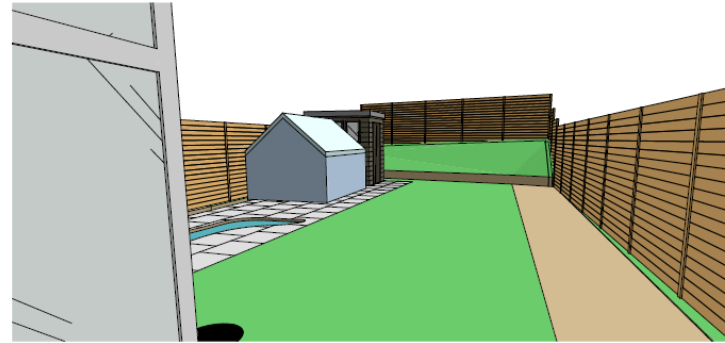
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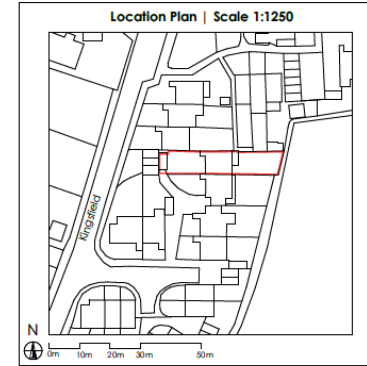
Existing site plan



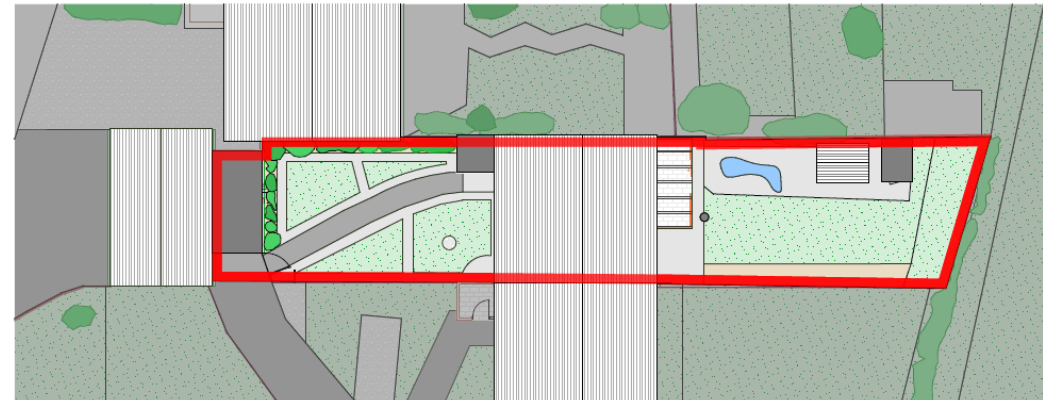
66



3D View Existing



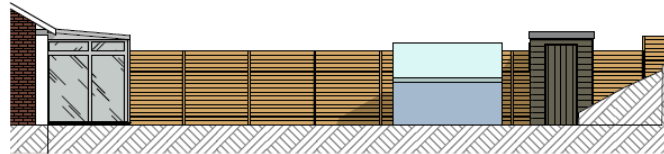
Location Plan Scale | 1:1250



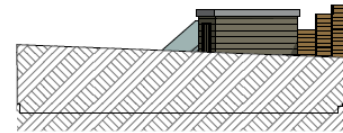
Existing Site Plan Scale | 1:200



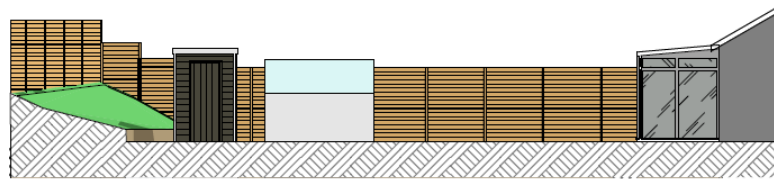
Existing plans



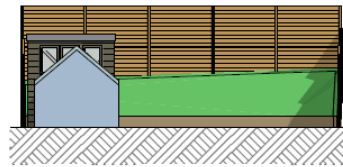
Existing North Elevation Scale 1:100



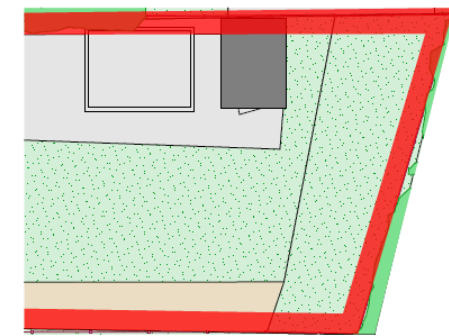
Existing West Elevation Scale 1:100



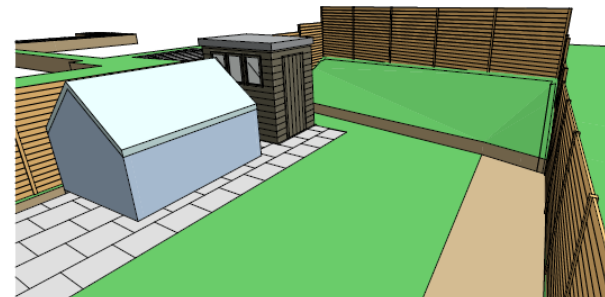
Existing South Elevation Scale 1:100



Existing East Elevation Scale 1:100



Existing Floor Plan Scale 1:100



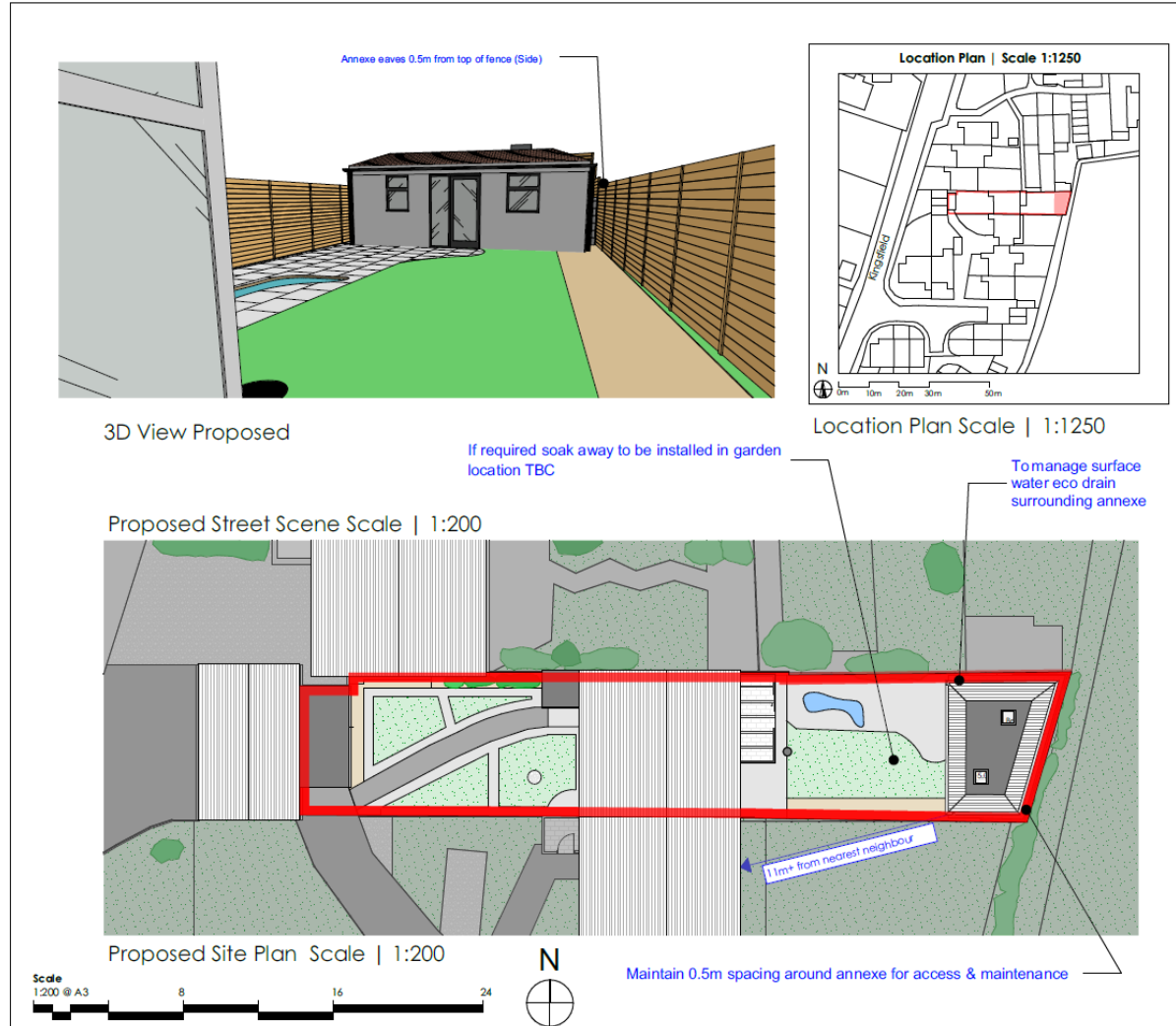
Existing 3D View



Proposed site plan and front elevation



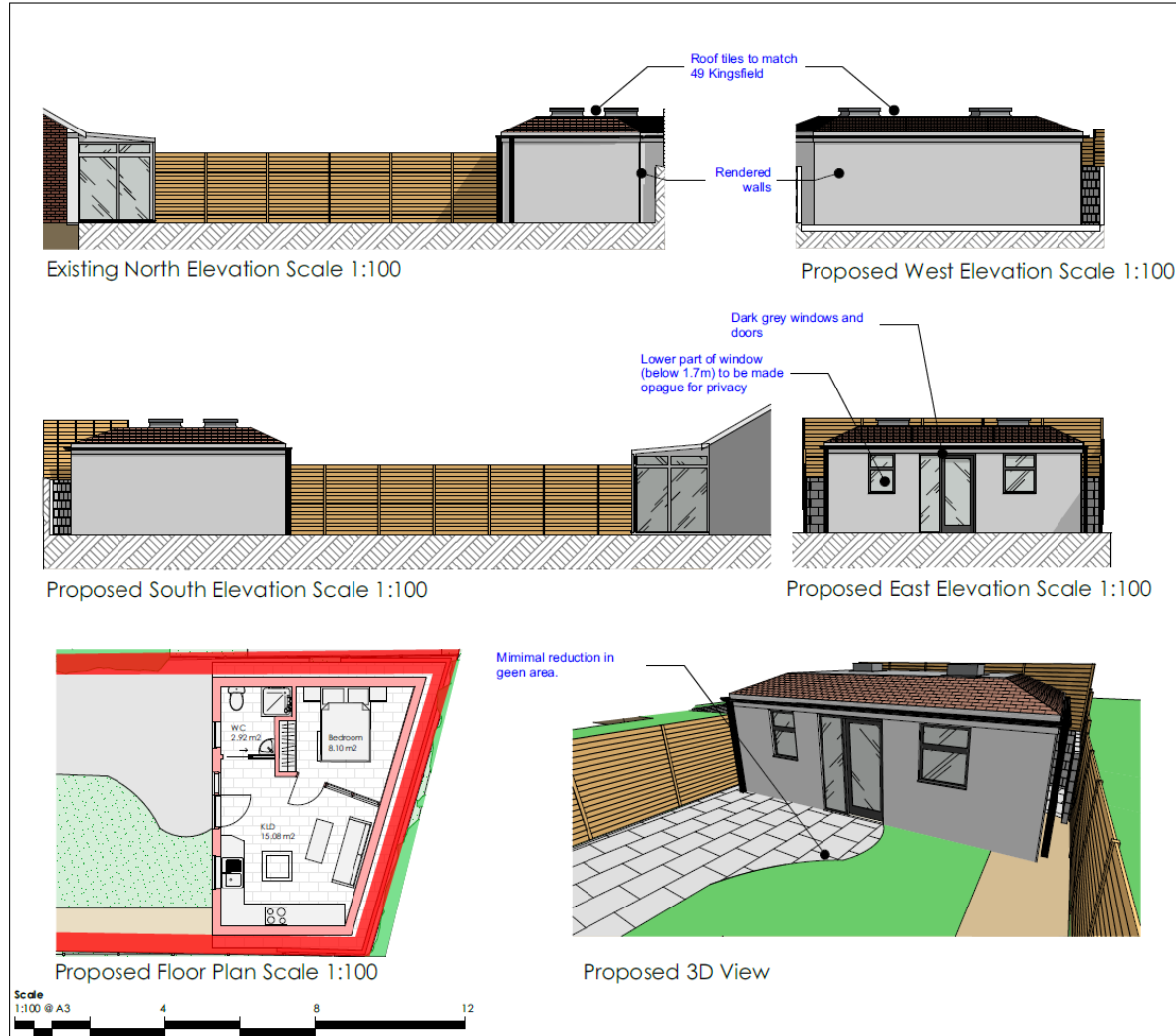
68



Proposed elevations and floor plans



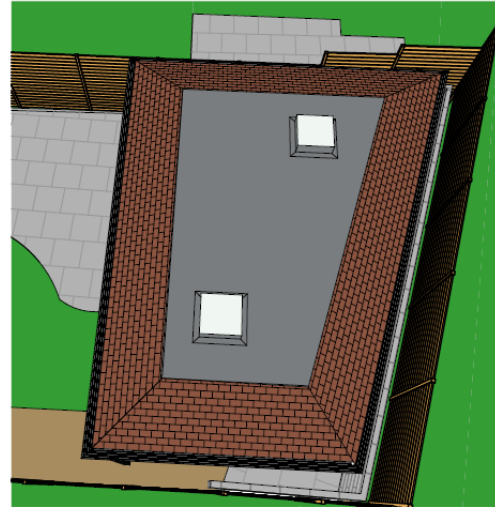
69



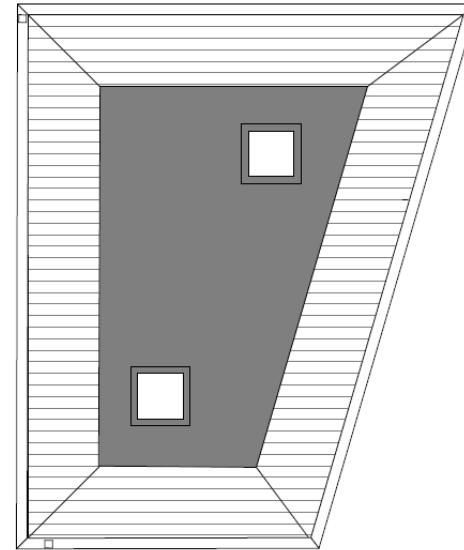
Roof plans



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Roof Plan 3D



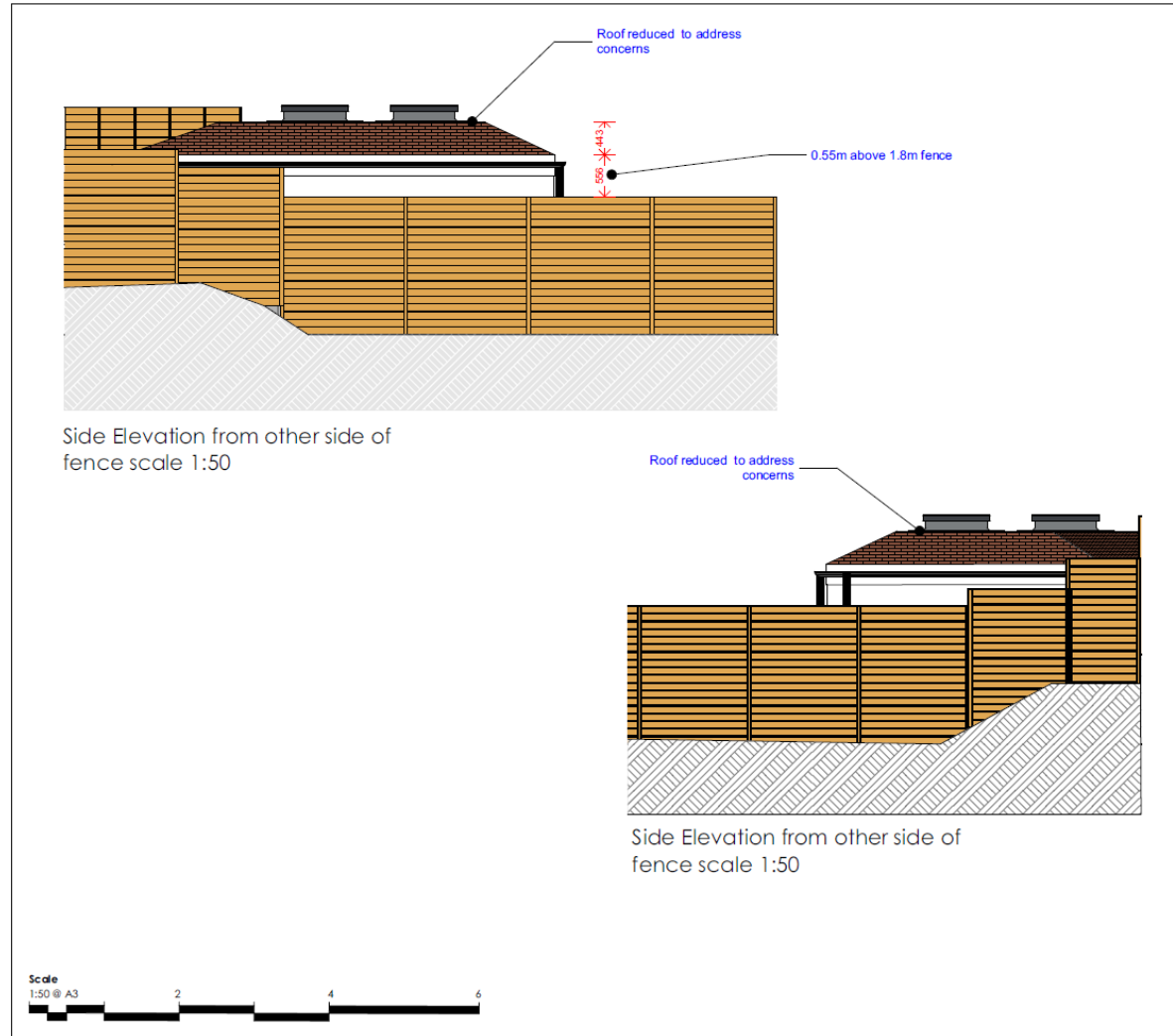
Roof Plan Scale 1:50



Fence with proposal behind



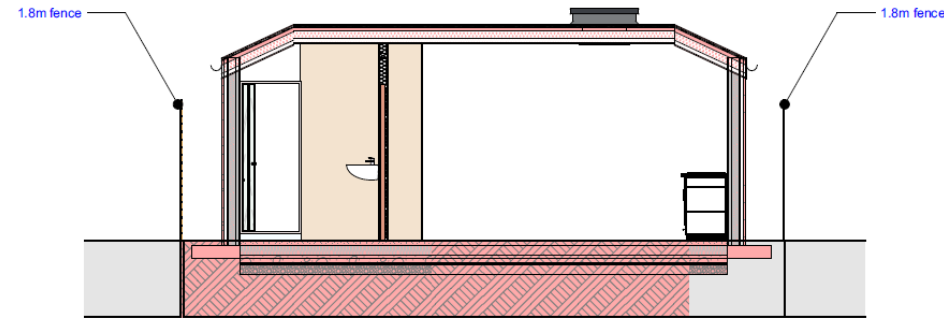
71



Section with fence



72



Section through Annexe Scale 1:50



Recommendation

From entrance of close



Front elevation



Front of garage



From neighbour's garden to area of proposal

Recommendation

Grant subject to Conditions



End of 3d 24/10272 presentation



New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE – 14 August 2024

COMMITTEE UPDATES

Item 3a

23/10559 South Allenford Farm, North End Lane, Damerham

Amended Reason for Refusal

The proposed changes to facilitate the proposed tourism use would fail to preserve the utilitarian and rural appearance of the existing building, resulting in a degree of domestication that would not preserve the character and appearance of the site, or protect the scenic beauty, tranquillity and dark skies of the National Landscape and would result in an isolated unsustainable development, contrary to policies STR2 and ENV3 of the New Forest District Local Plan part 1: Planning Strategy 2020, DM13 of the New Forest District Local Plan part 2: Sites and DM policies 2014 and CS19 of the New Forest Core Strategy 2009 and the NPPF.

Item 3c

24/11213 land near Walkford Farm, Walkford, New Milton, BH25 5NH

Further to an email received by the agent, condition 2 (the plan numbers condition) should be amended to include the updated versions of the existing site plan and the location plan – replacing 31059 with 32565 in each case.

A further condition relating to the removal of the farm following its decommissioning is proposed, thus:

The development hereby permitted shall be for a limited period only expiring 40 years from the date of this permission. At the expiration of this period, the solar panels and all associated equipment, power stations, sub-station, storage container buildings and fencing shall be removed and the land restored back into full agricultural use within 6 months.

Reason: In the interests of the visual amenities of the area and to ensure the use of the land is returned to solely agriculture.

Section 9 should read ‘15 letters of objection received on behalf of or from local residents:’

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