

PLANNING COMMITTEE – WEDNESDAY, 15TH JANUARY 2025

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on planning applications (Pages 3 - 106)**

6. **Committee updates (Pages 107 - 108)**

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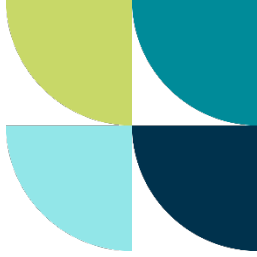
Planning Committee

15 January 2024



Agenda Item 5

Planning Committee 15 January 2025 Applications Presentations



Planning Committee App No 24/10656

Land rear of Waltons Avenue,
Holbury
Fawley, SO45 2LU
Schedule 3a

3

3a 24/10656

Planning Committee App No 24/10792

Scaffolding Yard, The Old Brickyard
Salisbury Road, Copythorne
SO51 6AN
Schedule 3b

21

3b 24/10792

Planning Committee App No 24/10670

The Barn (opposite Lansdowne House),
Midgham Road
Fordingbridge
Schedule 3c

33

3c 24/10670

Planning Committee App No 24/10953 (Withdrawn)

Site of Former Police Station,
Southampton Road
Lymington SO41 9GH
Schedule 3d

63

3d 24/10953

Planning Committee App No 23/10821

New House, Market Place
& 1-3, Strides Lane
Ringwood
BH24 1ER
Schedule 3e

66

3e 23/10821

Planning Committee App No 24/10820

Barn at the Old Stores,
Scats Lane
Sandleheath
Schedule 3f

88

3f 24/10820

Planning Committee

App No 24/10656

Land rear of Waltons Avenue,

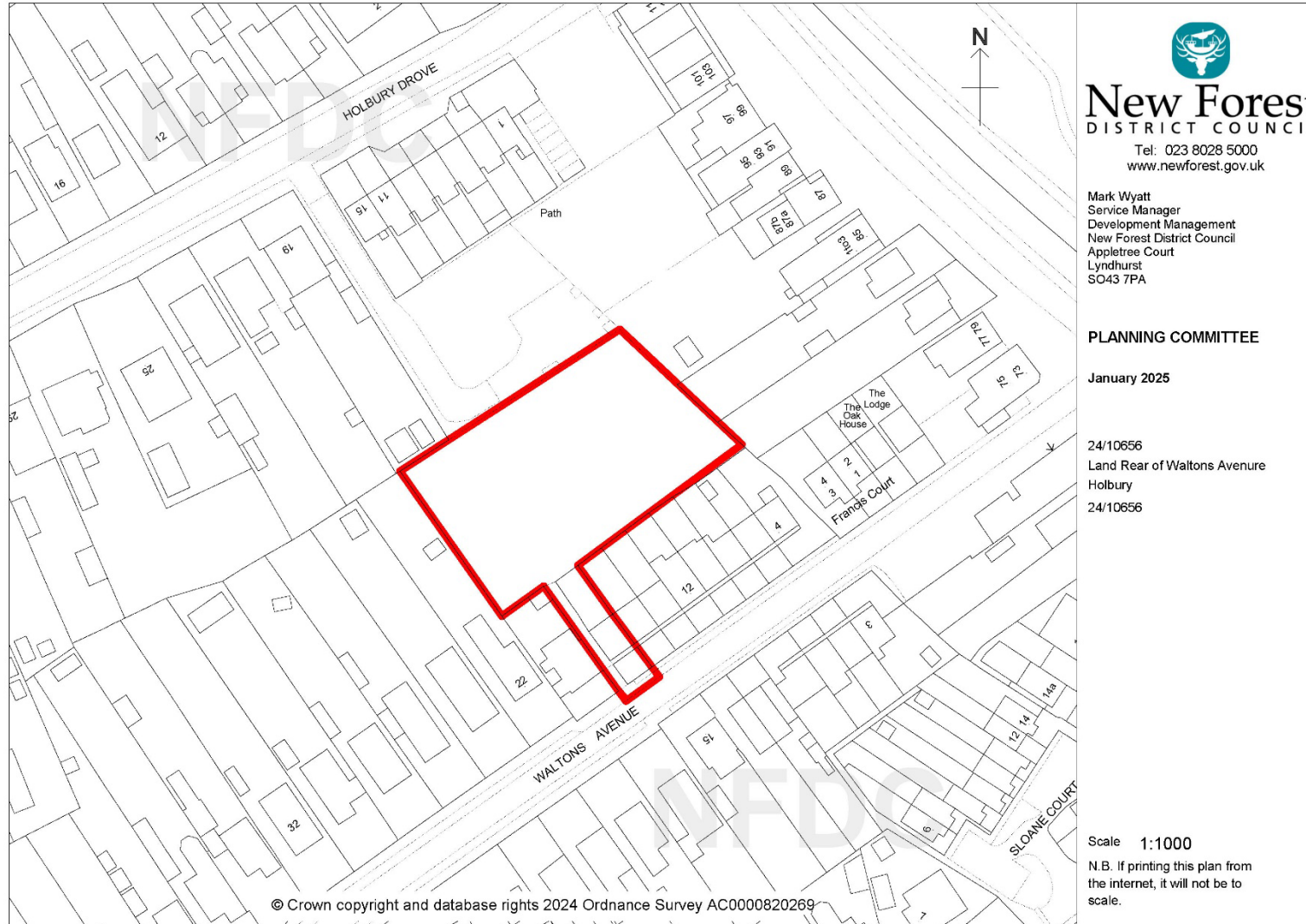
Holbury

Fawley, SO45 2LU

Schedule 3a

Red Line Plan

9



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

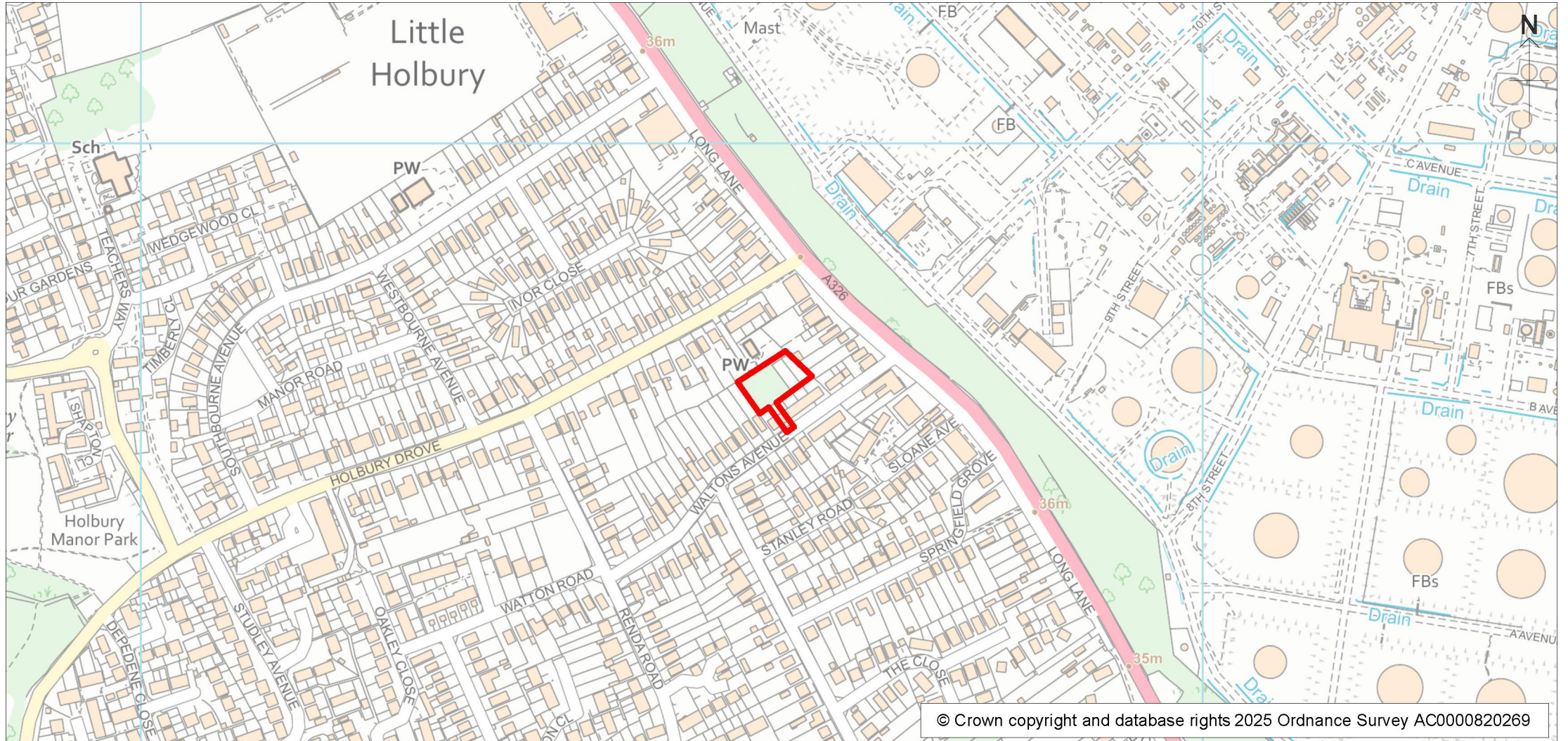
Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

January 2025

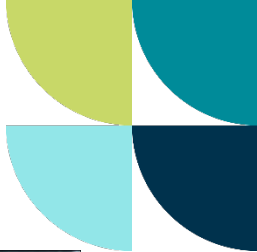
24/10656
Land Rear of Waltons Avenue
Holbury
24/10656

Local context



7

Aerial photograph



8

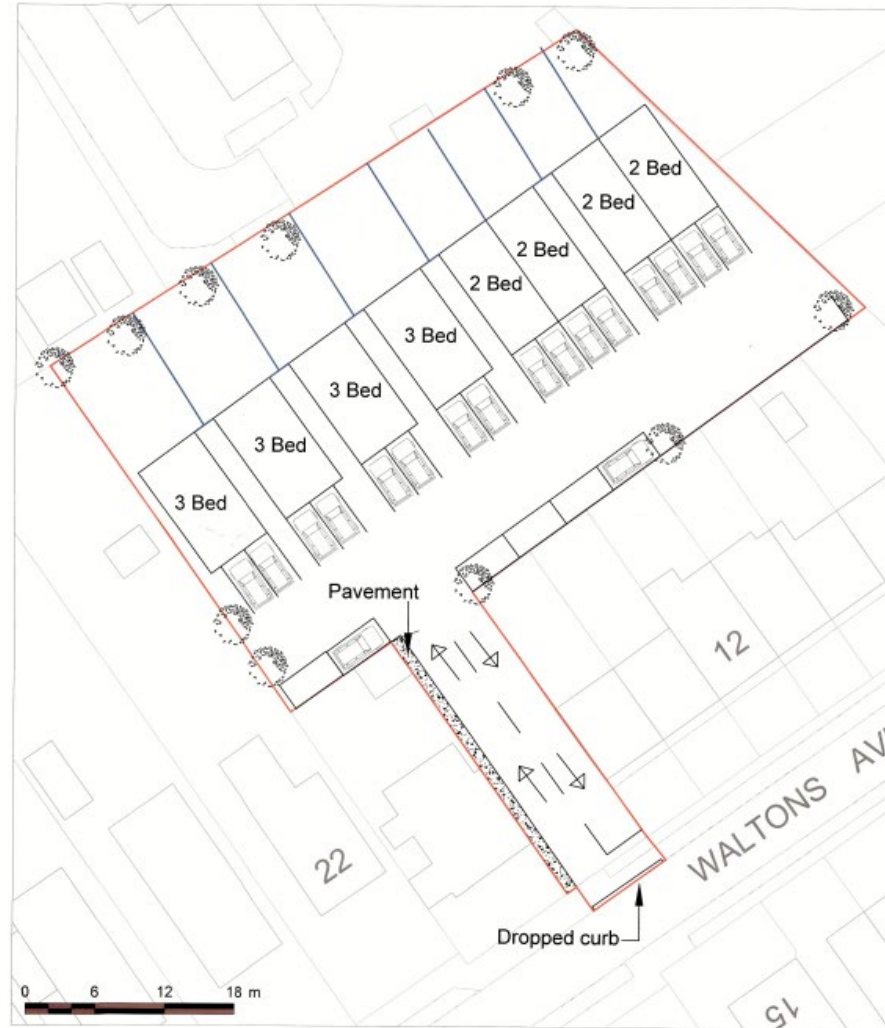


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Approved site plan - 22/11140



6



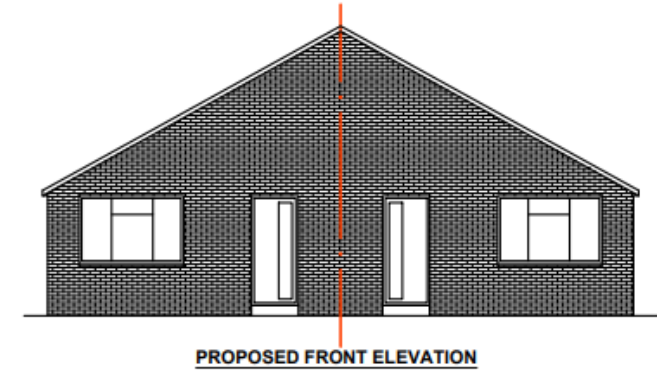
7

3a 24/10656

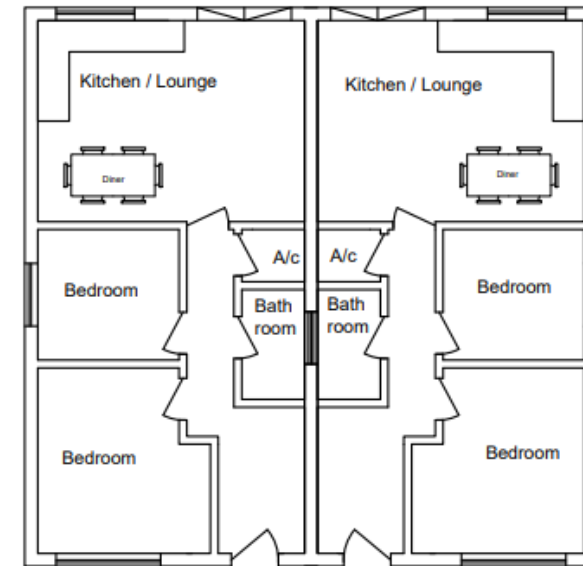
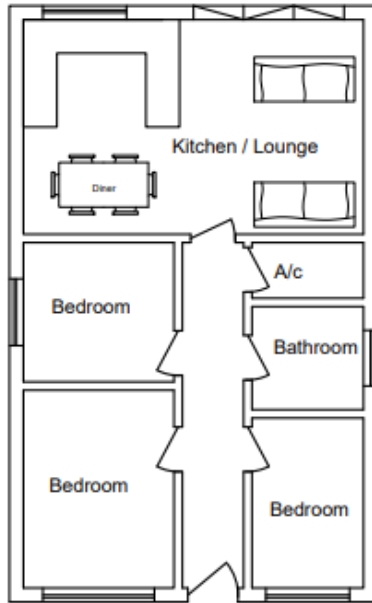
Approved elevation and floor plan – 22/11140



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

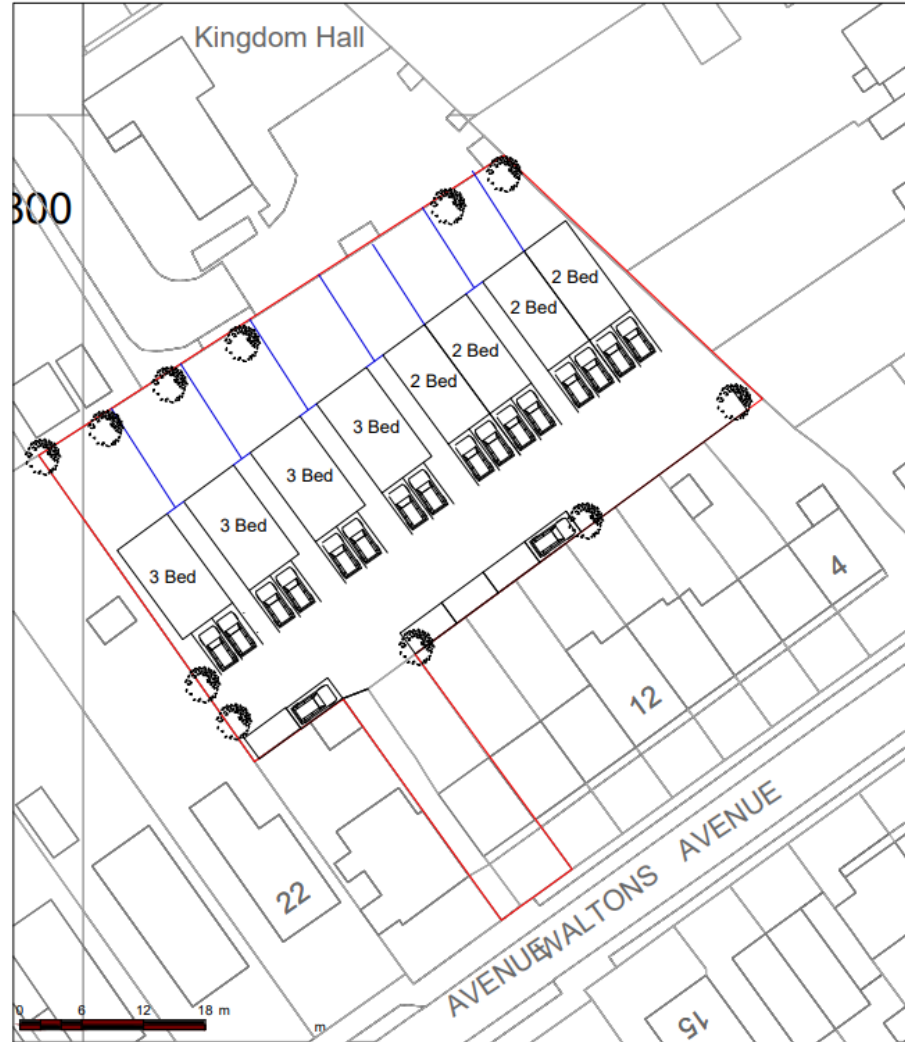


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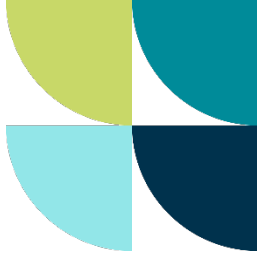
Approved site plan – 23/10823



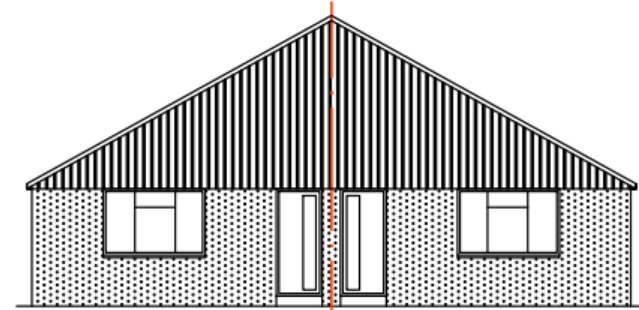
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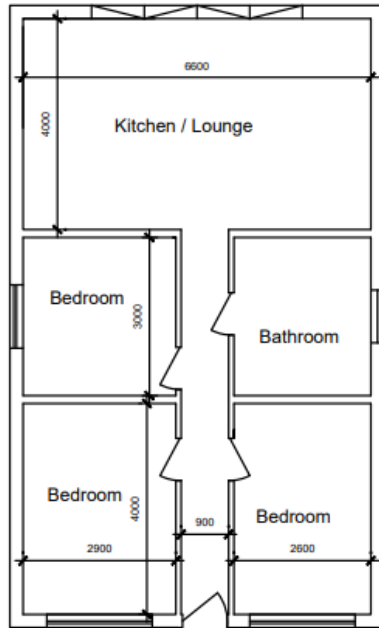
Approved elevation and floor plan – 23/10823



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



12

Site plan – current application

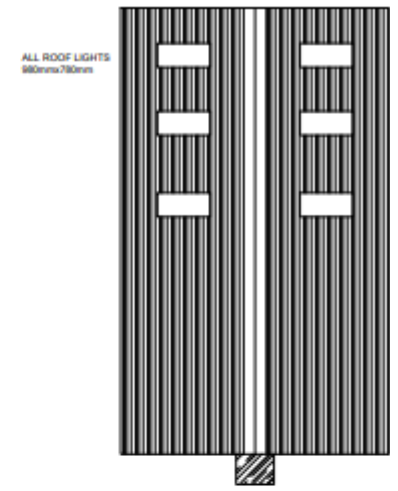
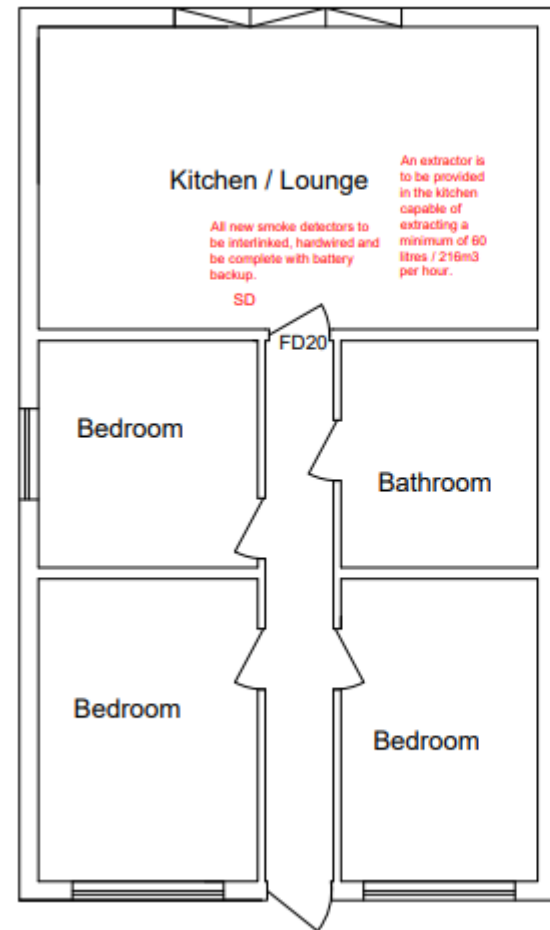
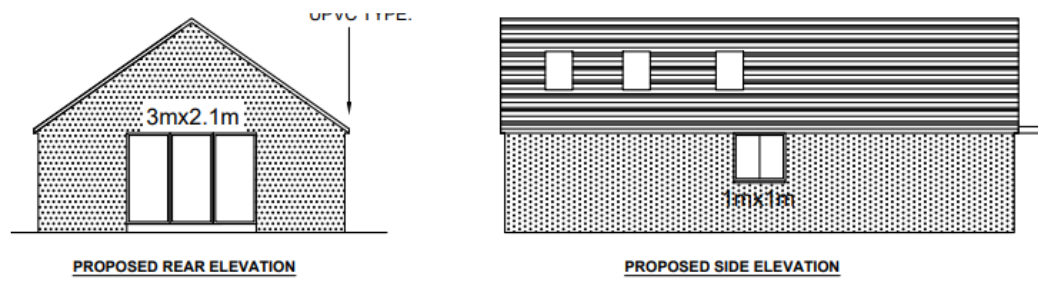
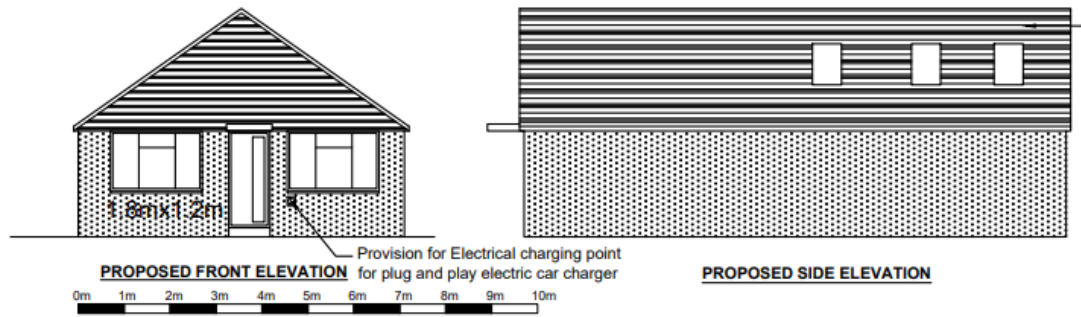
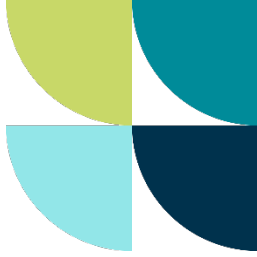


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Site Plan



Detached 3-bed – elevation and floor plan

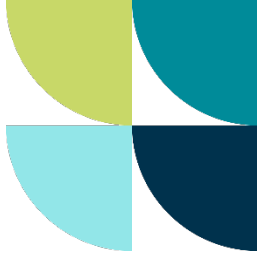


Provide vent axia solo t extractor, ceiling mounted giving 15 litres per second with 15 minute overflow.

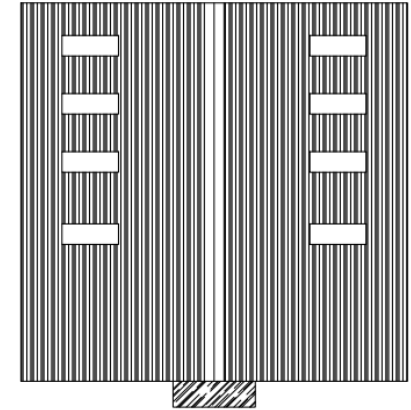
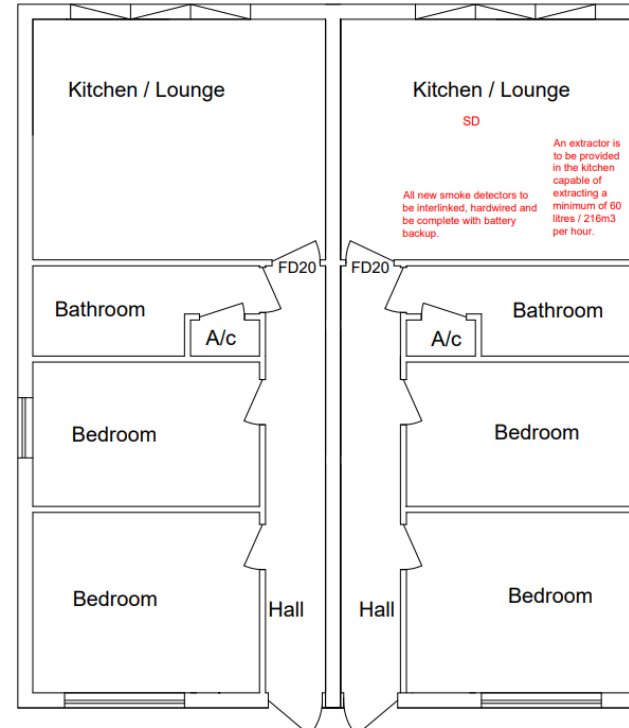
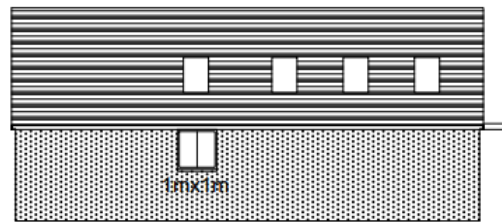
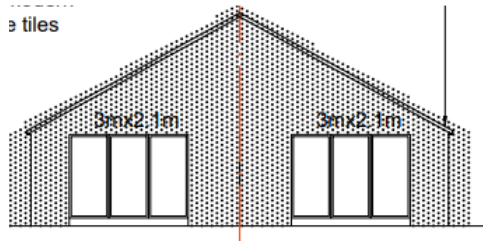
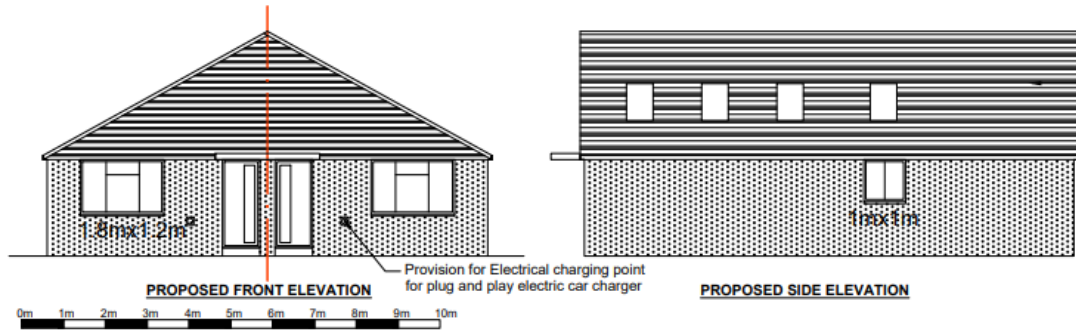
All new waste pipes and trap sizes to comply with bs 5572

14

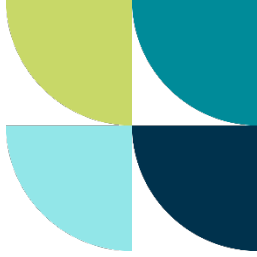
Semi-detached 2-bed – elevation and floor plan



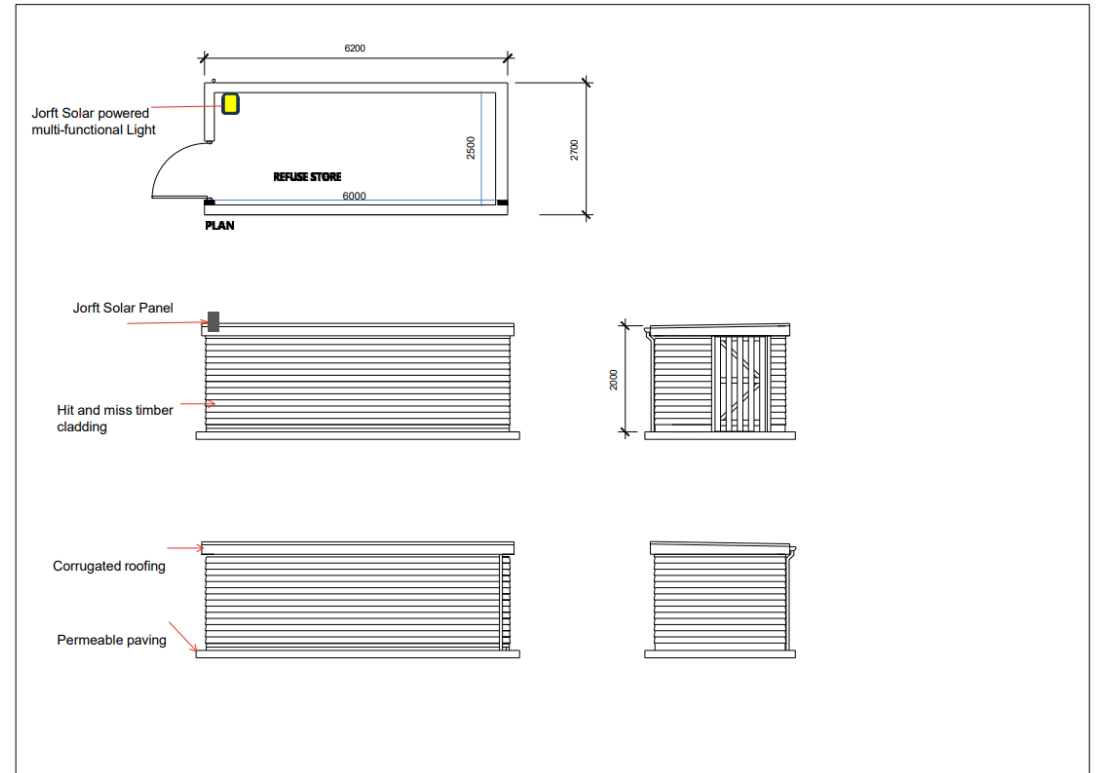
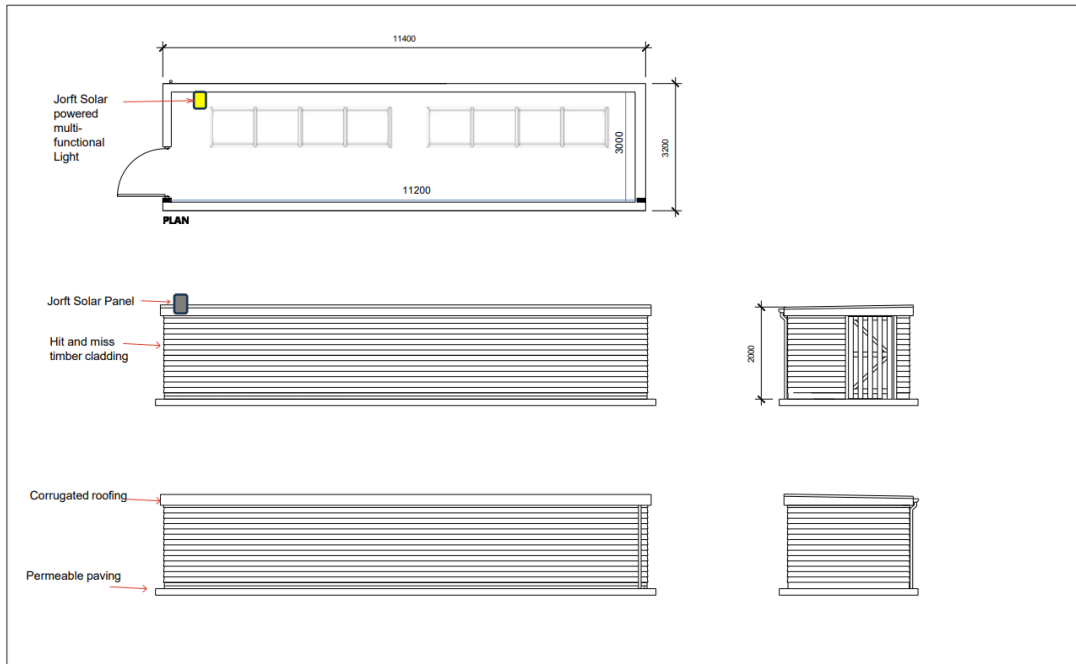
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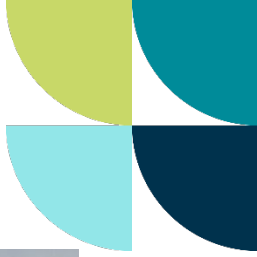
Refuse and cycle stores



16



Site photographs – Waltons Avenue



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To west of access



To east of access



Site access

Site photographs – within site



18

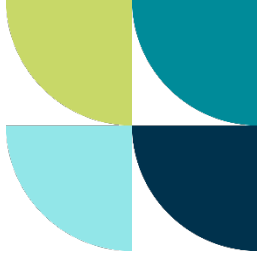
Site photographs



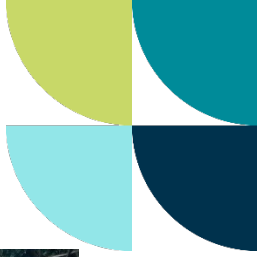
19

17

3a 24/10656



Site photographs



20



Recommendation

- The application represents an amendment to the previously consented scheme, seeking to regularise the partially constructed development
- For the reasons laid out in the officers report, it is considered that the amendments to the scheme are acceptable subject to the conditions recommended

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End of 3a 24/10656 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10792

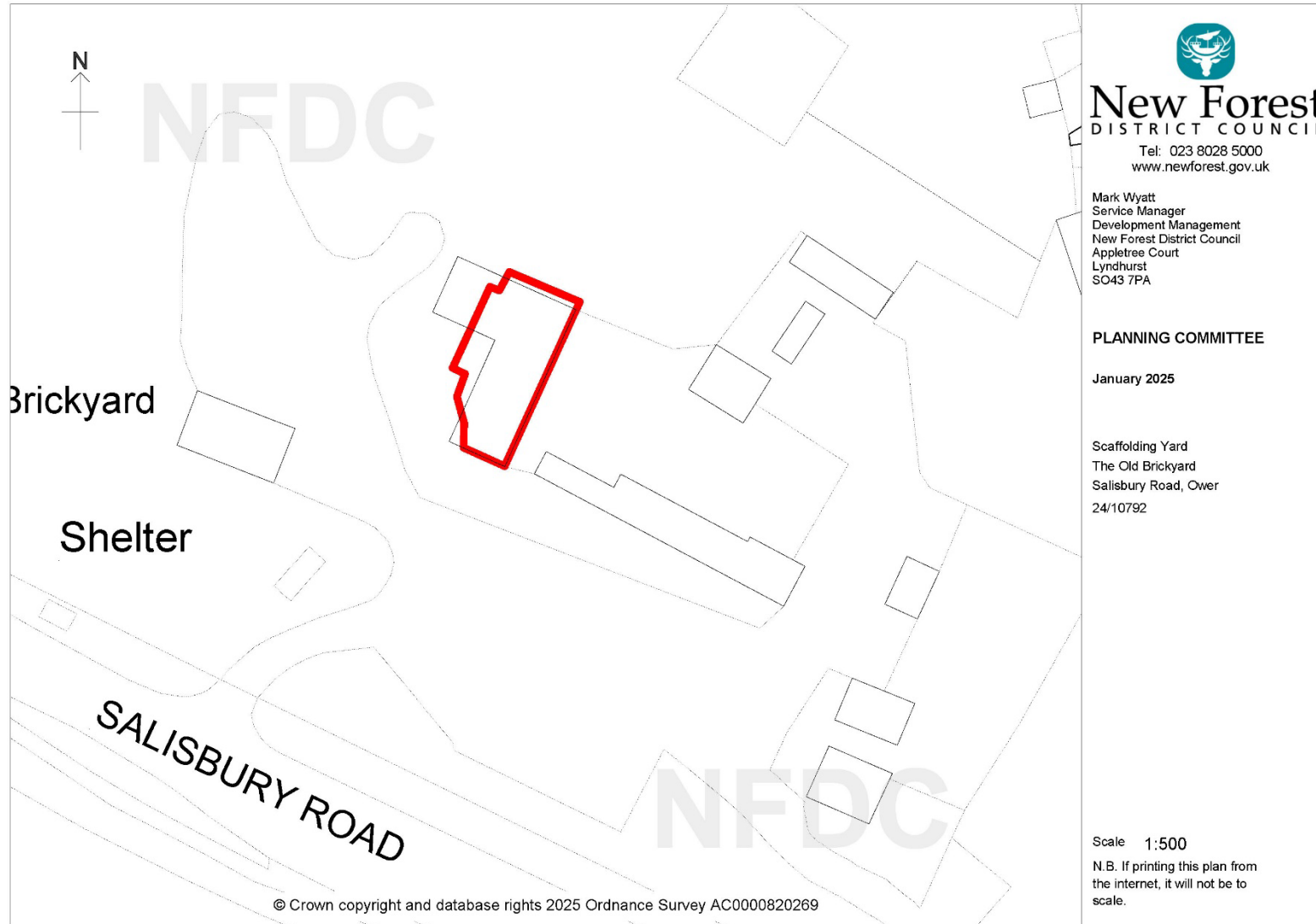
Scaffolding Yard, The Old Brickyard

Salisbury Road, Copythorne

SO51 6AN

Schedule 3b

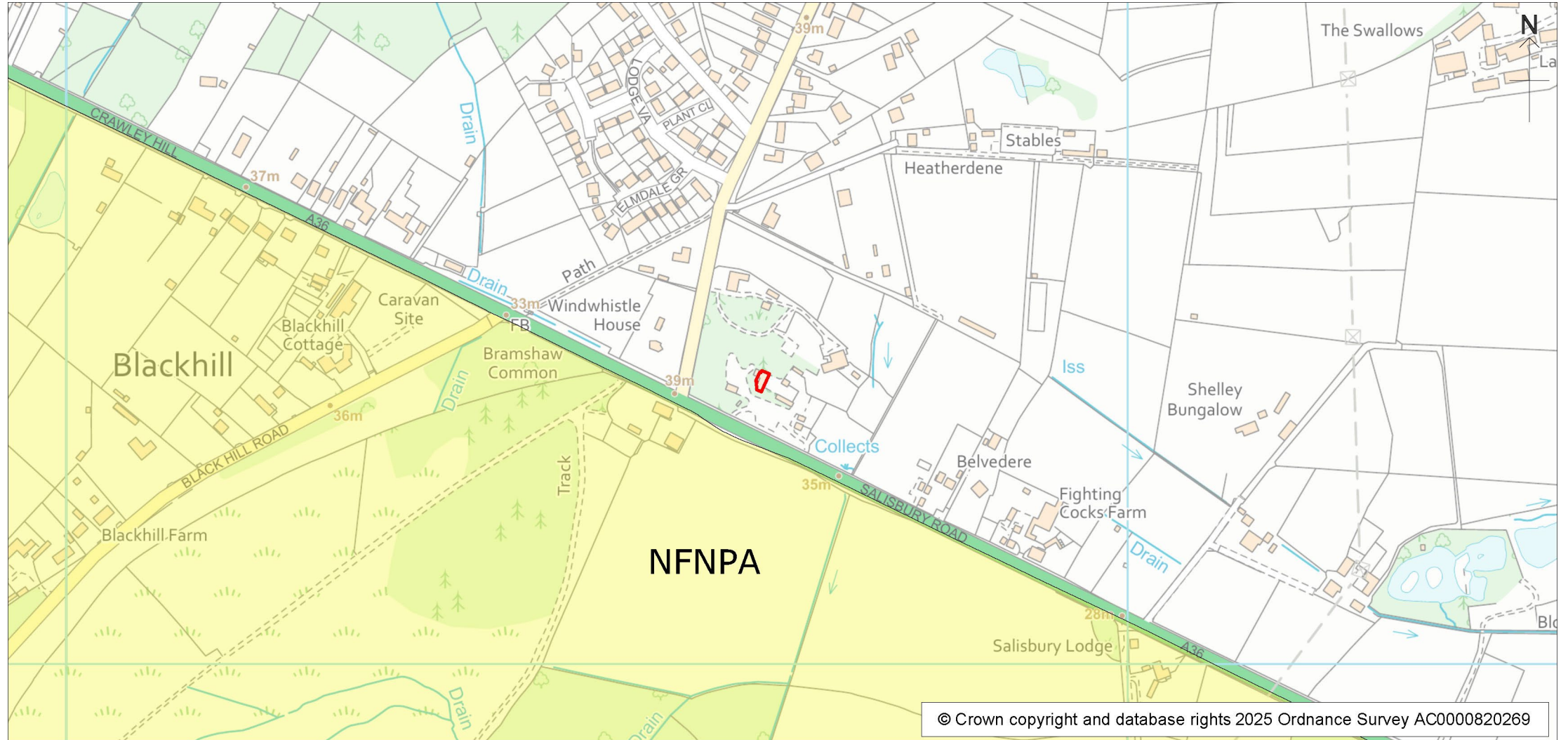
Red Line Plan



24

Local context

25



23

3b 24/10792

Aerial photograph



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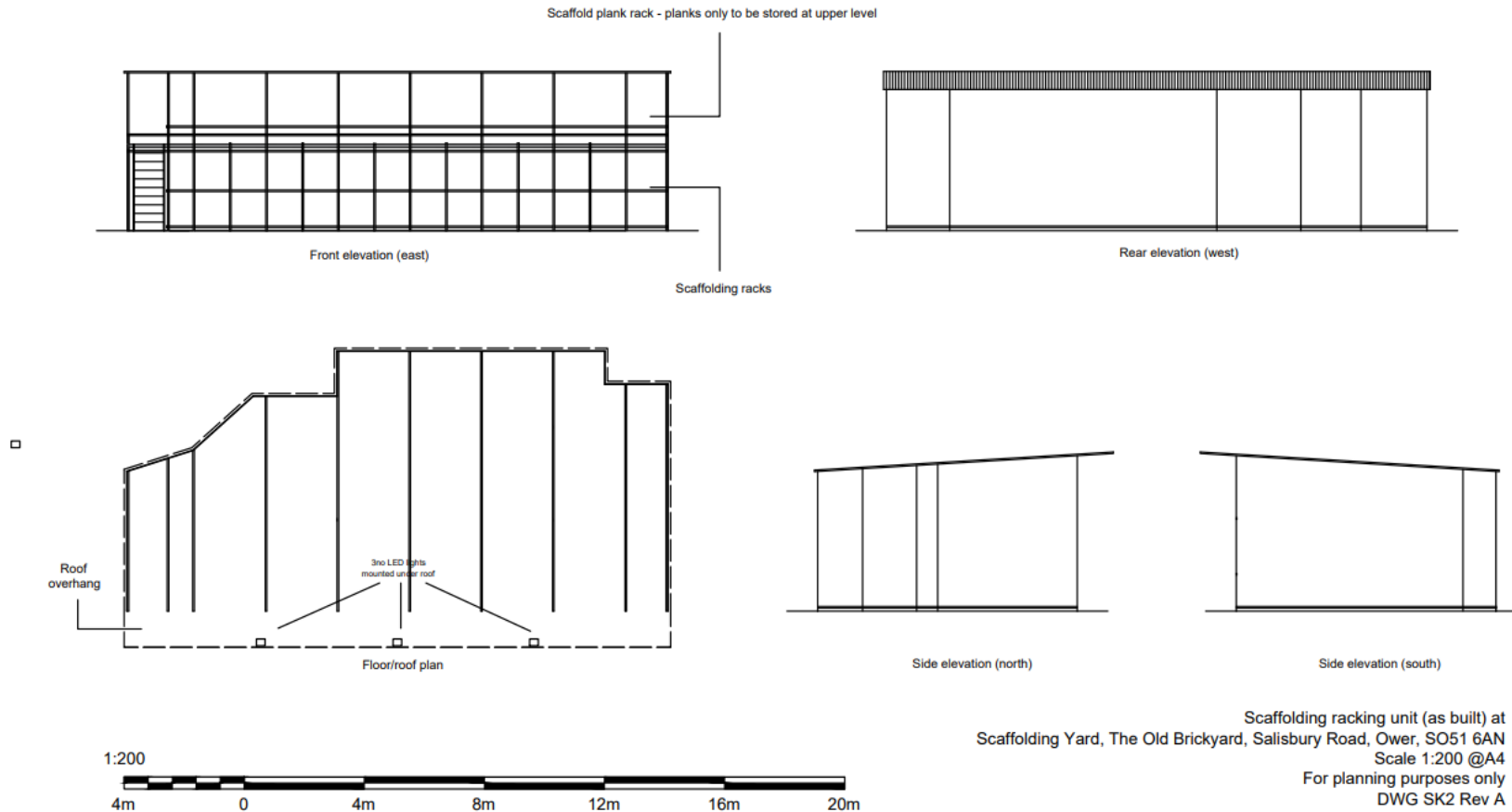
24

3b 24/10792

Scaffold rack

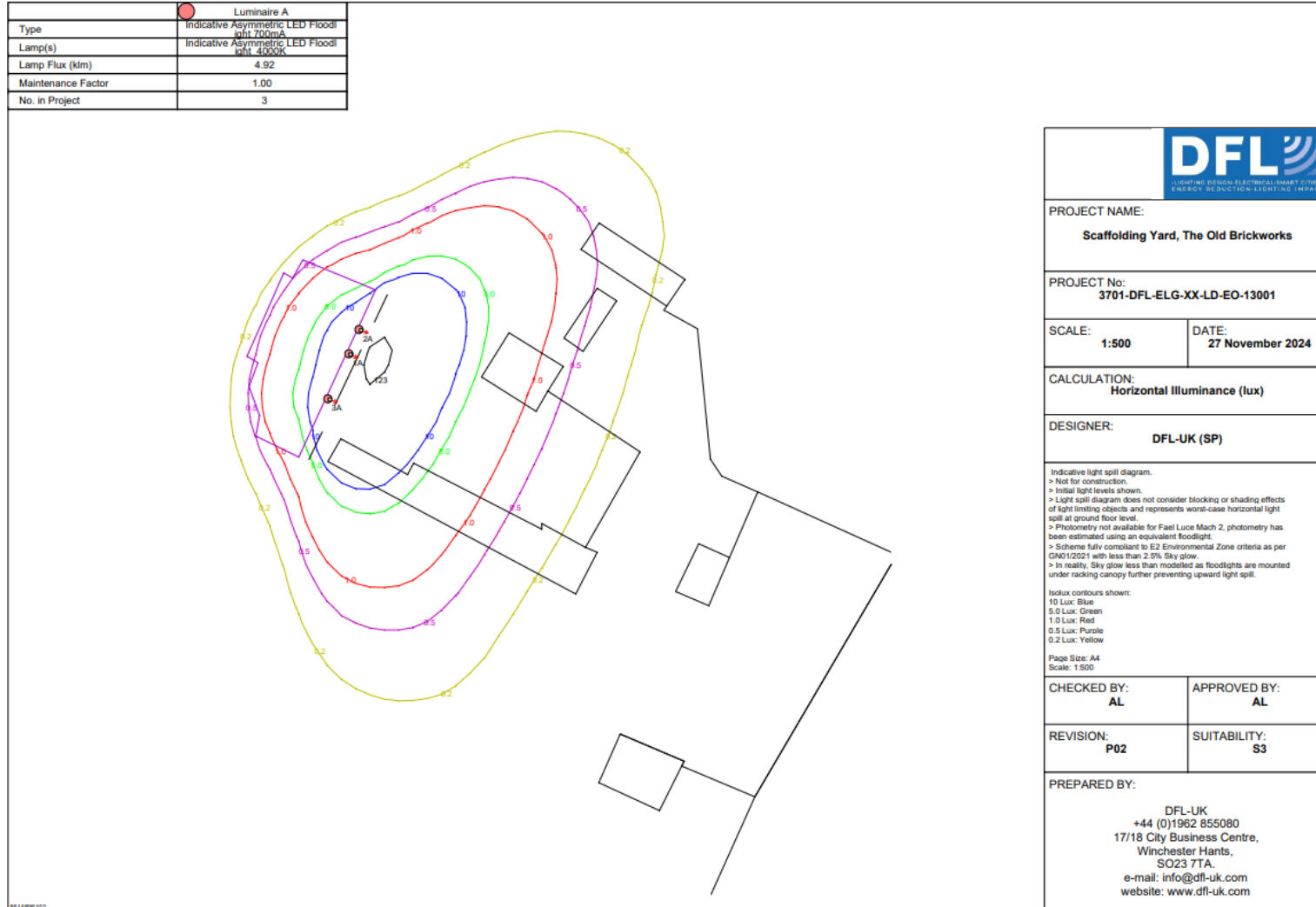
Materials

1. Frame: metal frame constructed of scaffold poles
2. Walls: full height 18mm marine ply cladding to rear and side elevations; painted green
3. Roofing: corrugated steel



Lighting diagram

28



Site photographs

29



View of rack from parking area



Photo out to entrance to Salisbury Road



Parking area within site

Site photographs



Site photographs

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Site photographs



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Recommendation

- It is considered that the proposal would facilitate the continued use of an existing employment function on the site
- For the reasons laid out in the officers report, the application is recommended for conditional approval

End of 3b 24/10782 presentation



New Forest
DISTRICT COUNCIL

34



Planning Committee

App No 24/10670

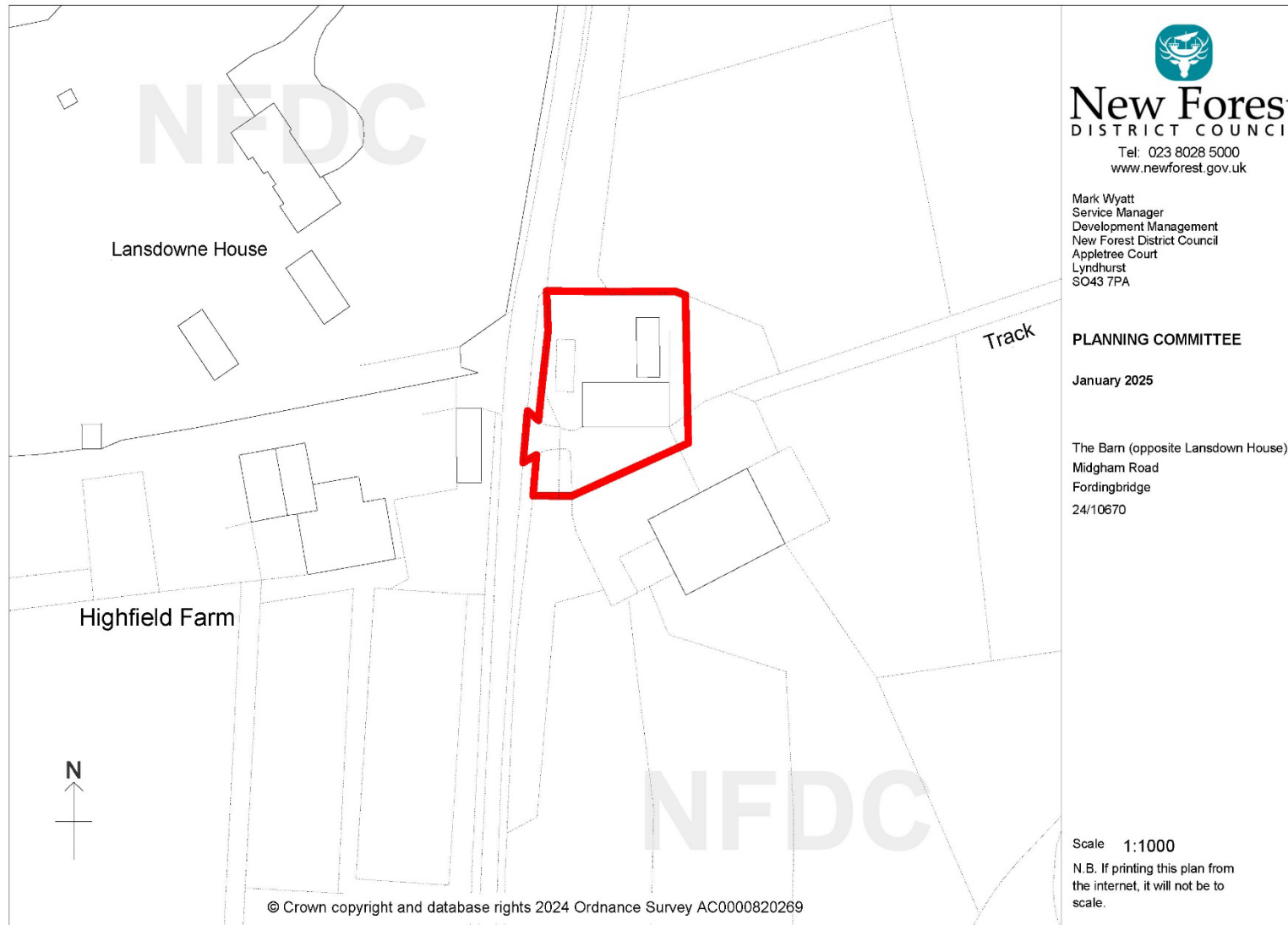
The Barn (opposite Lansdowne House),

Midgham Road

Fordingbridge

Schedule 3c

Red Line Plan



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

January 2025

The Barn (opposite Lansdown House)
Midgham Road
Fordingbridge
24/10670

Scale 1:1000

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

Local context



37

Aerial photograph



38

© Getmapping Plc and Bluesky International Limited 2025

36

3c 24/10670

Location Plan

39

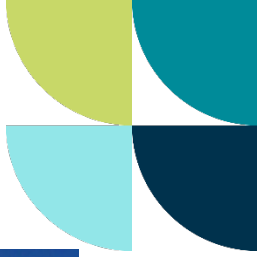


37

3c 24/10670



Planning History July 2009



40



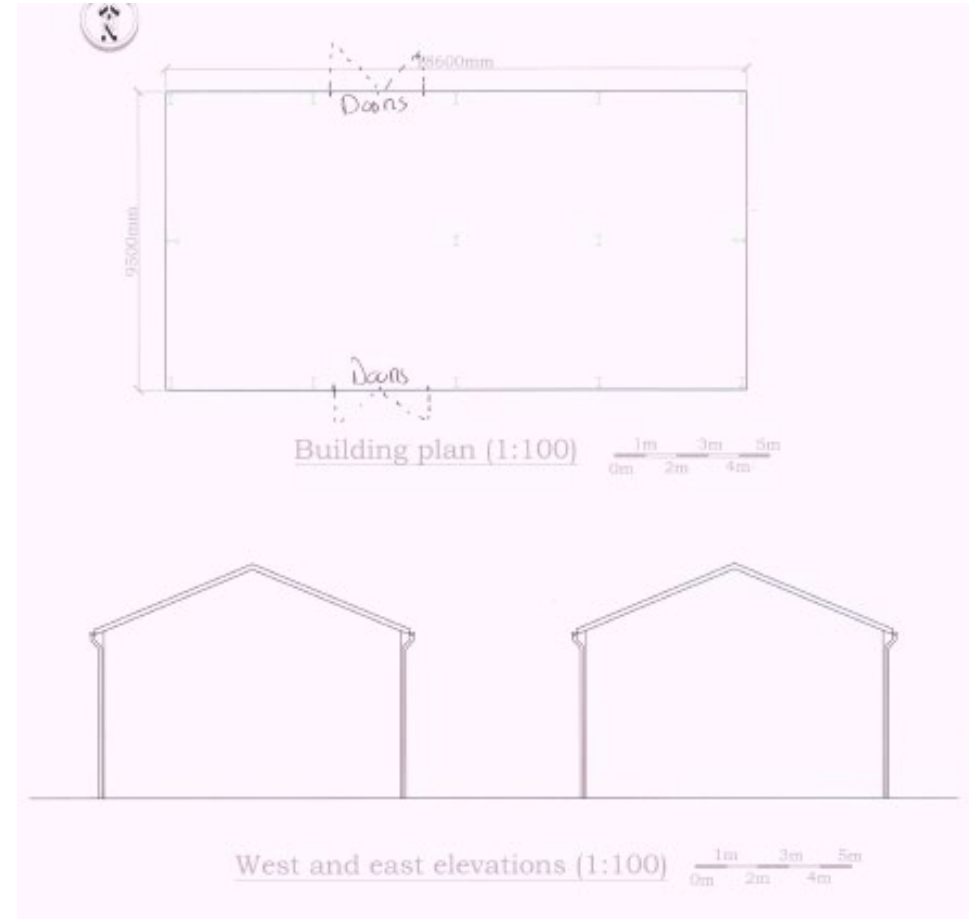
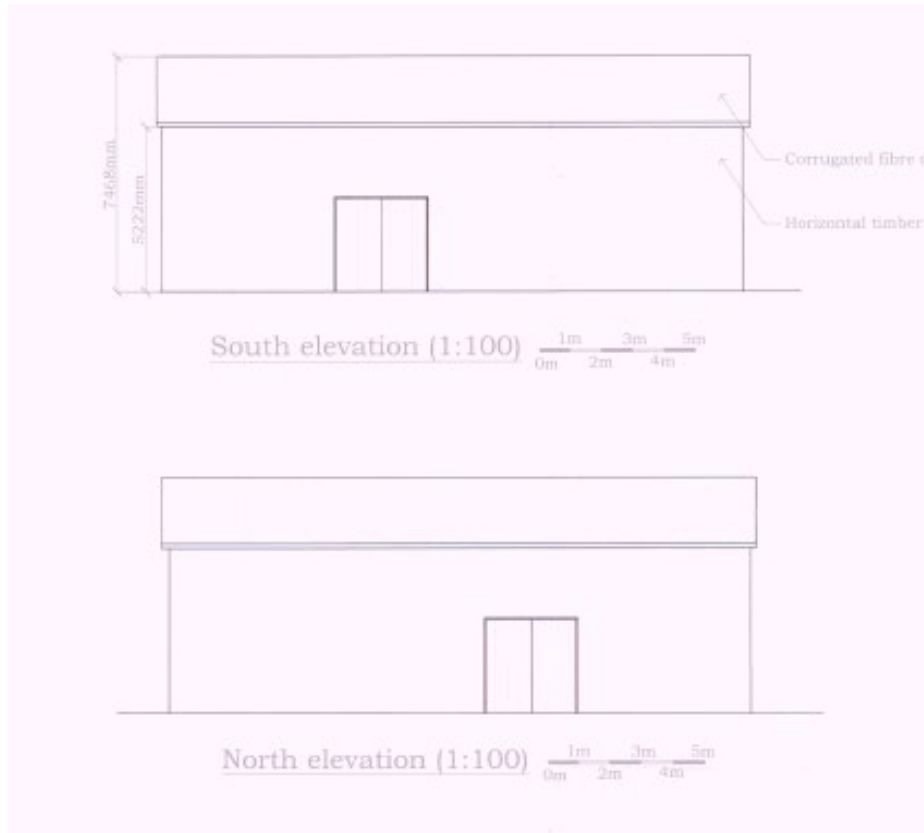
38

3c 24/10670

Planning History App. Ref. 10/95604 (withdrawn)



41



Planning History 2012



42



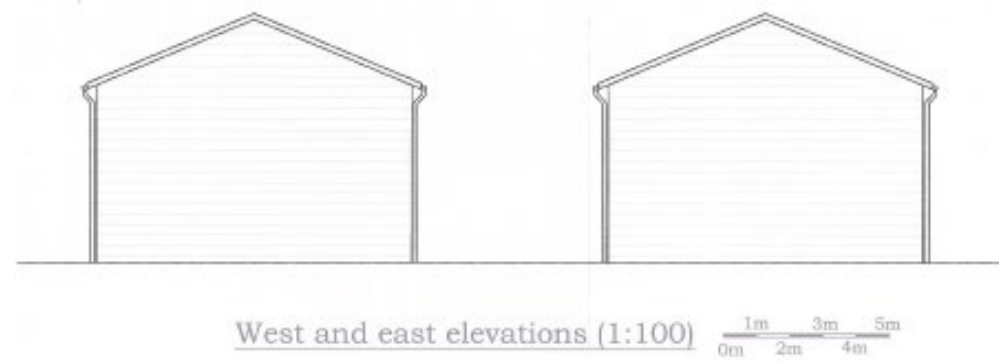
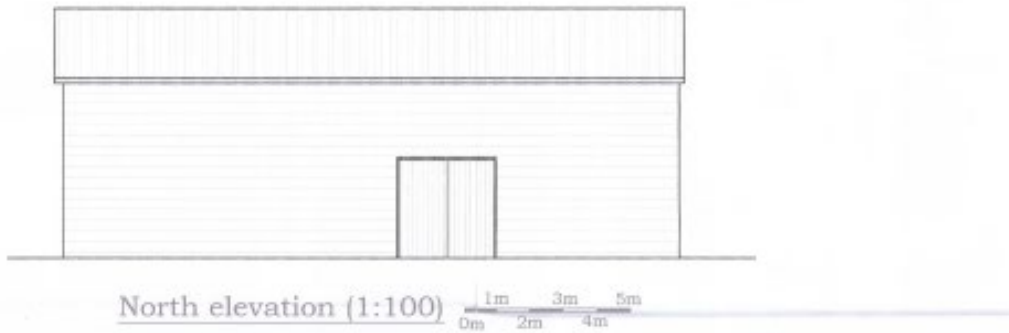
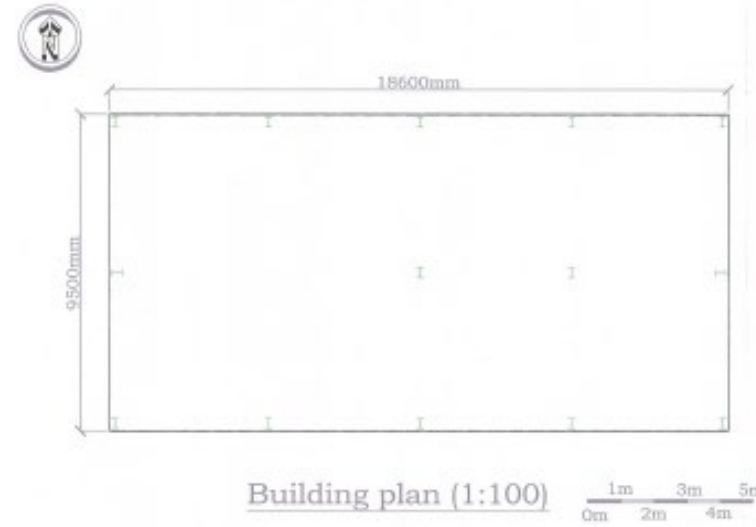
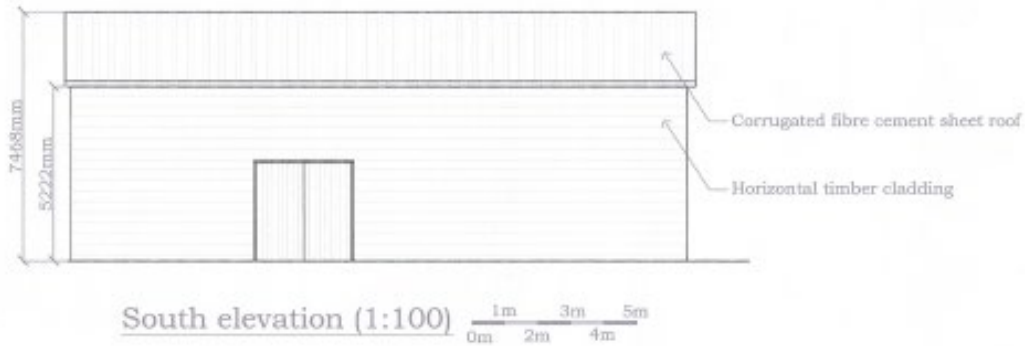
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3c 24/10670

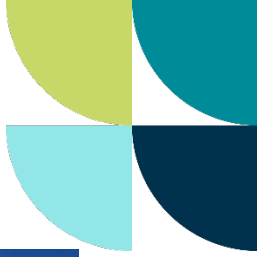
Planning History App. Ref. 13/10632 (refused – allowed on appeal)



43



Planning History 2013



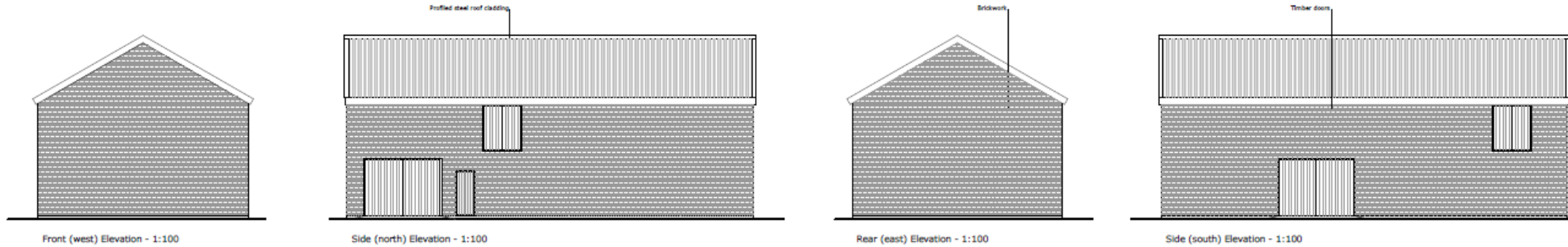
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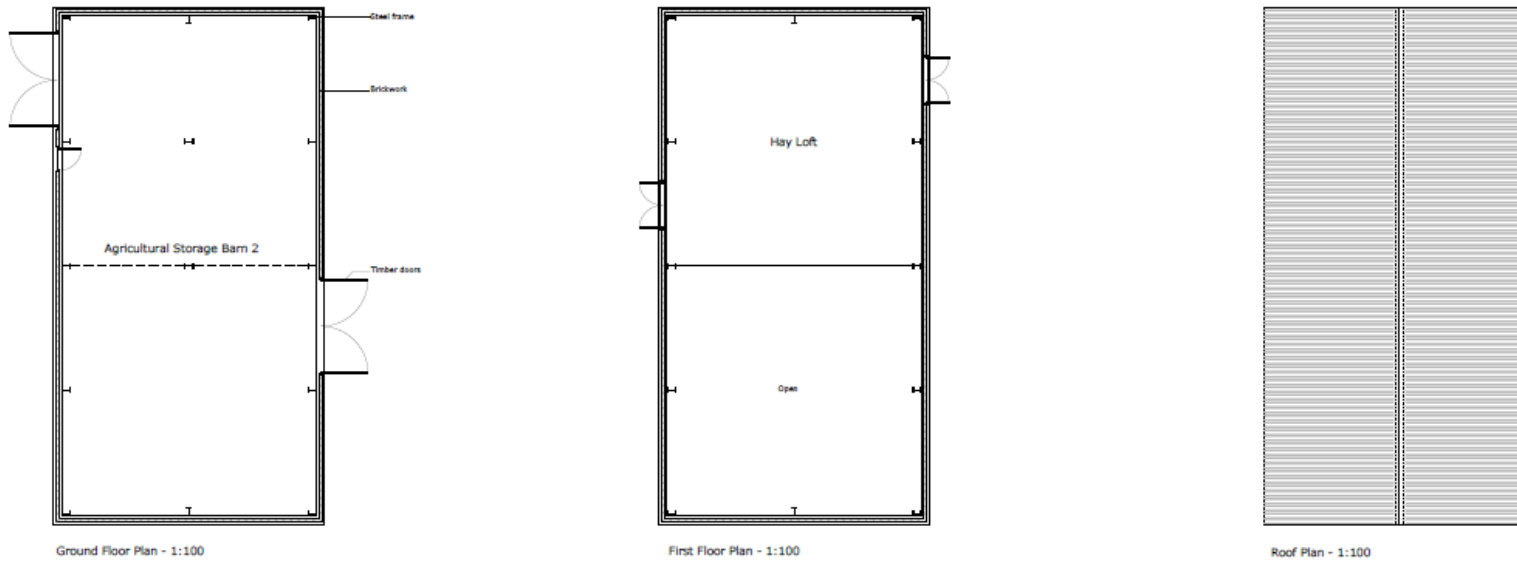
42

3c 24/10670

Planning History Plans App Ref. 20/10835 (approved)



45



Planning History Photos App Ref. 20/10835



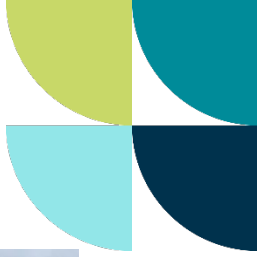
46



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3c 24/10670

Planning History Photos 2023



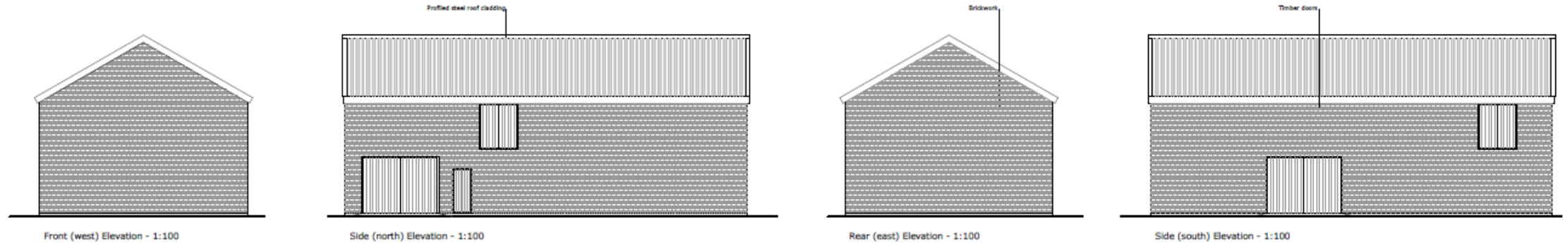
47



45

3c 24/10670

Comparison Slide



As Approved

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As Built

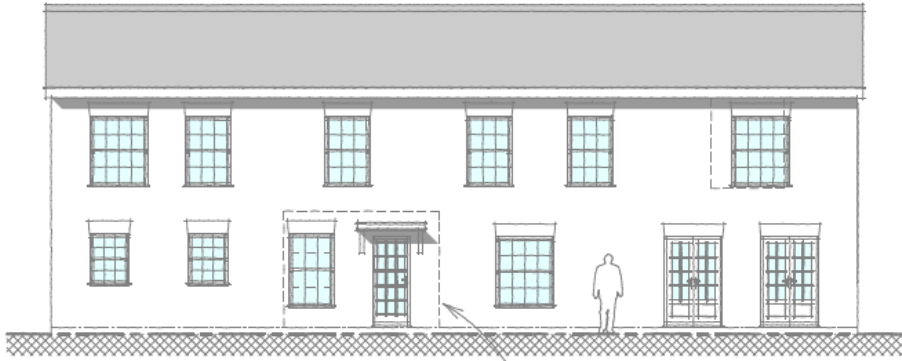


As Built

Planning History - App. Ref 23/10084 Conversion to residential under Class Q GPDO (refused)



49



South Elevation

note - dotted lines indicates position of existing double doors



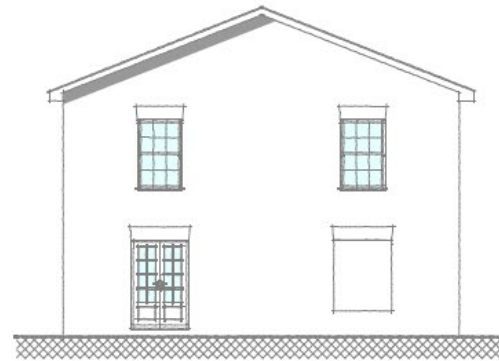
East Elevation



East Elevation



North Elevation



West Elevation



South Elevation

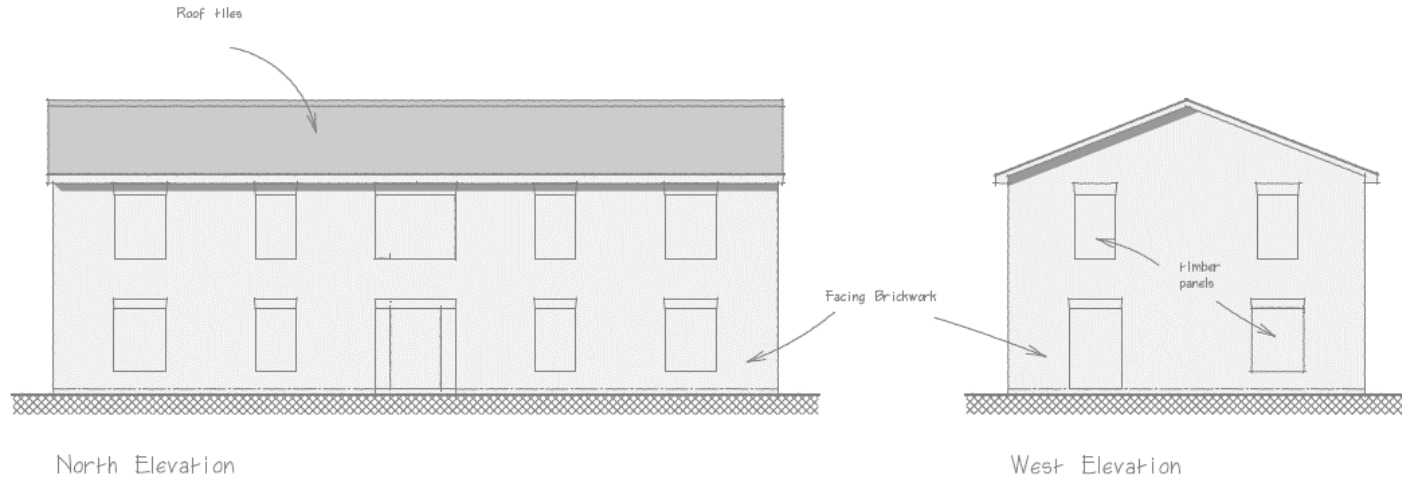
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3c 24/10670

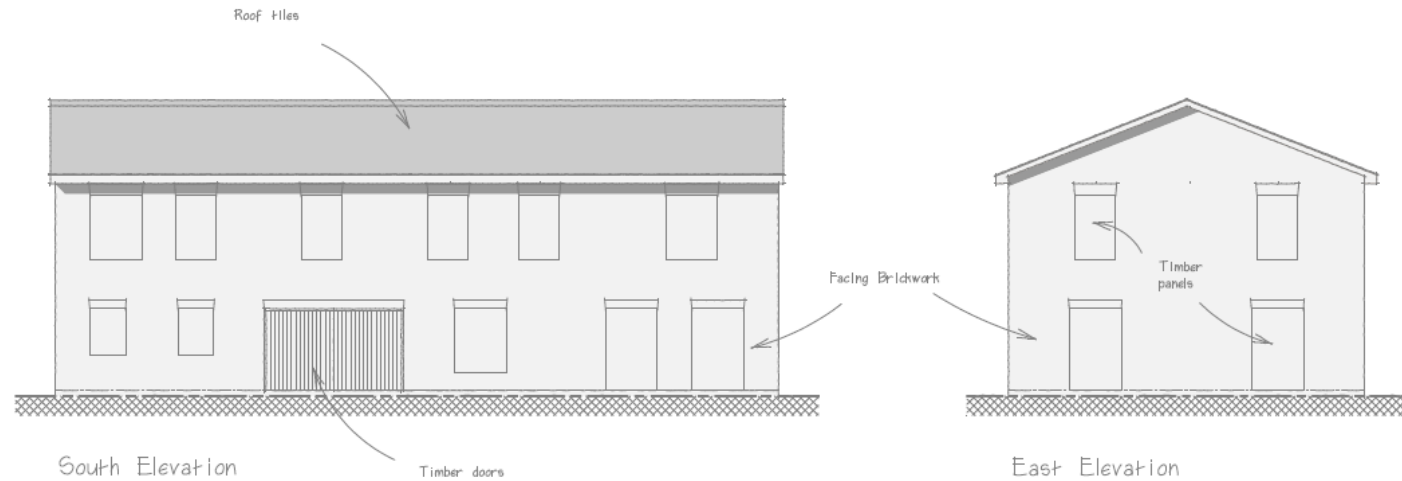
Planning History - App. Ref. 23/10514 to regularise the unauthorised works (refused)



50



East Elevation

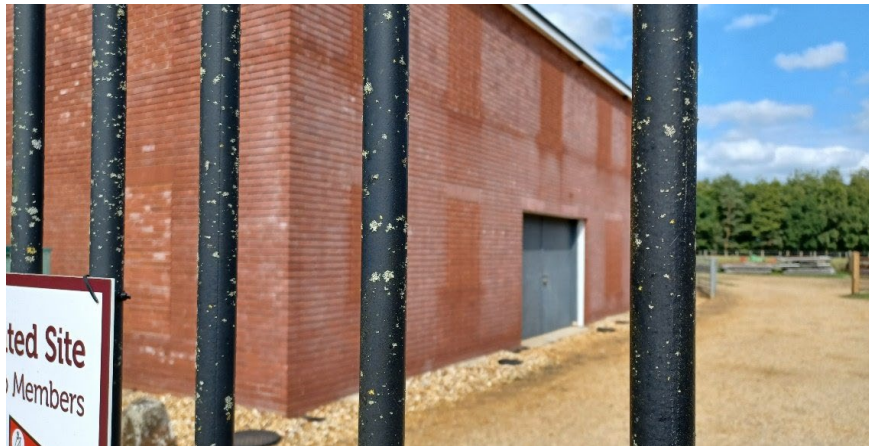


South Elevation

Site Photographs Feb – August 2024



51



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3a 24/10656

Site Photographs Feb – August 2024



52



Existing Site Layout Plan



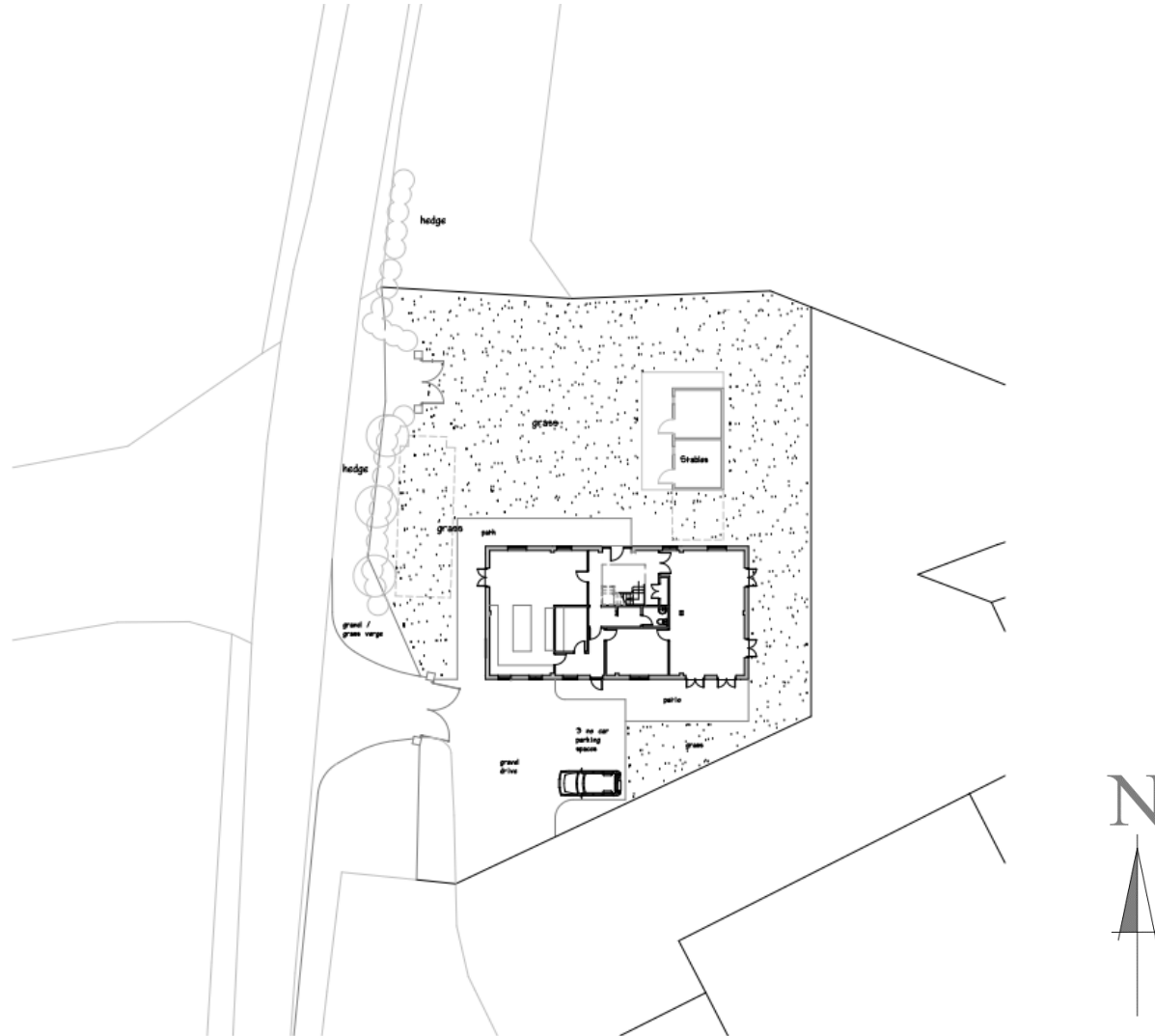
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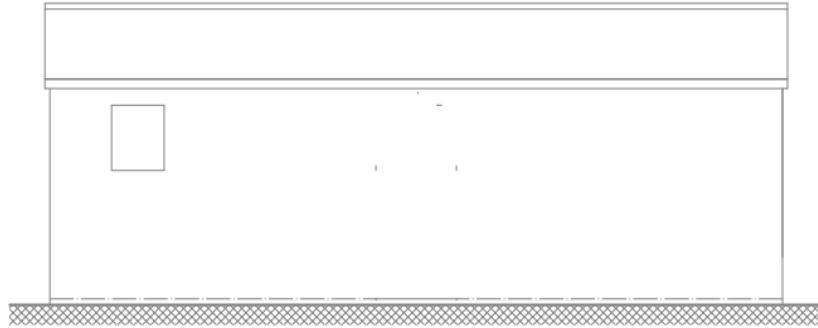
Proposed Site Layout Plan



54



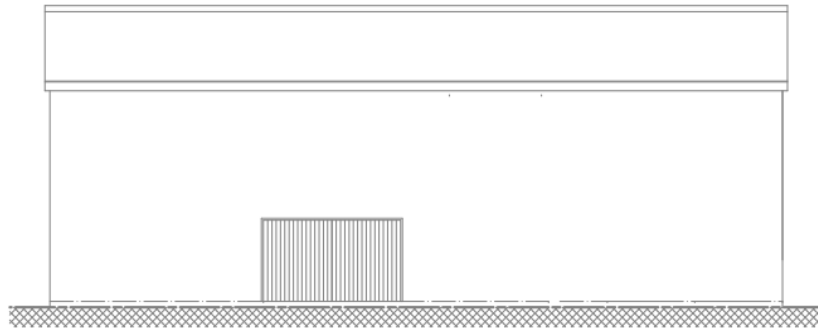
Existing Elevations



North Elevation



West Elevation



South Elevation



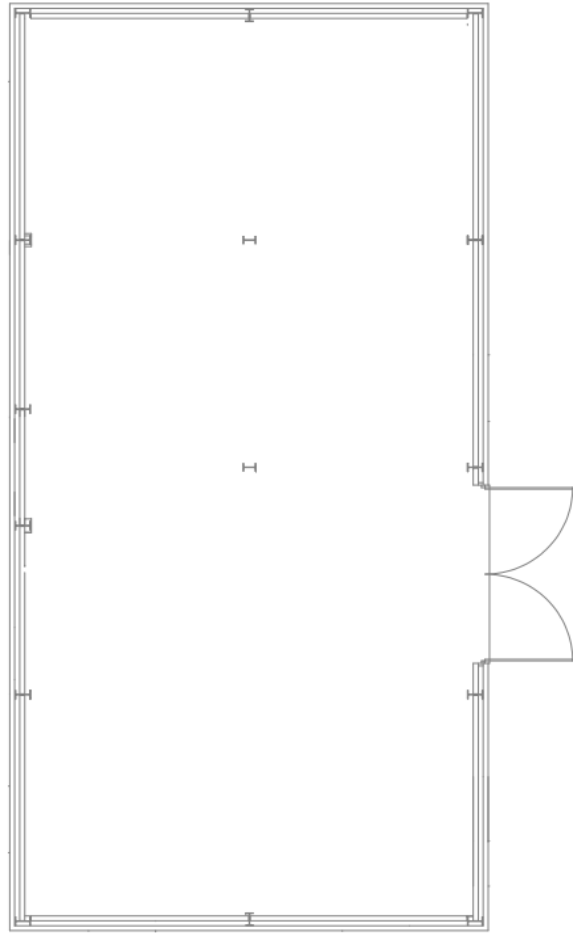
East Elevation

55

Existing Floor Plans



56



Ground Floor



Roof Plan

(no change to roof plan as part of this proposal)

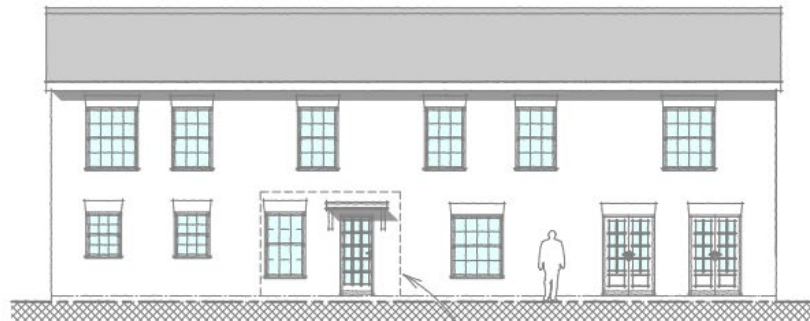
Proposed Elevations



North Elevation



West Elevation



South Elevation

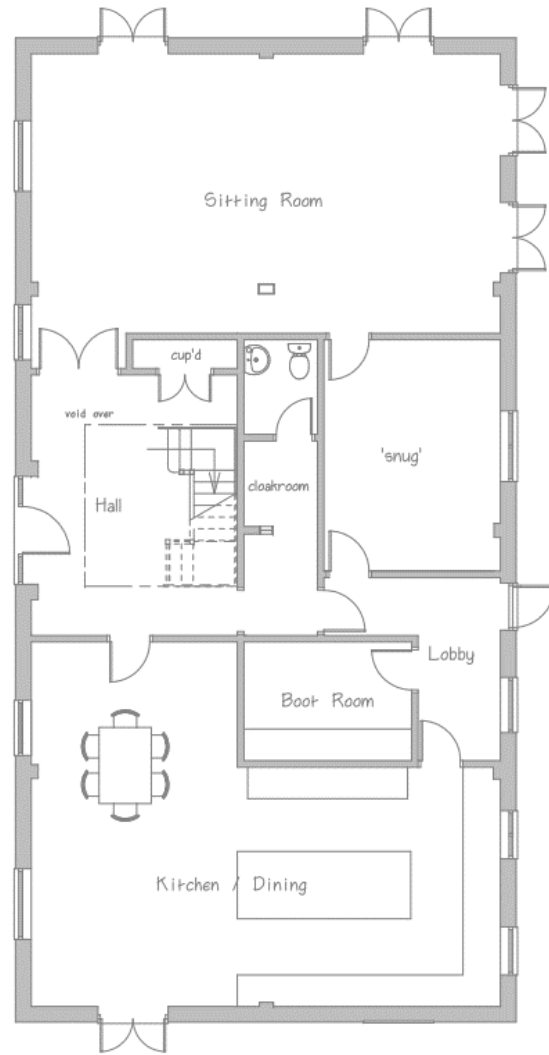
note - dotted lines
indicates position
of existing double doors



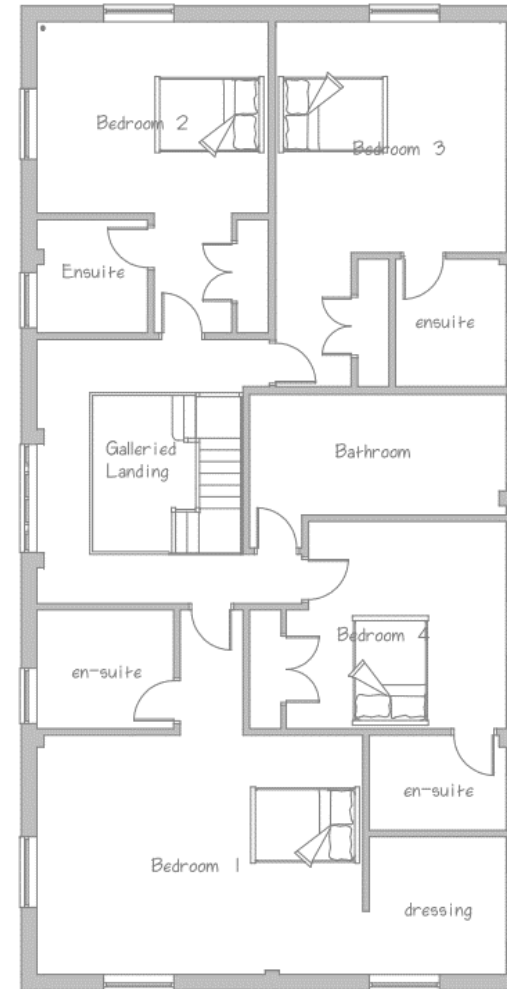
East Elevation

Proposed Floor Plans

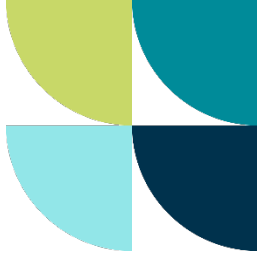
58



Ground Floor



First Floor



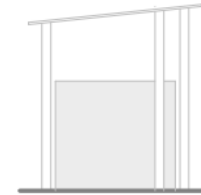
Existing Pole Barn



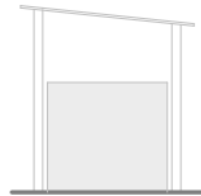
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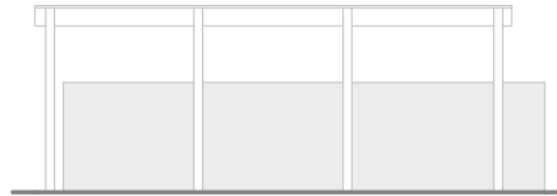
West Elevation



South Elevation

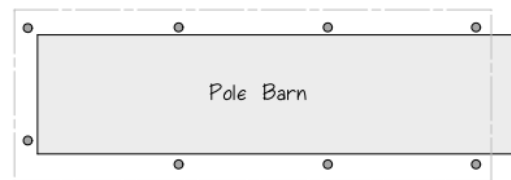


North Elevation



East Elevation

Floor Plan



Existing Stables

Original Paper Size A3



North Elevation



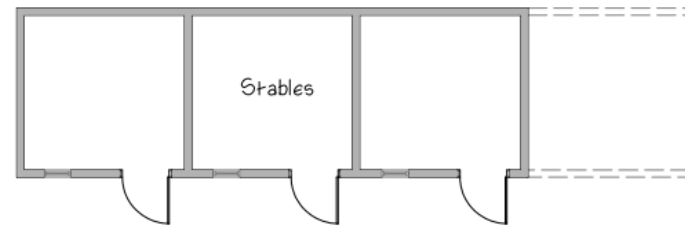
East Elevation



West Elevation



South Elevation



Floor Plan

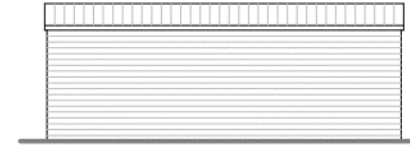
dotted line indicates 4th stable
not constructed although planning permission
was granted on 25 August 2004
Ref - 04/82057

Proposed Stables

Original Paper Size A3



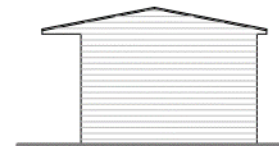
North Elevation



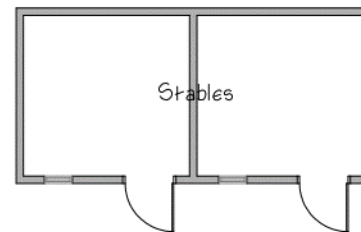
East Elevation



West Elevation



South Elevation



Floor Plan



Proposed Stables

Original Paper Size A3



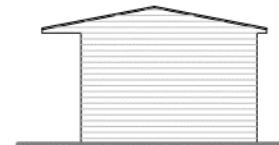
North Elevation



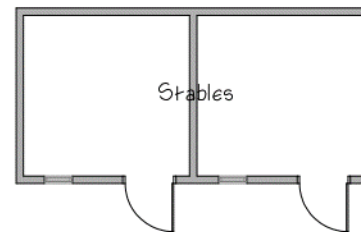
East Elevation



West Elevation



South Elevation



Floor Plan



Recommendation

Refuse

- The proposal would result in an intrusive and unacceptable form of residential development of a contextually inappropriate design and an extensive domestic curtilage which would erode the countryside where no exception tests have been met
- Furthermore, the recreational and air quality impacts would not be mitigated
- The proposal would be contrary to Policies ENV1, ENV3, ENV4, STR1, STR2 and STR3 of the New Forest District Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park, Policies DM20 and DM21 of Local Plan Part 2 for the New Forest outside of the National Park and Chapter 12 of the National Planning Policy Framework



End of 3c 24/10670 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10953 (Withdrawn)

Site of Former Police Station,

Southampton Road

Lymington SO41 9GH

Schedule 3d



Information

- Application withdrawn 13/01/2025

End of 3d 24/10953 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 23/10821

New House, Market Place

& 1-3, Strides Lane

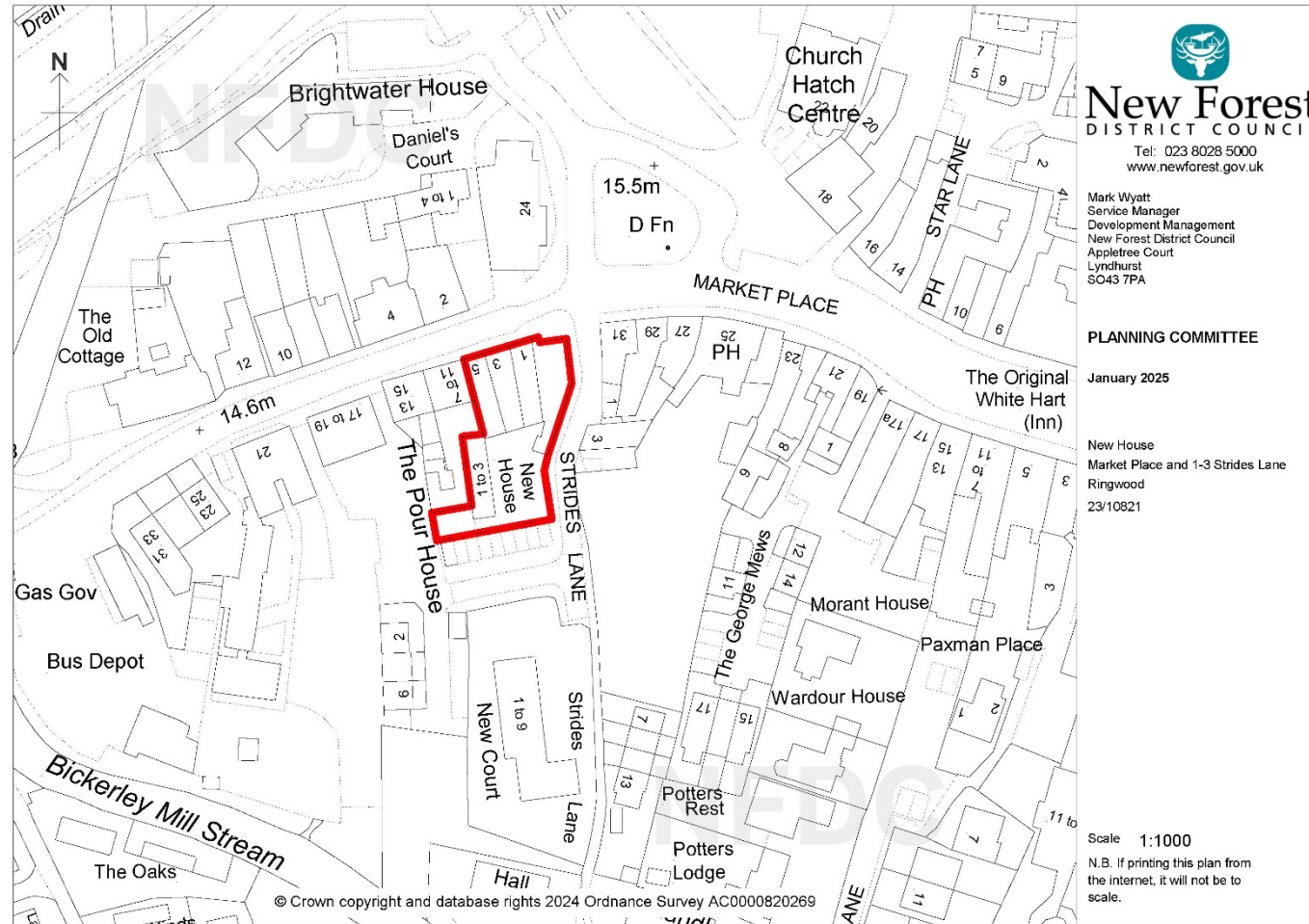
Ringwood


BH24 1ER

Schedule 3e

Red Line Plan

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New Forest
DISTRICT COUNCIL
Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE
January 2025

New House
Market Place and 1-3 Strides Lane
Ringwood
23/10821

Scale 1:1000
N.B. If printing this plan from the internet, it will not be to scale.

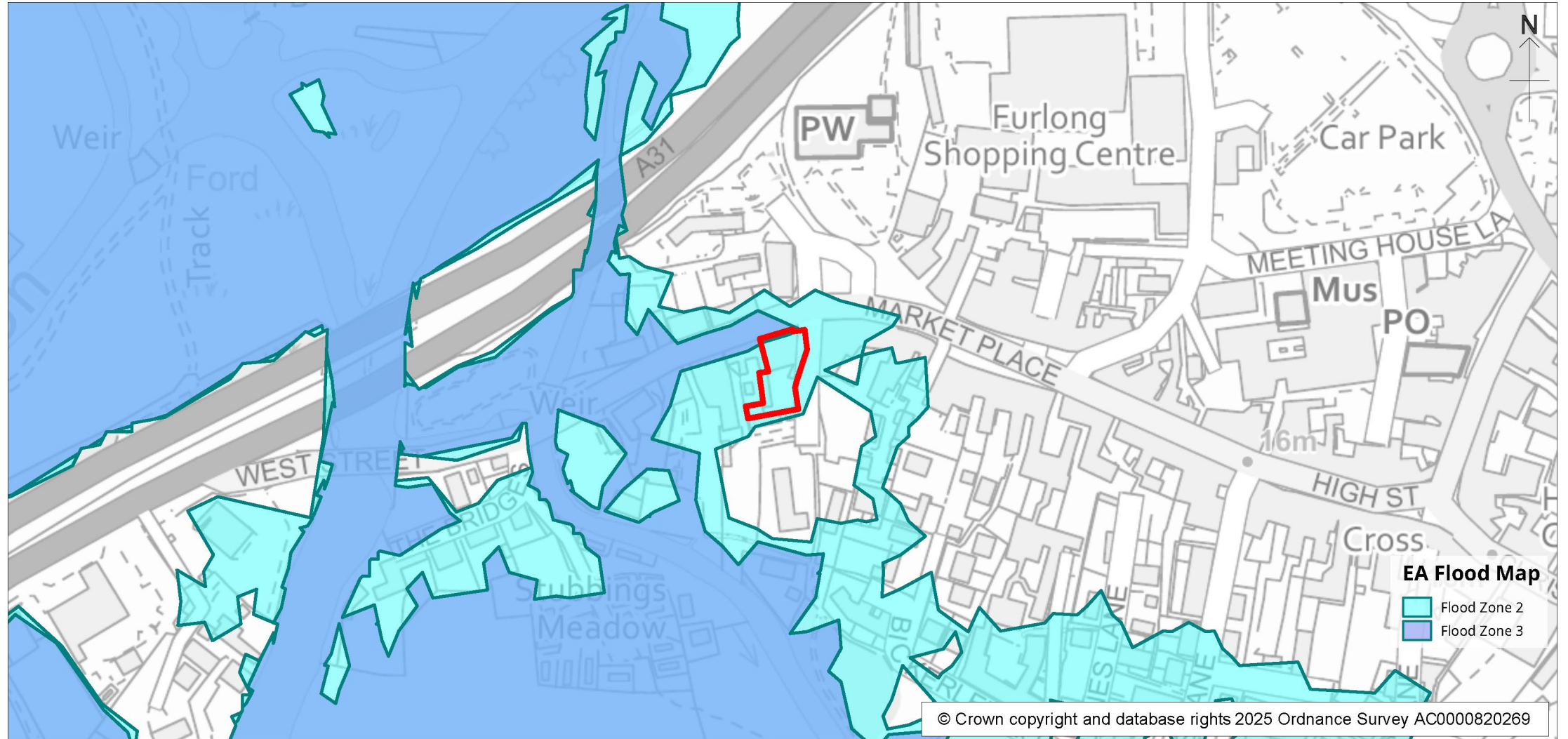
Local context

70



EA Flood Map

71



Aerial photograph



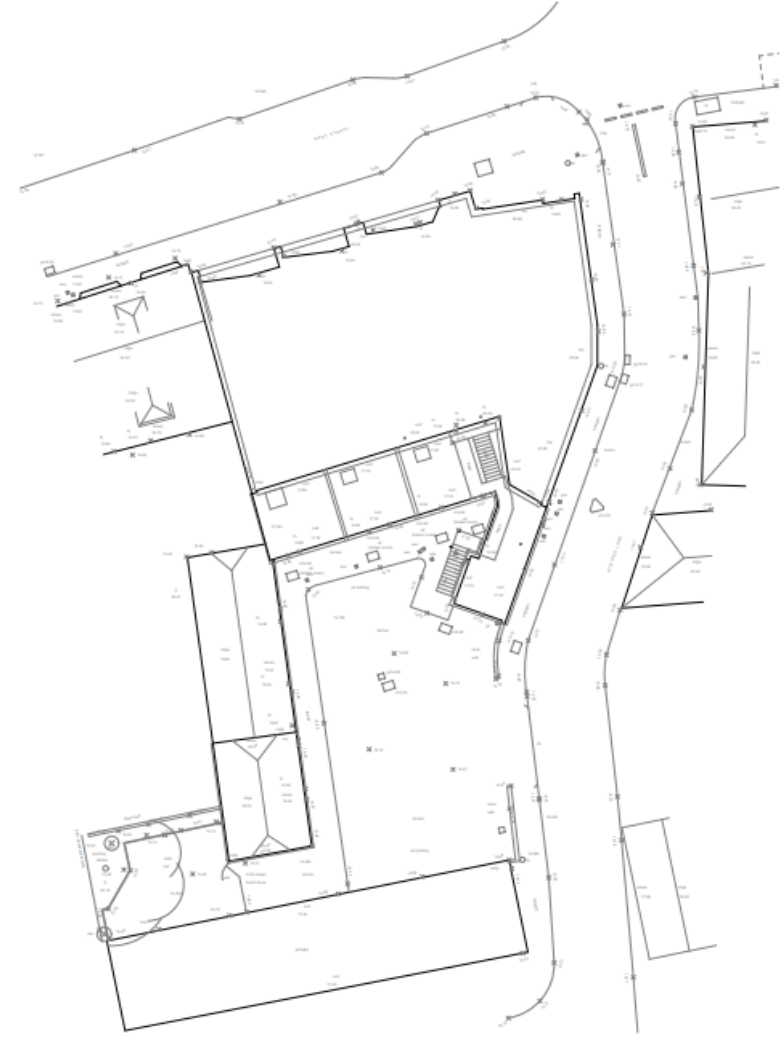
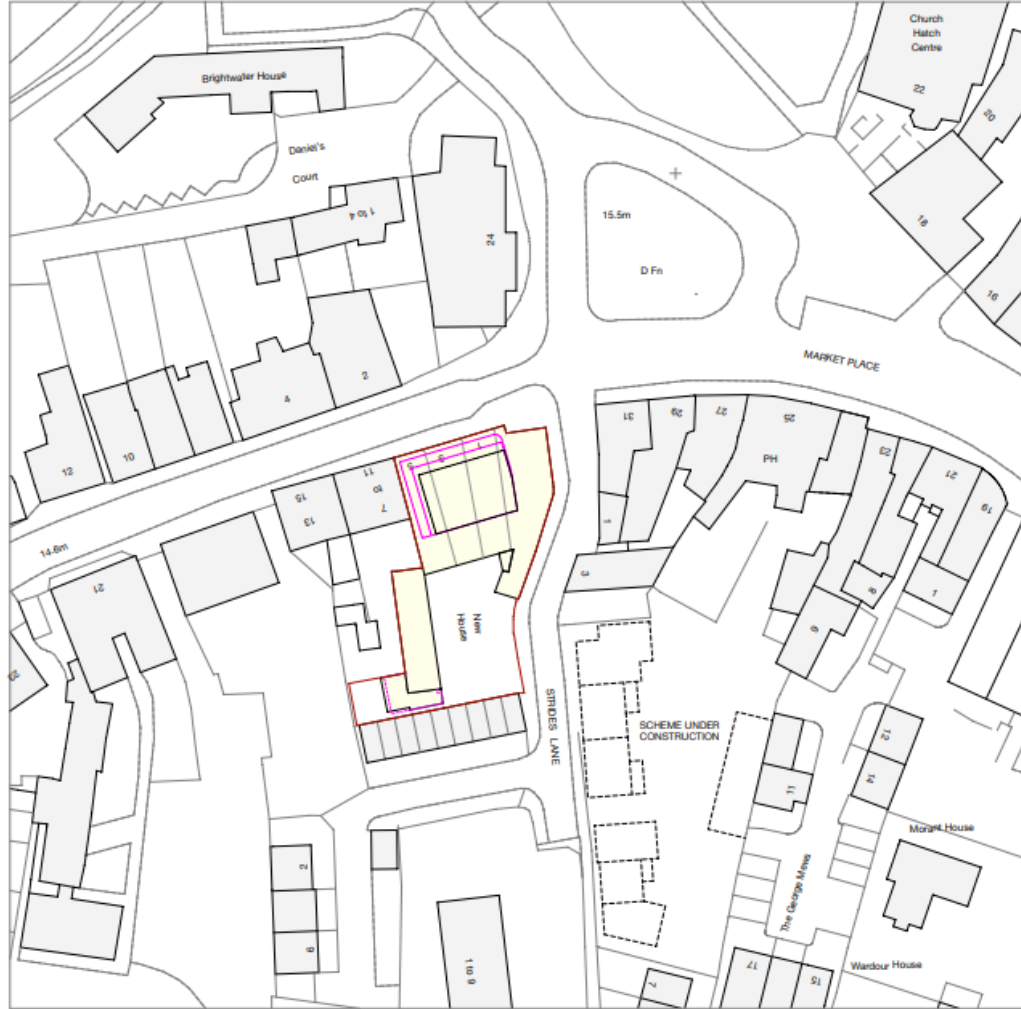
72

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Proposed and existing block plans



73



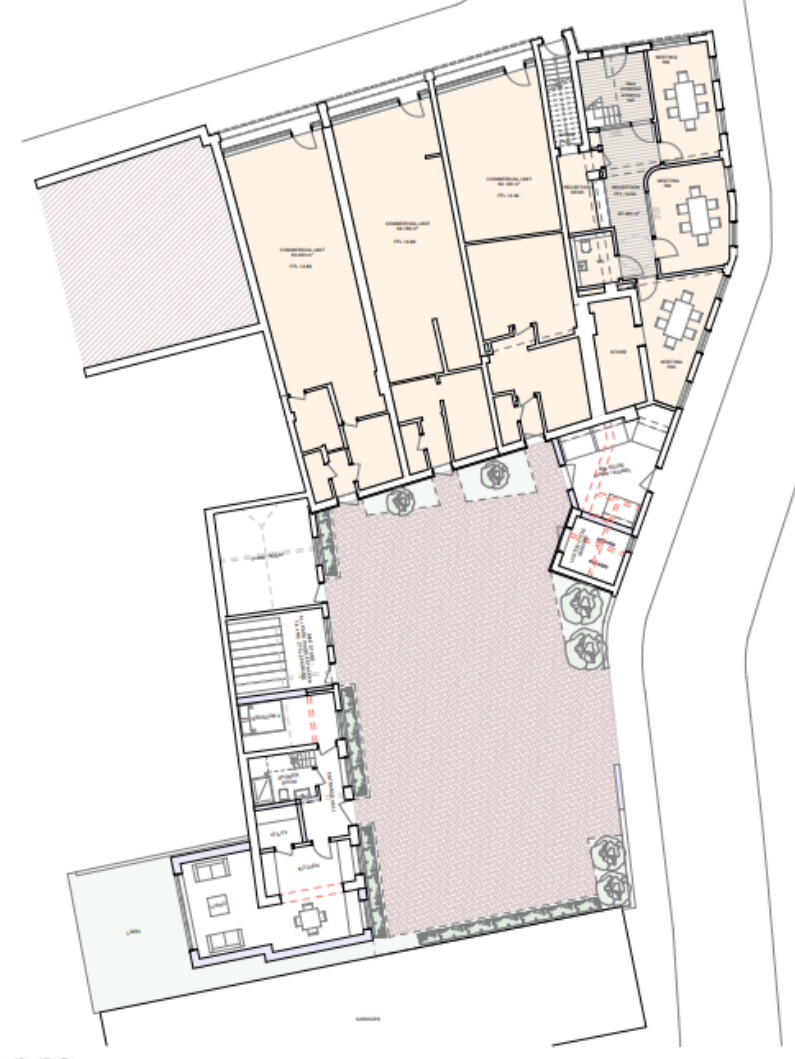
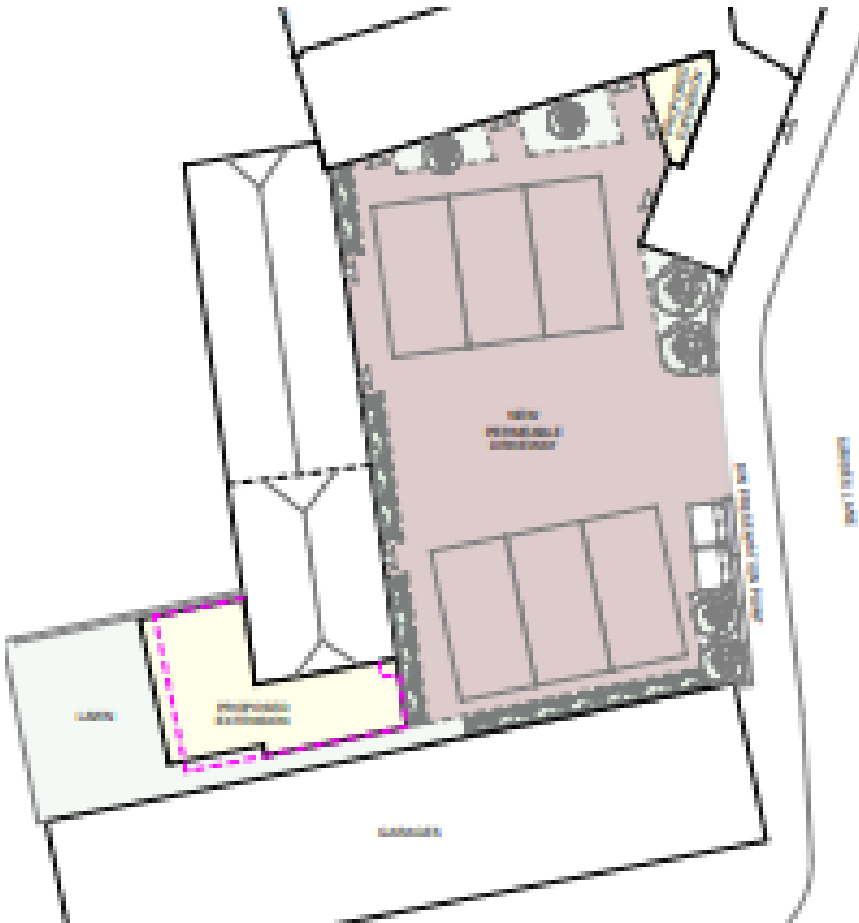
71

3e 23/10821



Proposed block and ground floor plans

74



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3e 23/10821

Rear of outbuilding



75



Front of outbuilding (from 2021)

76

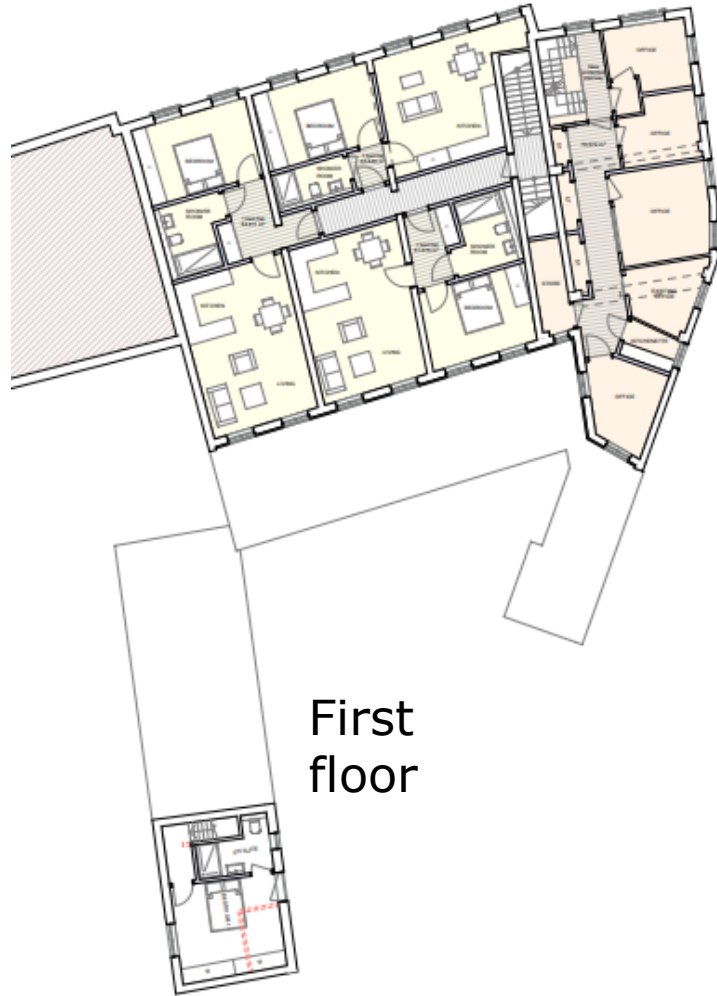


74



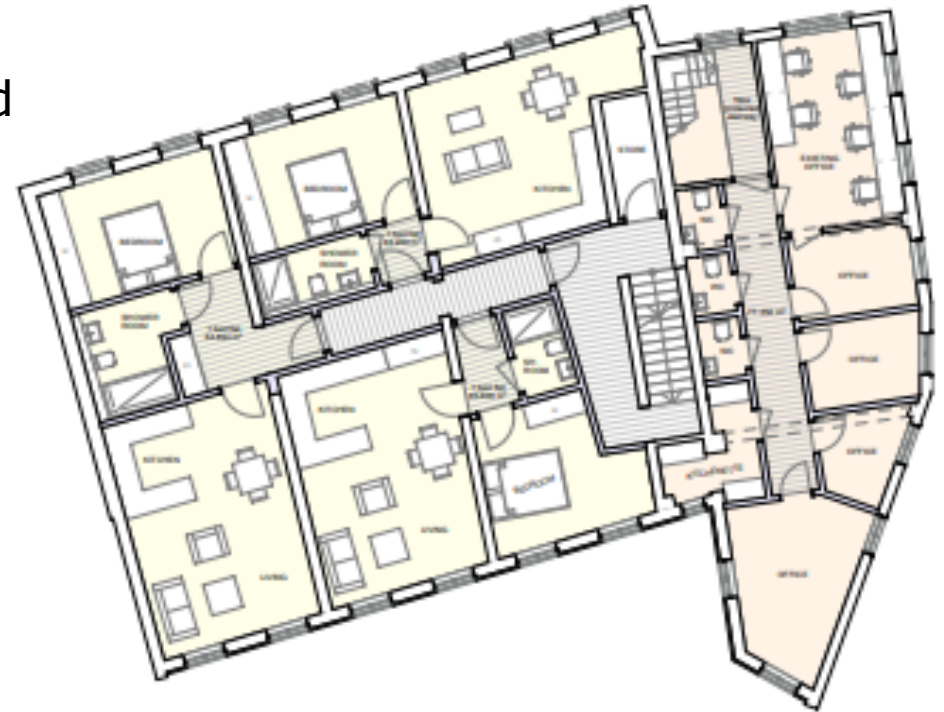
3e 23/10821

Upper floor plans



First floor

Second floor

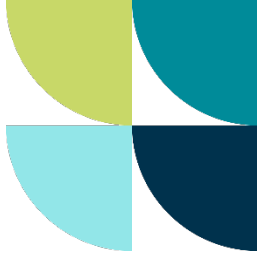


SECOND FLOOR
scale (A1) 1:100

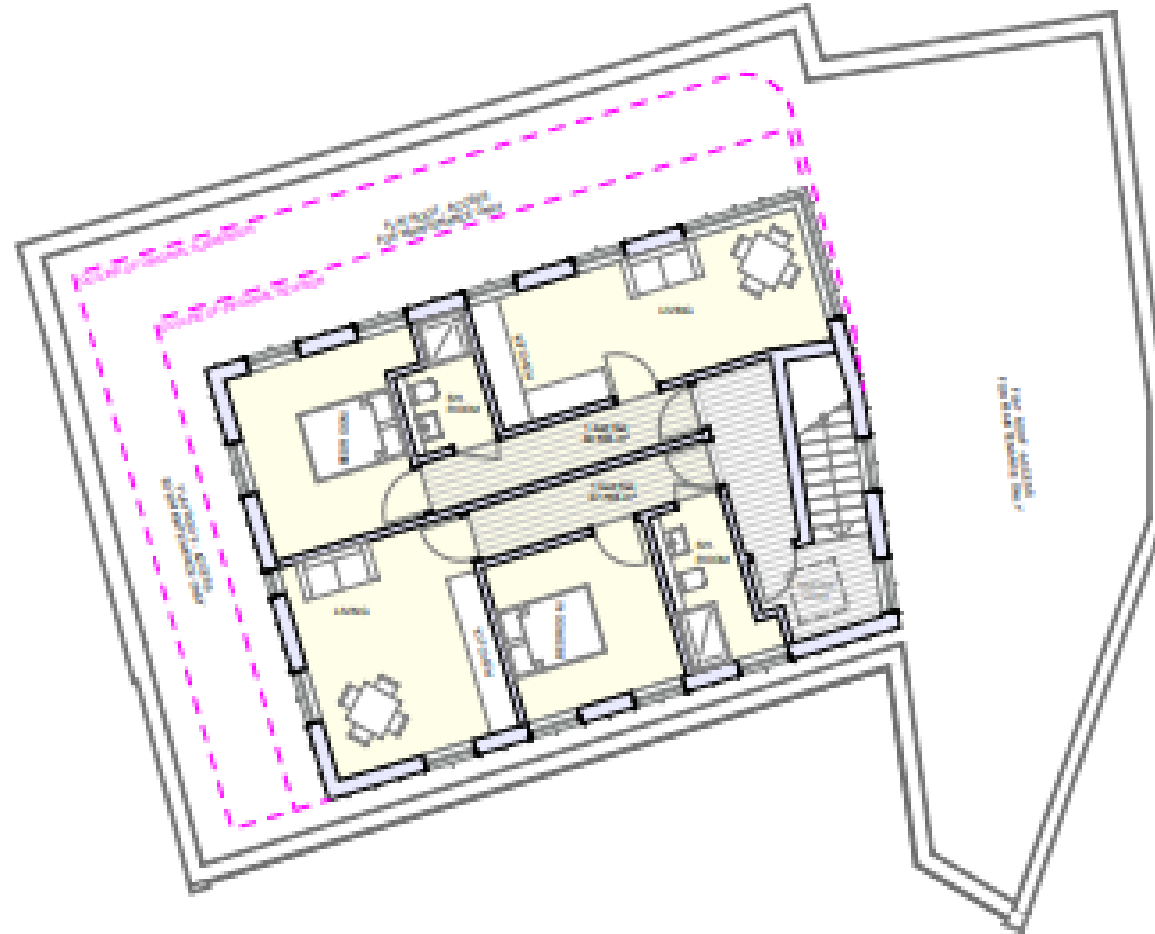
77



New third floor



78



Elevation to Strides Lane



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Strides Lane



Front elevation



81

Frontage

82



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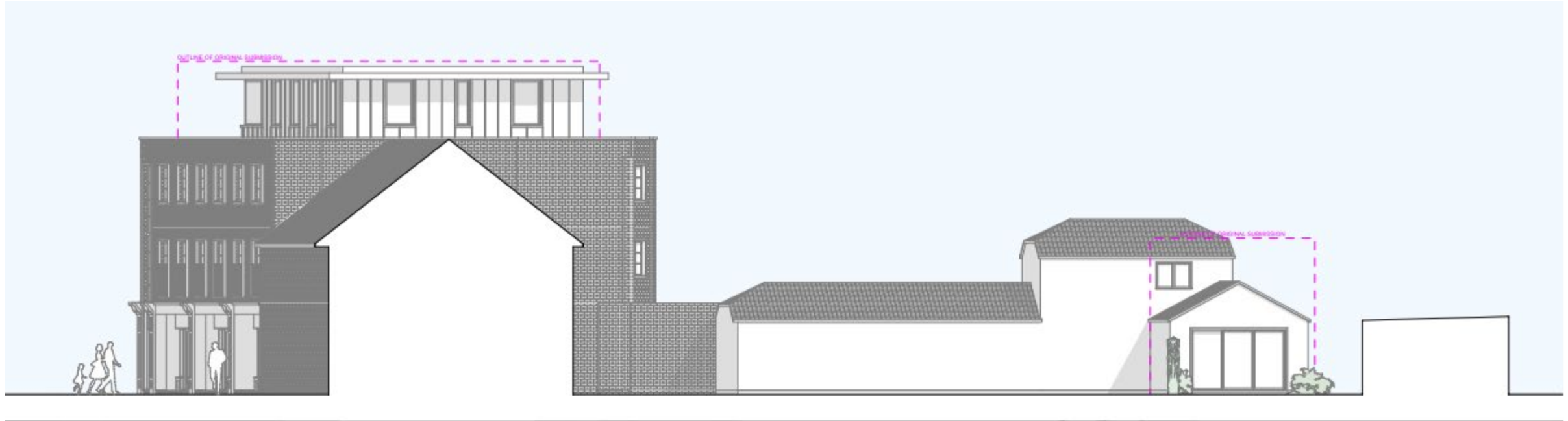
3e 23/10821



Side/rear elevation



83



Rear/side elevation



84



Rear



85

Market Place street scene



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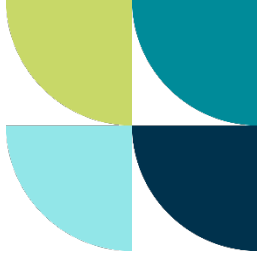
West Street street scene



87

85

3e 23/10821





Recommendation

- The proposal is considered to offer an acceptable solution in design terms to the refurbishment and alteration of these buildings within the Conservation Area and would provide 9 dwellings in a sustainable location
- However, in view of the lack of a sequential test for a proposal which requires this to be considered, refusal must be recommended

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End of 3e 23/10821 presentation

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New Forest

DISTRICT COUNCIL



Planning Committee

App No 24/10820

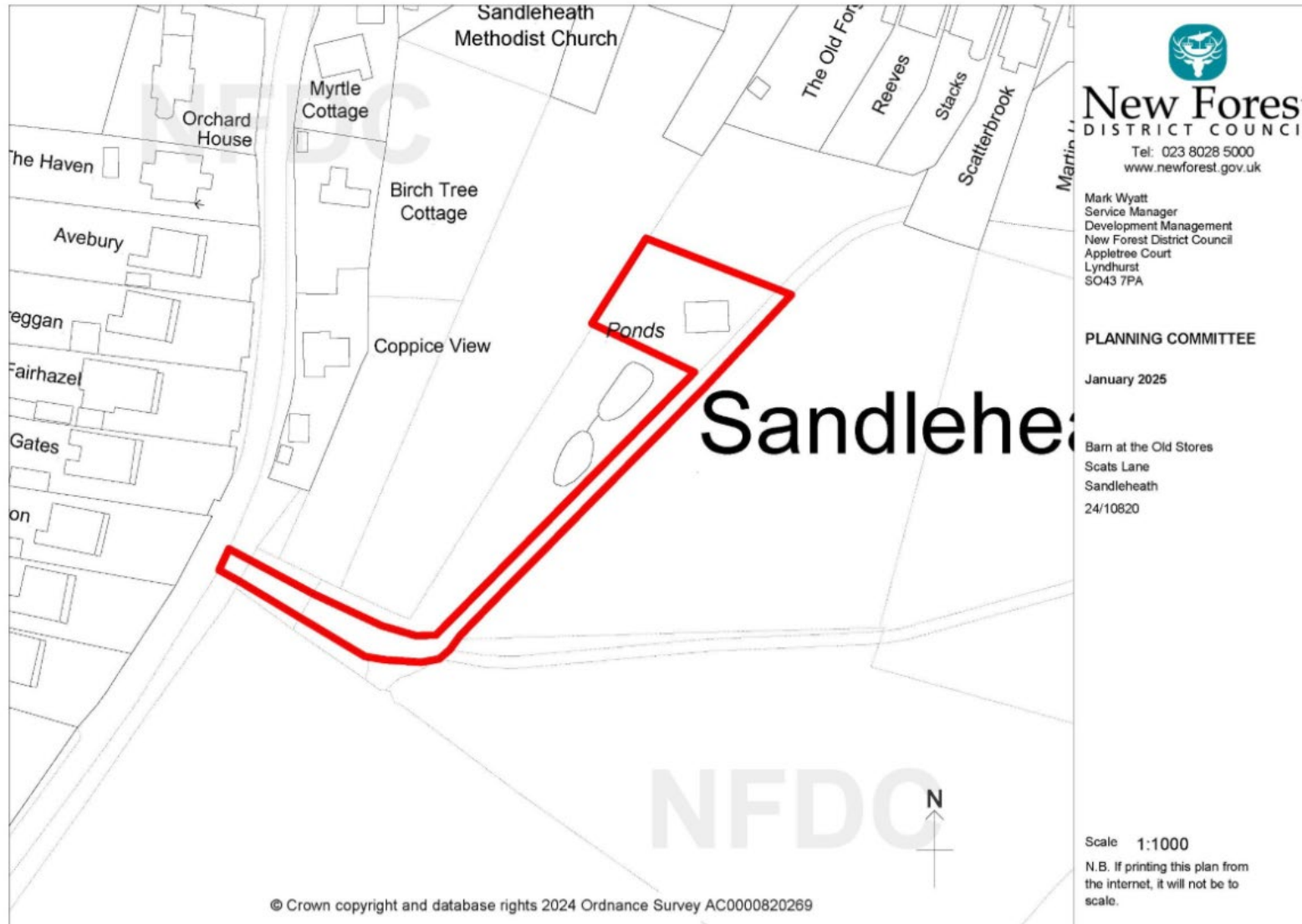
Barn at the Old Stores,

Scats Lane

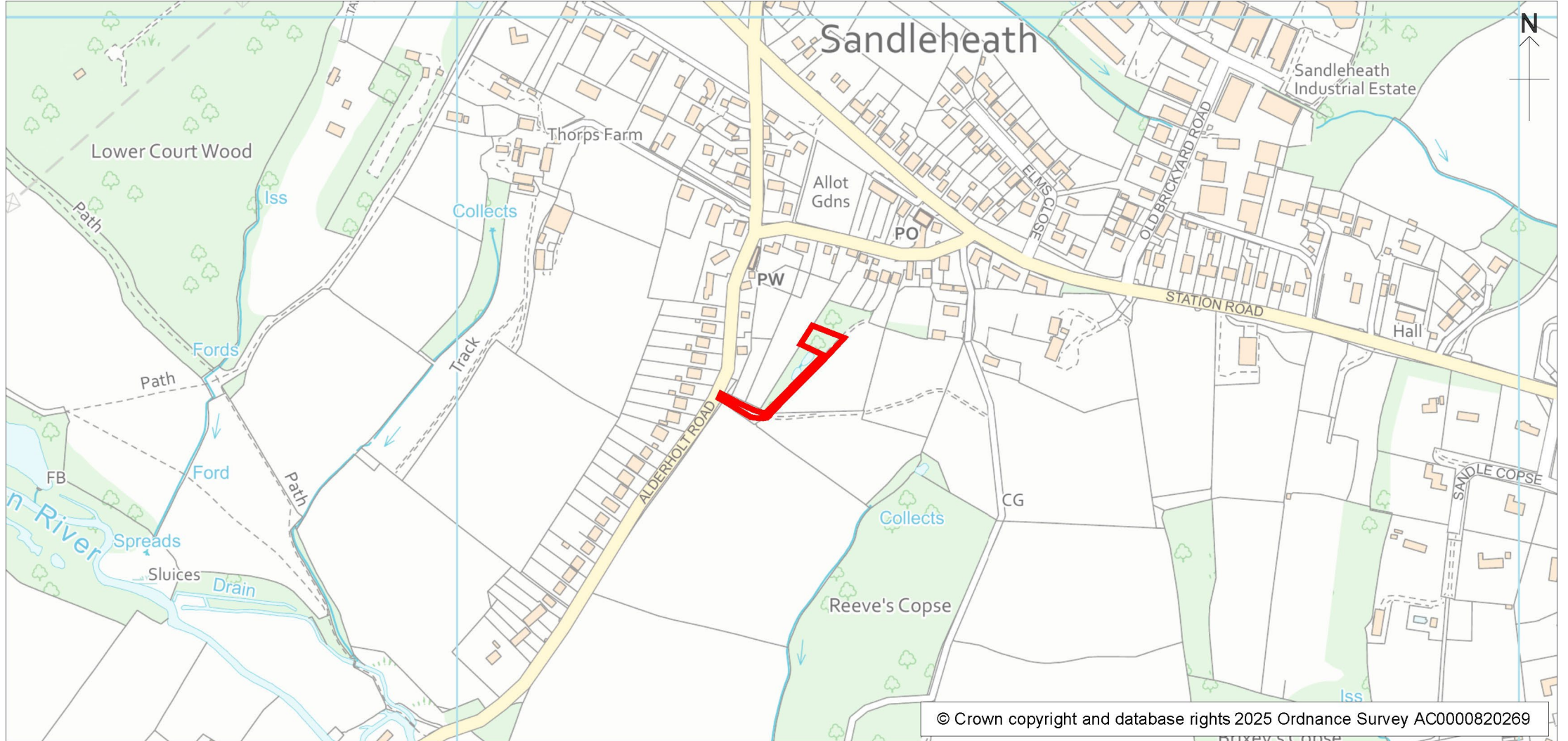
Sandleheath

Schedule 3f

Red Line Plan



Local context



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3f 24/10820

Aerial photograph



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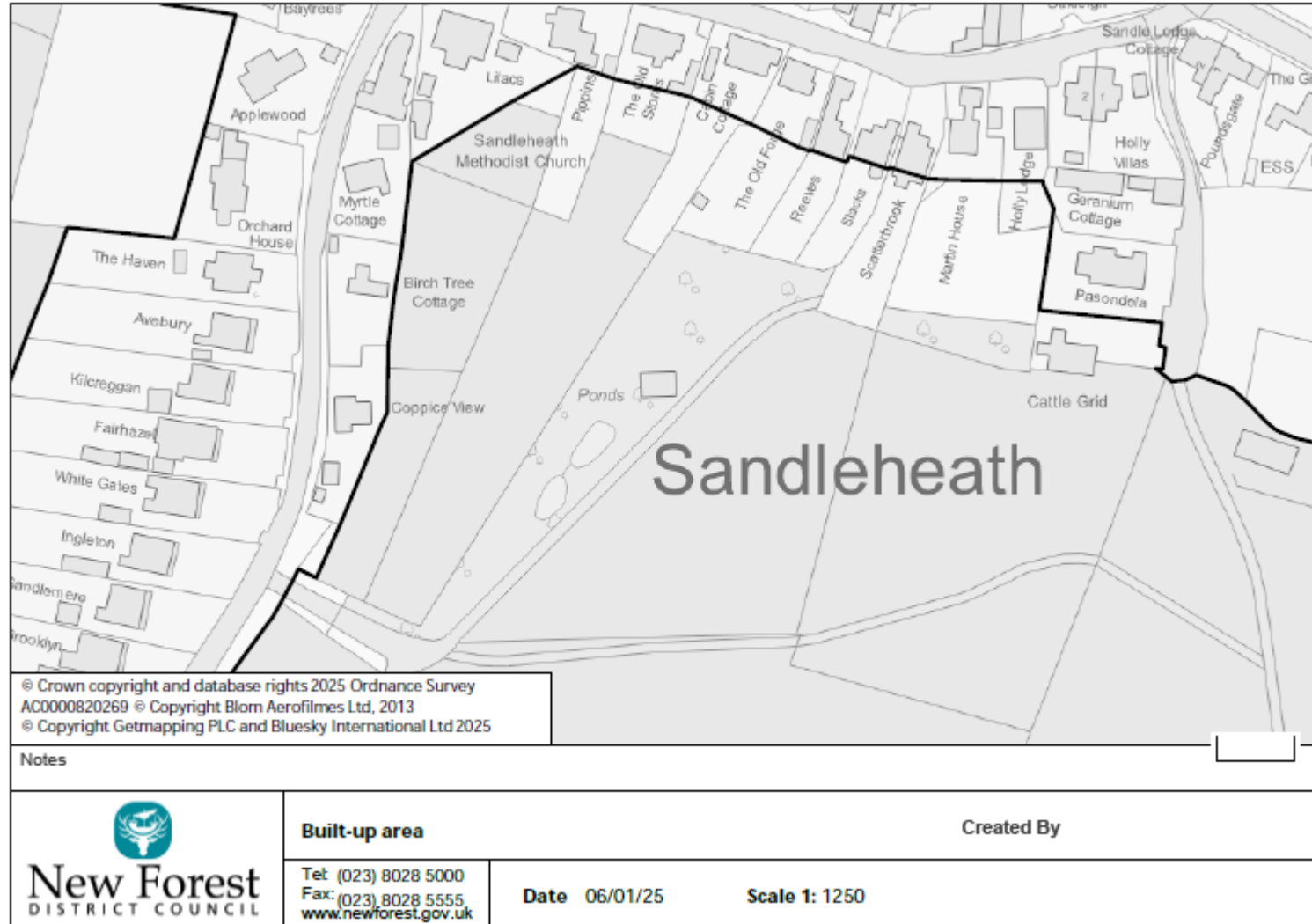
91

3f 24/10820

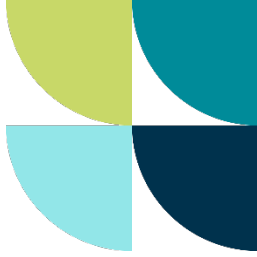
Built up area



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Red Line Plan 2



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Site photographs 1



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Site photographs 2



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Access photographs 1

86



Access photographs 2



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View north



View south

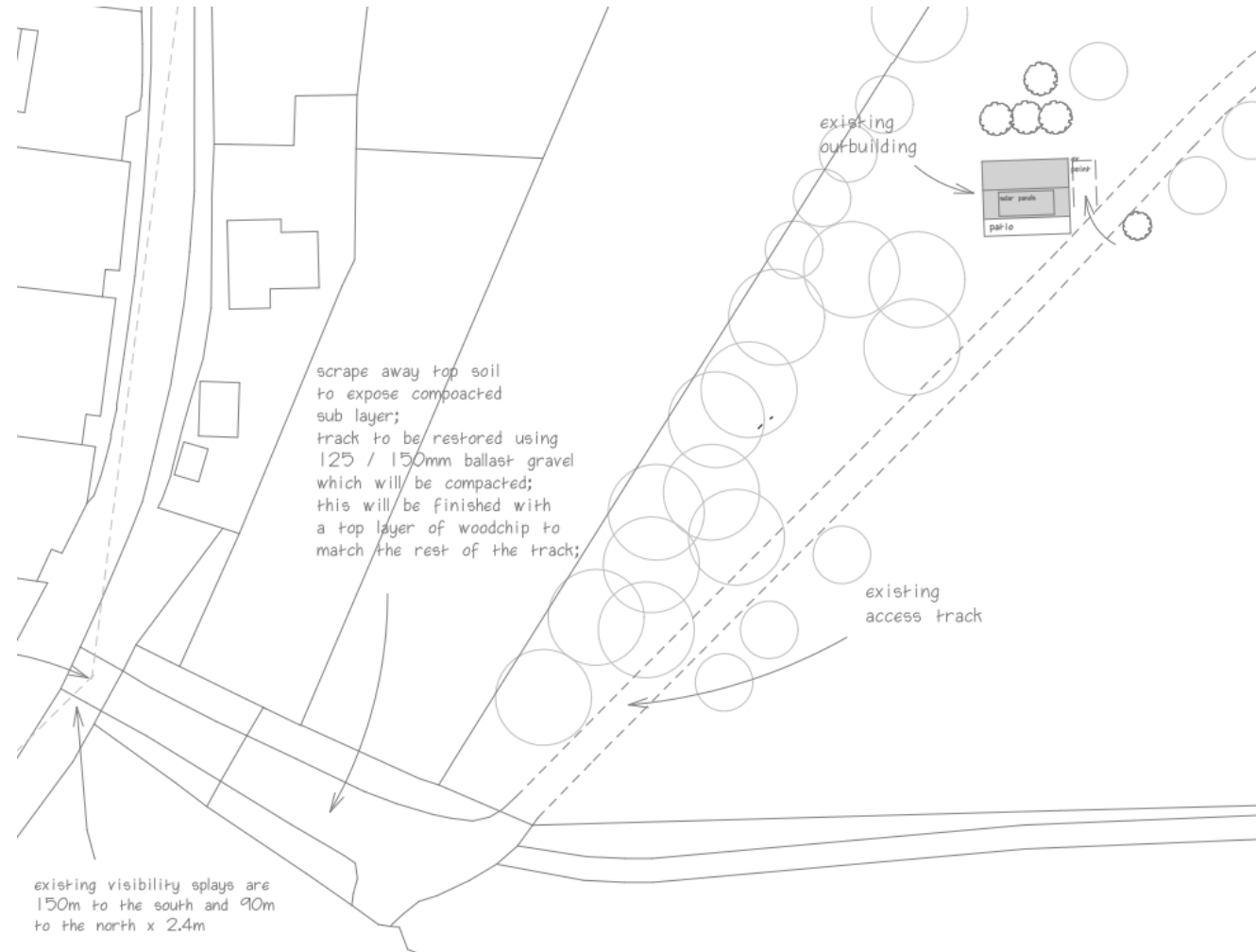
97

3f 24/10820

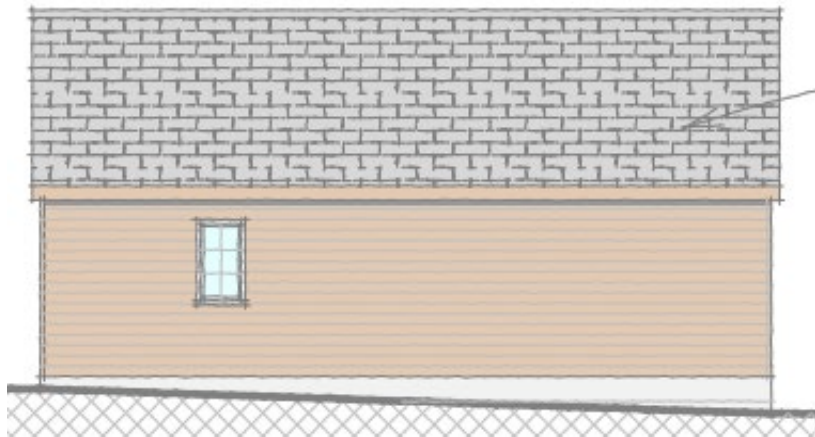
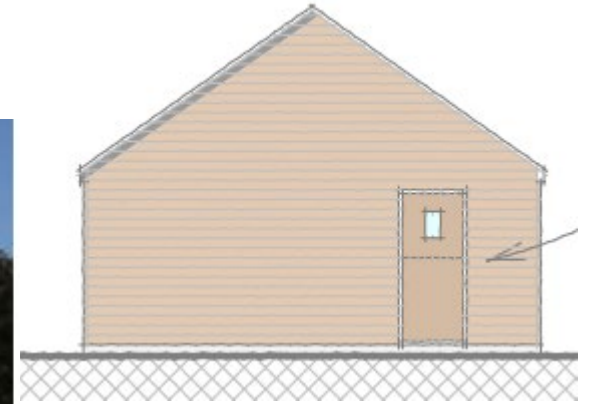
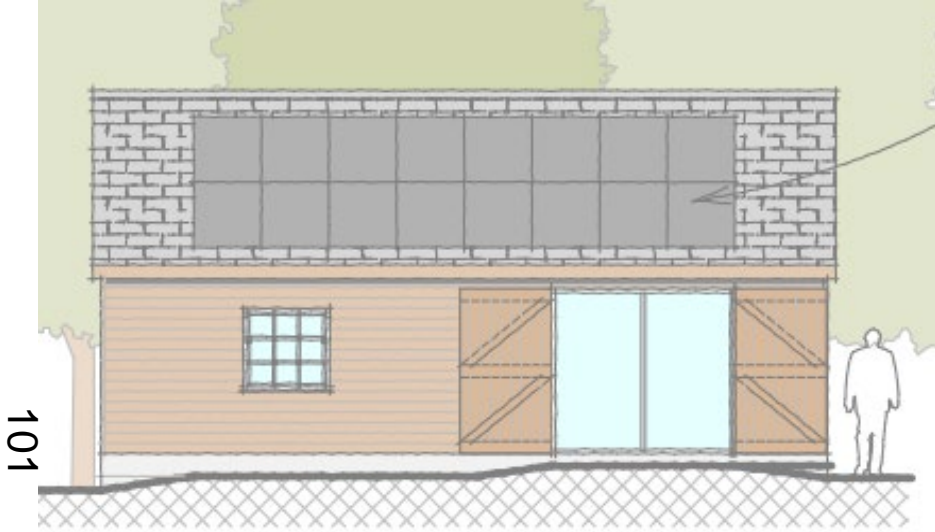
Block Plan: Access



100



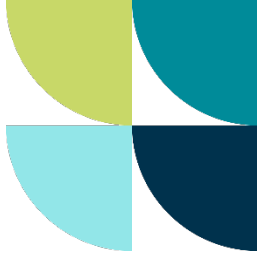
Proposed Elevations



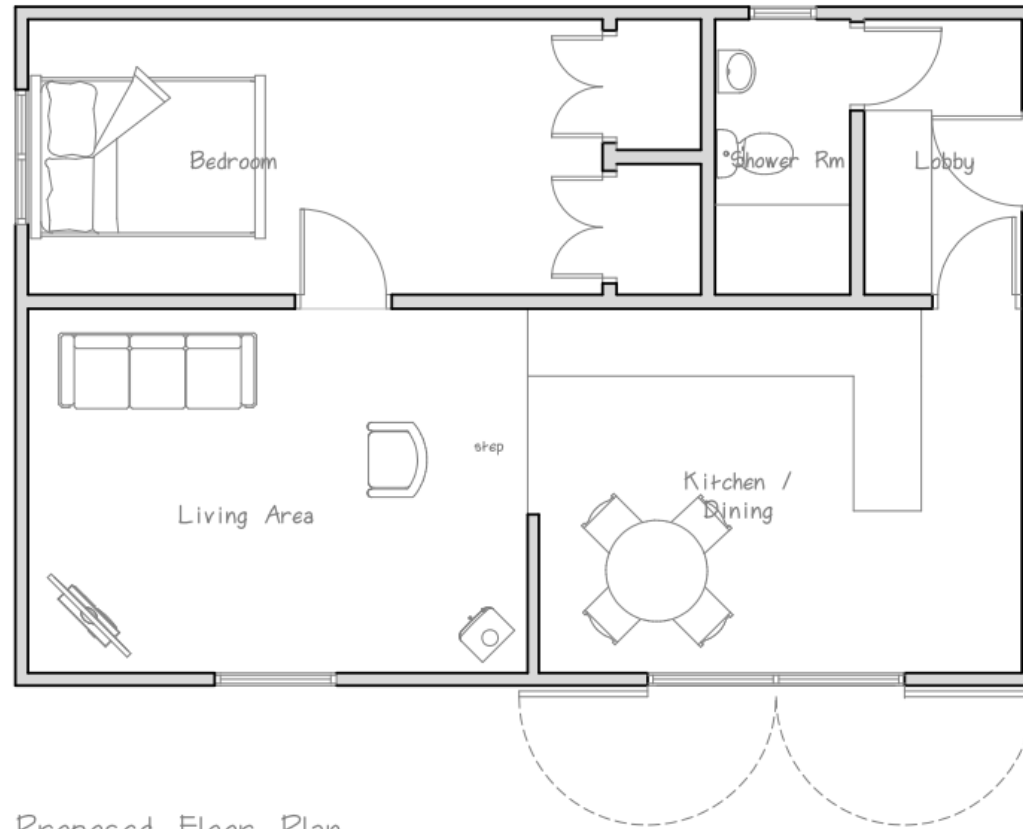
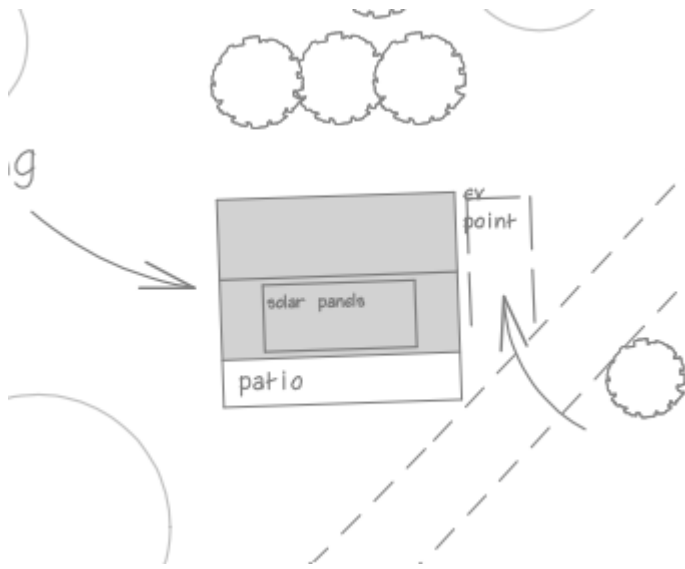
99

3f 24/10820

Proposed Floorplans

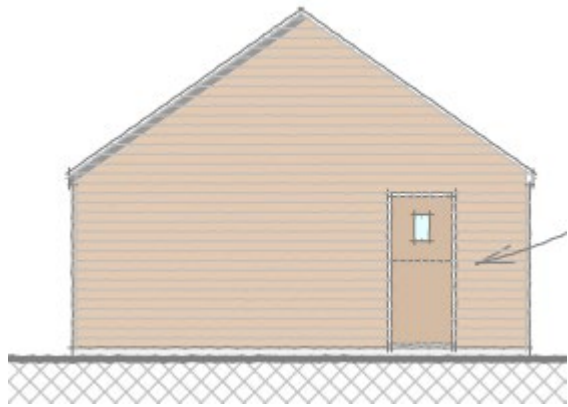


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Proposed Floor Plan

Landscape setting



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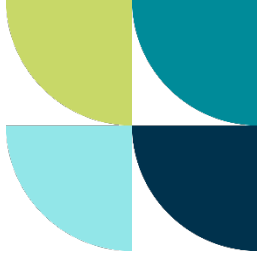


3f 24/10820



Conclusion

- Whilst there is a general presumption against development in the countryside in Policy STR3 as set out it does allow for appropriate development in a rural setting if it addresses Policy CS21 (Rural Economy)
- The local plan recognises that tourism is an important part of the local economy and as such given the proposed scheme converts an existing building and has potential minor economic benefits this weighs in support of the scheme
- As such, the principle of the development is considered to be acceptable in accordance with local Plan policies STR3, STR6, CS19, CS21 criterion (d) and DM13



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 to secure
 - £3,359 towards New Forest Habitats recreational mitigation infrastructure
 - £489 towards New Forest Habitats recreational mitigation non-infrastructure
- ii. The imposition of the Conditions as set out in the report

End of 3f 24/10820 presentation



New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE – 15 JANUARY 2025

COMMITTEE UPDATES

Item 3d: Site of former Police Station, Southampton Road, Lymington SO41 9GH (Application 24/10953)

This application was withdrawn on 13 January 2025.

Item 3e: New House, Market Place & 1-3, Strides Lane, Ringwood, BH24 1ER (Application 23/10821)

5 year Housing Land Supply

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

NPPF Paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [8], granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote [8] of the NPPF clarifies that:

This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

NFDC cannot currently demonstrate a five-year supply of deliverable housing land supply. In such circumstances, para. 11(d) of the NPPF is engaged.

It is considered that in this case the development must be considered in accordance with the NPPF paragraph 11(d).

Taking the first limb of paragraph 11(d), as this report sets out, in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF. This includes areas at risk of flooding.

Therefore, a judgement needs to be reached as to whether policies in the Framework provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no strong reasons for refusing the development having applied the test at Limb 1.

The 2024 NPPF requires particular regard to be had to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination when applying the said tilted balance.

In this case the location of the site in flood zones 2 and 3 coupled with the lack of a Sequential Test means that there is a "strong" reason for refusal of the application under limb (i) of paragraph 11(d) of the NPPF. As such the tilted balance in paragraph 11(d)(ii) is not considered to be engaged and rather the application can be considered against the 'straight' balance as an assessment against the policies of the development unless there are other material considerations that indicate otherwise. This assessment is undertaken in the main agenda report.