

#### PLANNING COMMITTEE - WEDNESDAY, 9 APRIL 2025

#### **UPDATES FOR COMMITTEE**

#### Agenda No Item

- 5. <u>Presentation on Planning Applications</u> (Pages 3 208)
- 6. Committee Updates (Pages 209 212)



09 April 2025





#### Planning Committee 09 April 2025 Applications Presentations

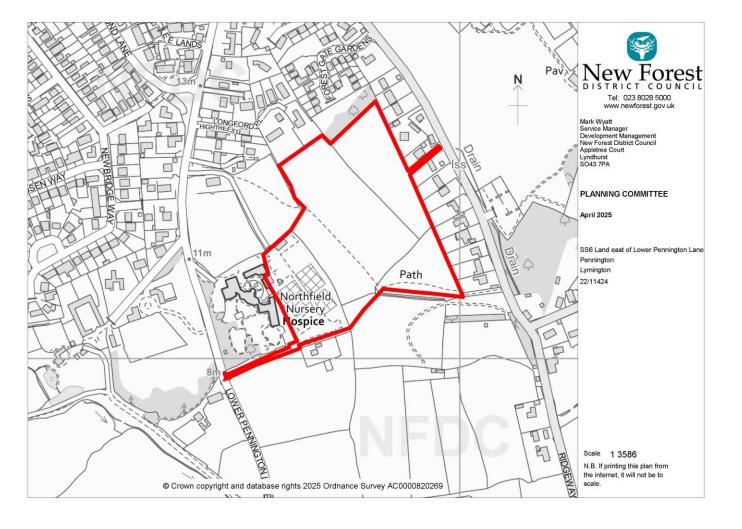


# Planning Committee App No 22/11424

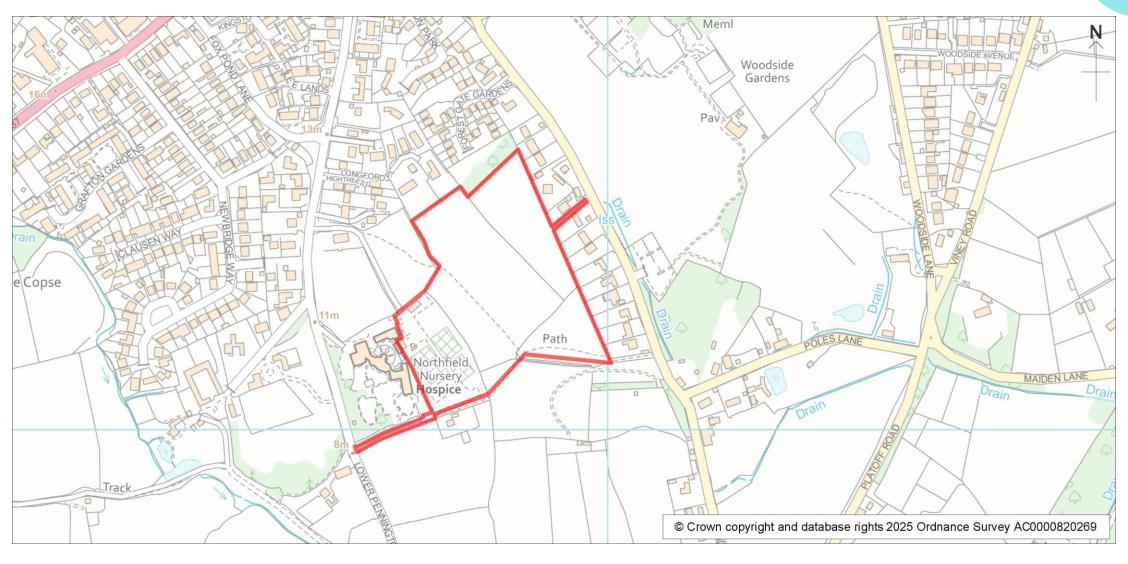
SS6 Lower Pennington Lane

Schedule 3a

#### Red Line Plan



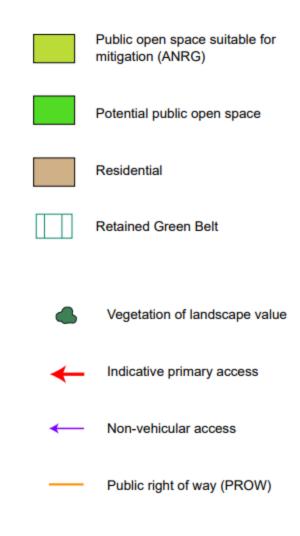
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#### Local Plan Concept Masterplan





#### Proposed Development: NFDC

The Application (22/11424) is Outline (Access and Layout only)

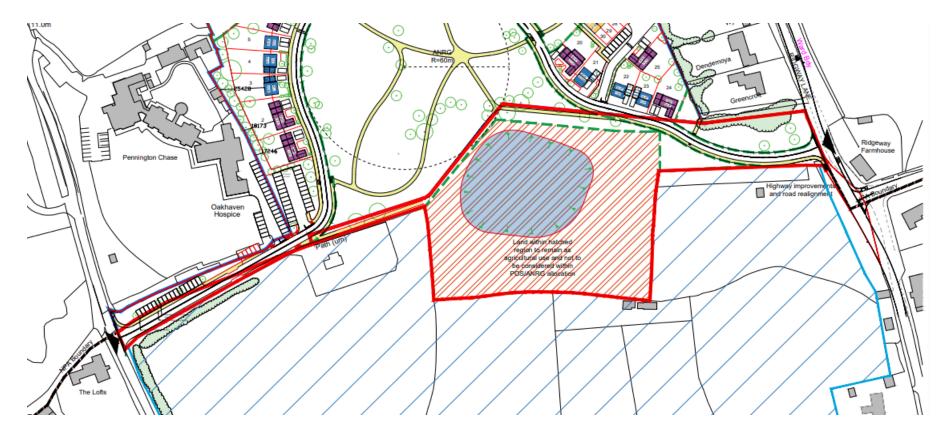
Erection of up to 82 dwellings including Access, Highway Works, Public Open Space, Alternative Natural Recreational Greenspace (ANRG) and Drainage Attenuation.

#### Site Layout – NFDC Application



#### Proposed Development: NFNPA

Access; attenuation basin; associated works and landscaping (relating to NFDC Strategic Housing Allocation SS6



### Site Interior Photographs - Looking North

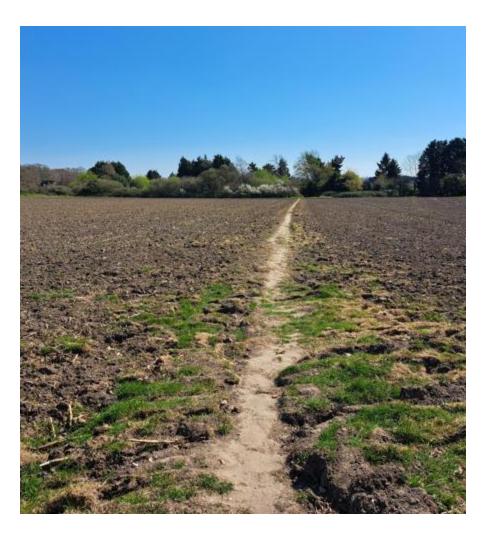




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#### Site Interior Photographs – Looking South





3a 22/11424

## Site Interior Photographs – Looking East





### Site Interior Photographs – Looking West





#### Site Interior Photographs – Southern Boundary







3a 22/11424

## Public Rights of Way







#### **Existing Hospice and Nursery Access**



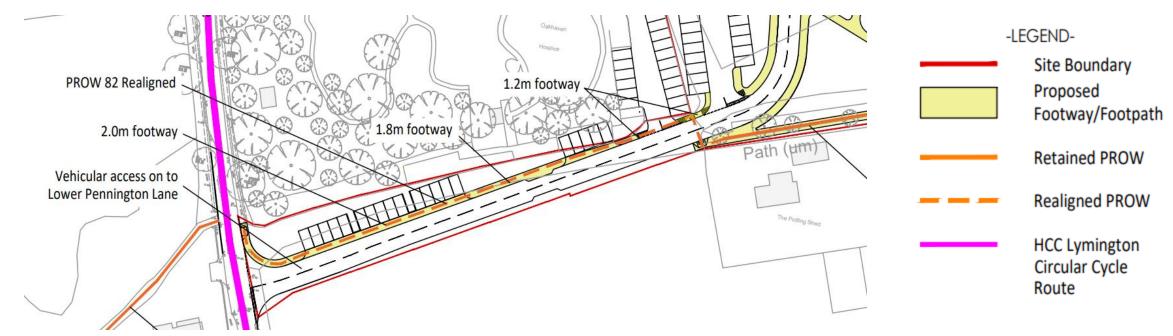






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#### Proposed Site Access – Lower Pennington Lane



22/11424 Transport Assessment – Vehicular and Pedestrian Access Overview, Bright Space July 2024

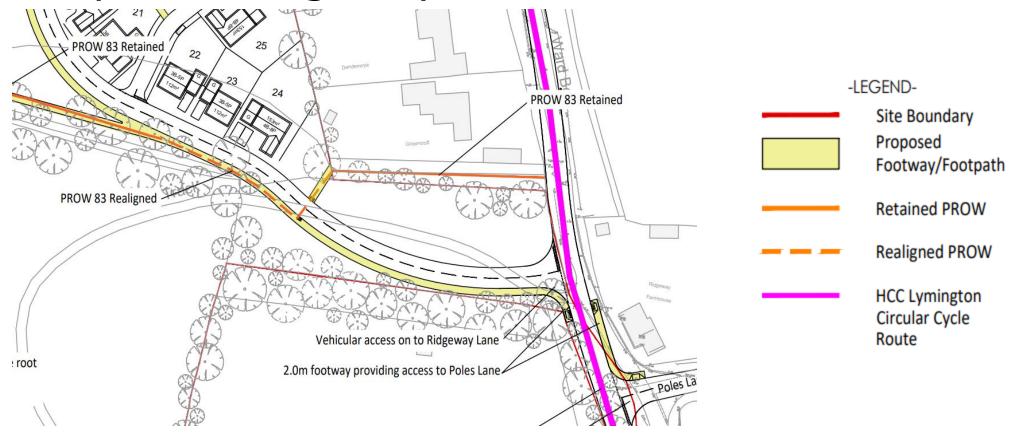
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#### Existing Ridgeway Lane Access





#### Proposed Ridgeway Lane Access



22/11424 Transport Assessment – Vehicular and Pedestrian Access Overview, Bright Space July 2024

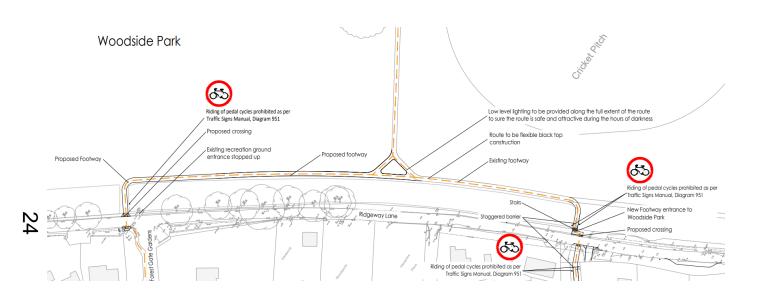
#### Pedestrian Access – Ridgeway Lane



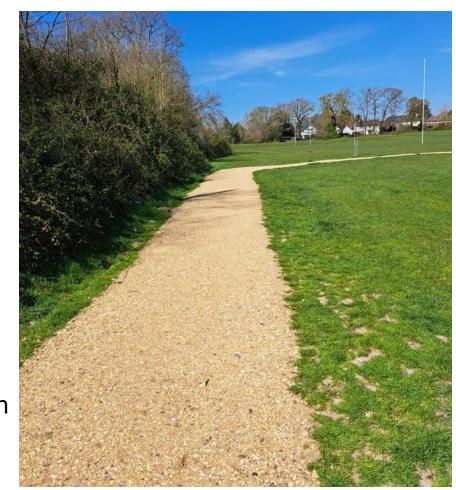


22/11424 Transport Assessment – Vehicular and Pedestrian Access Overview, Bright Space July 2024

#### Pedestrian Access – Woodside Gardens (Off Site)

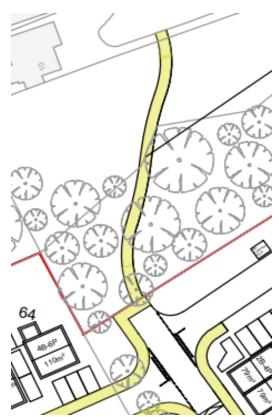


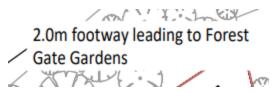
22/11424 Transport Assessment – Vehicular and Pedestrian Access Overview, Bright Space July 2024



(Off Site)



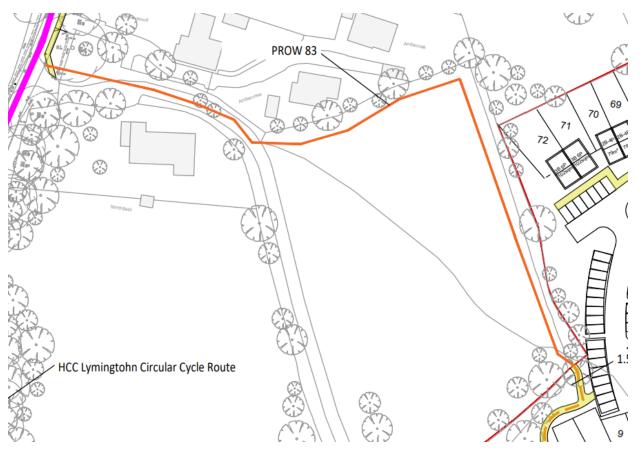






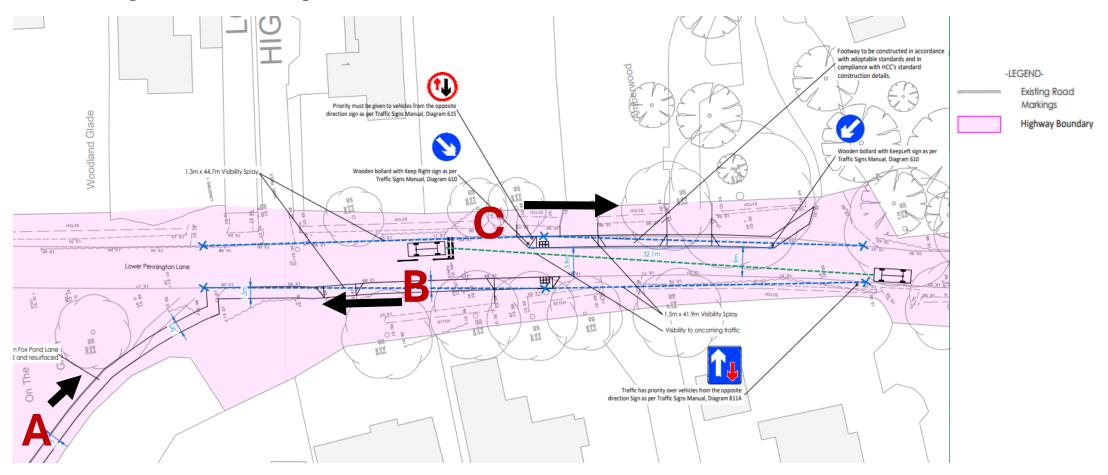
## Pedestrian Access – North-west Public Right of Way (Off Site)





25

## Off-Site Access Works – Lower Pennington Lane (Off Site)



#### Access Works – Lower Pennington Lane (Off Site)

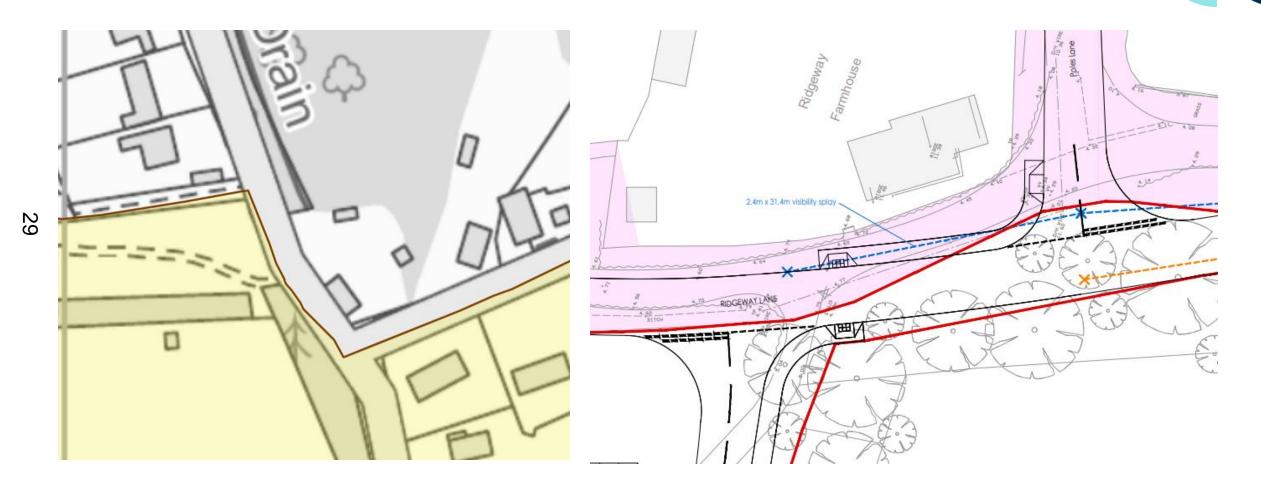




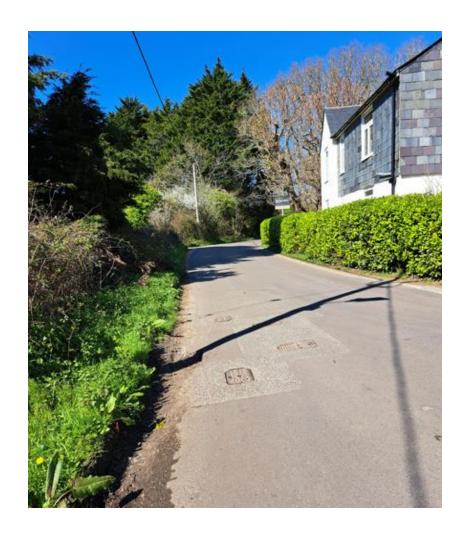


3a 22/11424

#### Access Works – Ridgeway Lane (Off Site)



#### Off-Site Access Works – Ridgeway Lane





### Landscape Strategy - ANRG





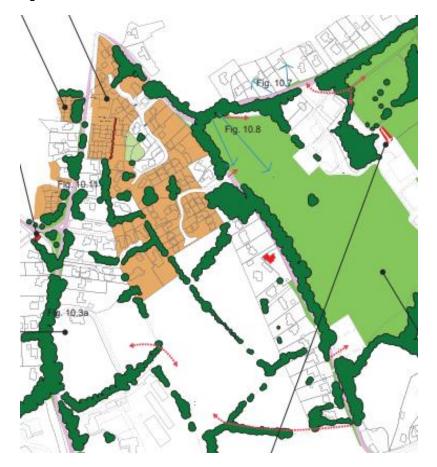
## Play Strategy





3a 22/11424

#### Lymington Local Distinctiveness Supplementary Planning Document, February 2011 – Character Area 10



Character Area 10: Rural Lanes	
111	Planned cul-de-sac groups of houses
哥	Planned connected type street layouts
<b>E</b>	Listed buildings
<b>E</b>	Important building groups and street frontages
	Larger garden spaces or groups of tranquil garden space
	Older pre-car lanes and streets
•	Important trees/tree groups
	Important open green space
	Key features or buildings (lamp; wall; bldg)
$\rightarrow$	Important views, vistas
4	pedestrian links

#### Existing Planned Cul-De-Sac Groups of Houses







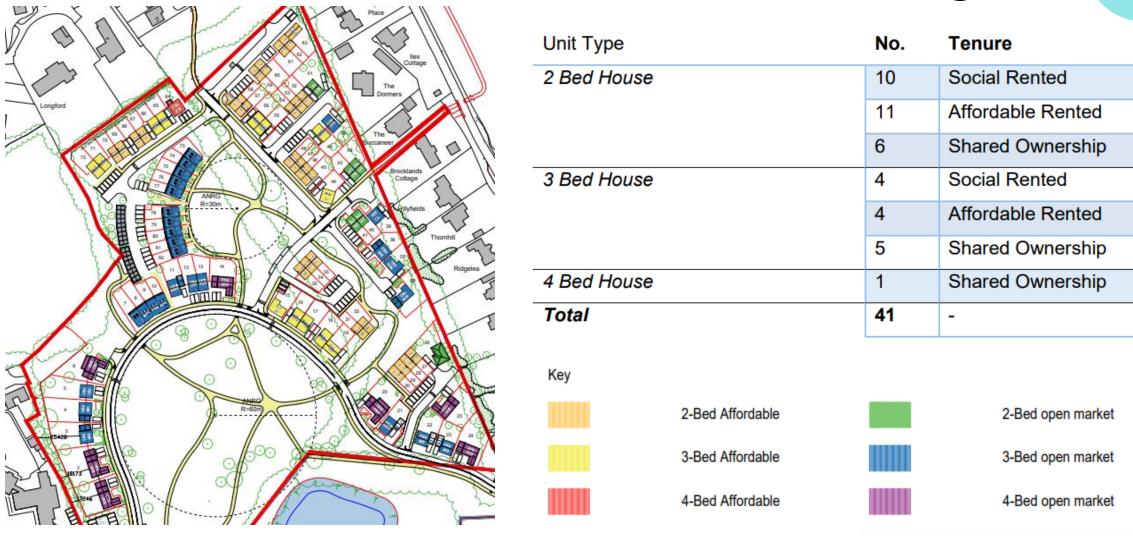
Clarendon Park

Curzon Place

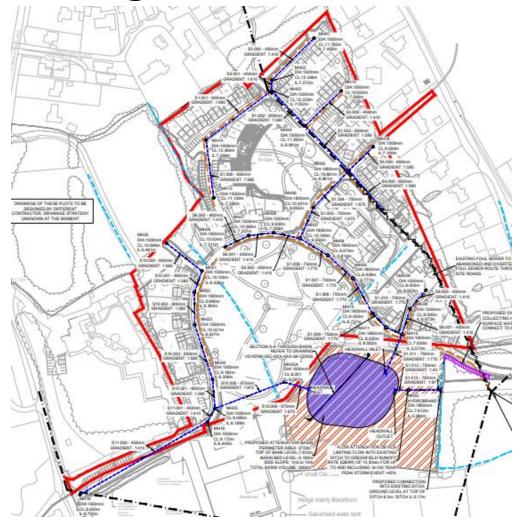
Forest Gate Gardens

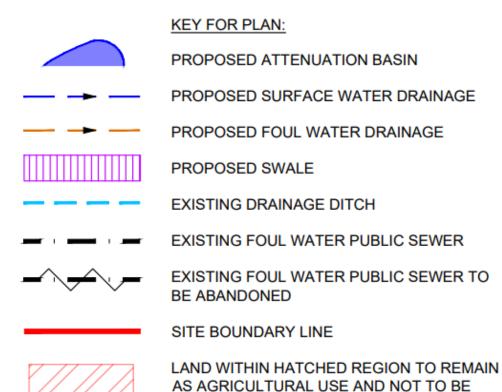


#### Tenure Plan: Market and Affordable Housing



### Drainage Scheme





CONSIDERED WITHIN PUBLIC OPEN SPACE / ALTERNATIVE NATURAL RECREATIONAL

GREENSPACE ALLOCATION

## **Ecological Mitigation**

**Figure 25.** Proposed location of the on-site reptile receptor (blue highlighted area) with indicative locations of 2 No hibernacula that will also be installed (orange stars).



Figure 29. Example of the 'Animex Wildlife Bridge' above a road (Animex International 2021)

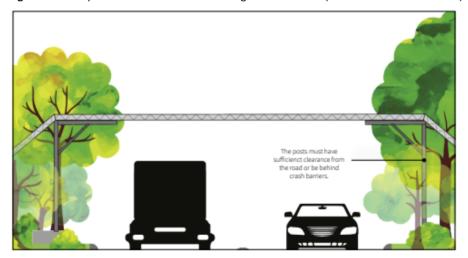
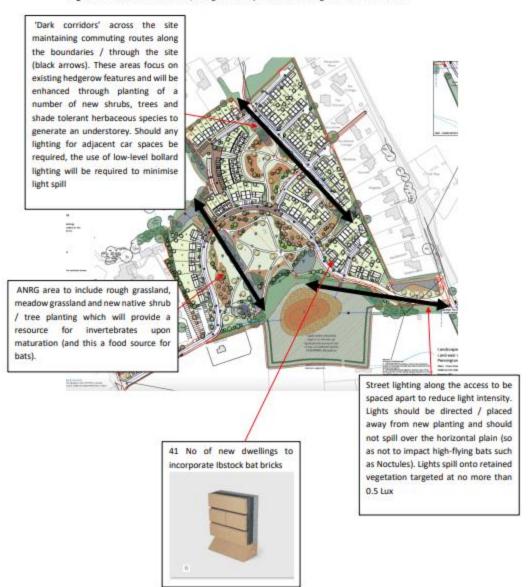


Figure 24. Features to enhance / mitigate for impacts to bats designed into the scheme.



# Oakhaven Hospice



### Aerial Axonometric



#### **New Forest District Council**

- Affordable Housing provision of 50% affordable housing units in line with the agreed housing unit size mix and housing tenure mix. To be secured though a s106 planning obligation.
- Air Quality Monitoring Contribution
- Alternative Natural Recreational Greenspace (ANRG), Public Open Space and Private Open Space
- Biodiversity Net Gain (BNG)
- District Council Monitoring Charges
- Formal Public Open Space Off-site contribution of £52,903

- Habitat Mitigation: Access Management and Monitoring and Bird Aware Solent Contributions
- Management of the Residential Parking Courtyards and Oakhaven Hospice Visitor Parking
- Pre-occupation off-site Pedestrian Access Works
- Off-site Arboricultural Mitigation
- Reptile receptor mitigation

### **Lymington and Pennington Town Council**

• Provision of two off-site pedestrian only accesses and connecting routes from Ridgeway Lane into Woodside Park as summarised in the Pedestrian/Cycle Access Strategy Plan (Bright Plan, Ref: 2020-6181-114 Rev. E)

- Habitat Mitigation: Access Management and Monitoring and Bird Aware Solent Contributions
- Management of the Residential Parking Courtyards and Oakhaven Hospice Visitor Parking
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### **New Forest National Park Authority**

- Off-site Biodiversity Net Gain improvements (linear hedgerows)
- BNG to be provided within the NPA application area (around proposed drainage basin)
- Off-site highways works on Ridgeway Lane access (which are within both the NFNPA and NFDC areas)

### **Hampshire County Council Provisions**

- Public Rights of Way (PROW) Improvements and Maintenance contribution of £103,920.
- Local Highways Authority (LHA):
  - Provision of a Full Travel Plan and associated set-up and monitoring fees and bond;

- Provision of a financial contribution of £58,080 towards improvement including walking and cycling facilities on Milford Road and at the roundabout of A337 Milford Road/North Street/Ridgeway Lane.
- Provision of off-site footway works as set out on drawings 2020-6181-116B, 2020-6181-131.
- Provision of off-site footpaths, crossing points and passing place on Ridgeway Lane, Lower Pennington Lane and in Woodside Park as set out on drawings 2020-6181-115C, 2020-6181-116B, 2020- 6181-118C, 2020-6181-125B, 2020-6181-301C
- Provision of localised road surfacing/ widening as set out on drawings 2020-6181-132A

- Objections submitted are not supported by the technical advice of statutory consultees such as the Local Highway Authority, Natural England, the Environment Agency, and the Local Flood Risk Authority. No substantive alternative evidence has been submitted to set aside the views of statutory consultees.
- The site is allocated for mixed-use development within the adopted New Forest Local Plan (Strategic Site 6) and as such it is planned to make an important contribution to the District's housing supply.
- The lack of a demonstrable five-year housing land supply means, however, that the presumption in favour of sustainable development 'the titled balance' in NPPF paragraph 11(d) is engaged for this application.
- In line with the conclusions of the Local Plan Inspector, Strategic Site Allocation 8 is in a sustainable location and its development would make a significant contribution to meeting the District's housing need.

- There is a clear identified need for both open market and affordable housing of all sizes in the District.
- The development will deliver 41 affordable dwellings and will satisfy the renewed specific emphasis on delivering Social Rent tenure affordable housing set out in the December 2024 NPPF. The proposal will help the Council meet Priority 3: Meeting housing needs set out in the Corporate Plan 2024-2028.
- The proposal will be acceptable, subject to a s106 planning and suitable conditions, in terms of highways, public transport, construction traffic management, public rights of way and pedestrian and cycle routes.
- However, to demonstrate that the proposal has satisfactory vehicular accesses from both Ridgeway Lane and Lower Pennington Lane and the associated pedestrian accesses flanking them are also deliverable will depend on the determination of the associated application with the New Forest National Park Authority.

- The proposed public open spaces are acceptable in principle and provide suitable ecological, drainage, access and play features within the application site.
- The proposal will be acceptable, subject to conditions, in terms of fluvial flood risk, surface water drainage within the application site and foul drainage.
- However, the proposed surface water drainage strategy will depend on the positive determination of the associated application with the New Forest National Park Authority. Without the proposed drainage basin feature within the NFNPA area the proposal cannot in principle demonstrate a suitable surface water drainage strategy.
- The proposal will be acceptable subject to a s106 planning and suitable conditions in terms of habitat mitigation and European designated nature conservation sites, nitrate neutrality, biodiversity enhancement and protected species

- The proposal, subject to suitable conditions and a s106 planning obligation, will not have a harmful impact on designated heritage assets and archaeological remains, trees, land contamination, mineral extraction, air quality, noise and lighting, and local general amenity including during the construction period.
- The proposal would not have an unacceptable impact on the New Forest National Park and its setting and the special qualities and purposes of the National Park.
- The proposal, subject to suitable conditions and a s106 planning obligation, satisfies site-specific Local Plan Policy SS6.
- The proposed design has some high-quality elements (subject to detailed design in a future Reserved Matters application) and accords with the Local plan Concept Masterplan for Site SS6.

- The proposal, subject a s106 planning obligation and suitable conditions, satisfies Local Plan Policy SS6 criteria (iii)(b) and (iii)(c) in terms of having development and access arrangements that reasonably respects the tranquillity, privacy and security of the adjacent Oakhaven Hospice
- In line with key NPPF policies and the positive contribution towards the District's housing land supply, the balance is clearly in favour of permission and will meet the priority of meeting housing needs set out in the NFDC Corporate Plan 2024 to 2028.
- Five specific harms have been identified: the lack of one-bedroom affordable housing units, the impact on Oakhaven Hospice as a non-designated heritage asset, the design of the pedestrian footpath adjacent to plot 10, the urbanising impact of the proposed highway works on the rural character of Lower Pennington Lane and Ridgeway Lane, and where the proposal does not accord with some of the draft policies (LP6, LP7, LP9, LP11, LP12) in the emerging Submission Draft Lymington and Pennington Neighbourhood Plan.

- However, it is considered that the identified harms (as set out) very clearly do not significantly and demonstrably outweigh the identified benefits that the application will bring as set out in the above detailed report. Moreover, the collective weight of identified harms, including that on Lower Pennington Lane and Ridgeway Lane street scenes, does not equate to an identifiable level of adverse impact whereby that impact would significantly and demonstrably outweigh the identified benefits that the application will bring.
- As such, in accordance with paragraph 11(d) of the NPPF, on the balance of all material considerations, with significant weight placed on the substantial market and affordable housing being bought forward, the proposal comprises sustainable development in line with Local Plan Policy STR1 (Achieving Sustainable Development) and satisfies the site-specific criteria of Local Plan Policy Strategic Site 6 (Land to the east of Lower Pennington Lane, Lymington) and the other relevant Local Plan and NPPF Policies and national legislation, and the emerging Submission Draft Lymington and Pennington Neighbourhood Plan policies LP8 and LP10.

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England on the Appropriate Assessment and have regard to their advice. and to either:

### A GRANT PERMISSION subject to:

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure mitigation and infrastructure (as set out);
- ii. the imposition of the conditions set out in Appendix 1 and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions; and
- iii. the positive determination of the associated application (Ref: 22/01024OUT) with the New Forest National Park Authority; or

B. REFUSE (in the absence of a positive determination of the associated application (Ref: 22/01024OUT) with the New Forest National Park Authority) (for the detailed reasons set out in the Committee Report).

### End of 3a 22/11424 presentation



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# Planning Committee App No 24/10976

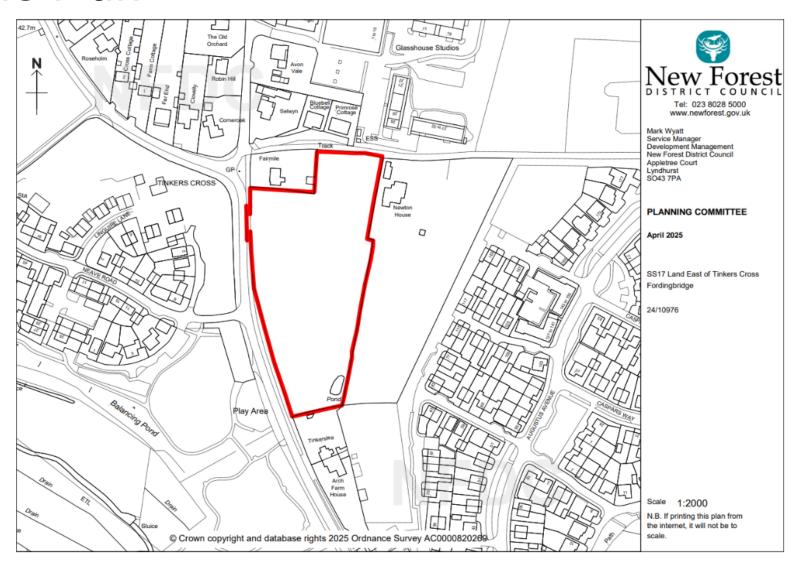
SS17 Land east of Whitsbury Road,

Tinkers Cross

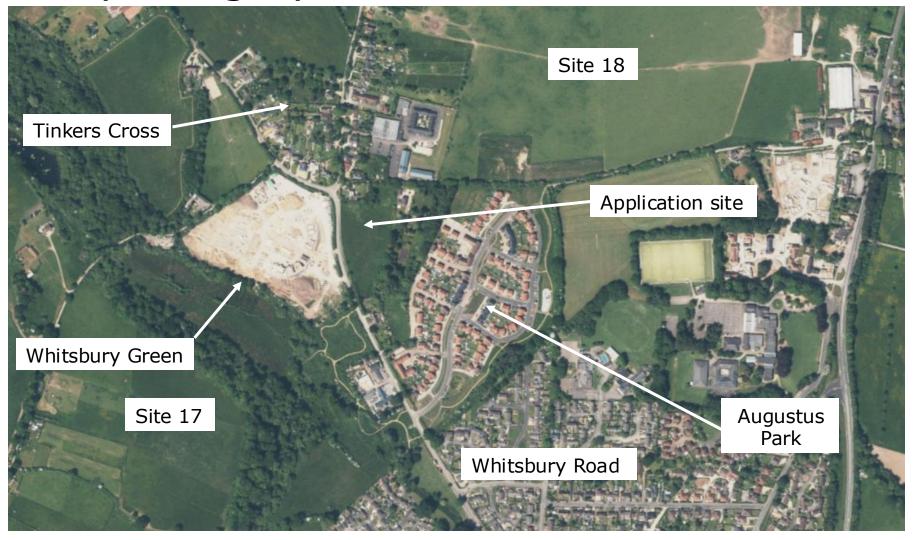
Fordingbridge SP6 1NQ

Schedule 3b

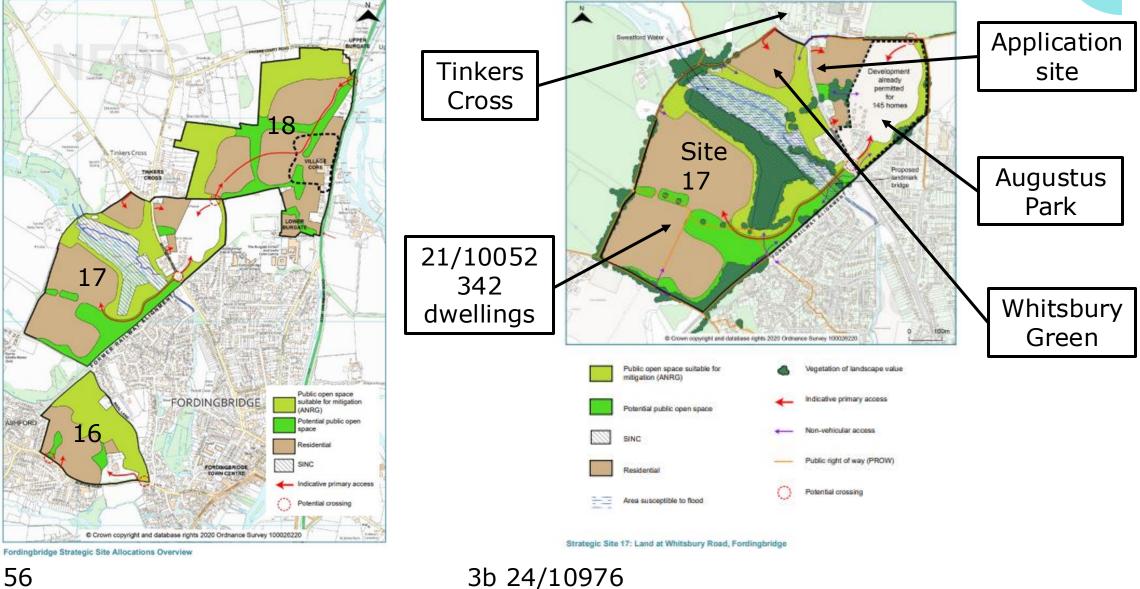
### Red Line Plan



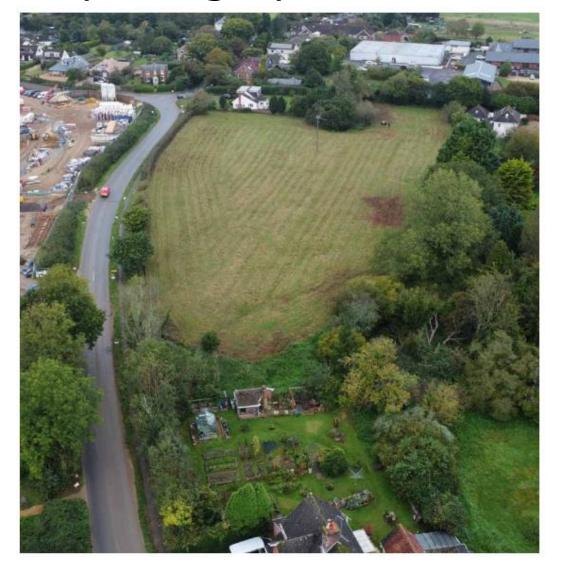
## Aerial photograph and local context



## Fordingbridge Strategic Sites



# Aerial photographs from Design Statement

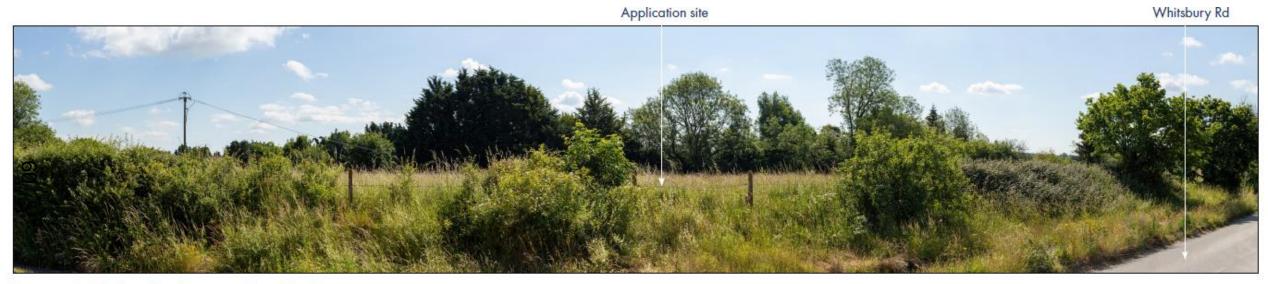






3b 24/10976

# View from Whitsbury Road – Design Statement



Viewpoint 4: Whitsbury Road at new residential development entrance

Whitsbury Road looking south

### View from Whitsbury Road – Design Statement





Viewpoint 3: Whitsbury Road at construction site entrance

Looking North towards Fairmile and Tinkers Cross

# Photographs from Design Statement



Site looking west towards Whitsbury Green development

### Proposed Site Layout & Masterplan

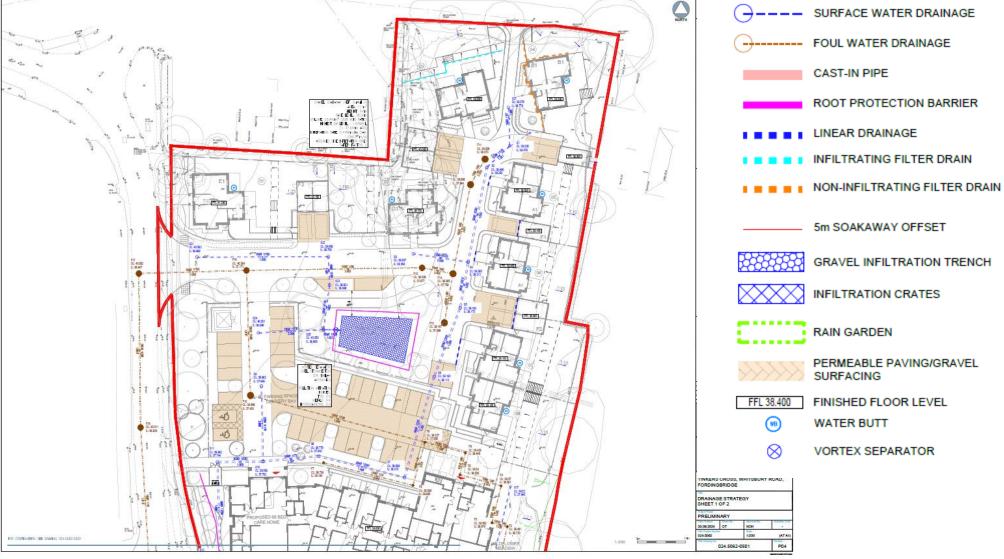




# Proposed access plan



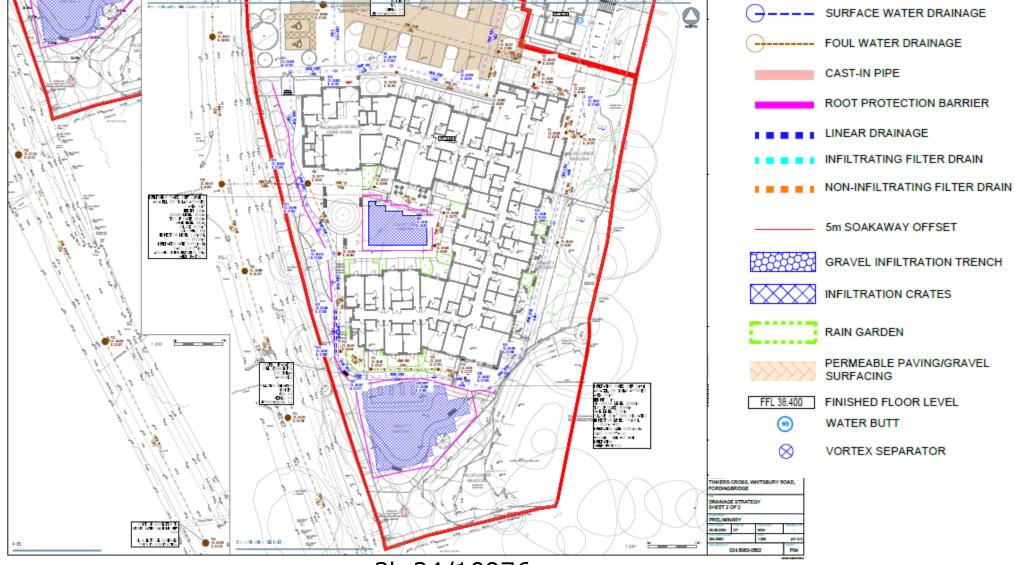
# Drainage plan (northern part of site)



3b 24/10976

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# Drainage plan (southern part of site)



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### Care home proposed ground floor plan



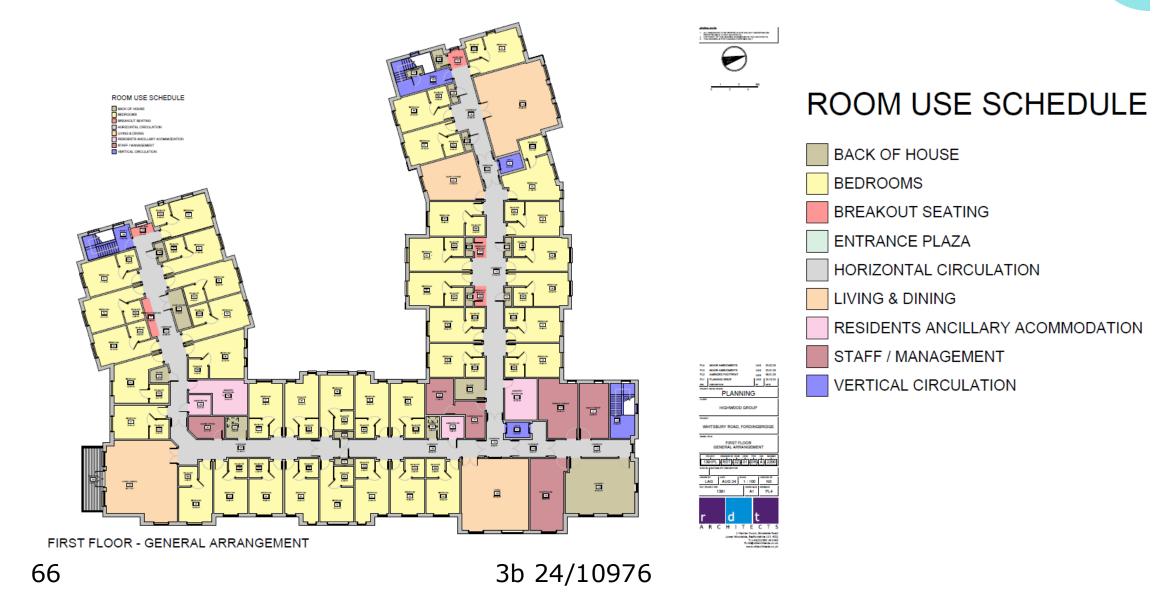


### ROOM USE SCHEDULE

- BACK OF HOUSE
- BEDROOMS
- BREAKOUT SEATING
- ENTRANCE PLAZA
- HORIZONTAL CIRCULATION
- LIVING & DINING
  - RESIDENTS ANCILLARY ACOMMODATION
- STAFF / MANAGEMENT
  - VERTICAL CIRCULATION

3b 24/10976

## Care home proposed first floor plan



# Care home proposed north & west elevations





# Care home proposed south & east elevations

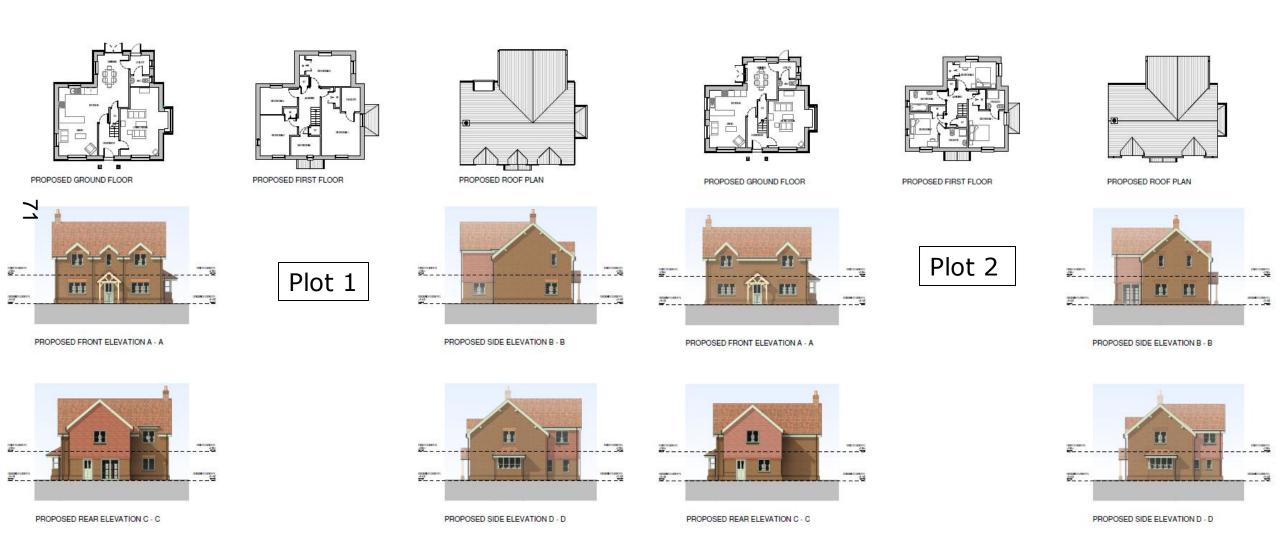


ELEVATION C-C: SOUTH ELEVATION



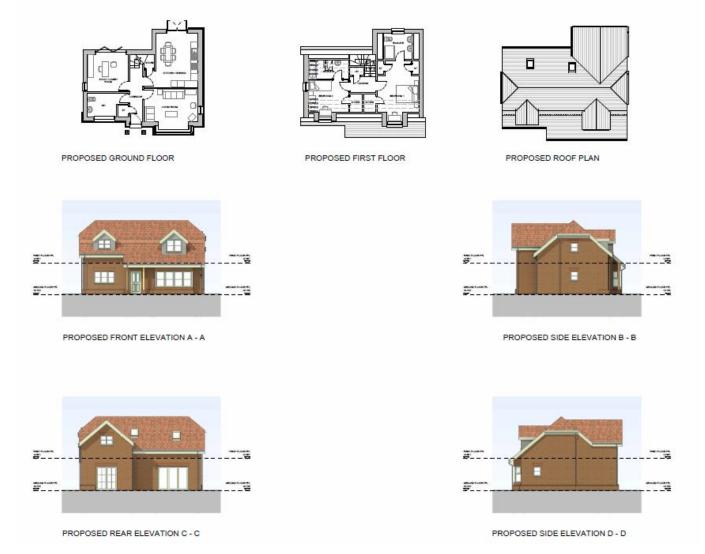
ELEVATION D-D: EAST ELEVATION

## Proposed dwellings - plots 1 and 2



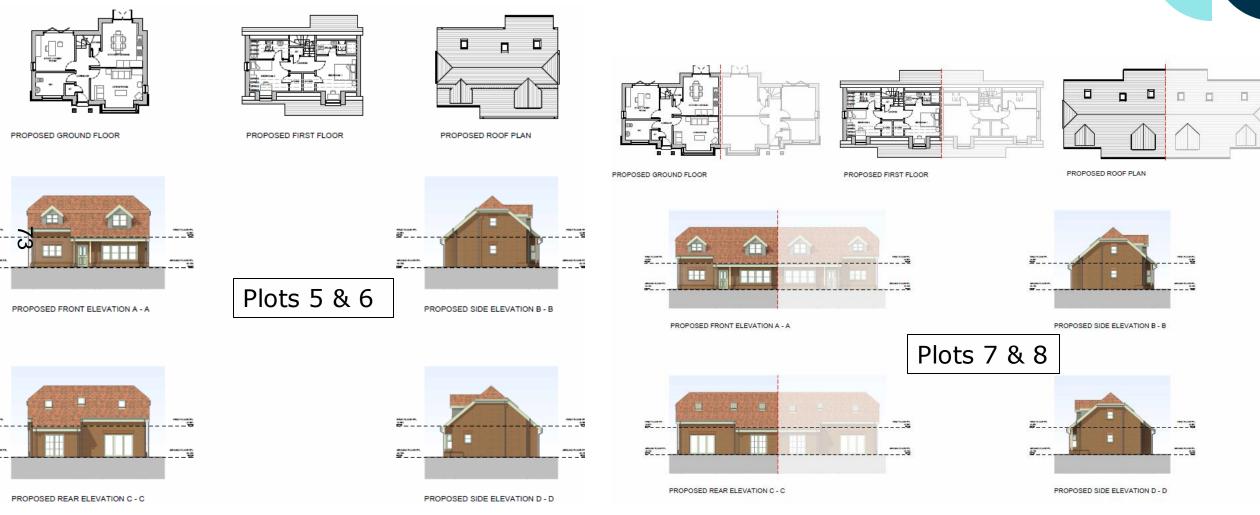
3b 24/10976

# Proposed dwellings – plots 3 and 4



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### Proposed dwellings – Plots 5,6,7 & 8



#### Proposed street scene – care home & dwellings



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C

### Artist impressions – entrance to care home



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# Care home from Whitsbury Road



# Care home – inner courtyard view



# Artist impression of proposed dwellings









#### Section 106 requirements

- Habitat Mitigation contribution towards infrastructure and non-infrastructure costs
- Air Quality monitoring contribution for both elements of the development
- Play space off site contribution arising from market dwellings
- Formal play off site contribution
- Securing sustainable transport pedestrian link along southern boundary
- Submission of a full Travel Plan in respect of the Care Home element
- Section 278 Agreement for new junction onto Whitsbury Road
- Contribution towards connecting link to public footpath 83
- Contribution towards improvements and maintenance of local rights of way
- County Council preparation of agreement charge

#### Planning balance and conclusions

- The proposal delivers 8 new dwellings and a 68-bed care home comparable to a total of 46 new dwellings towards an acknowledged housing need
- Proposal is in accordance with polices of the Development Plan
- Social and economic benefits from both the care home and new dwellings
- Section 106 contributions towards local infrastructure and habitat mitigation
- On site Biodiversity enhancements and 10% net gain secured by condition
- No objections from technical consultees highways, flood risk and environment
- Limited impact on local residential amenities
- No impact on heritage assets or designated landscapes
- Impact of care home building on Whitsbury Road is outweighed by the above
   3b 24/10976

#### Recommendation

Delegated Authority be given to the Service Manager (Development Management) to:

- Take receipt of and have regard to any comments from Natural England in response to the Council's Appropriate Assessments
- The prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act

Then GRANT PERMISSION subject to the imposition of the conditions set out below [in the report] and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the comments from Natural England and due to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

#### End of 3b 24/10976 presentation



# Planning Committee App No 24/10590

SS5

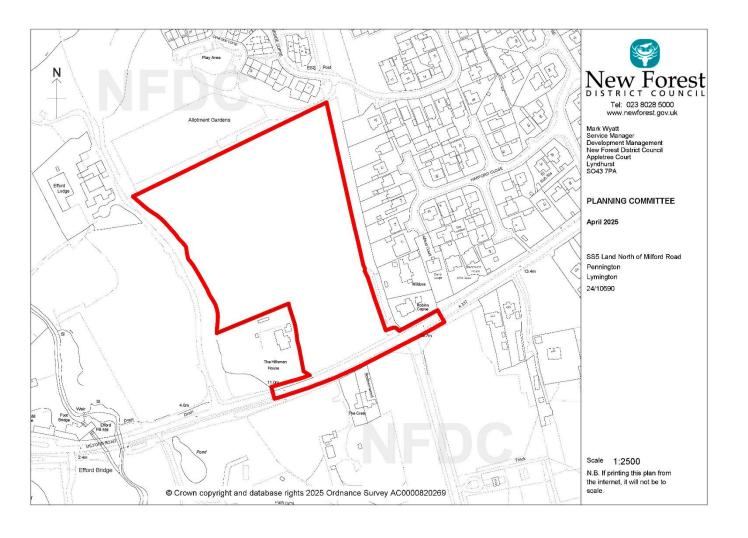
Land North of Milford Road

Pennington

Lymington

Schedule 3c

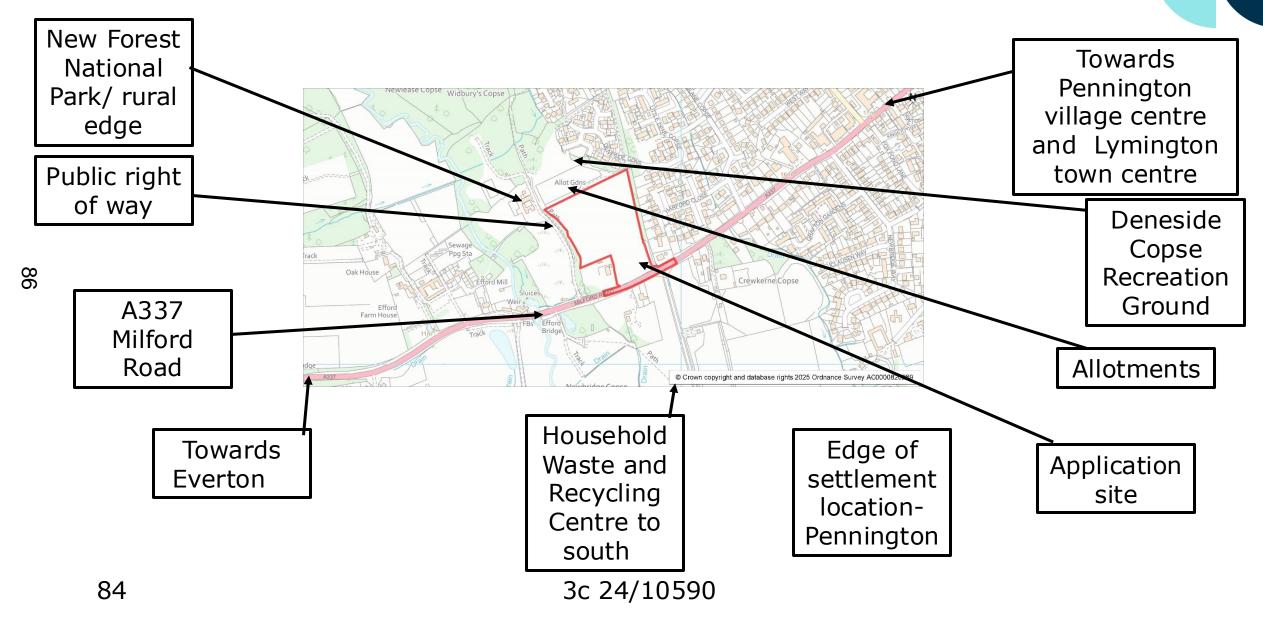
#### Red Line Plan



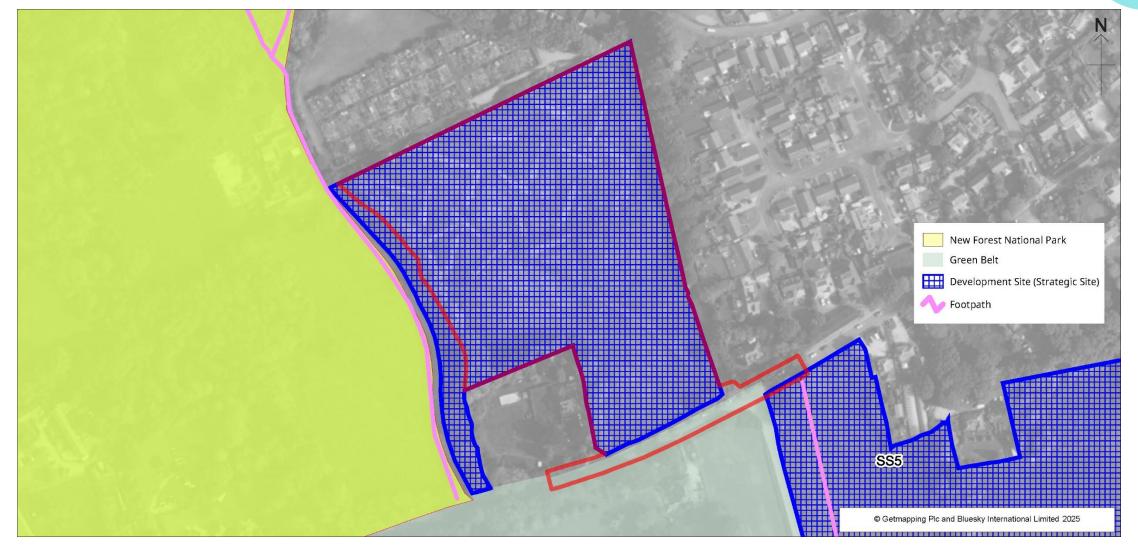
- Provision of 54 residential dwellings including 27 (50%) affordable housing units
- Change of use of land for public open space including Alternative Natural Recreational Greenspace (ANRG)
- A new vehicular access onto Milford Road
- New footpath links & other infrastructure, including connection to the strategic foul network, surface water management and associated ground works

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#### General location – site features



# Planning information/constraints



#### Aerial photograph – Enclosed site with established trees/ Vegetation to all boundaries



3c 24/10590







Taken along A337 Milford Road looking east towards the site on the left

Taken along A337 Milford Road looking north towards the site – vehicular access point

Taken along Milford Road showing the site access location on the left and trees to be retained







Taken along A337 Milford Road looking towards site and the existing site access

Taken along A337 Milford Road looking west – existing junction to Household and waste recycling centre on the left



Buffer strip of land along the eastern boundary and view of property Robins Copse adjacent to the site to the east

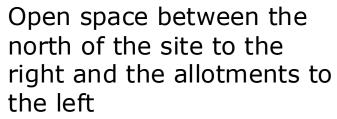


View within the site showing the southern boundary of the site towards A337



View within the site showing the western boundary and The Hillsman House









Entrance to the allotments and view towards north east site boundary

#### SS5 Concept policy Masterplan



Land at Milford Road, Lymington is allocated for residential development of at least 185 homes and public open space, dependent on the form, size and mix of housing provided

Masterplanning objectives specific to this parcel:

- Define a new rural edge and enhanced boundary to the Green Belt
- Retain tree belts
- Integrate the site into the built-up area of Lymington and Pennington connecting to its footpath networks

#### Overall Site Plan

- 54 residential dwellings
- Public open space
- Alternative Natural
   Recreational
   Greenspace (ANRG)
- Vehicular access onto

Milford Road

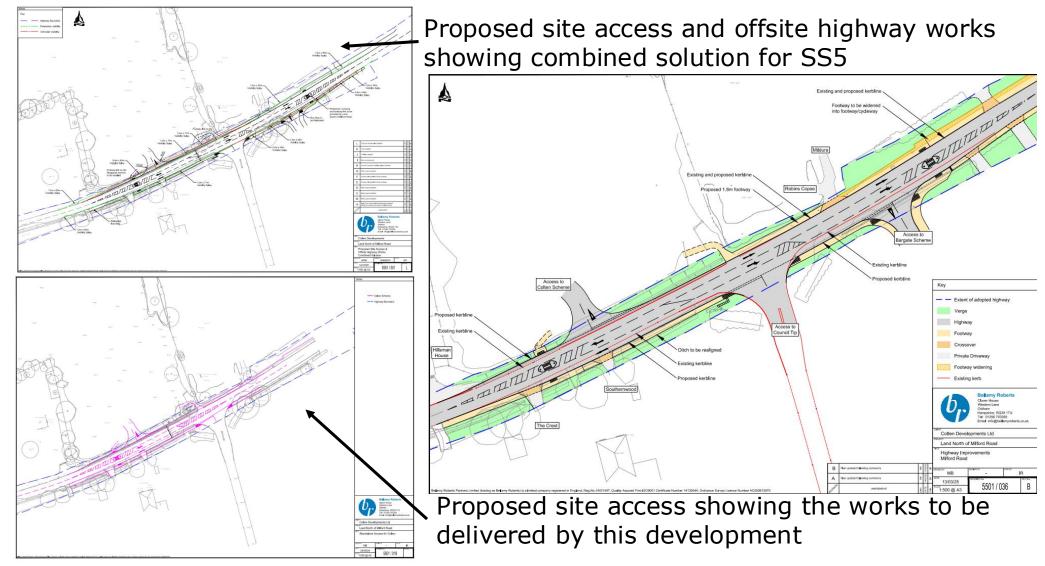
 Pedestrian/cycle connections



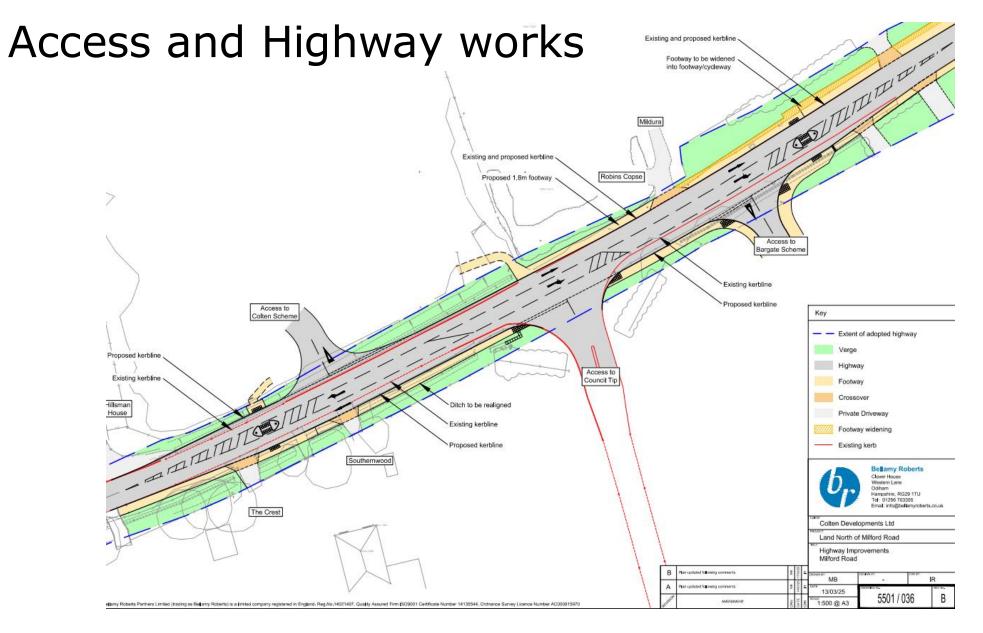




#### Access and works on the highway



3c 24/10590



50% Affordable Housing – Unit size, tenure and mix



Unit Size/ Tenure	Social Rented	Affordable Rent	Shared Ownership	Total	Residential typologies
One - bed	3	2	0	5	Flats
Two-bed	7	5	3	15	Mix of flats and houses
Three-bed	0	2	4	6	Houses
Four-bed	0	1	0	1	House
Total	10	10	7	27	

# Street Scene images





CGI looking west from the turning court towards Plot 47



CGI looking north across ANRG to plots 47-52



CGI looking east across Attenuation Plot towards access road

3c 24/10590

#### Proposed Flat Blocks – front elevations



Flat 1-3 Small flat block within courtyard



#### Proposed dwellings – front elevations



Housetype 4





Flat over car port style

Proposed dwellings – front elevations



Housetype 3 A

- Gable end
and hipped
version to
provide
variation

Housetype
3B – brick
and painted
brick version
to provide
variation

#### S106 requirements

- Affordable housing provision (50%) with a tenure split of 10 Social Rented, 10 Affordable Rented, 7 Shared Ownership;
- Air quality monitoring contribution;
- Delivery of Alternative Natural Recreational Greenspace (ANRG);
- Public Open Space (POS) including management and maintenance framework Footpath connections Biodiversity Net Gain management and monitoring;
- District Council Monitoring charges (recreational habitat mitigation commencement and on-site monitoring and/or inspections, affordable housing monitoring, biodiversity net gain monitoring, public open space);
- Non-Infrastructure Habitat Mitigation (Access Management and Monitoring);
   Habitats Mitigation: Birds Aware (Solent) Contribution;
- Off-site Children's Play Space contribution;
- Hampshire County Council:-
- Delivery of site access
- Countryside Services (Public Rights of Way) contribution;
- Local Highway Authority contribution for offsite works;
- Framework Travel Plan and supporting charges.

#### Planning balance and conclusions

- The proposal delivers 54 new dwellings with 50% Affordable Housing (27 dwellings)
- Social and economic benefits of new dwellings (market and affordable), open space, ANRG and footpath connections
- Section 106 contributions towards local infrastructure and habitat mitigation
- On site Biodiversity enhancements and 10% net gain secured by condition
- No objections from technical consultees Natural England, Local Highway Authority, Lead Local Flood Authority
- AH tenure and size split is outweighed by the above

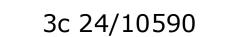
#### Recommendation

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England on the Appropriate Assessment and have regard to their advice and to GRANT PERMISSION

- subject to the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the obligation requirements
- and the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the advice from Natural England and the continuing Section 106 discussions to ensure consistency between the two sets of provisions

#### End of 3c 24/10590 presentation





# Planning Committee App No 25/10039

Woodbury,

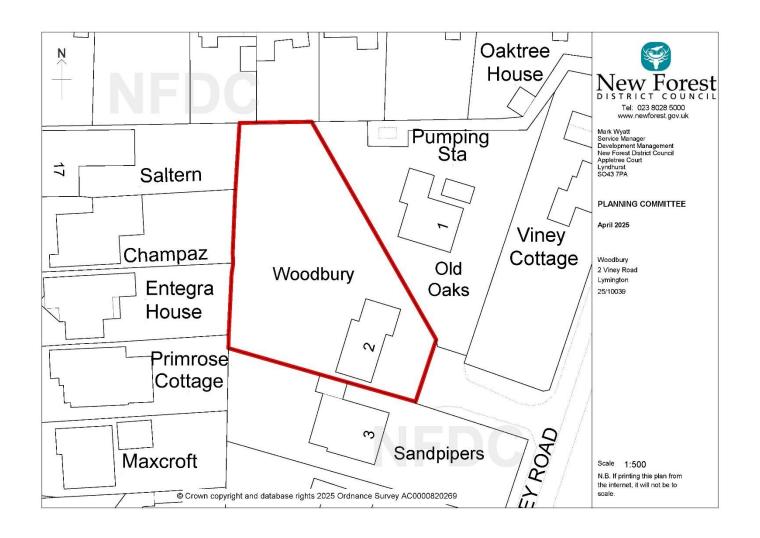
2 Viney Road

Lymington, SO41 8FF

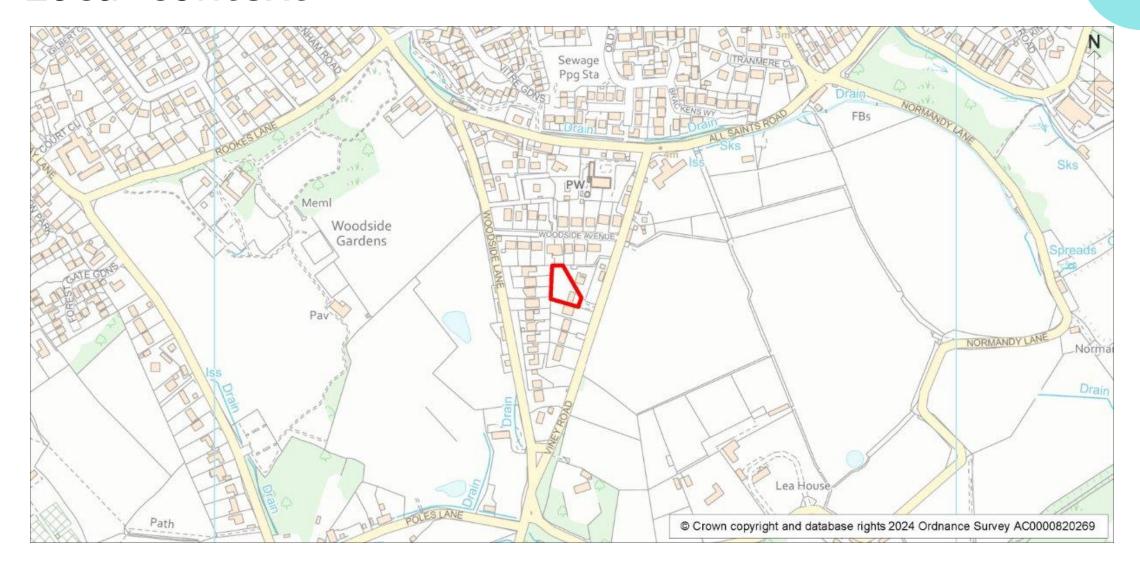
Schedule 3d



#### Red Line Plan



#### Local context



# Aerial photograph



3d 25/10039

#### Previous Application / Planning History



#### Reason(s) for Refusal:

By reason of the bulk and massing of the proposed detached outbuilding and detached garage, the detached outbuilding and garage would result in an unacceptable overbearing effect upon the neighbouring residential amenity of no. 1 Viney Road and the proposal therefore fails to comply with Policy ENV3 of the Local Plan Part One: Planning Strategy for the New Forest outside of the New Forest National Park Authority.

## Location Plan / Site Layout Plan



3d 25/10039

#### Streetscene



Existing Street Scene



Proposed Street Scene

#### Site Photographs – Streetscene & Context

Streetscene looking towards south



Site of site from streetscene



Streetscene looking towards north





View towards no. 1



View of site & no. 1 Viney Road from road



View of no. 3 Viney Road

3d 25/10039

## Site Photographs

Site from shared driveway



Front elevation



Rear elevation





Relationship with no. 1



Relationship with no. 1



Relationship with no. 3

3d 25/10039

## Site Photographs

Garden of the site



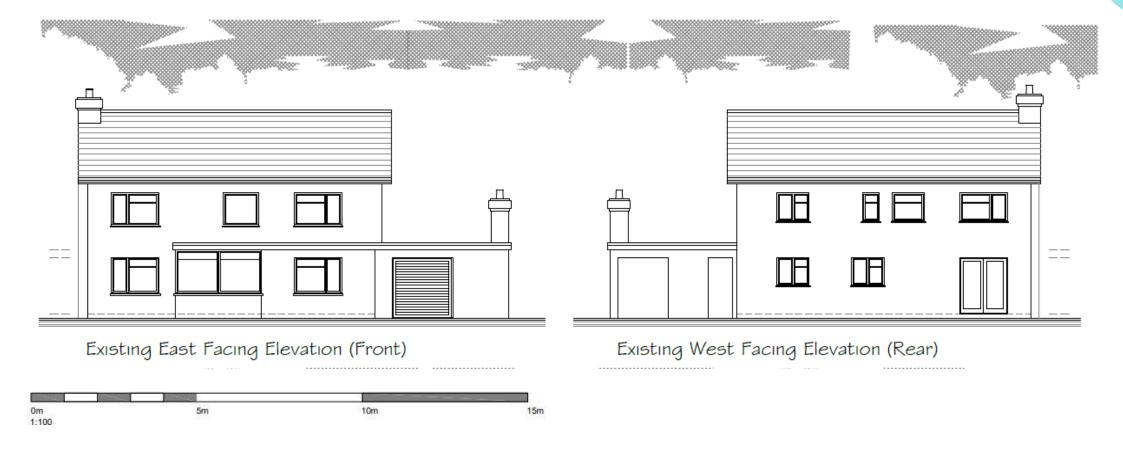
Garden of the site



Garden of the site



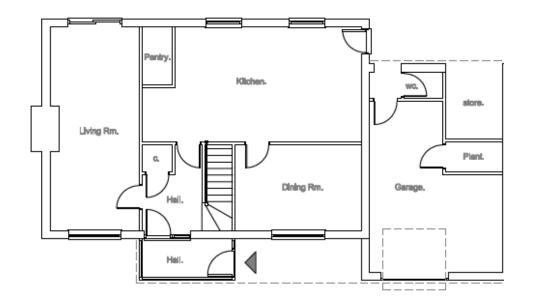
## **Existing Front & Rear Elevations**

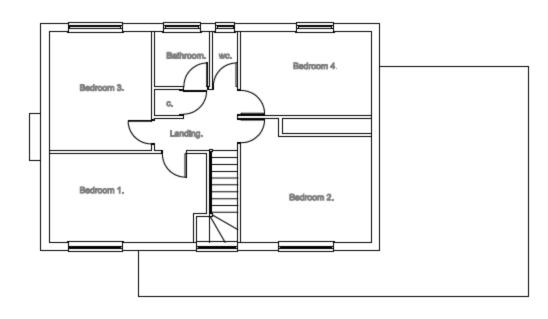


## **Existing Side Elevations**



## **Existing Floor Plans**

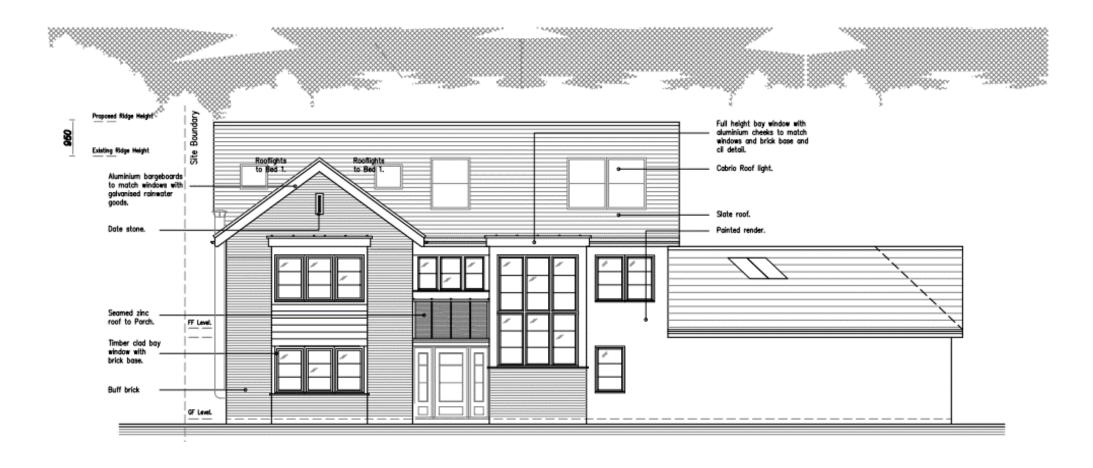




**Ground Floor Plan** 

First Floor Plan

## **Proposed Front Elevation**



## Proposed Rear Elevation



## Proposed Side Elevations



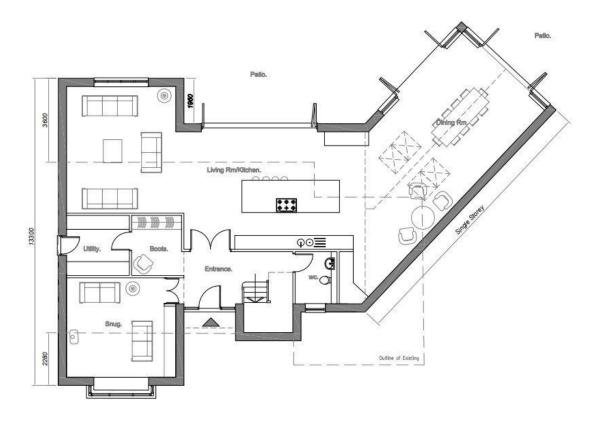
#### 3D Visualisations



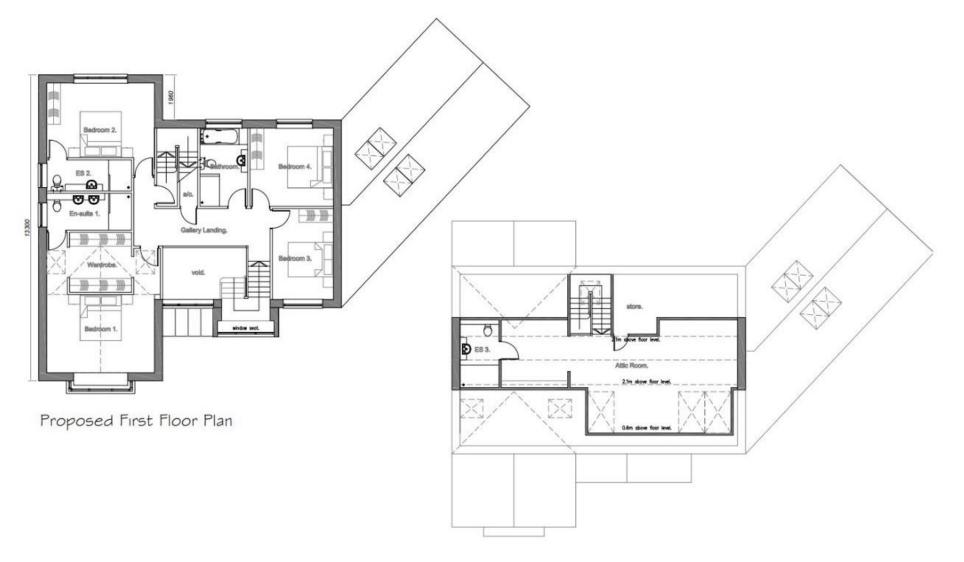


Front Elevation Rear Elevation

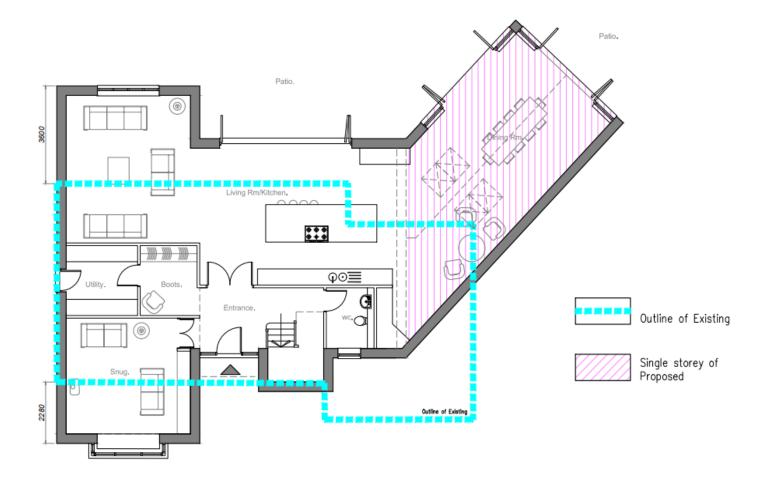
#### **Ground Floor Plan**



## Proposed First & Second Floor Plans



## Comparable Footprint



## Site Photographs

Relationship to no. 3



Relationship to no. 3



View from neighbouring garden at no. 1





View from neighbouring upstairs window of no. 1



View from conservatory at no. 1



View from neighbouring garden at no. 1

3d 25/10039



3d 25/10039

#### End of 3d 25/10039 presentation



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# Planning Committee App No 24/10391

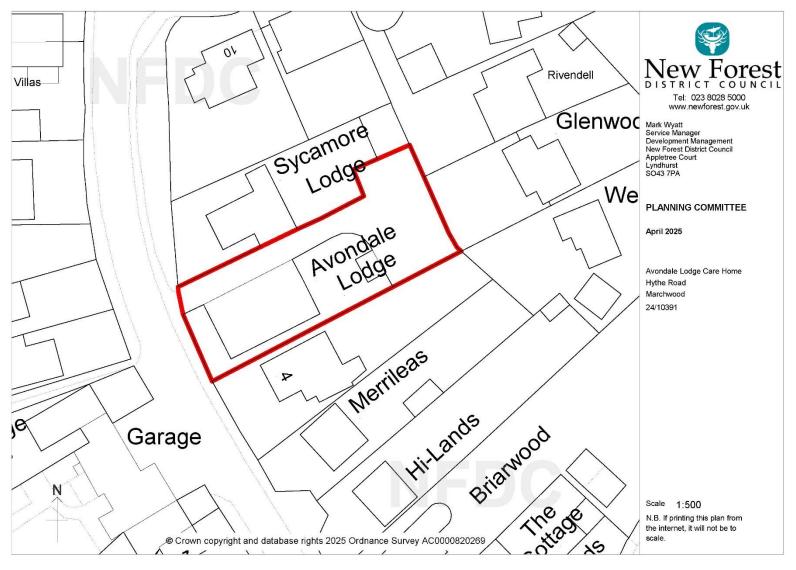
Avondale Lodge Care Home,

Hythe Road

**SO40 4WT** 

Schedule 3e

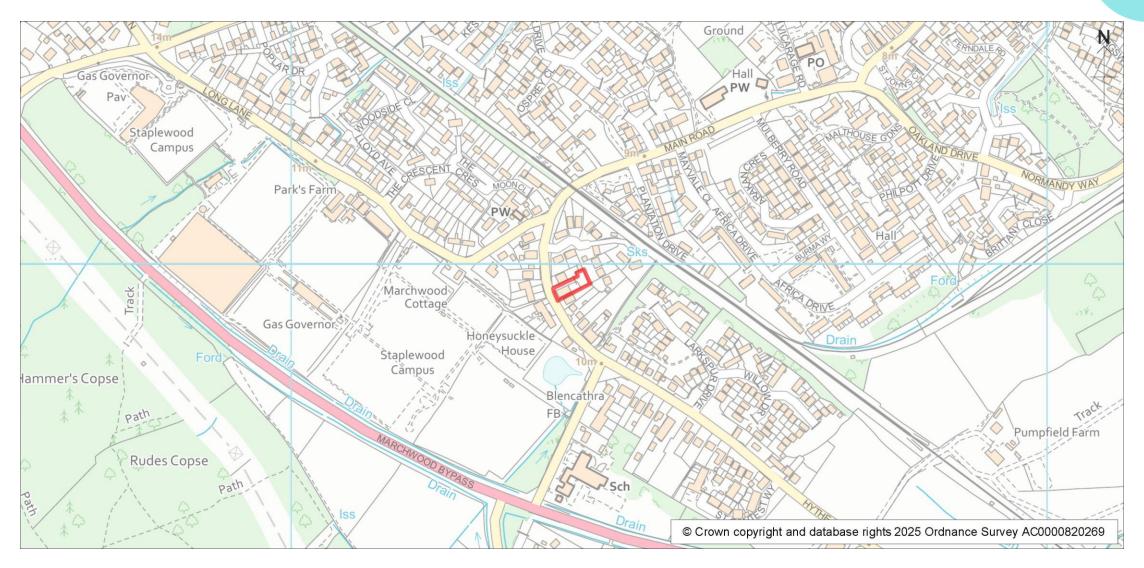
#### Red Line Plan



3e 24/10391

130

#### Local context



3e 24/10391

## Aerial photograph



3e 24/10391

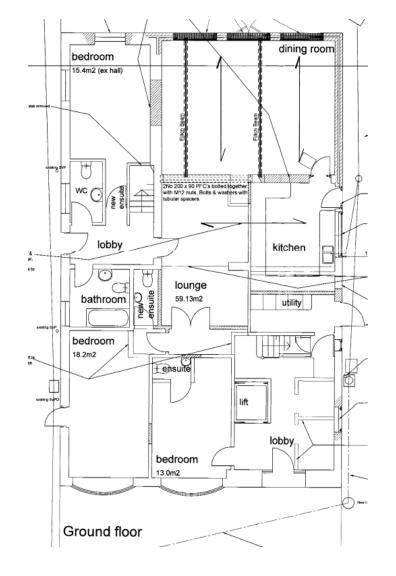
#### Elevations

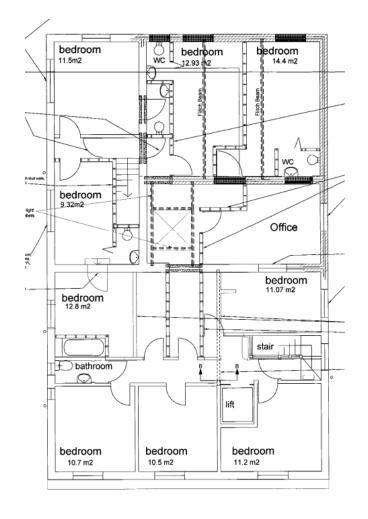


NORTH-WEST ELEVATION

NORTH-EAST ELEVATION

## Previously approved floor plan (05/83692)

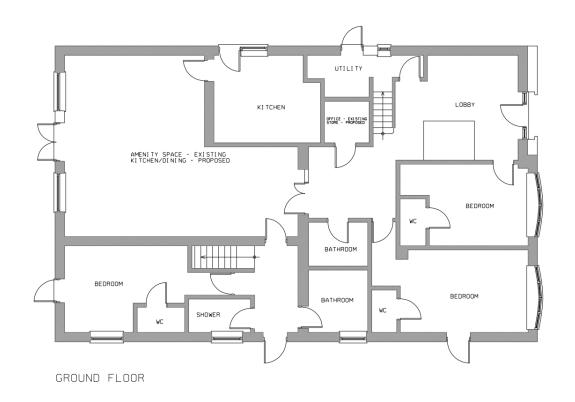


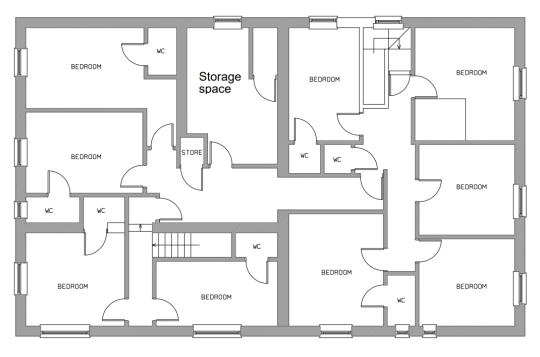


First floor

3e 24/10391

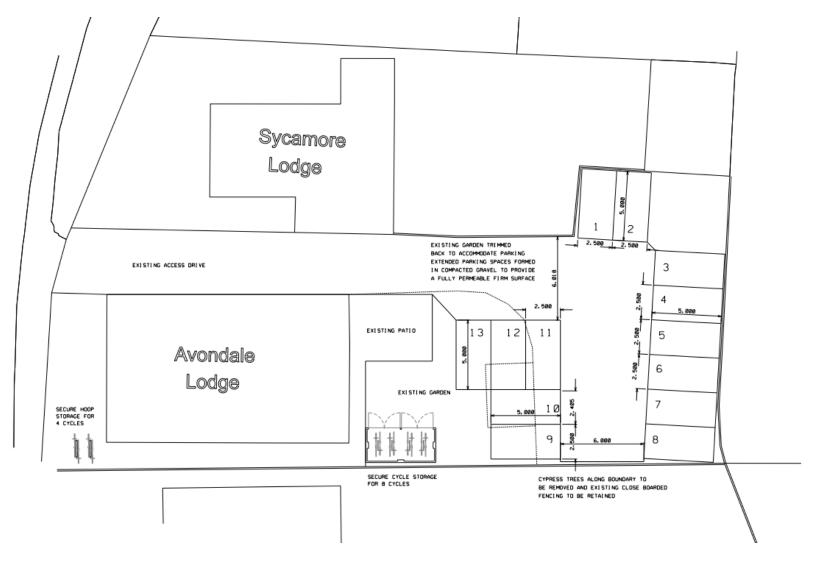
## Proposed floor plan





FIRST FLOOR

## Proposed site plan



3e 24/10391

# Site photographs (street scene)





# Site photographs (NW)





# Site photographs (SE)





## Site photographs (access and parking area)





## Site photographs (garden to rear)





#### Recommendation

- The proposal would result in a poor quality of residential living environment for the proposed occupiers, with particular reference to the loss of external amenity space and as such would prove contrary to Policy ENV3
- As a different form of residential accommodation on the plot, it is considered
  that the potential increase in associated recreational activity would exacerbate
  impacts on sensitive habitats within the Solent/New Forest area which have
  not been mitigated by the securing of an appropriate legal agreement
- On the basis of the issues outlined above, the application is recommended for refusal

#### End of 3e 24/10391 presentation



144

# Planning Committee App No 25/10021

2 Kings Ride,

Langley

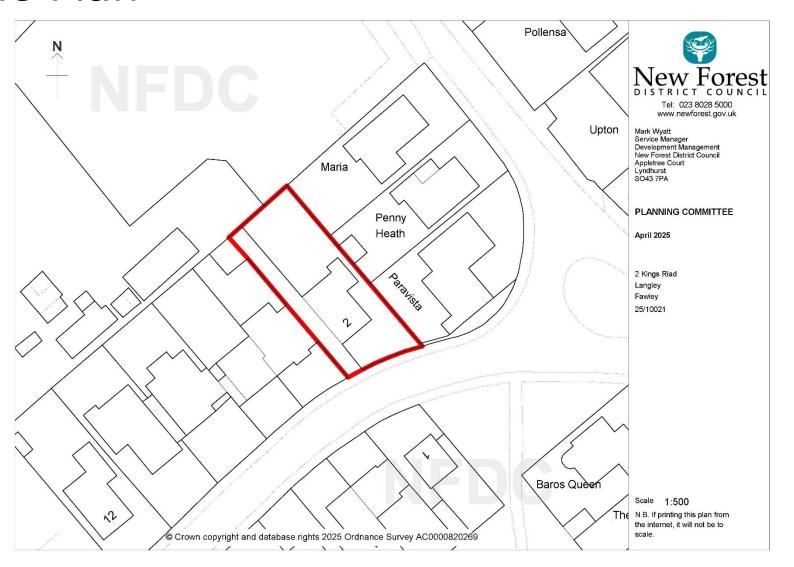
Fawley

Schedule 3f



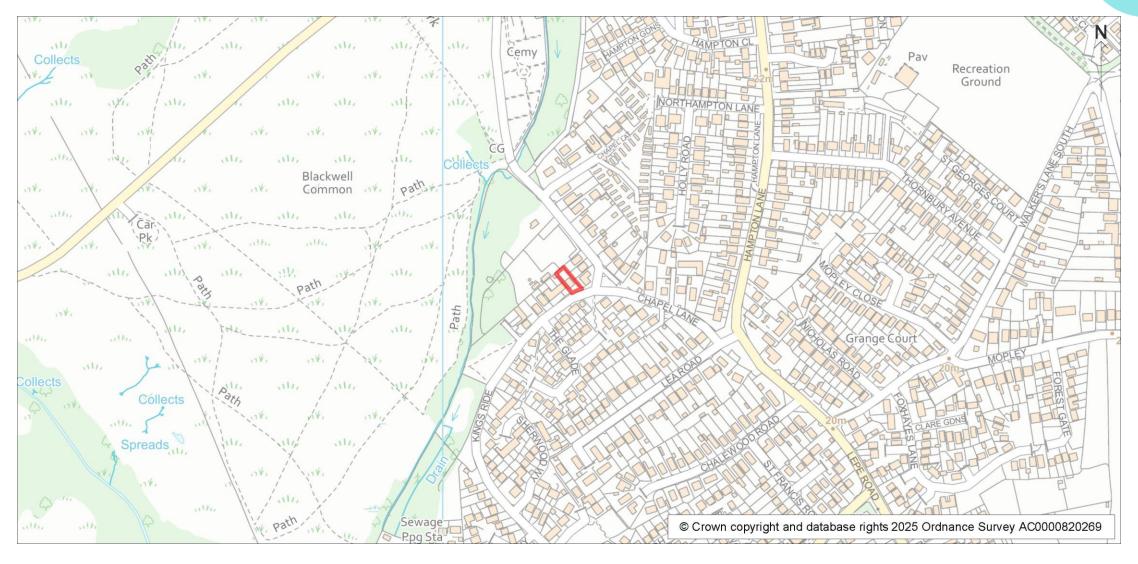


#### Red Line Plan



145

#### Local context



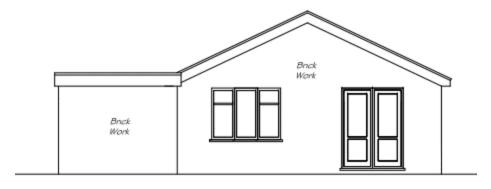
# Aerial photograph



#### **Existing Elevations**



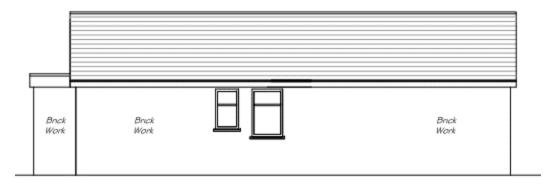
Front Elevation



Rear Elevation



Side Elevation

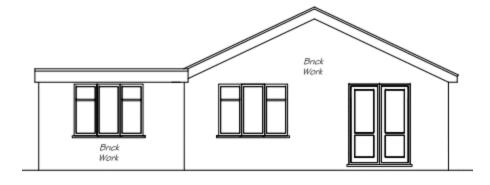


Side Elevation

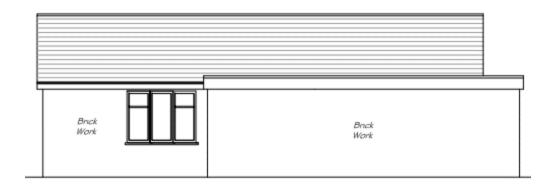
# **Proposed Elevations**



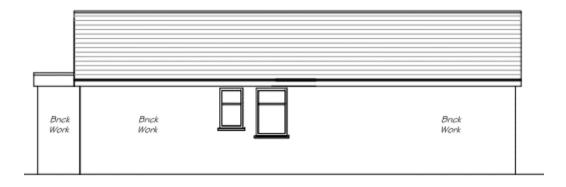
Front Elevation



**Rear Elevation** 

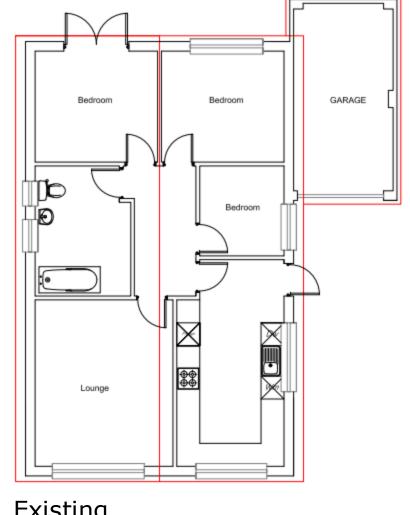


Side Elevation

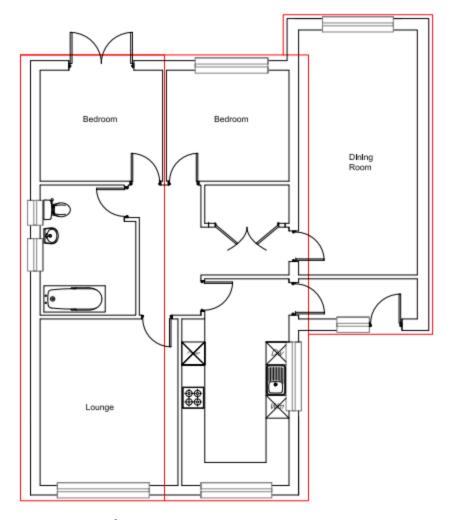


Side Elevation

#### Existing and Proposed Floor Plans



Existing



Proposed

# Site Photographs – Context



Wider street scene



Front elevation

#### Site Photographs – Proposed Extension



Front elevation showing extension site



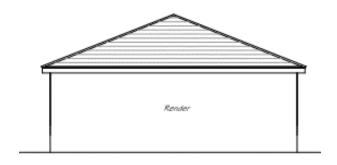
Close up of proposed extension site

# Proposed Block Plan

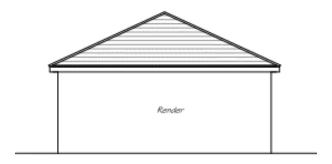




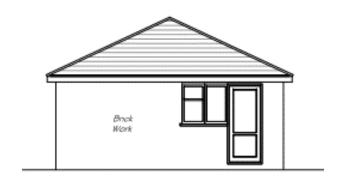




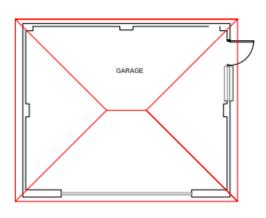
Rear Elevation



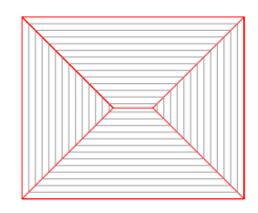
Side Elevation



Side Elevation

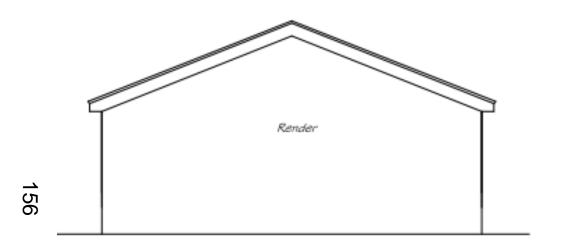


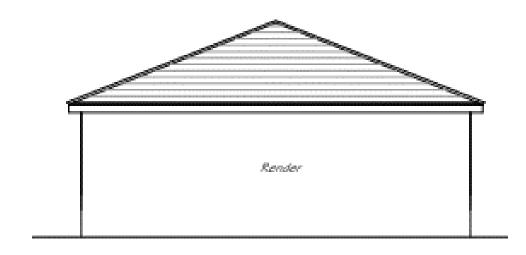
Floor Plan



Floor Plan

#### Amendment to Garage Roof Form





Original rear elevation with a gableended pitched roof fronting onto Maria Amended rear elevation showing hipped roof pitching away from Maria

#### Site Photographs – Proposed Garage





Relationship with 4 Kings Ride



### Site Photographs – Relationship with Maria



View from application site



View from Maria

#### Recommendation

Grant subject to conditions



158

# New Forest

60

# Planning Committee App No 25/10035

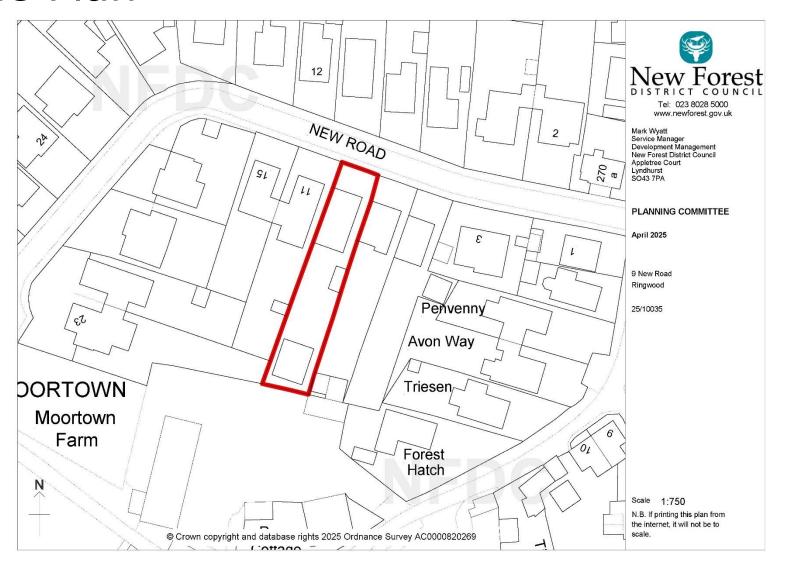
9 New Road,

Ringwood

**BH24 3AU** 

Schedule 3g

#### Red Line Plan



161

#### Local context

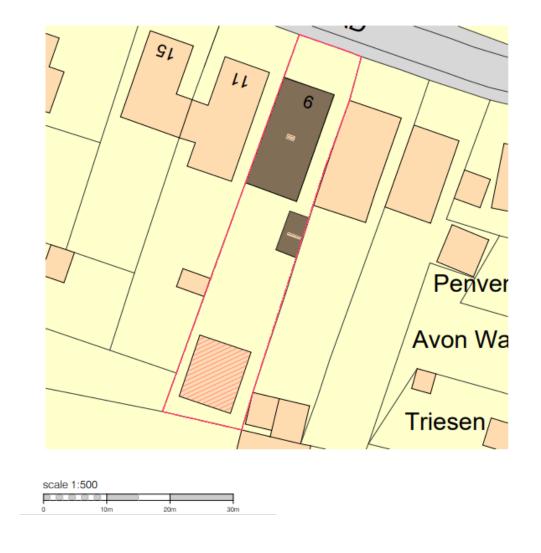


3g 25/10035

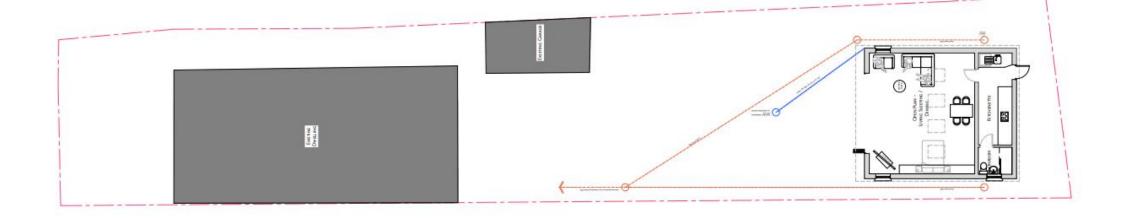
# Aerial photograph



#### Block Plan



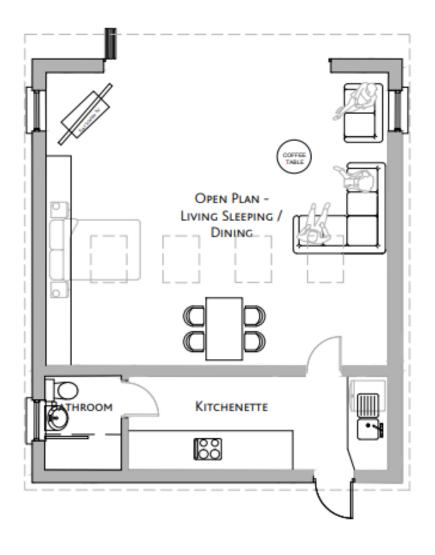
# Proposed Site Plan



#### PROPOSED SITE PLAN

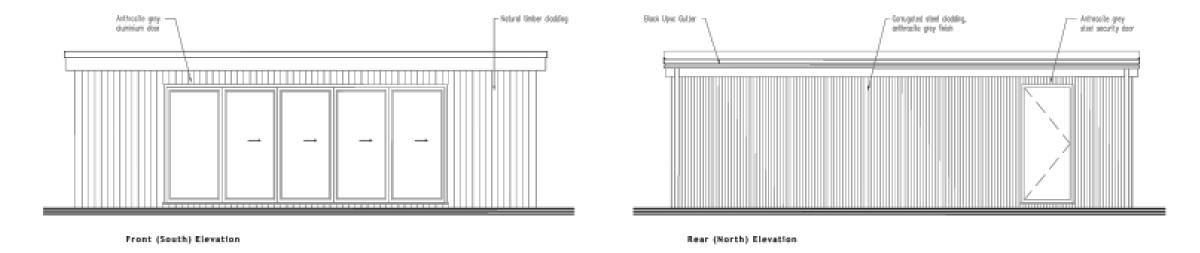
(FOOTPRINT UNCHANGED)
scale 1:200
o 5m 10m 15m

# Proposed Floor Plan



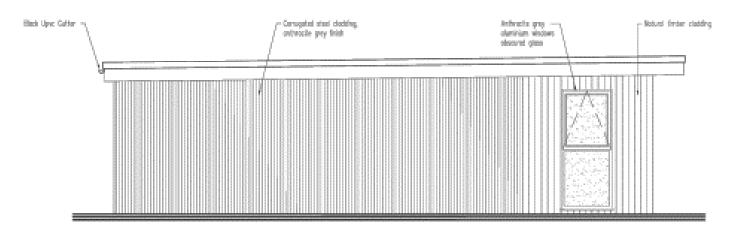
3g 25/10035

#### Proposed Elevations Front/Rear

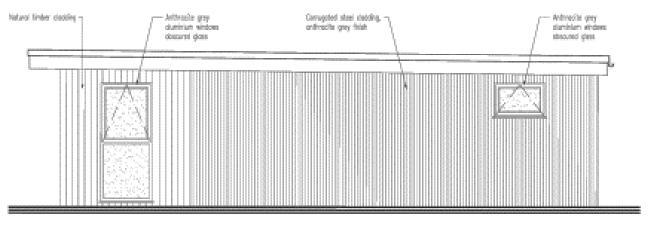


# EXISTING FRONT AND REAR ELEVATION (UNCHANGED)

# **Proposed Elevation Sides**



Side (East) Elevation



Side (West) Elevation

### Site Photographs – Existing building

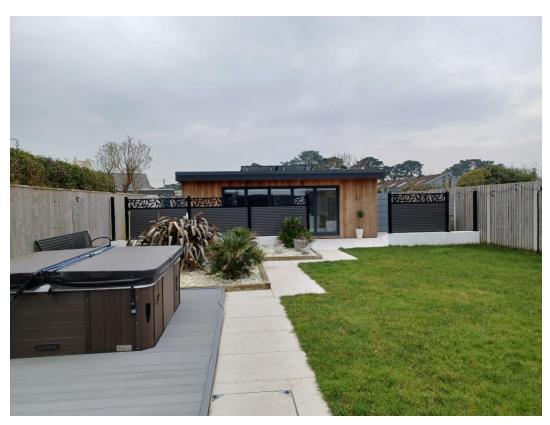




### Site Photographs



View towards host dwelling



View towards outbuilding/amenity area

#### Recommendation

- Delegated Authority to be given to the Service Manager to grant permission, subject to:
- i) Completion of a legal agreement securing:
- Habitat Mitigation (Infrastructure)
- Habitat Mitigation (Non-infrastructure)
- Air Quality Contribution
- ii) the imposition of the conditions set out in the officer report.

#### End of 3g 25/10035 presentation



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# Planning Committee App No 25/10107

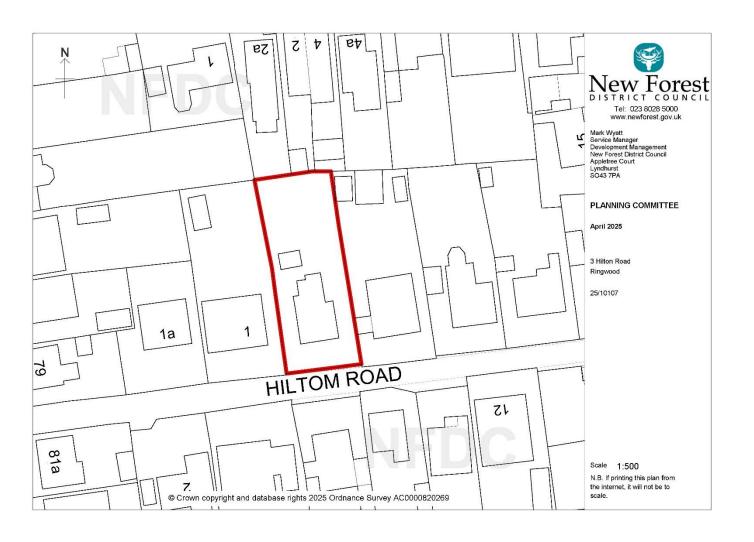
3 Hiltom Road,

Ringwood

**BH24 1PW** 

Schedule 3h

#### Red Line Plan



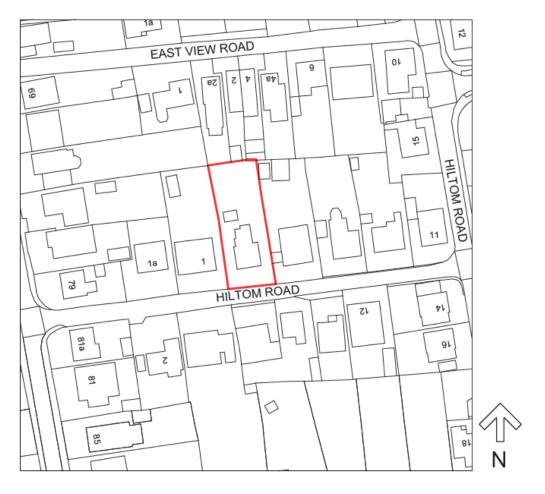
#### Local context



# Aerial photograph

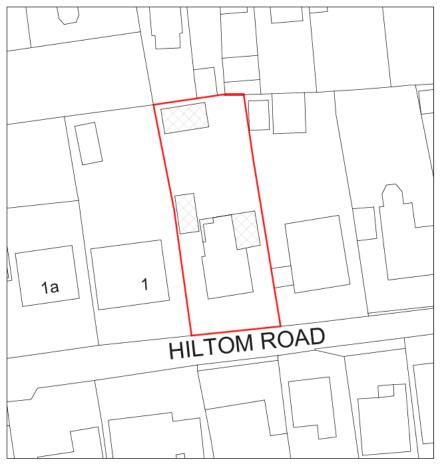


#### Site Location Plan



LOCATION PLAN. SCALE 1:1250

# Block plan

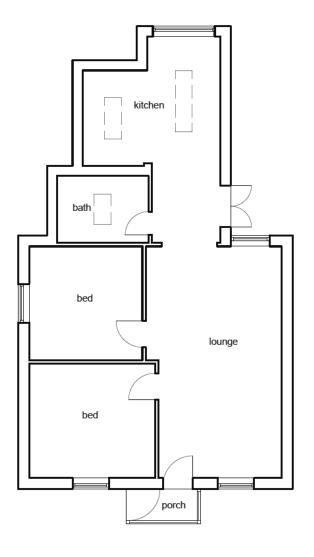


SITE PLAN. SCALE 1:500

# Existing elevations



# Existing floor plan



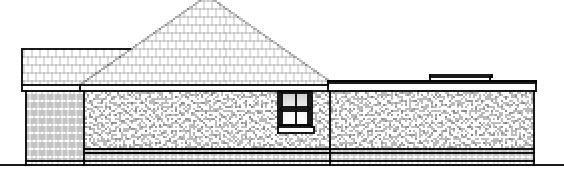
3h 25/10107

## Proposed elevations

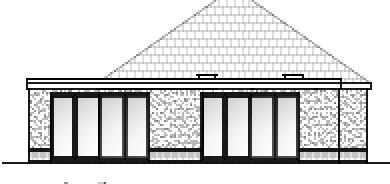




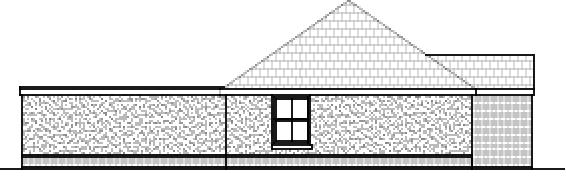
PROPOSED front elevation SCALE 1:100



side elevation



rear elevation



side elevation

Root Fint roof Porch roof: Tiles to metch existing

Walls: Brick plinth with render over to metch existing

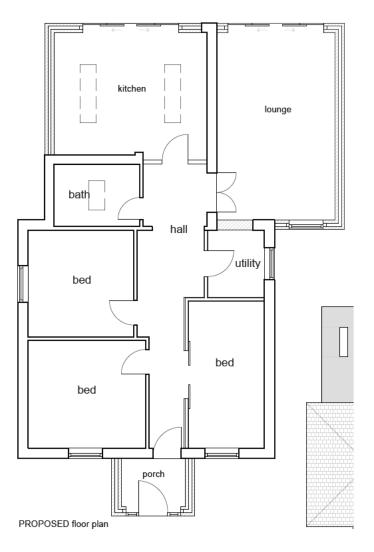
Doors: PVCu

Windows: PVCu

180

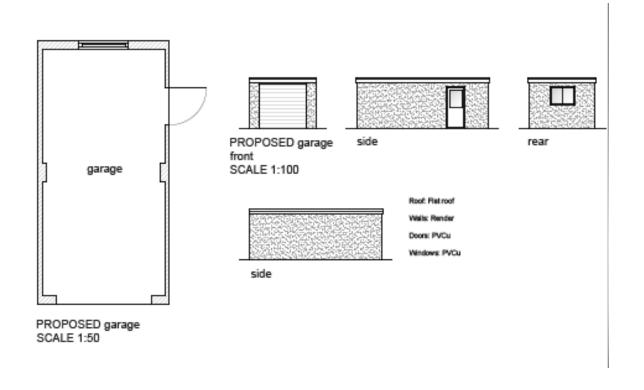
3h 25/10107

# Proposed floor plans

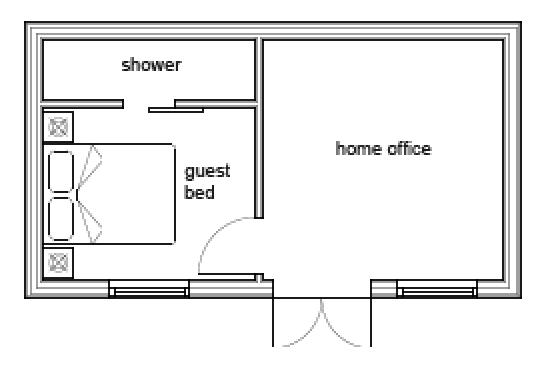


3h 25/10107

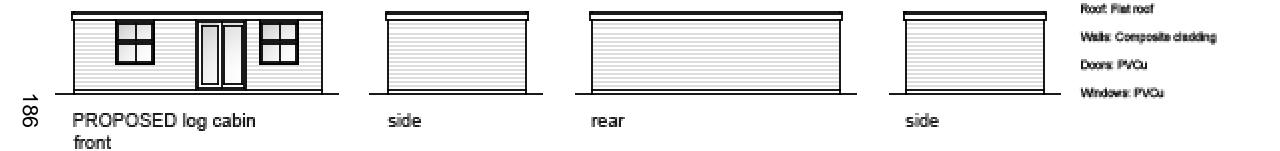
# Proposed garage plans



# Proposed log cabin floor plans



# Proposed log cabin elevations



SCALE 1:100

# Front



3h 25/10107

# Front of bungalow towards side and tree



3h 25/10107

# Area to side of bungalow



# Area to side of bungalow



# Rear of existing sheds and hardstanding





### Other side of bungalow towards rear boundary



### Recommendation

- Grant subject to Conditions
- Standard 3 years
- Plan numbers

### End of 3h 25/10107 presentation



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# Planning Committee App No 25/10116

39 Northfield Road

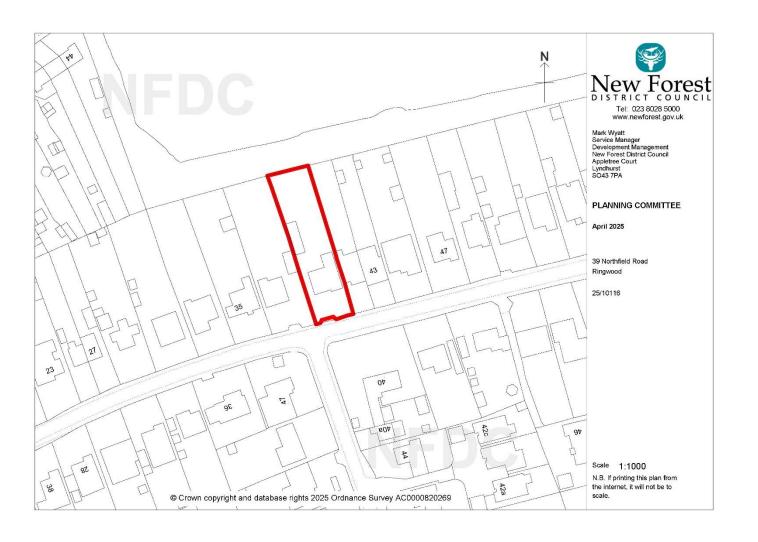
Ringwood

**BH24 1LT** 

Schedule 3i



### Red Line Plan



195

### Local context



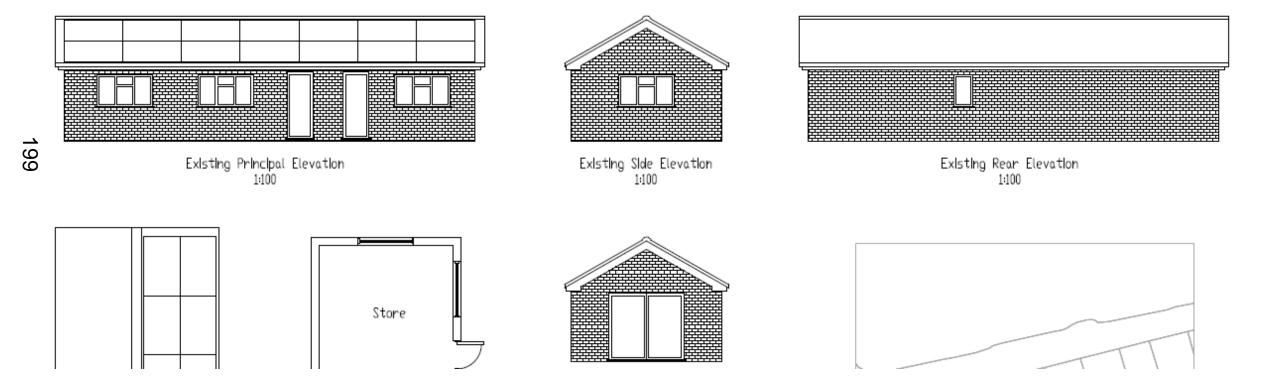
3i 25/10116

# Aerial photograph



3i 25/10116

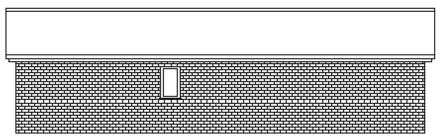
# Existing elevations



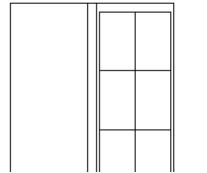
197

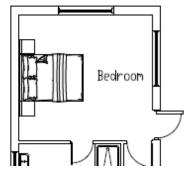
# Proposed elevations



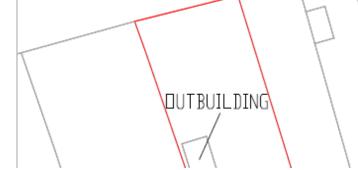


Proposed Rear Elevation 1:100



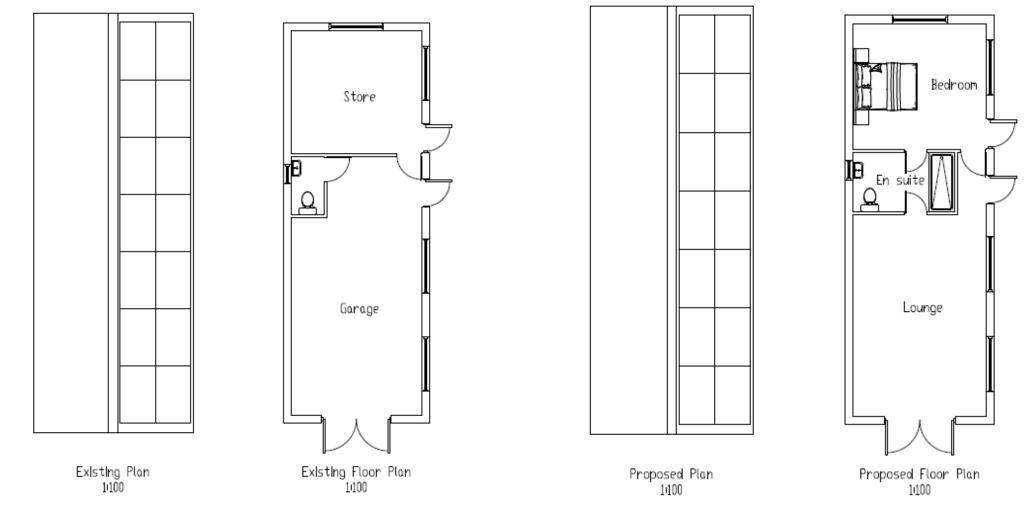






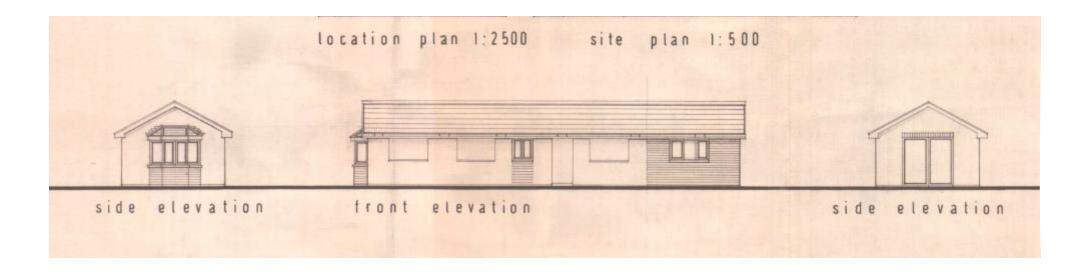
3i 25/10116

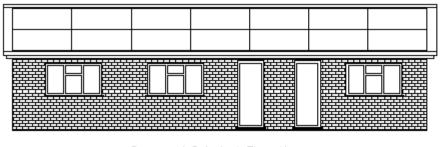
### Comparison of existing and proposed floorplans



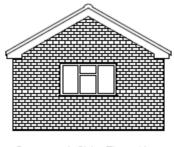
3i 25/10116

### Comparison of elevations of previously approved unimplemented pp and current proposal

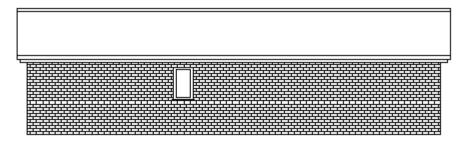




Proposed Principal Elevation 1:100

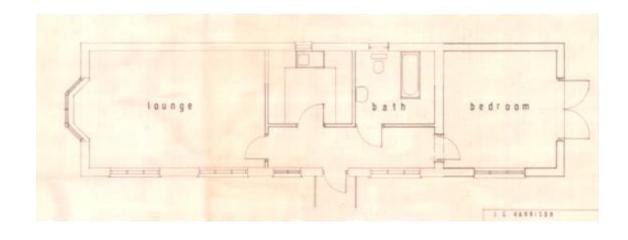


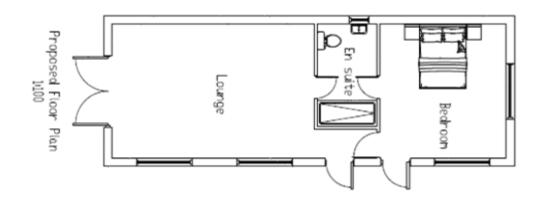
Proposed Slde Elevation 1:100



Proposed Rear Elevation 1:100

### Comparison of floorplans of previously approved unimplemented pp and current proposal





### Front elevation



3i 25/10116

### Side and rear elevation



3i 25/10116

### Recommendation

 Grant subject to standard conditions relating to time and plan numbers only

### End of 3i 25/10116 presentation



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#### PLANNING COMMITTEE - 09 April 2025

#### **COMMITTEE UPDATES**

#### Item 3a Land East of Lower Pennington Lane, Pennington 22/11424

New Forest National Park Authority (NFNPA) have published the 15 April 2025 NFNPA Committee Report for the associated application reference 22/01024.

The NFNPA recommendation for 22/01024 is:

Subject to a positive recommendation from New Forest District Council in relation to planning application 22/11424, the prior completion of a section 106 legal agreement in accordance with the above heads of terms and the conditions as set out in this report and as may be updated, the recommendation is the Head of Planning be authorised to grant planning permission subject to the following conditions, including delegated authority for the amendment/ adjustment of conditions where necessary.

HCC Highways has confirmed via email that Lower Pennington Lane was resurfaced in late 2024.

Nine further representations and emails received (as of 8 April 2025).

#### Oakhaven Hospice

One remaining concern is that the buffer strip and parking is proposed to come under management company control. Oakhaven are concerned about how effective the management of the buffer strip will be under the control of a management company. Concerned that the use of a management company means that there will be no guarantee that the privacy and tranquillity of the hospice is not impacted in any way.

Should this application be successful Oakhaven would ask that the Planning Committee include transfer of ownership of the land for both the buffer strip and car park to the hospice so the hospice can take responsibility for its future upkeep and maintenance as part of its existing estate.

Oakhaven are quite happy for a covenant to be placed on the gifted land preventing any other kind of development on that land.

#### Pennington and Lymington Lanes Society

In the event of a positive determination, urge NFDC to add a condition to prevent vehicular access through the site via the addition of a traffic control on the spine road. Further detailed highways comments received on 7 April 2025 on pedestrian and cycle access, and traffic impact. Additional comments on dormouse corridor, management of open spaces and the boundary on the northern edge of the application site.

The other seven representations received set out comments on highways, access, ecology, flooding, loss of tranquillity, impact on the hospice, site layout, management of open spaces, impact on character of the Lanes, and impact on residential amenity through new pedestrian access routes.

For reference, the application is Outline with Access and Layout and as such the siting of dwellings is to be determined in this application. The proposed detailed design comprising landscaping, appearance and scale will be determined in a potential later Reserved Matters application.

One additional planning condition on Nitrates: Water Efficiency

No dwelling hereby approved shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed wastewater efficiency calculation must be installed before first occupation and retained thereafter.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

#### Item 3b Land east of Whitsbury Road 24/10976

Consultation response from Nature Space (page 152) change to No objections subject to condition.

#### Item 3c Land North of Milford Road 24/10590

Reference is had in the main agenda report (Item 3c part 5) to the emerging Lymington and Pennington Neighbourhood Plan. Lymington and Pennington Town Council is in the process of creating a Neighbourhood Plan (NP) for Lymington & Pennington which is intended to provide a policy framework to resolve and manage the long-term success of the Town. As an emerging neighbourhood plan, this document is a material consideration in the determination of this application but the weight given to it at this pre-examination and pre-referendum stage should be limited.

#### **Item 3d Woodbury**

1 further objection, 1 further letter of support – the number of representations remain the same as published in the officer report as both representees have already commented.

Update to condition 2 – existing plans

2. The development permitted shall be carried out in accordance with the following approved plans:

**Supporting Statement** 

Preliminary Roost Assessment by Arbtech dated June 2024

Bat Emergence and Re-entry Surveys by Arbtech dated September 2024

Air Quality Statement

Climate Change Statement

LP.01 **REV F** Location Plan

EE.01 **REV A** Existing Elevations

EP.01 REV A Existing Floor Plans

PE.01 Proposed Elevations

PE.02 REV A Proposed Elevations

PP.01 REV A Proposed Ground Floor Plan

PP.02 REV B Proposed First Floor Plan

SS.01 Street Scene

CP.01 Comparable Ground Floor Plan

Reason: To ensure satisfactory provision of the development.

#### Item 3h 3 Hiltom Road, Ringwood 25/10107

This application is withdrawn from the committee agenda, as Ringwood Town Council are now satisfied for their comment to be recorded as Par 1 permission, following the viewing of the officer's report which overcomes their previous objection in relation to Granny's Law.

#### 3i 39 Northfield Road Ringwood 25/10116

This application is withdrawn from the committee agenda, as Ringwood Town Council are now satisfied for their comment to be recorded as Par 1 permission, following the viewing of the officer's report which overcomes their previous objection in relation to Granny's Law.

