

PLANNING COMMITTEE - WEDNESDAY, 9TH JULY, 2025

UPDATES FOR COMMITTEE

Agenda No Item

- 4 <u>Presentation on Planning Applications</u> (Pages 3 98)
- 5 <u>Committee Updates</u> (Pages 99 100)



Planning Committee

09 July 2025











Planning Committee App No 24/10401

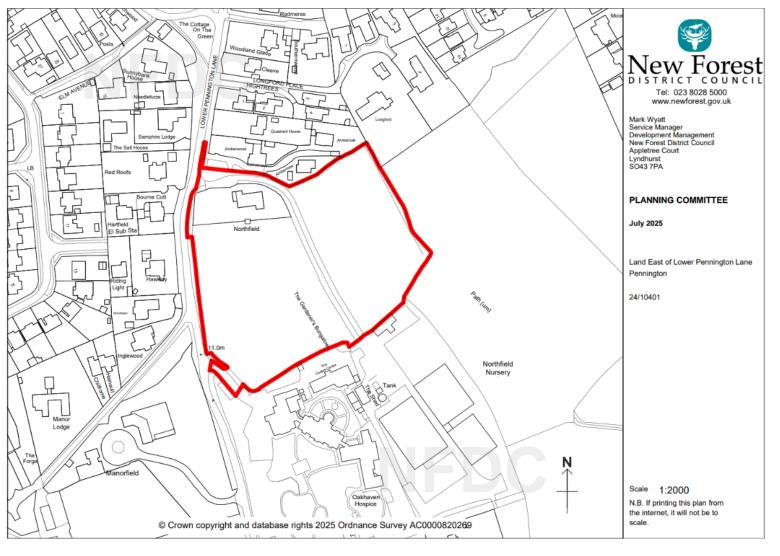
Land East of Lower Pennington Lane

Pennington

SO418AL

Schedule 3a

Red Line Plan

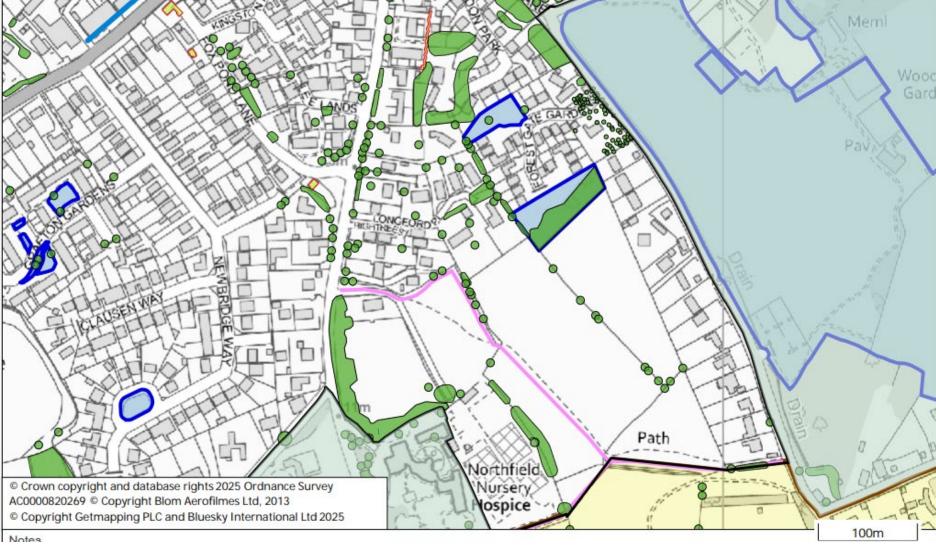


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Site location



Site context



 ∞

Local Plan policy SS6

Land to the east of Lower Pennington Lane.

Land to the east of Lower Pennington Lane, as shown on the policies map, is allocated for at least 100 homes and public open space, dependent on the form, size and mix of housing provided.





















Proposed scheme



Hybrid planning application for the demolition of the existing dwelling and the erection of 30 dwellings and associated access, open space and landscaping, as:

- Detailed permission is sought for 26 dwellings with access off Lower Pennington Lane provision of ANRG & POS and car parking for Oakhaven Hospice
- Outline permission is sought for 4 custom built units, each to be developed as separate phases of development

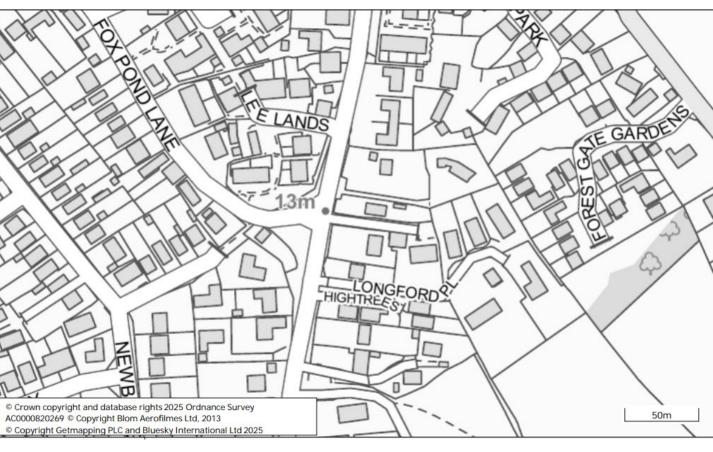
Strategic Policy compliance





Proposed Scheme: Context





Proposed Scheme Elevations

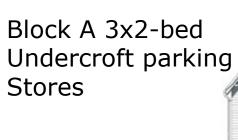


Parking

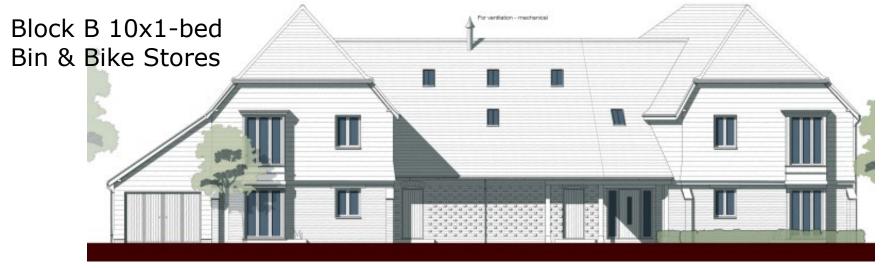


Appearance









Parking



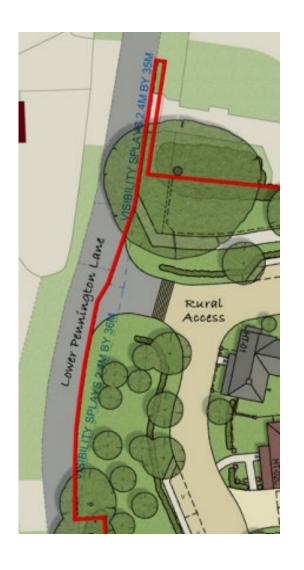


Appearance



Access 1





Access 2: Outline



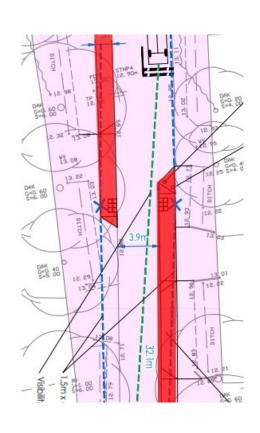
Access 3: PROW

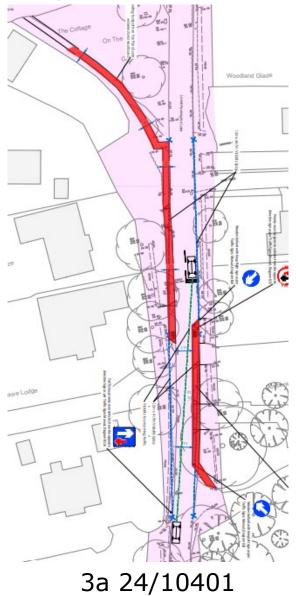




3a 24/10401

Access 4: Off-site highway works





Open Space 1: Landscape Framework



26

Open Space 2: POS & ANRG





Affordable Housing



15 affordable dwellings – 50% 2x2-bed houses - SO 3x2-bed Flats - SO 10x1-bed Flats – Rent

Age limit 55 years and over.

Outline Application: Self-Build



4 x Self-build plots. Access in detail.

Max Floor area 280sq.m Max height 10.5m

Appearance, Landscape, Layout and Scale reserved for future consideration.

Conclusion 1





30 dwellings.50% affordable housing4 Self-build dwellings

ANRG

Built-up area SS6 concept master plan

- iii. Site-specific Considerations to be addressed include:
 - a. The southern site boundary is the edge of the New Forest National Park, and the proposed site access at the south east corner is within the National Park.
 - b. Development and access arrangements must respect the tranquillity, privacy and security of the Oakhaven hospice.
 - c. Provision of additional visitor car parking for the hospice.
 - d. Maintaining the public right-of-way across the site as a dedicated footpath.

Recommendation

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

S.106

30

- New Forest Habitat mitigation, ANRG, Air Quality and Solent disturbance.
- Highways. Off-site works and financial contributions, PROW improvements, travel plan
- Affordable Housing. 15 dwellings, Age restriction with cascade provisions
- Self-build housing. Local connection restrictions and cascade provisions
- Recreation. On and off-site provision

Conditions as set out in the report and update sheet

End of 3a 24/10401 presentation



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Planning Committee App No 25/10281

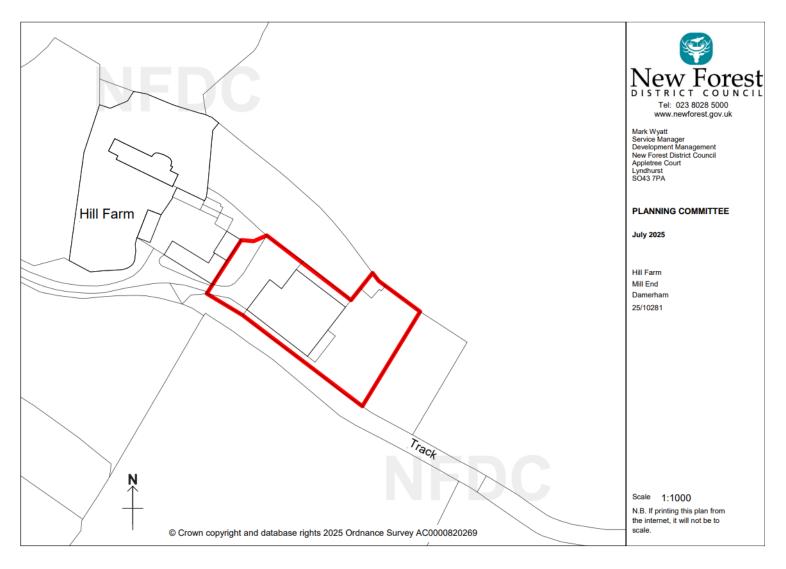
Hill Farm,

Mill End

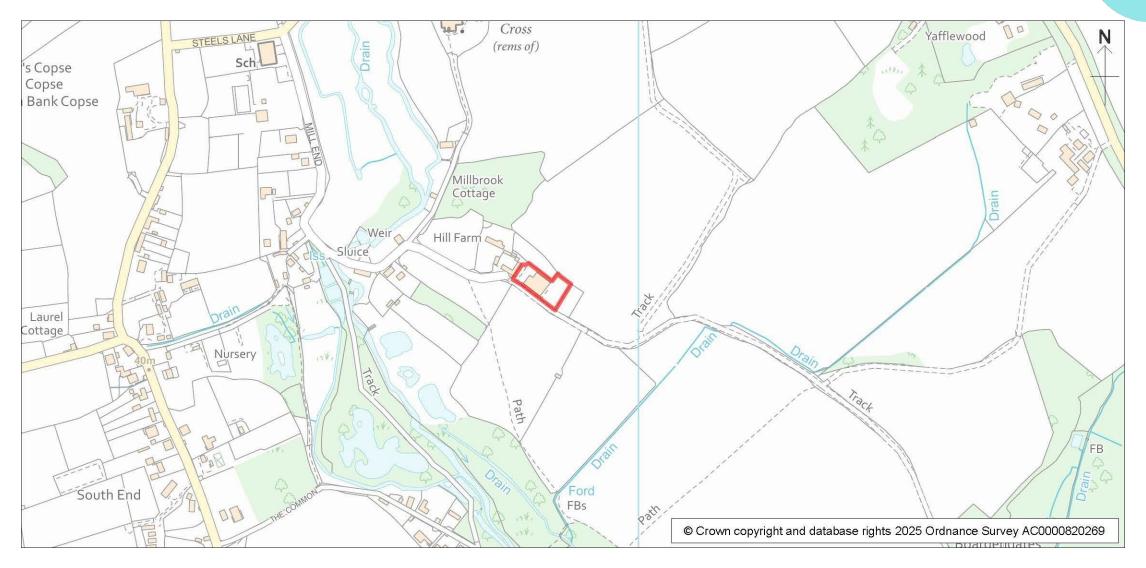
Damerham

Schedule 3b

Red Line Plan



General Location

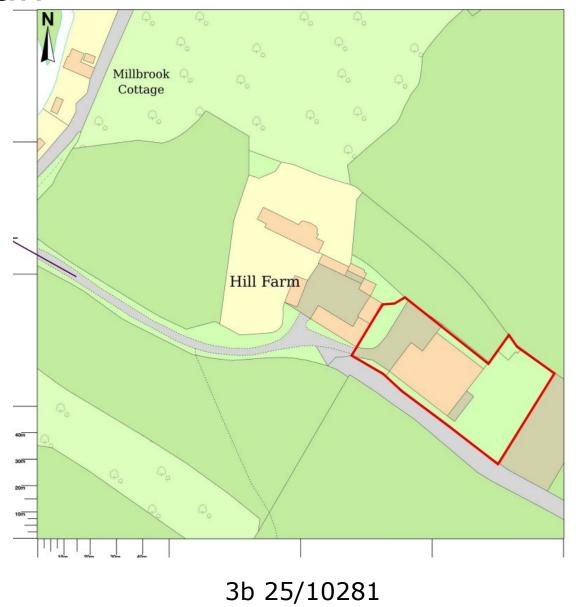


Aerial photograph

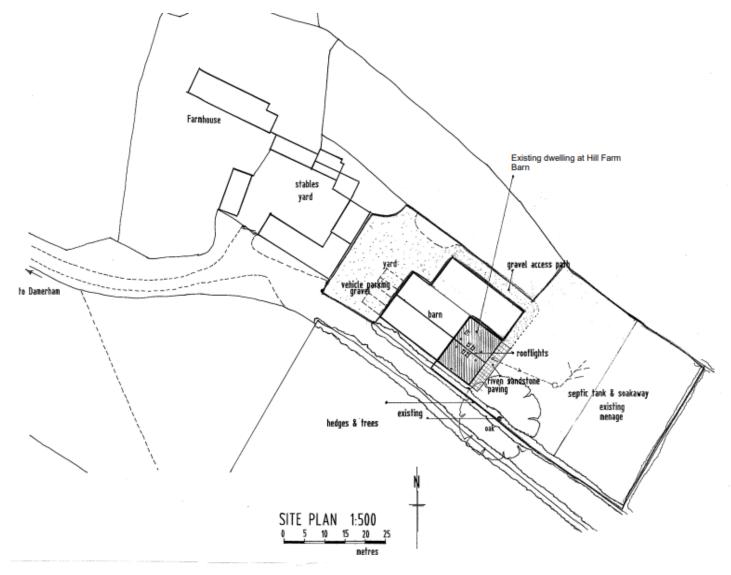


3b 25/10281

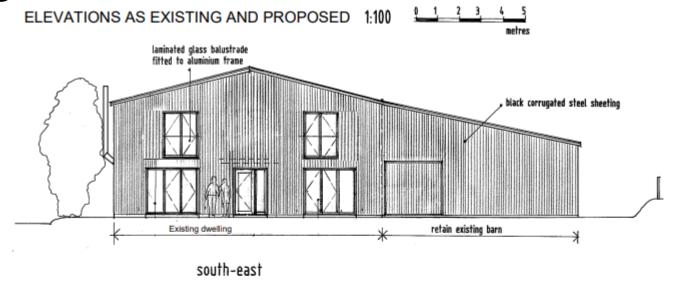
Location Plan

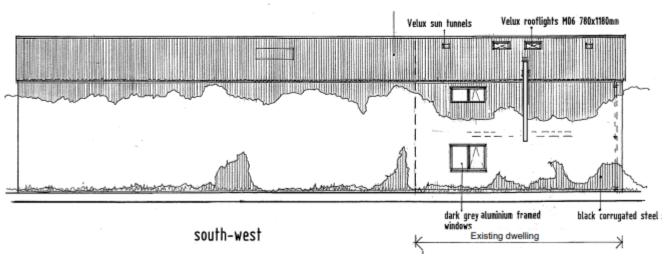


Site Plan

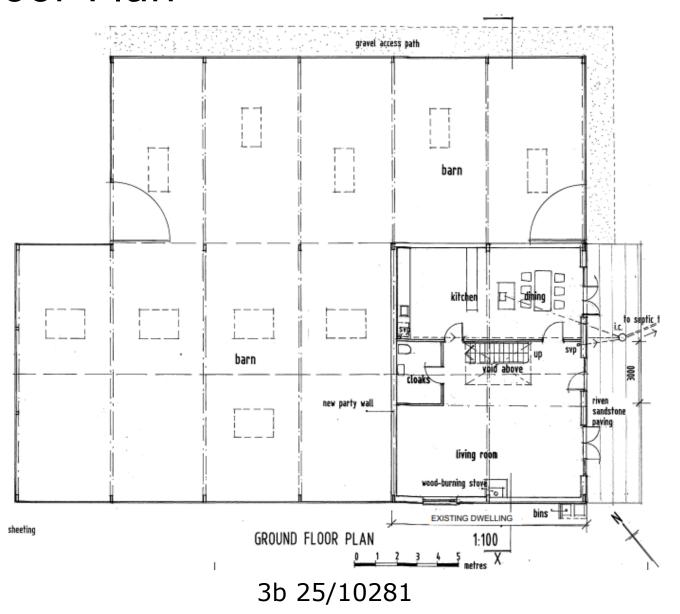


Elevations



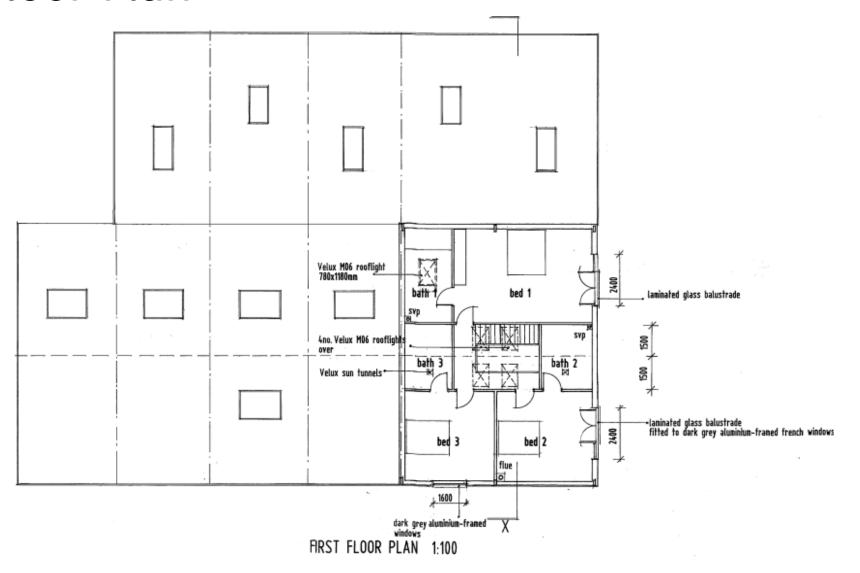


Ground Floor Plan



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First Floor Plan



3b 25/10281

Site Photographs





3b 25/10281

Site Photographs





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Site Photographs





Recommendation

• Grant subject to conditions.



End of 3b 25/10281 presentation



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Planning Committee App No 25/10365

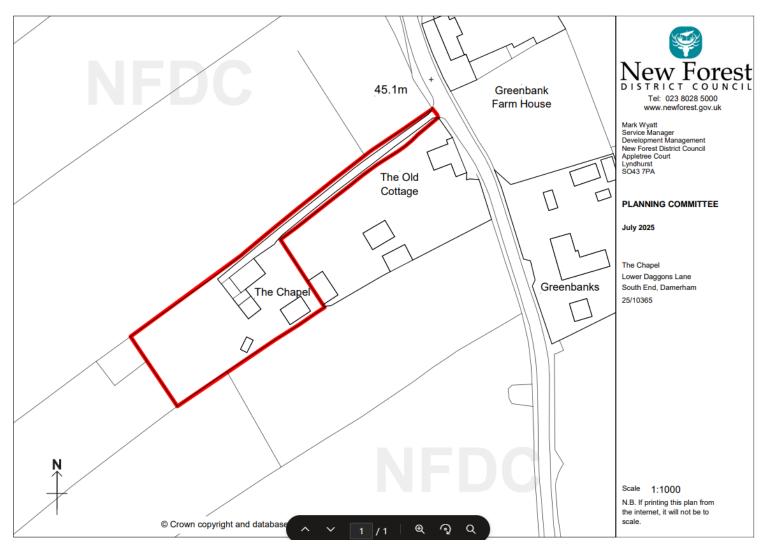
The Chapel,

Lower Daggons Lane

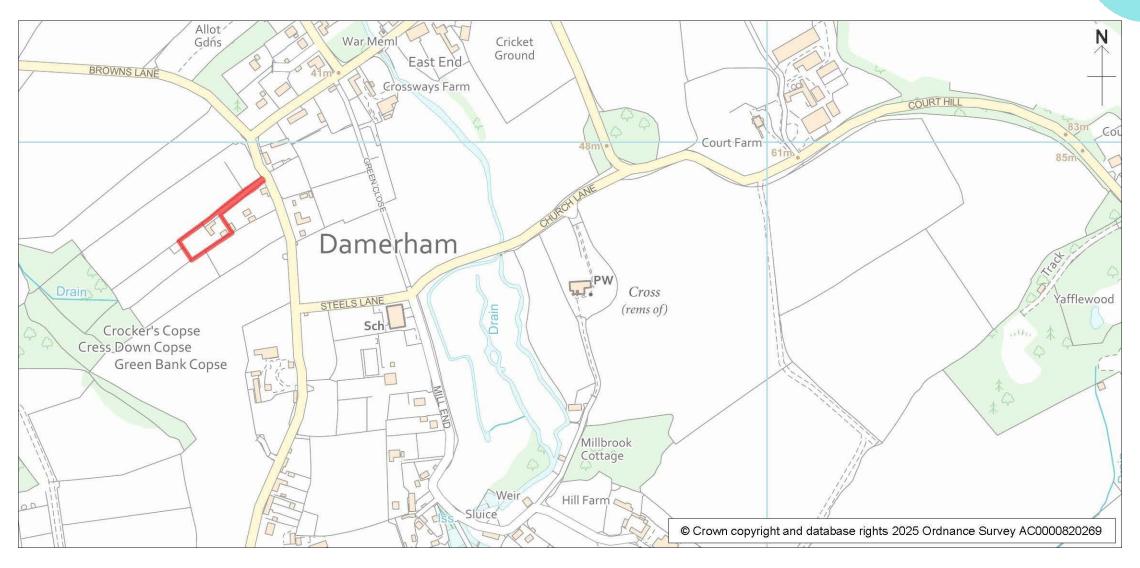
Damerham SP6 3 HE

Schedule 3c

Red Line Plan



General Location



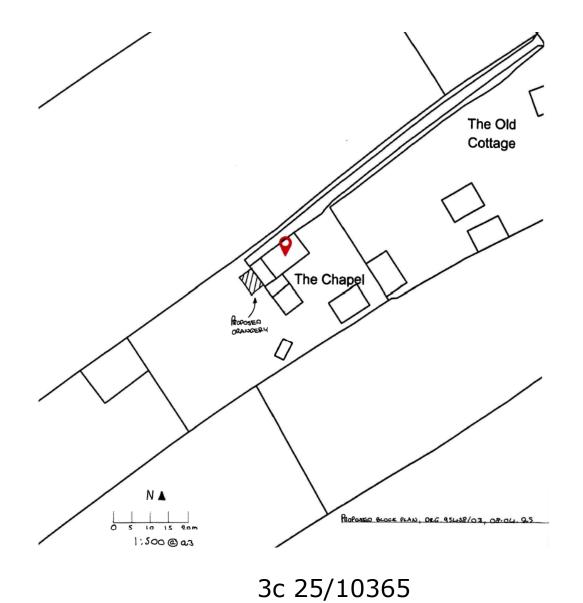
Constraints



Aerial photograph



Block plan

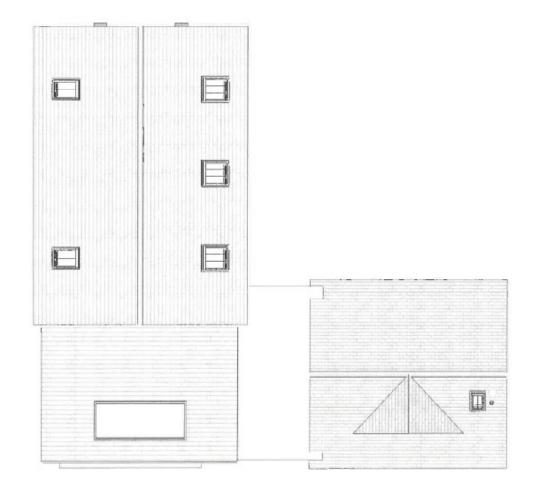


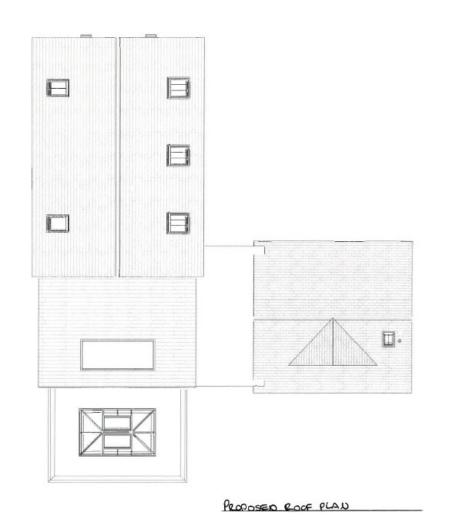
51

Existing & Proposed Elevations



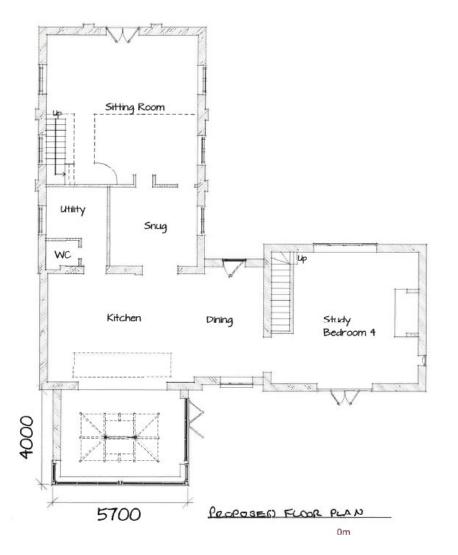
Existing & Proposed Roof Plans





Existing & Proposed Floor plans



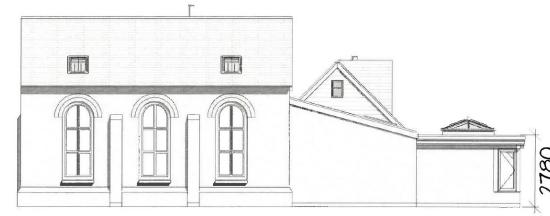


Comparison between refused scheme (24/10620) and current application

24/10620 25/10365

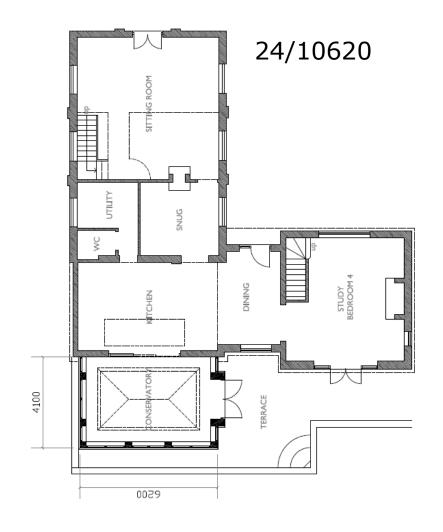


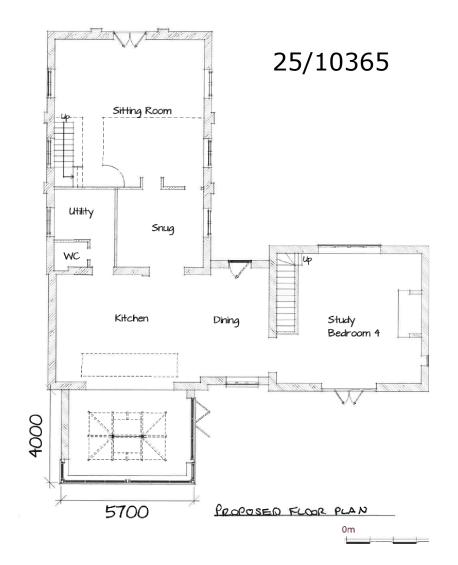




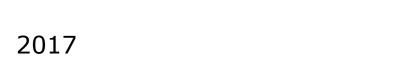
8

Comparison between refused scheme (24/10620) and current application





Rear elevation 2017 to date





2021



2024



Front elevation

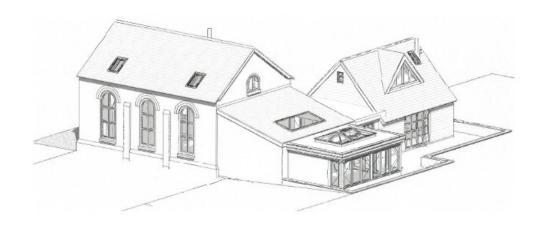


Rear elevation



3d views of existing and proposed rear and side elevations





EXPETTING, NOT-TO-SCALE, SHEET ONE

PROPOSED, NOT-TO-SCALE, SHEET ONE

Recommendation

Refusal

- By reason of its design, scale and siting on the building, the proposed orangery would significantly contrast with the vernacular of the existing chapel, further eroding the architectural character of the host building and resulting in a harmful and uncohesive addition
- The resulting development would therefore be harmful to the significance of the non-designated heritage asset and fail to preserve the character and appearance of Damerham Conservation Area
- Furthermore, the inappropriate addition would detract from the visual beauty of the National Landscape and would contribute to light pollution that would be harmful to the International Dark Skies and also would be harmful to the rural character of the area
- As such the proposed development would be contrary to Policies ENV3, ENV4 & STR2 of the Local Plan Part 1:
 Planning Strategy 2020, Policies DM1 & DM20 of the Local Plan Part 2 Sites and Development Management
 Policies 2014 for the New Forest outside of the National Park, the National Planning Policy Framework and the
 Cranborne Chase AONB Management Plan

End of 3c 25/10365 presentation



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Planning Committee App No 25/10444

North End Farmhouse,

North End Lane

Harbridge Green

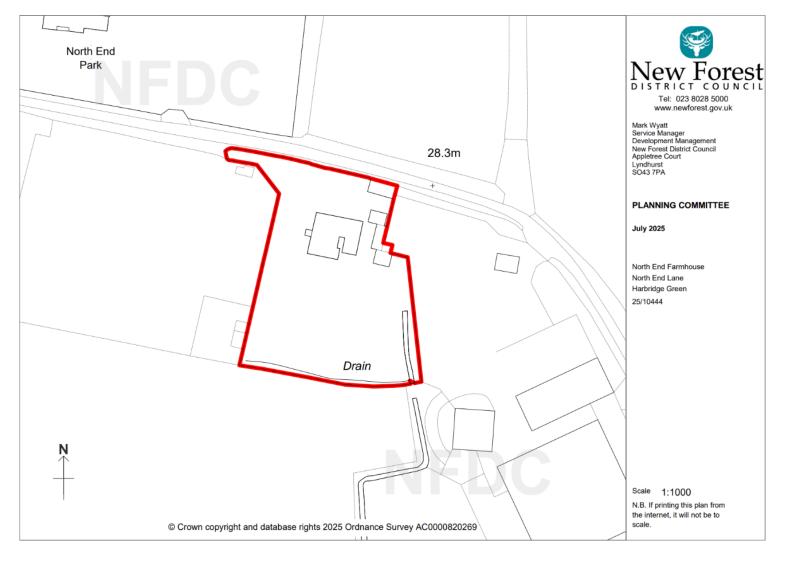
Schedule 3d

Aerial Photograph

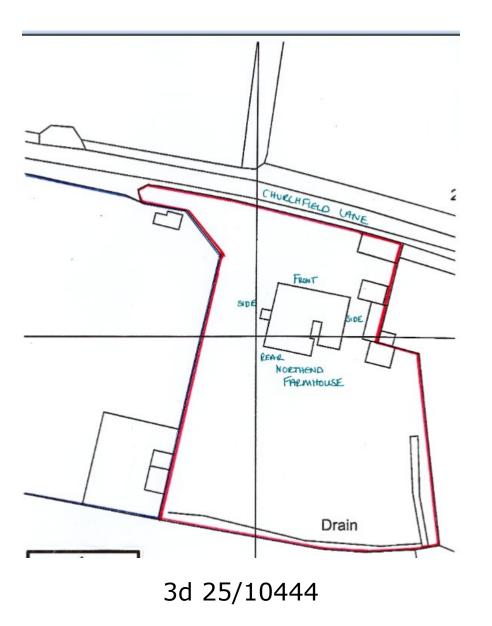


3d 25/10444

Red line plan



Block Plan



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Front elevation



3d 25/10444

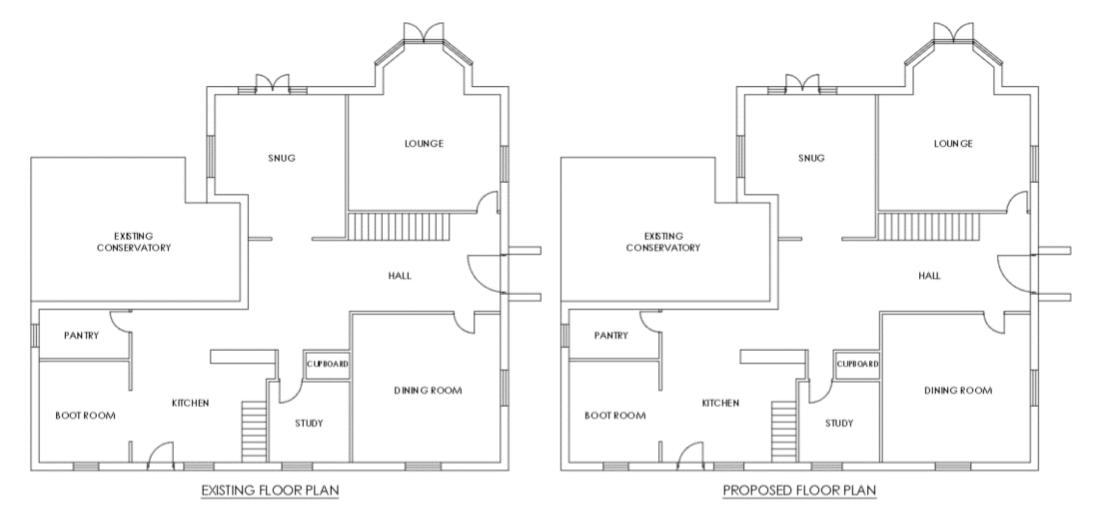
Side elevation



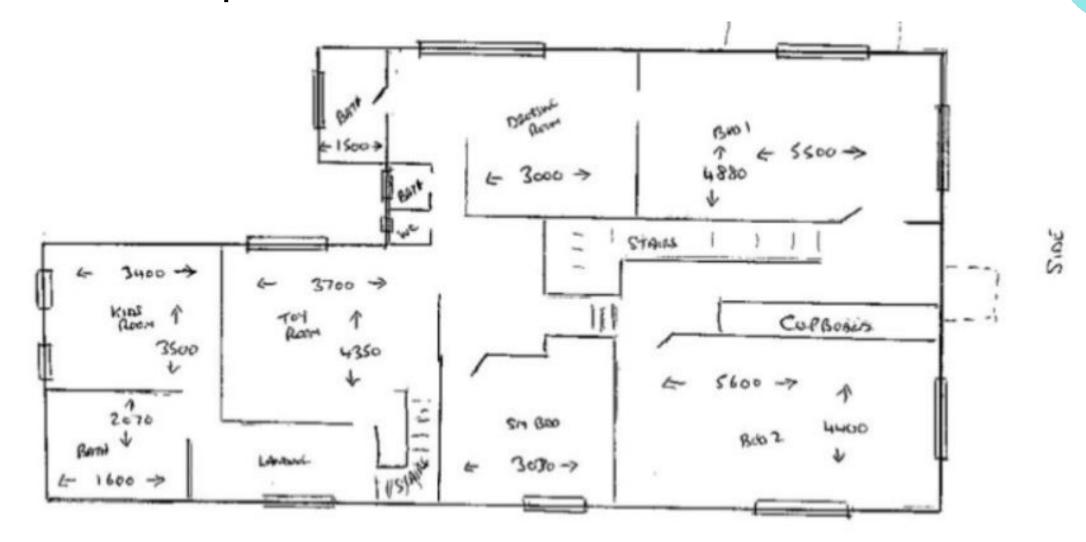
Rear elevation



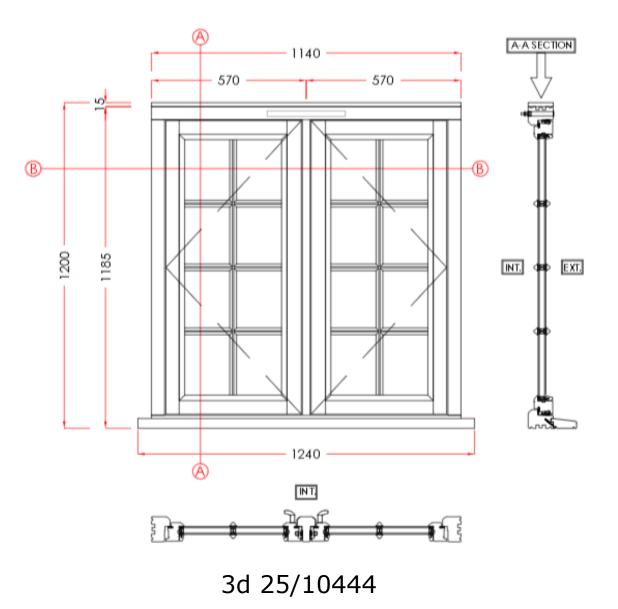
Ground Floor plan



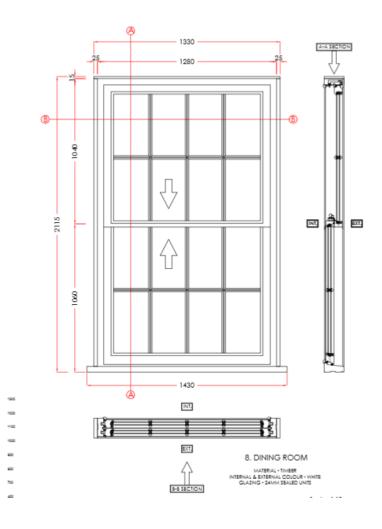
First floor plan



Proposed casement window



Proposed Sash Window



Example of proposed casement style and existing





3d 25/10444

Example of proposed sash style and existing





Recommendation

Refuse

- By reason of the unjustified replacement of the historic windows and Circa 1970s patio doors with modern double-glazed windows and doors, which do not portray the existing dimensions or replicate the existing profiles
- The proposed replacement windows and patio doors would erode the historic and architectural significance of the listed building with a resultant detrimental impact.
- As such the proposed works would result in less than substantial harm, and there is not sufficient identified public benefit to outweigh the harm to the historic asset.
- As such it would be contrary to Policy DM1 of the Local Plan Part 2 for the New Forest outside of the National Park and paragraphs 212 and 215 of the National Planning Policy Framework 2024



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Planning Committee App No TPO/0002/25

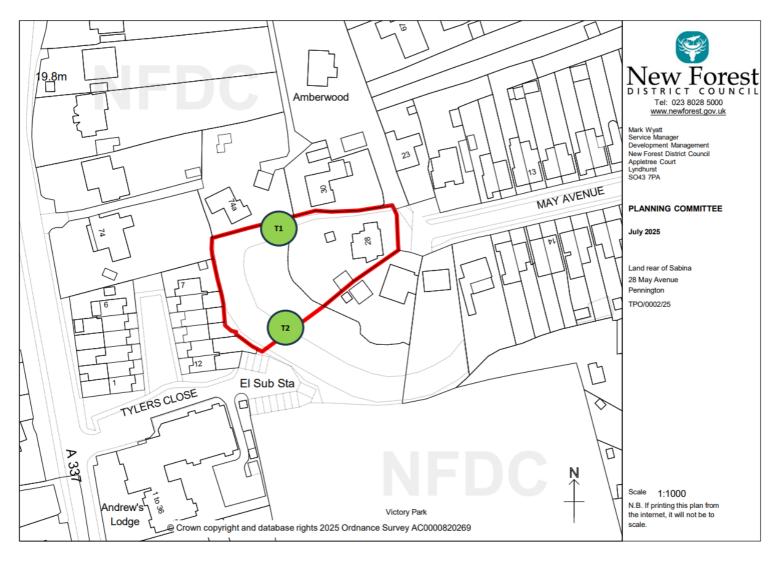
SABINA

28 MAY AVENUE

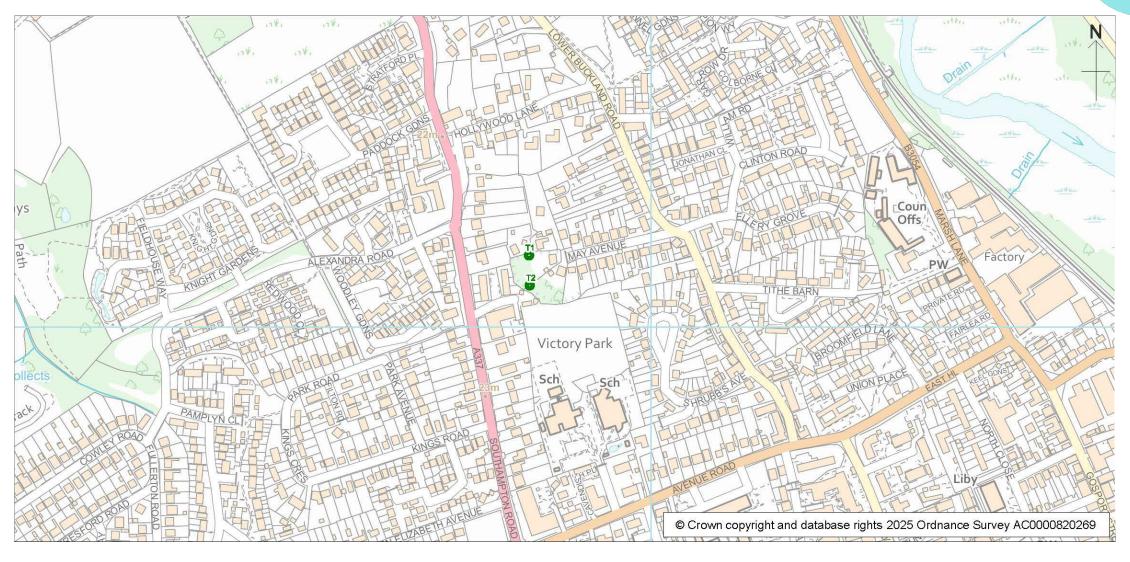
LYMINGTON

SO41 9DQ

Red Line Plan



Local context



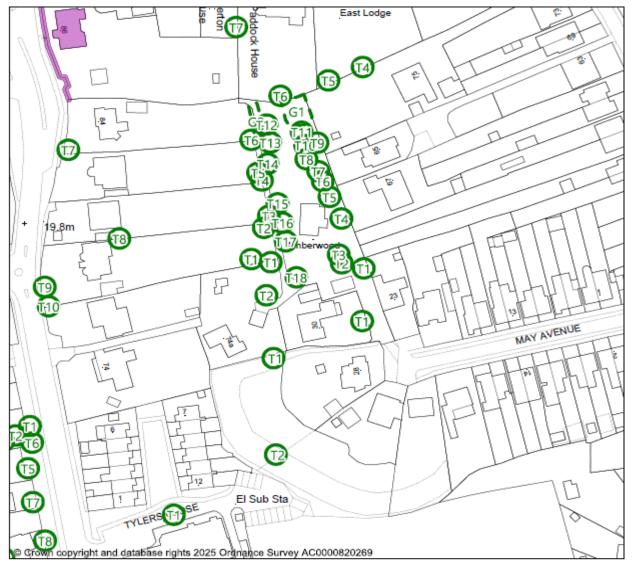
Aerial photograph



Local Distinctiveness SPD: Lower Buckland



Local context TPO's



3e TPO/0002/25

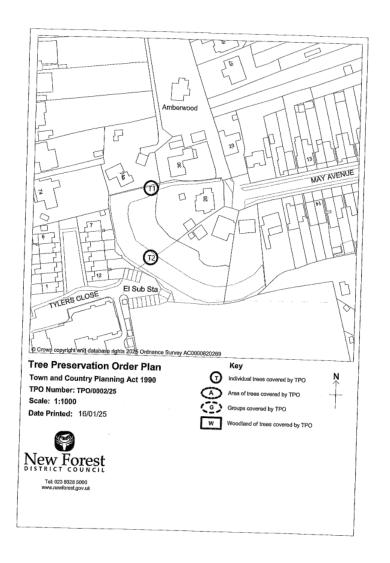
TPO/0002/25 LAND AT REAR OF 28 MAY AVENUE PENNINGTON LYMINGTON

SCHEDULE

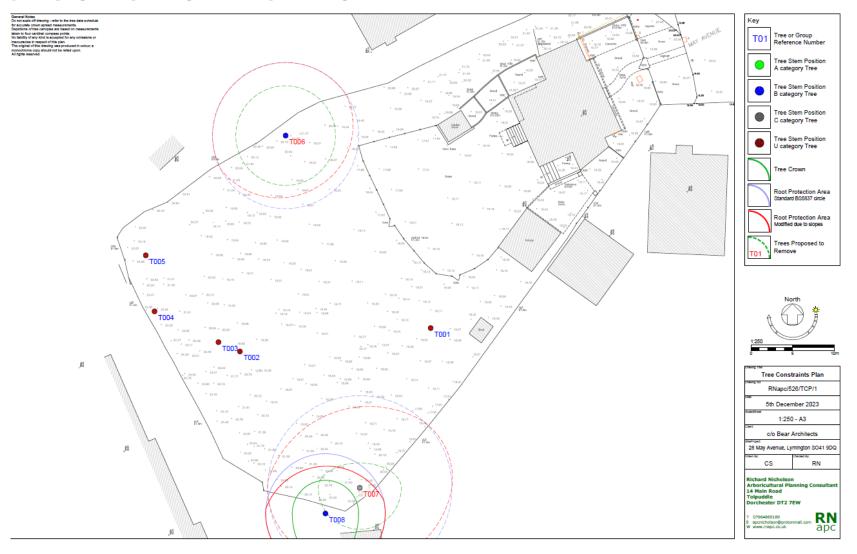
SPECIFICATION OF TREES TPO/0002/25

Trees specified individually (encircled in black on the Plan attached to this order)

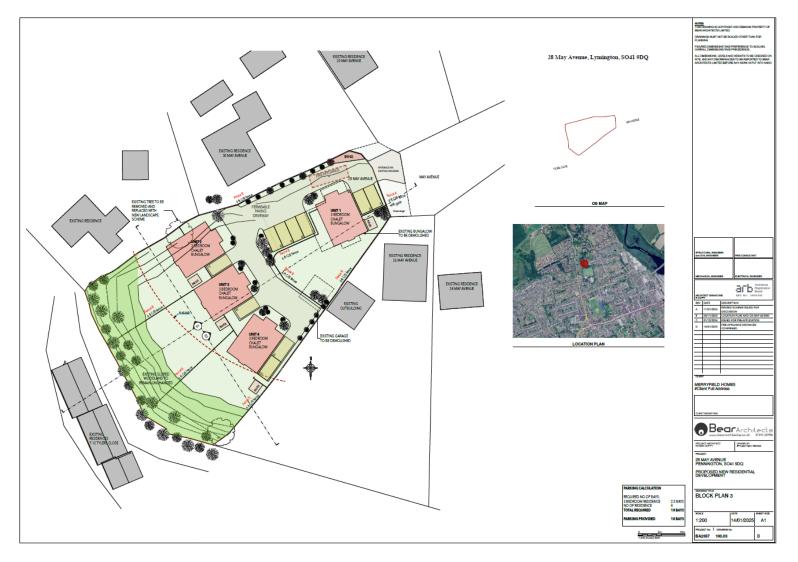
			and older)
Reference on map	4 .	Description	Situation
T1		Holly	Situated to the northern extent of site, as shown on plan. Situated to the southern extent of site, as shown on plan.
T2	· .	Sycamore	



Tree Constraints Plan



Proposed Block Plan



Public Amenity – Streetscene Photographs





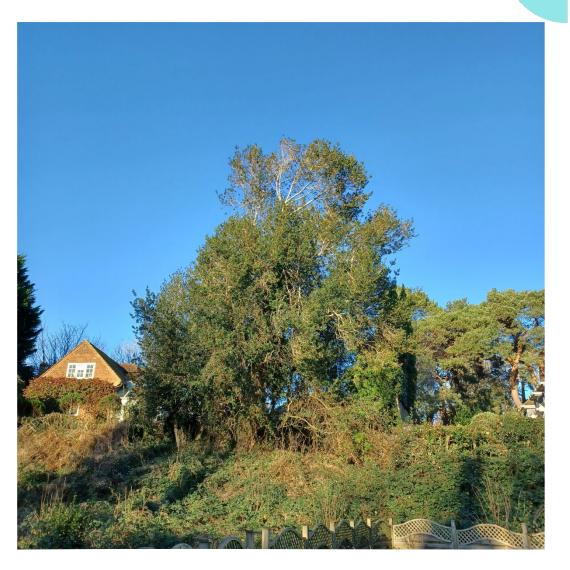
Public Amenity – Streetscene Photographs





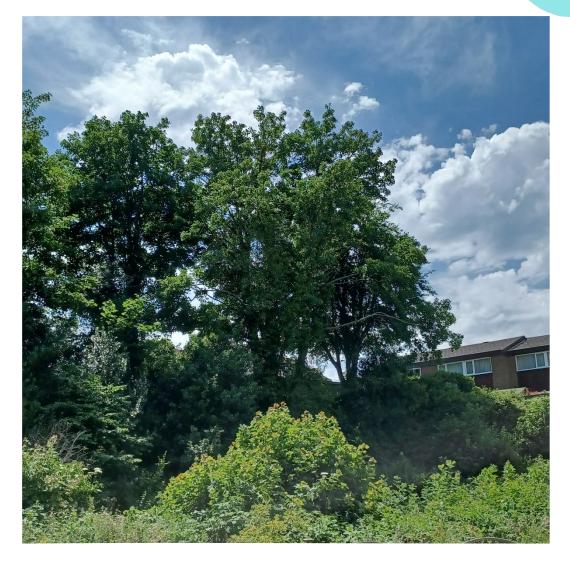
View within the site: Holly T1





View within the site: Sycamore T2



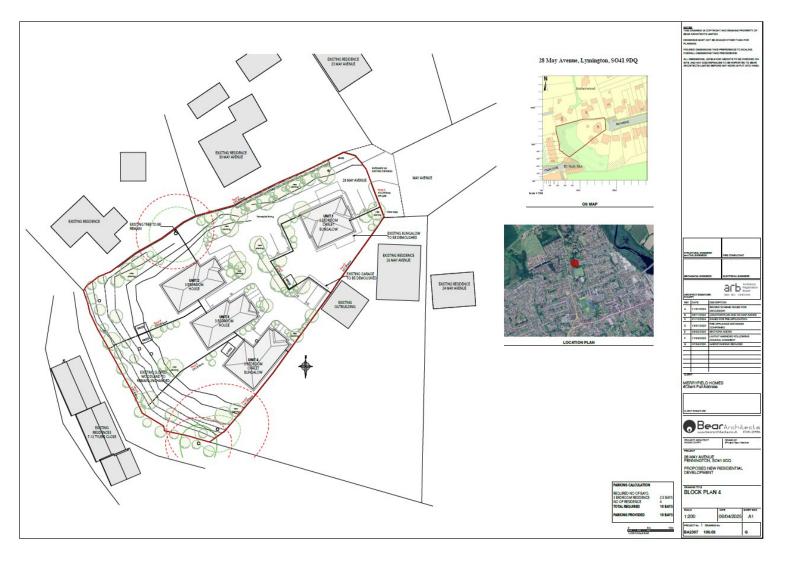


Tylers Close to southwest/View from Tylers Close

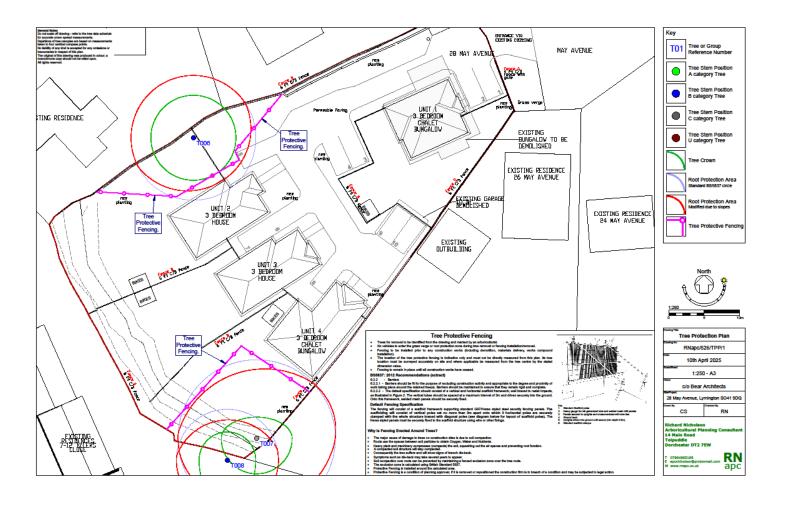




Revised Block Plan: Trees retained



Tree Protection Plan: Trees retained



Conclusion and Recommendation

- The trees provide a positive contribution to the area and their loss would further diminish the presence and amenity provided by the important trees/tree group
- They could be retained within a revised development layout subject to planning approval
- Confirm the order in the interests of public amenity

End of TPO/0002/25 presentation



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PLANNING COMMITTEE – 9 July 2025

COMMITTEE UPDATES

Item 3a Land East of Lower Pennington Lane. 24/10401

Revised Consultation responses.

HCC Highways. No objection subjection to S.106 and conditions.

The applicant has confirmed their agreement in principle to the obligations and mitigation measures identified by HCC Highway officers, therefore is content to amend its consultation conclusion.

Amended Conditions.

16. Archaeology

Prior to the commencement of development an archaeological desk-based statement, geophysical survey and associated interpretive report of the planning application site, shall be undertaken and submitted to and approved by the LPA.

In accordance with the findings of the desk-based statement and geophysical survey a Written Scheme of Investigation for Trench Evaluation of the site shall be submitted to and approved by the LPA before trenched evaluation begins.

A Trench Evaluation report of the findings and any recommendations, including timetable for action to be taken, shall be submitted to and approved by the LPA. The recommendations and timetable of the report shall then be implemented as approved.

Reason: In order to identify, document and assess the significance of any archaeological remains of features on the site and in accordance with DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and NPPF.

20. Construction Environment Management Plan

Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- · Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Measures to control light spill and glare from any floodlighting and security lighting installed.
- Pest control.
- Vegetation removal under supervision / timing of works e.g. birds and dormice.
- Methods to prevent mammals getting trapped in excavations.
- All recommendations for site preparation and construction identified by the EclA rec'd 11/03/25.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on ecology, residential amenity and highway safety.

30. Construction Traffic Management Plan

No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, lorry routeing, photos of 'before' conditions, with the commitment of the developer to ensure that post development any damage is rectified accordingly and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced, retained throughout the duration of construction and any damage rectified in accordance with the agreed timetable.

Reason: In the interests of highway safety.