

#### PLANNING COMMITTEE - WEDNESDAY, 13TH AUGUST, 2025

#### Agenda No Item

- h) <u>Presentation on Planning Applications</u> (Pages 3 136)
- i) <u>Committee Updates</u> (Pages 137 138)



## Planning Committee

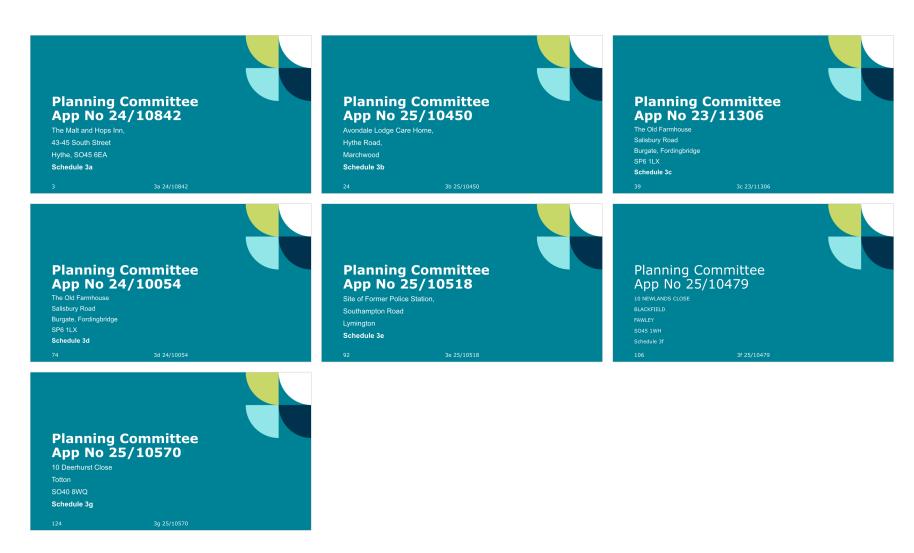
13 August 2025







## Planning Committee 13 August Presentations





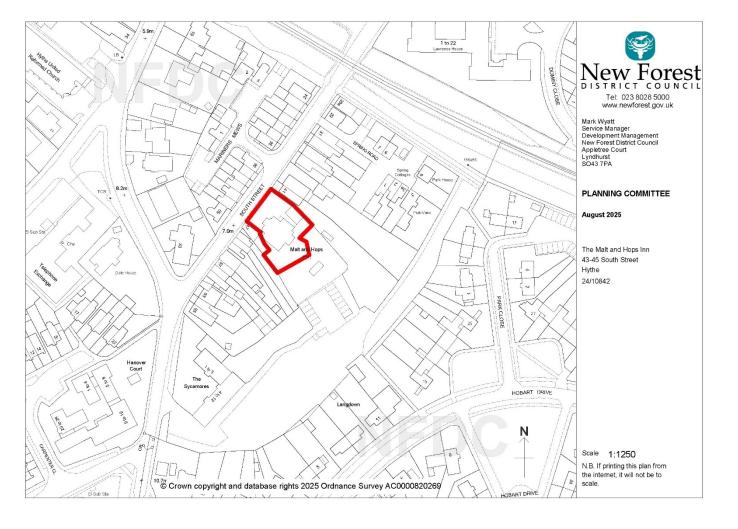
The Malt and Hops Inn,

43-45 South Street

Hythe, SO45 6EA

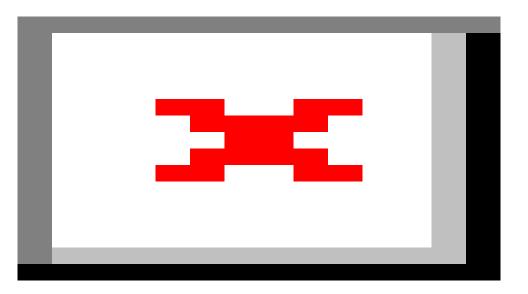
Schedule 3a

#### Red Line Plan



0

#### **General Location**



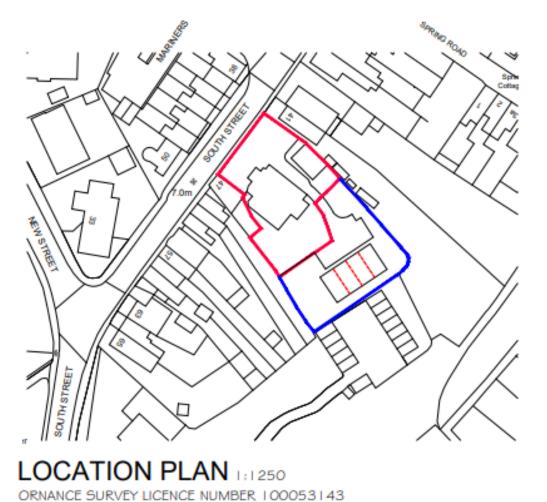
7

## Aerial photograph



3a 24/10842

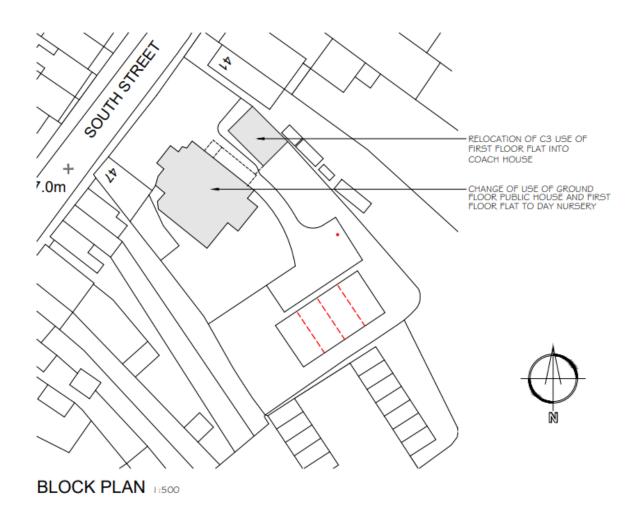
#### **Location Plan**



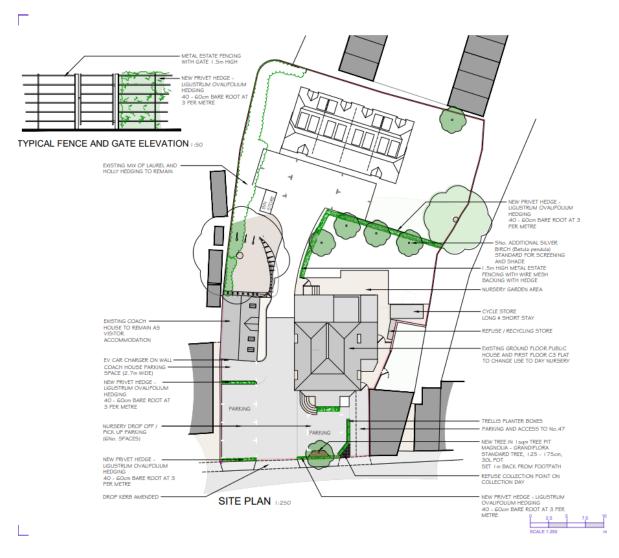
9

3a 24/10842

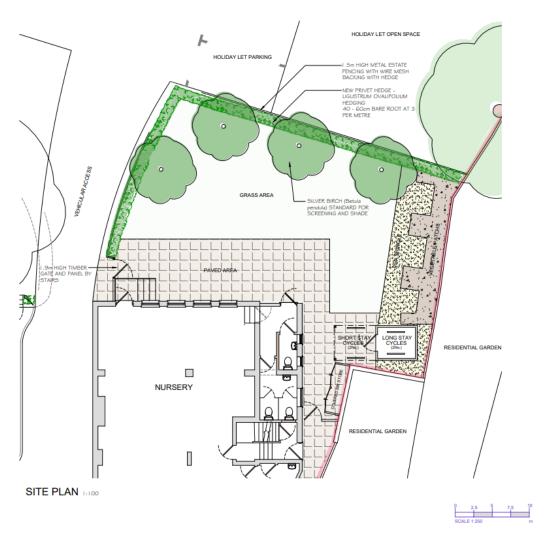
#### Block Plan



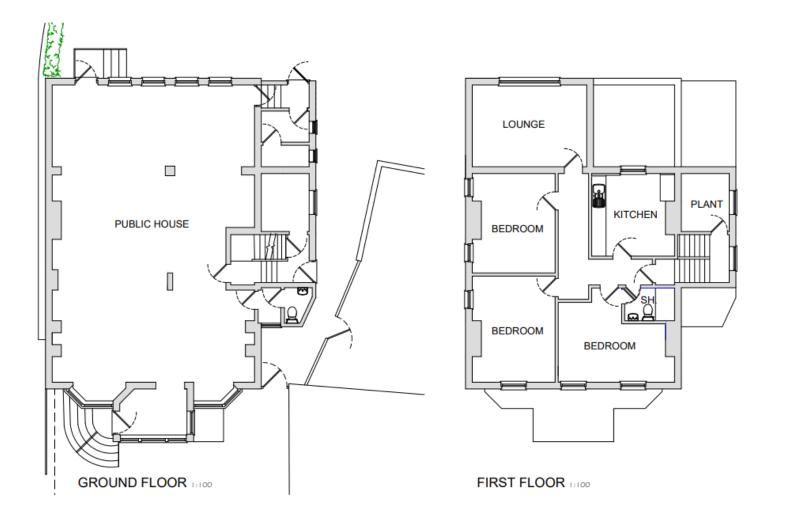
### Proposed Site Plan



## Proposed Garden Layout

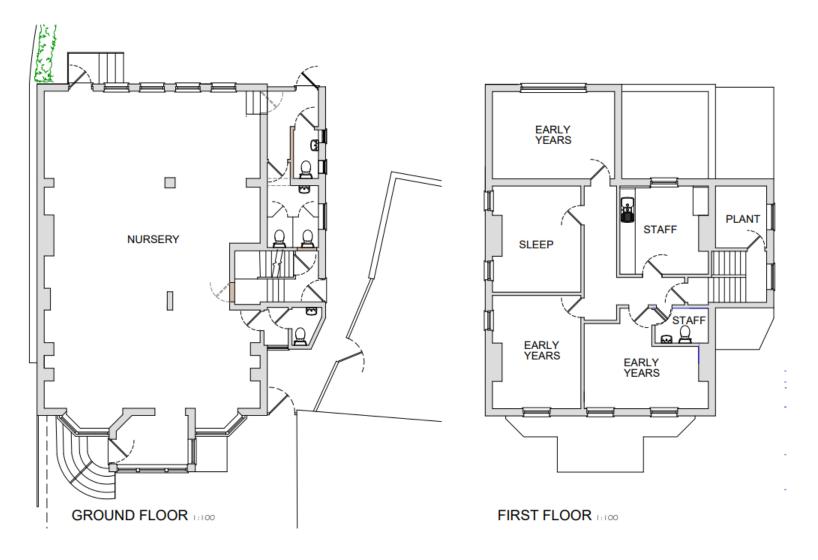


## **Existing Floor Plans**



3a 24/10842

## Proposed Floorplans



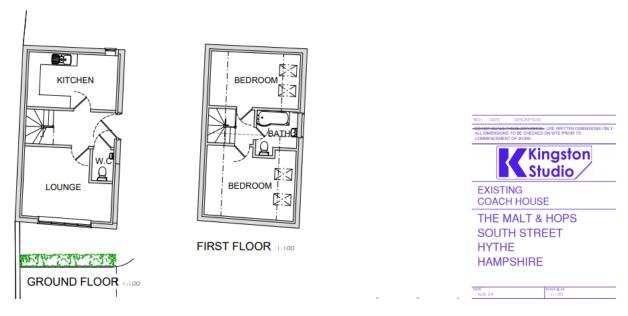
3a 24/10842

### **Existing & Proposed Elevations**

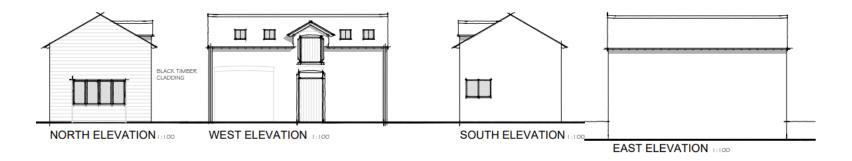


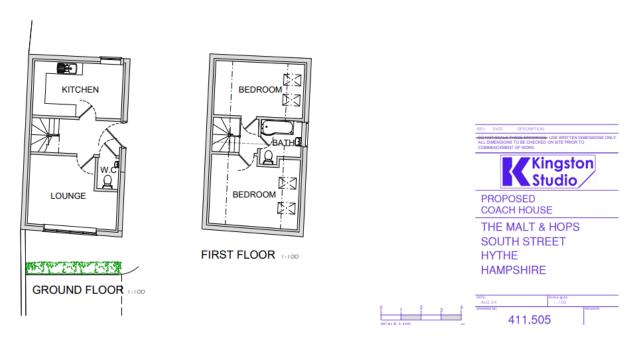
### Coach House – existing





## Coach house - proposed





3a 24/10842

## Site Photographs – frontage





## Site Photographs – frontage & streetscene





## Site Photographs – rear of building / site





#### Site Photographs – visitor accommodation building





## Site Photographs – internal outlooks





## Site Photographs – side and rear aspects





#### Recommendation

#### In conclusion:

- The development is considered to comply with Local Plan Policy
- The loss of the Public House use is considered to be justified
- The proposed day nursery would be a beneficial new community use
- The development could be provided without causing unacceptable harm to highway safety
- The development's impact on the character and appearance of the Hythe Conservation Area is considered acceptable
- The proposed use would have an acceptable impact on residential amenities (subject to conditions)

As such, the recommendation is to grant permission subject to conditions.

### End of 3a 24/10842 presentation



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# Planning Committee App No 25/10450

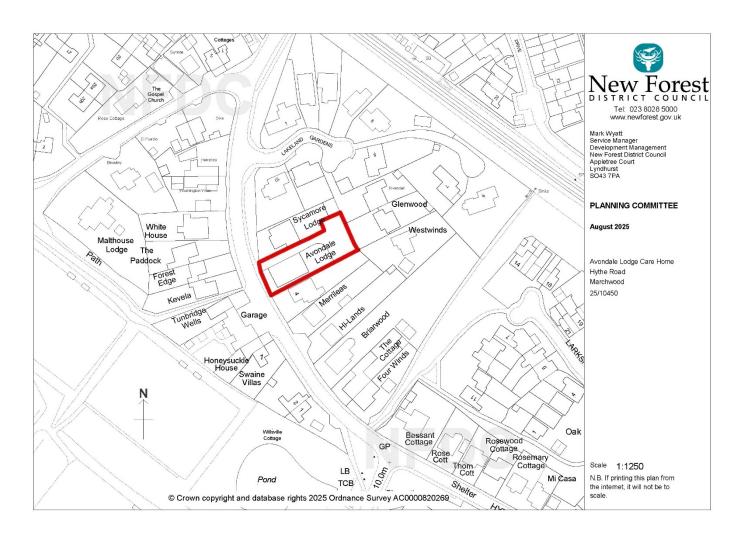
Avondale Lodge Care Home,

Hythe Road,

Marchwood

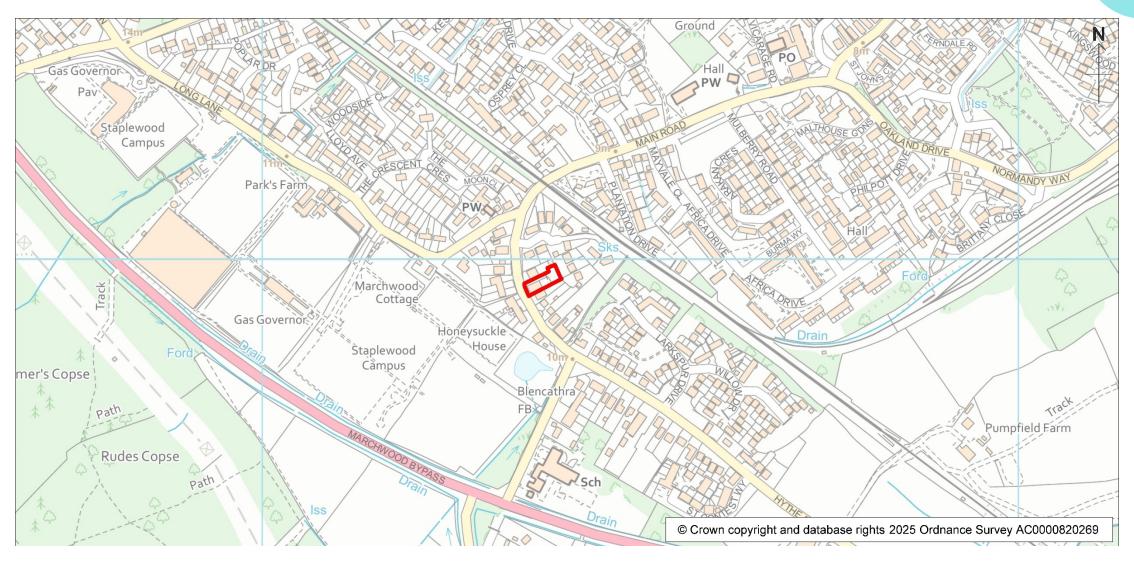
**Schedule 3b** 

#### Red Line Plan



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#### **General Location**



3b 25/10450

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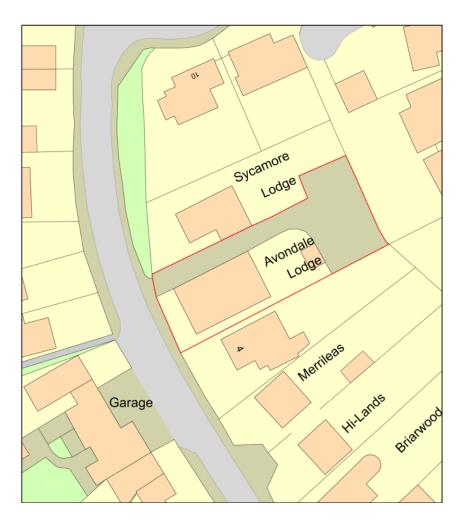
## Aerial photograph



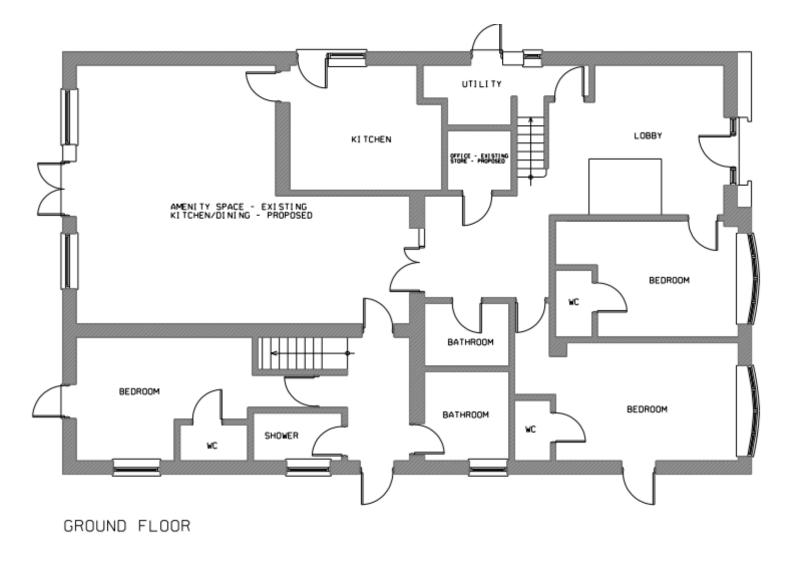
3b 25/10450

#### **Block Plan**



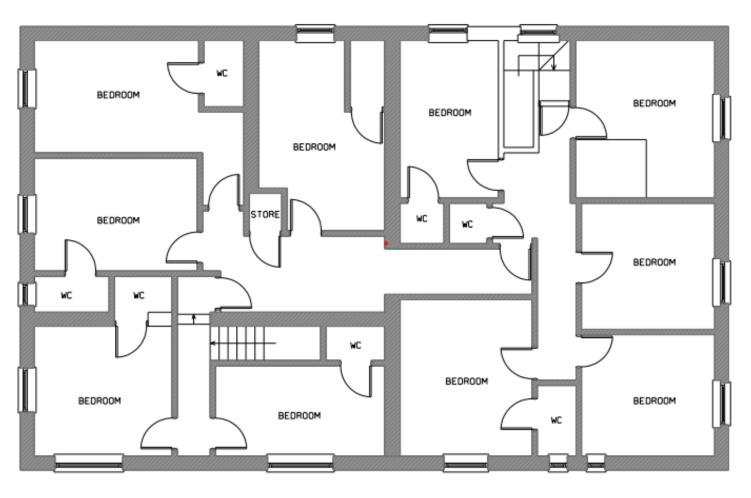


#### **Ground Floor Plan**



3b 25/10450

#### First Floor Plan



FIRST FLOOR

#### Elevations



3b 25/10450

# Site photographs (street scene)





# Site photographs (NW)





## Site photographs (SE)





## Site photographs (access and parking area)





## Site photographs (garden to rear)





#### Recommendation

- The potential increase in recreational activity and air quality impacts associated with a dwelling 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 this basis, the application is recommended for refusal

#### End of 3b 24/10450 presentation



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# Planning Committee App No 23/11306

The Old Farmhouse

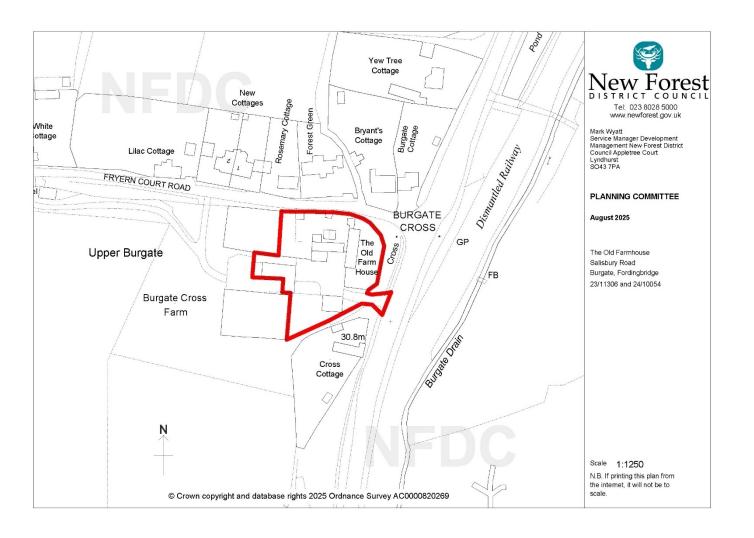
Salisbury Road

Burgate, Fordingbridge

SP6 1LX

Schedule 3c

#### Red Line Plan



#### Local context



3c 23/11306

## Aerial photograph

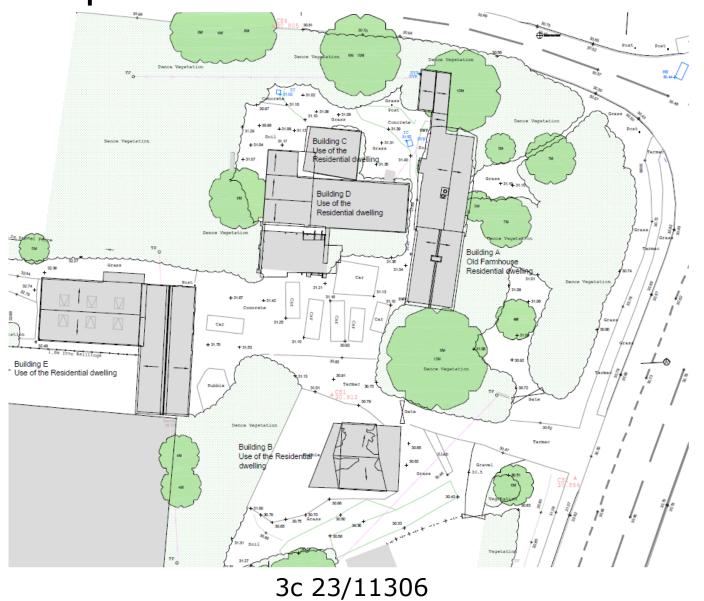


3c 23/11306



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## Existing site plan



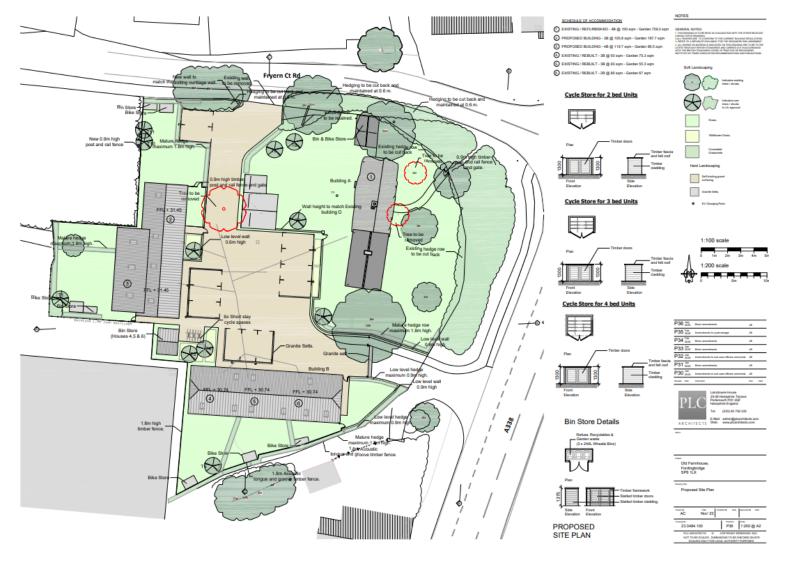
44

## Courtyard





#### Proposed Site Plan



3c 23/11306

#### Farmhouse front elevation



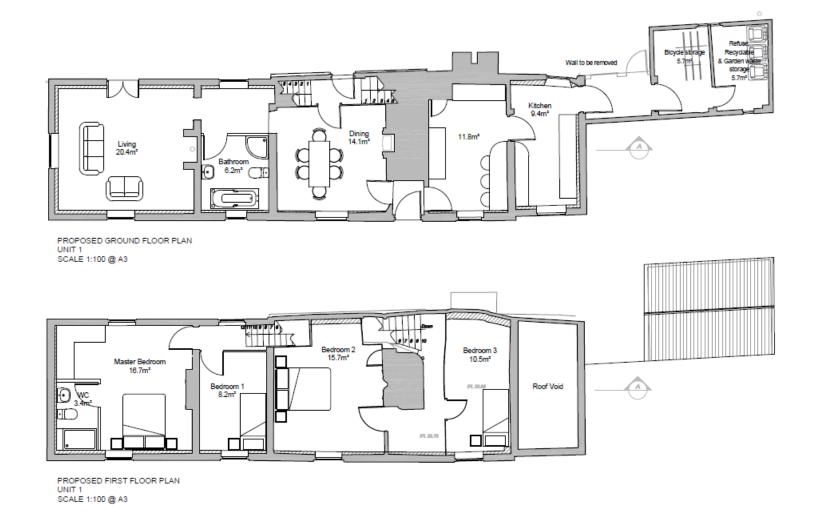


#### Farmhouse west and south elevations

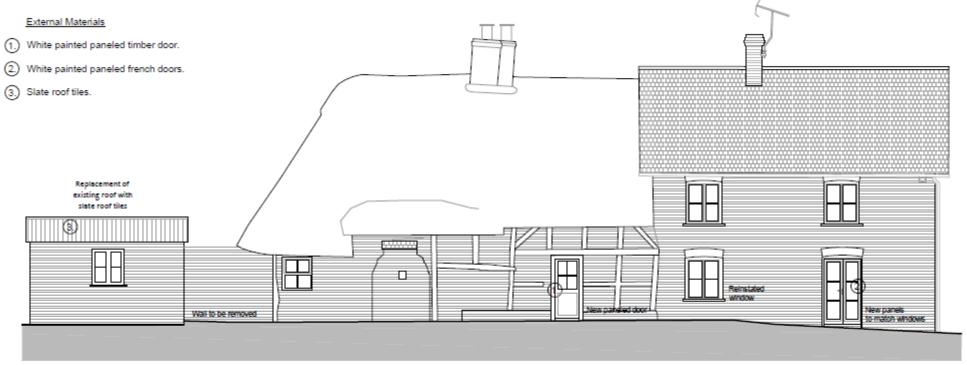




### Proposed floor plans - Farmhouse



## Proposed rear elevation - Farmhouse



PROPOSED WEST ELEVATION UNIT 1 SCALE 1:100 @ A3

## Building B (north)





## Building B (south)



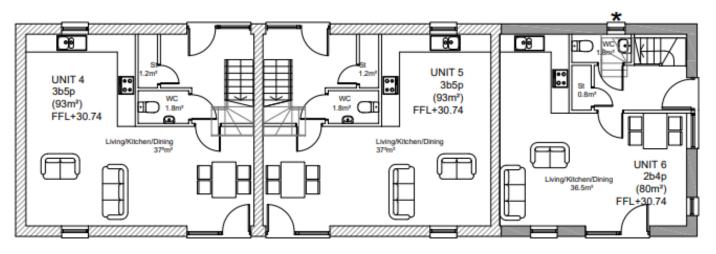


## Building B (east)

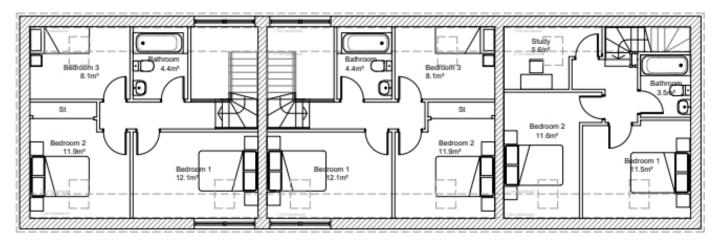




## Proposed floor plans Units 4-6

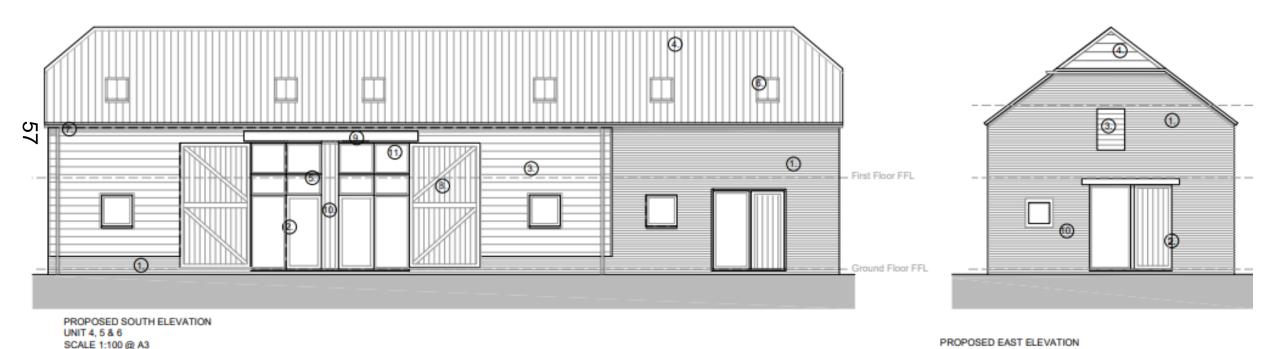


PROPOSED GROUND FLOOR PLAN UNIT 4, 5 & 6 SCALE 1:100 @ A3



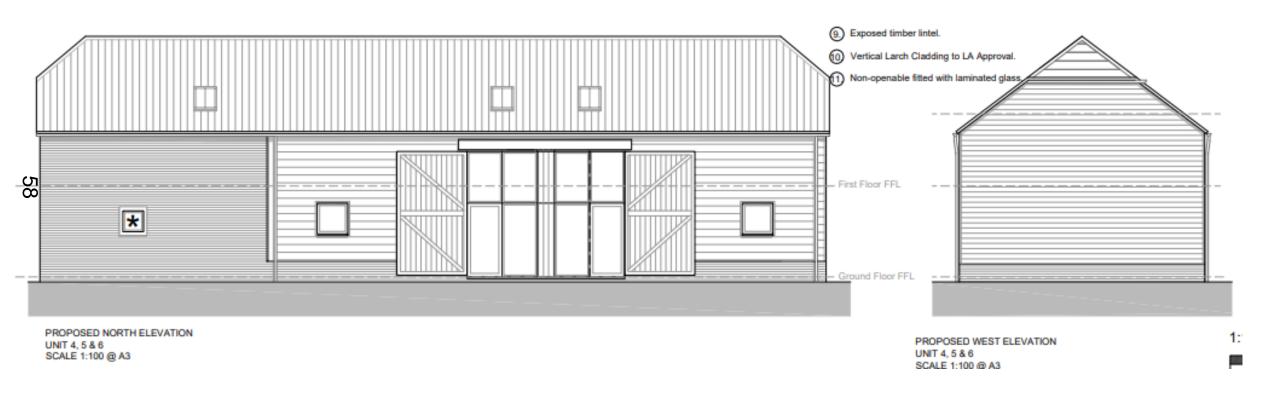
PROPOSED FIRST FLOOR PLAN UNIT 4, 5 & 6 SCALE 1:100 @ A3

#### Proposed elevations (south and east) units 4-6



UNIT 4.5 & 6

### Proposed elevations (north and west) units 4-6



## Building C



### North elevation of Building D



## Building D – south and north/west





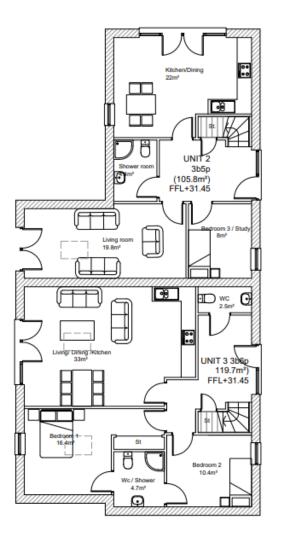
## Building E – east and north elevations

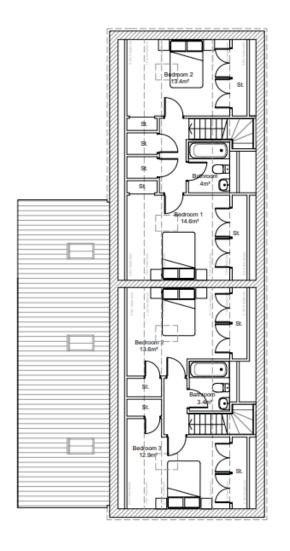




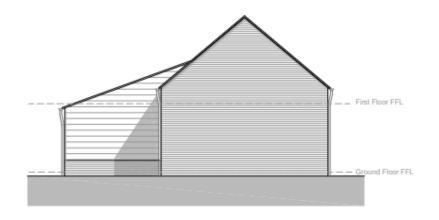
8

## Proposed plans units 2 & 3





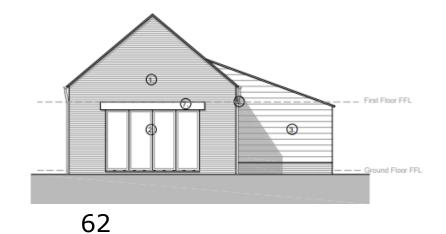
## Proposed elevations units 2 & 3

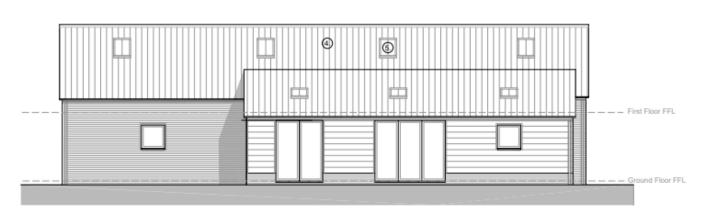


PROPOSED SOUTH ELEVATION UNITS 2 & 3 SCALE 1:100 @ A2



PROPOSED EAST ELEVATION UNITS 2 & 3 SCALE 1:100 @ A2

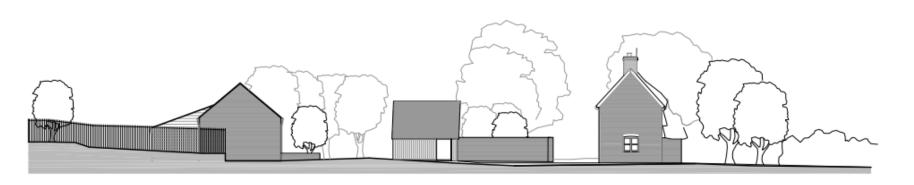




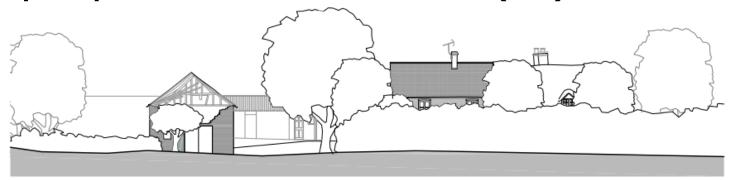
### Existing/proposed site section (N)



EXISTING SITE SECTION (A-'A) SCALE 1:200 @ A2

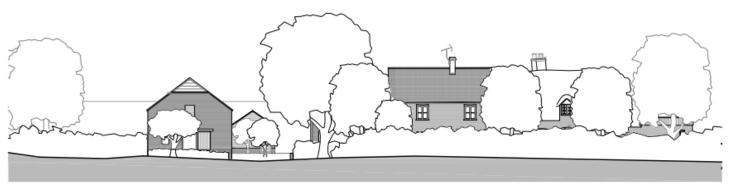


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EXISTING CONTEXT ELEVATION (B-'B) SALISBURY ROAD SCALE 1:200 @ A2

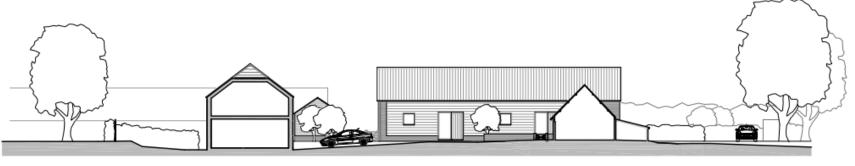




## Existing/proposed site section (E)



EXISTING CONTEXT ELEVATION / SITE SECTION (C-'C) SCALE 1:200 @ A2



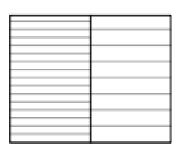
3c 23/11306

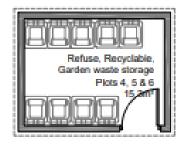
65

## Refuse, recycling and garden stores

#### **External Materials**

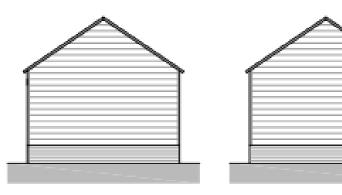
- Red brickwork matching existing to LA approval.
- Slate roof tiles.
- 3 Black Cast Iron Rainwater goods
- 4 Timber door
- Horizontal Larch cladding to LA approval.





Roof plan

Ground floor plan



Proposed West Elevation Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

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#### Recommendation

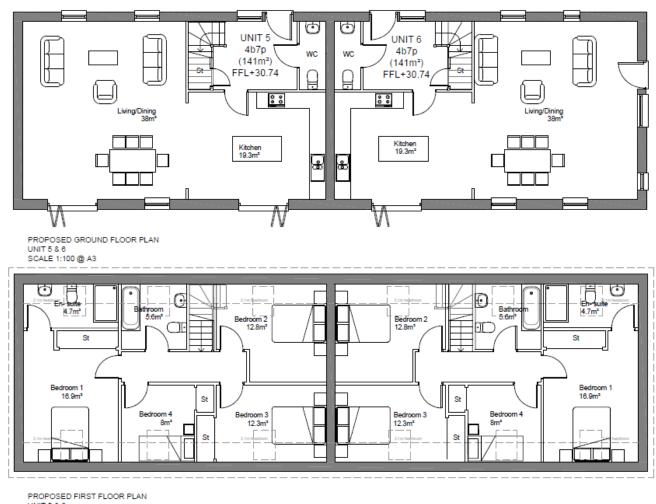
- Permission is recommended
  - Whilst the proposal remains contrary to policy DM20, the additional details submitted allow for the tilted balance to be considered in view of the heritage assets within the site
  - Amendments to the scheme since the previous consideration at Committee have resulted in residential amenity and highway safety issues being addressed
  - Subject to detailed conditions, the proposal is considered acceptable

#### Proposed site plan



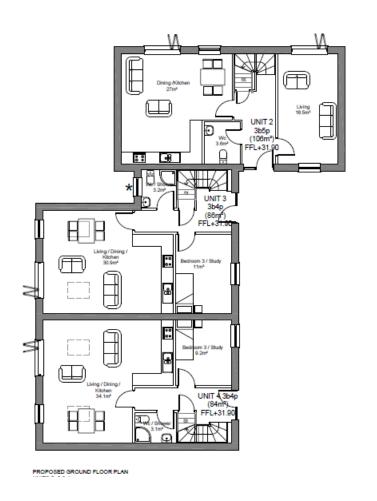
3c 23/11306

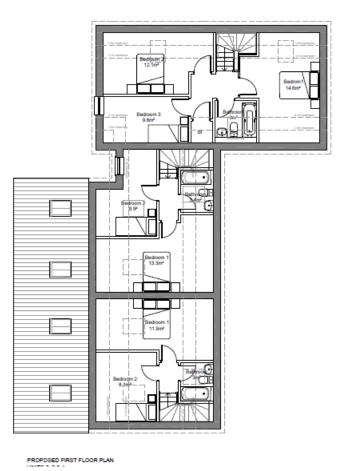
#### Proposed floor & roof plans units 5 & 6

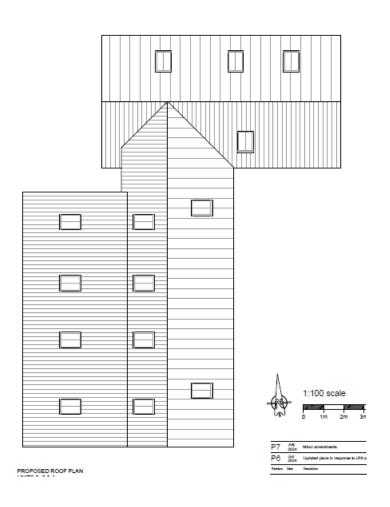


PROPOSED FIRST FLOOR PLAN UNIT 5 & 6 SCALE 1:100 @ A3

## Proposed plans units 2, 3 & 4







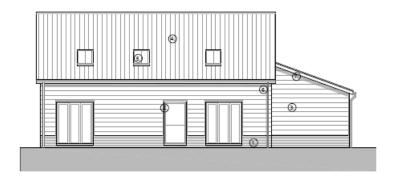
3c 23/11306

# Proposed elevations units 2, 3 & 4





PROPOSED EAST ELEVATION UNITS 2, 3 & 4 SCALE 1:100 @ A2





PROPOSED WEST ELEVATION UNITS 2, 3 & 4 SCALE 1:100 @ A2

3c 23/11306

PROPOSED NORTH ELEVATION

UNITS 2, 3 & 4 SCALE 1:100 @ A2

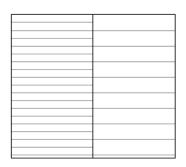
## Proposed shared bin store

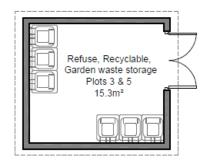
#### External Materials

- (1.) Red brickwork matching existing to LA approval.
- Slate roof tiles.

Proposed South Elevation

- (3.) Black Cast Iron Rainwater goods
- 4. Dark Grey stained timber fascias and bargeboards
- 5.) Dark grey stained timber door
- Horizontal Larch cladding to LA approval.

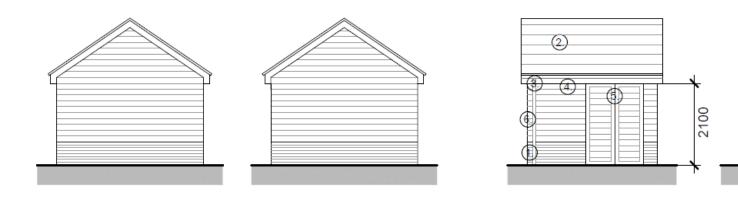




Proposed West Elevation

Roof plan

Ground floor plan



Proposed North Elevation

3c 23/11306

Proposed East Elevation

#### End of 3c 23/11306 presentation



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# Planning Committee App No 24/10054

The Old Farmhouse

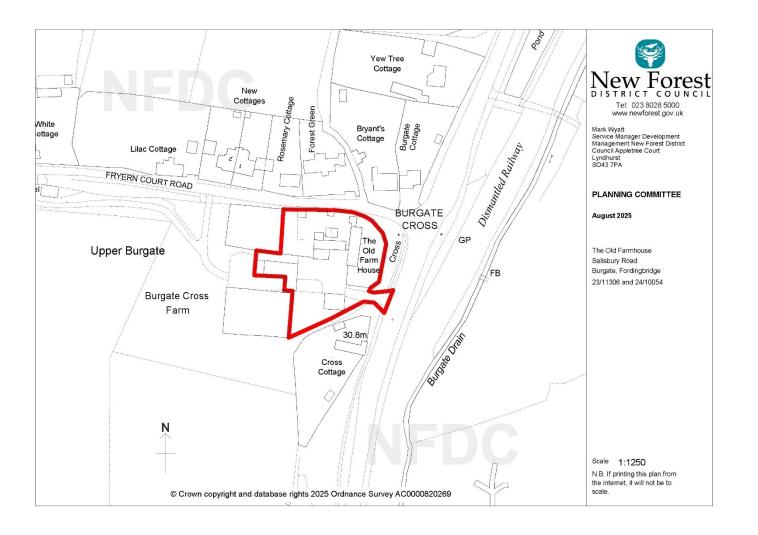
Salisbury Road

Burgate, Fordingbridge

SP6 1LX

Schedule 3d

#### Red Line Plan



#### Local context



# Aerial photograph



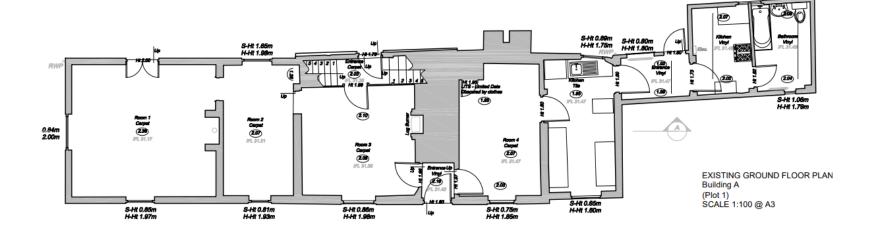
3d 24/10054

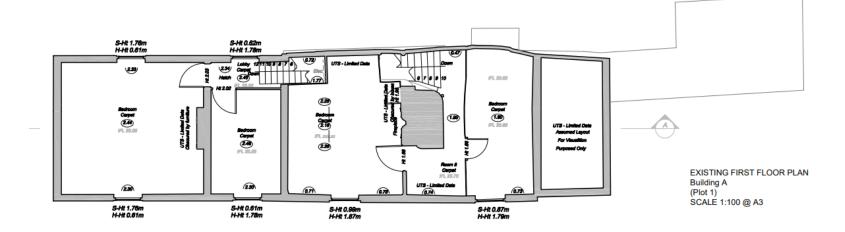
Existing site plan



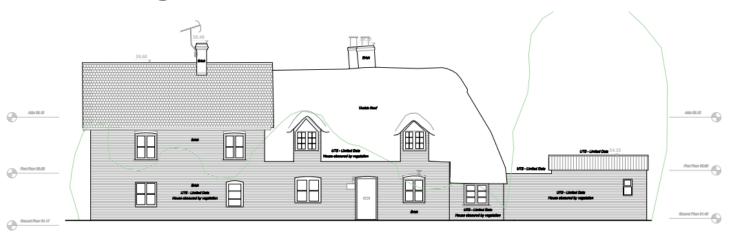
3d 24/10054

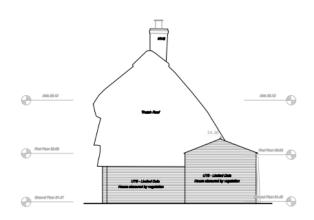
# Existing plans



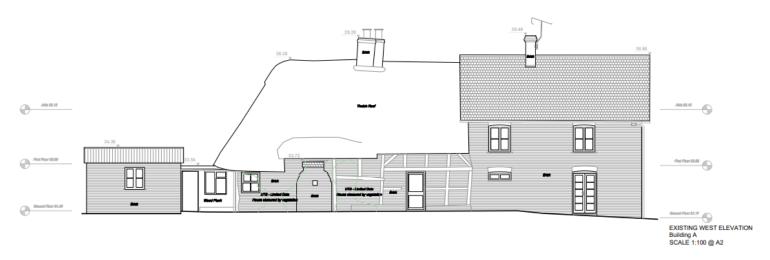


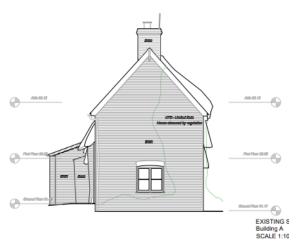
3d 24/10054





EXISTING EAST ELEVATION Building A SCALE 1:100 @ A2 EXISTING Building A SCALE 1:1





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#### Part front and rear elevations





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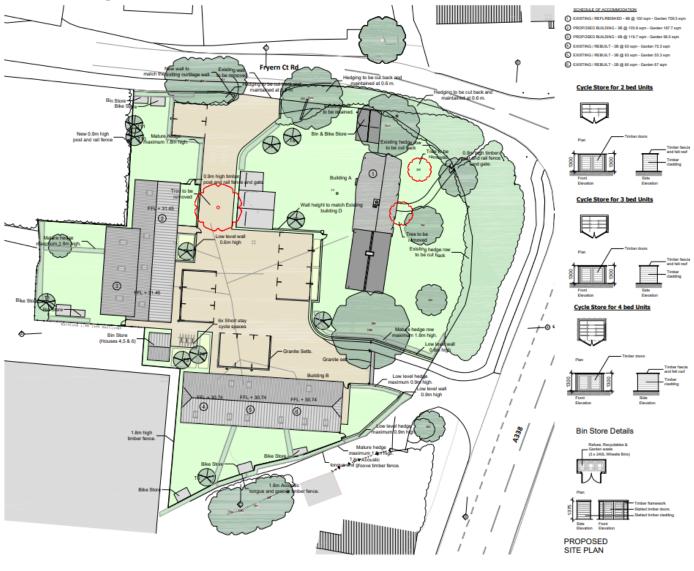




# Buildings C and D

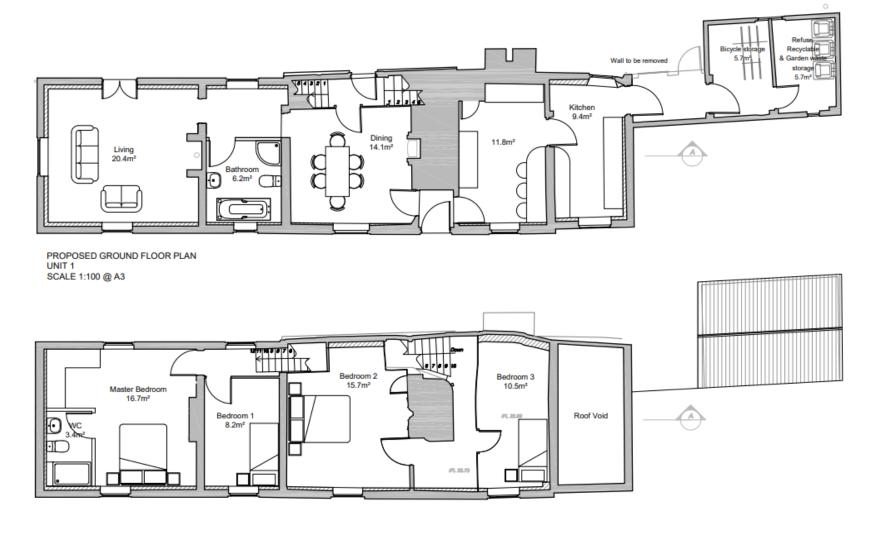


# Proposed site plan



3d 24/10054

# Farmhouse – proposed floor plans



## Farmhouse - proposed elevations



External Materials

(1) White painted paneled timber door.
(2) White painted paneled french doors.
(3) Slate roof ties.

Replacement of externor lives

Rep



PROPOSED NORTH ELEVATION
UNIT 1
SCALE 1:100 @ A3

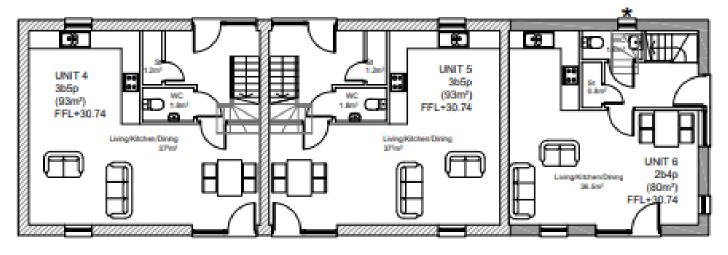
PROPOSED WEST & N BUILDING A UNIT 1 SCALE 1:100 @ A3

1:100 scale

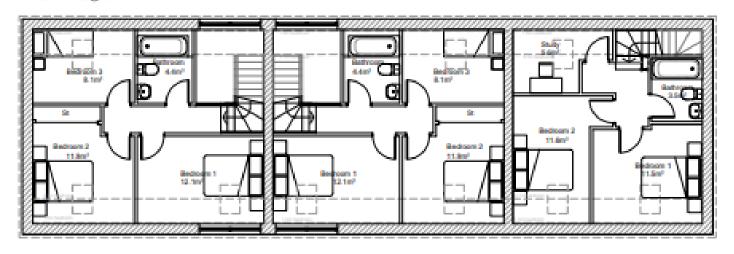
PROPOSED EAST BUILDING A UNIT SCALE 1:100 @ A

1:100 scale

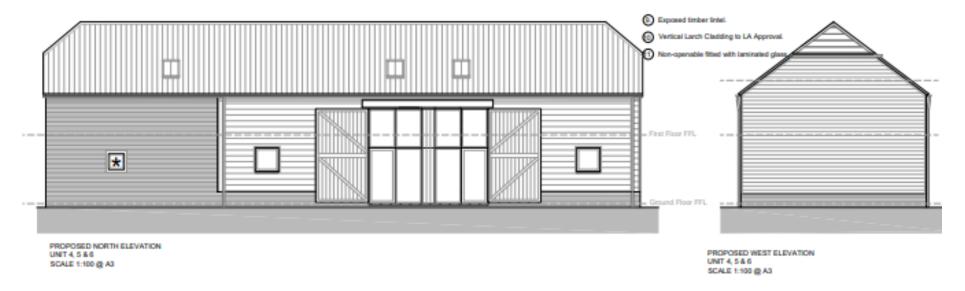
#### Proposed floor plans units 4-6



PROPOSED GROUND FLOOR PLAN UNIT 4, 5 & 6 SCALE 1:100 @ A3



# Building B proposed elevations

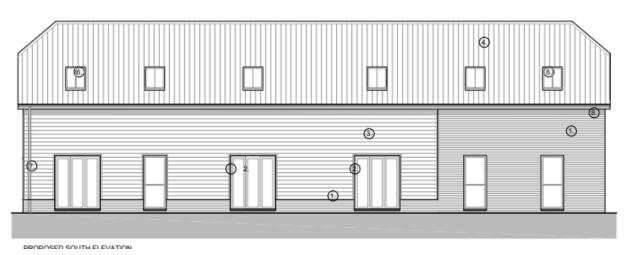




9

#### Building D **previously** proposed elevations







3d 24/10054

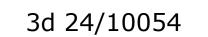
#### Recommendation

#### Consent is recommended

- The application now allows for the retention of part of Building D
- The detailing of Building B is now considered to be more appropriate
- There are further details regarding the roof alterations to the farmhouse enabling a specific set of conditions

#### End of 3d 24/10054 presentation





# Planning Committee App No 25/10518

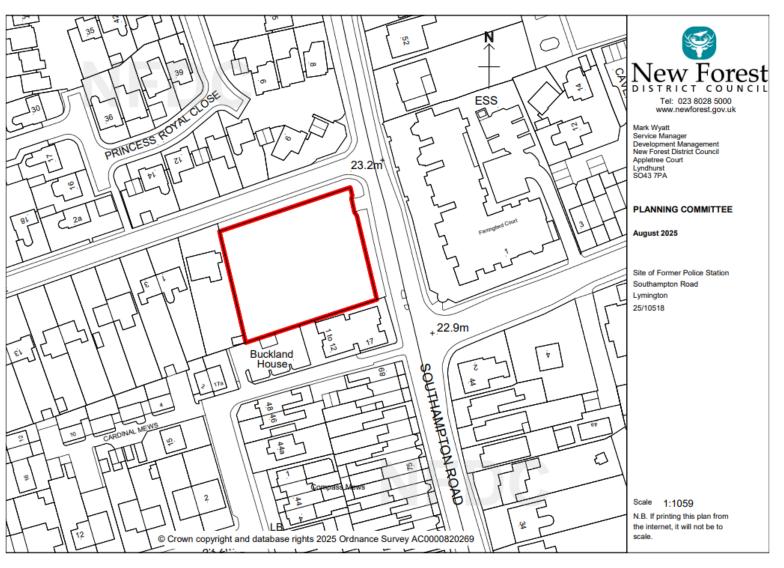
Site of Former Police Station,

Southampton Road

Lymington

Schedule 3e

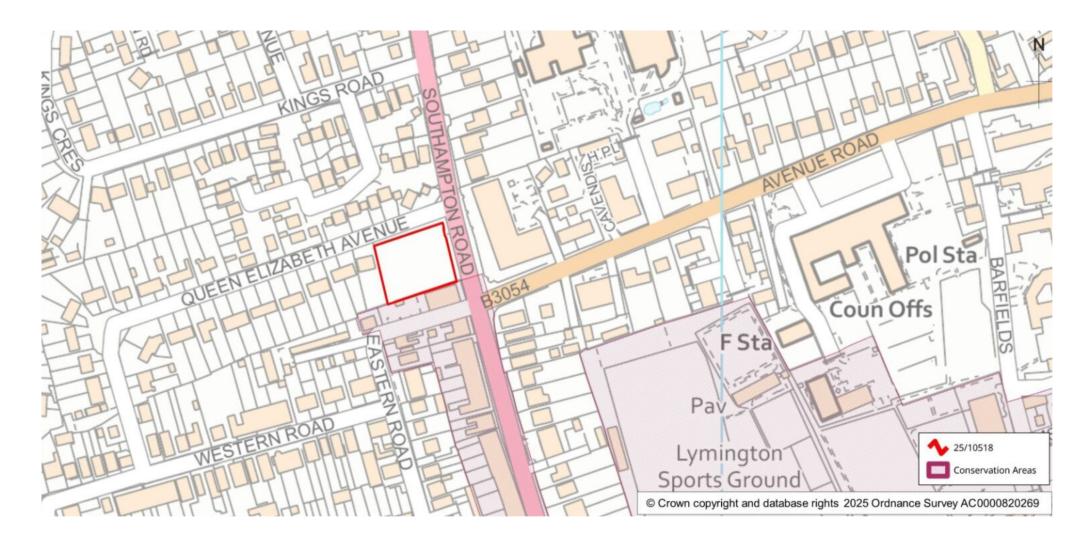
#### Red Line Plan



# Aerial photograph



### Conservation Area map



# Proposed block plan



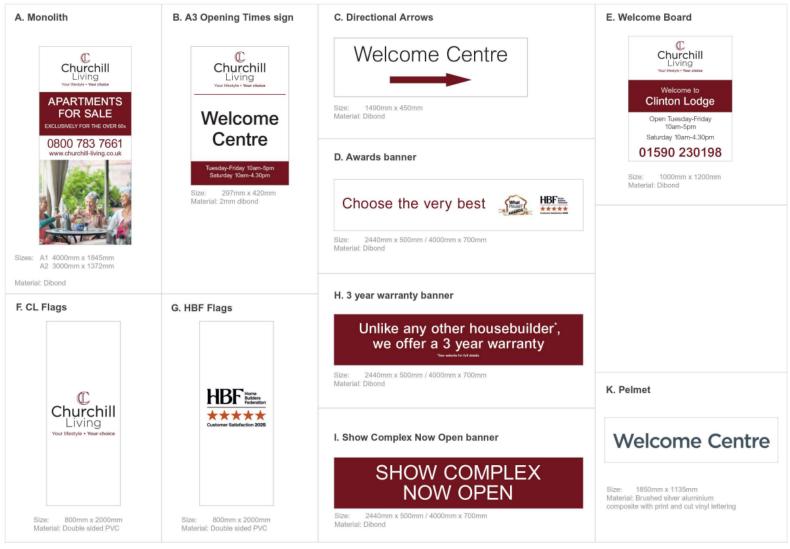
### Elevation plans -Southampton Road



# Elevation plan – Queen Elizabeth Avenue



### Visual of signs



3e 25/10518

#### Street scene



#### Street scene



# Signs facing Southampton Road





## Signs facing Queen Elizabeth Avenue







3e 25/10518

#### Recommendation

 Grant with standard Advertisement Consent conditions and a condition restricting time for advertisements to remain on site

#### End of 3e 25/10518 presentation



10/

# Planning Committee App No 25/10479

10 NEWLANDS CLOSE

**BLACKFIELD** 

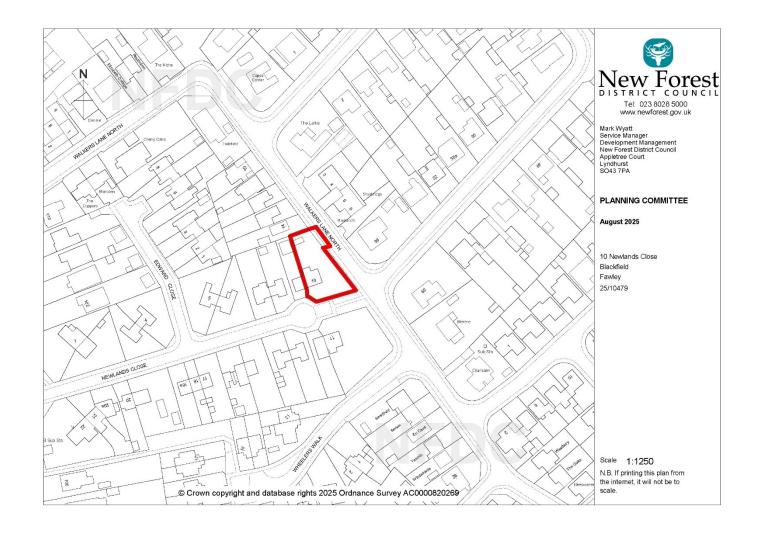
**FAWLEY** 

SO45 1WH

Schedule 3f

106

## Red Line Plan



108

## General Location Plan



3f 25/10479

# Aerial photograph



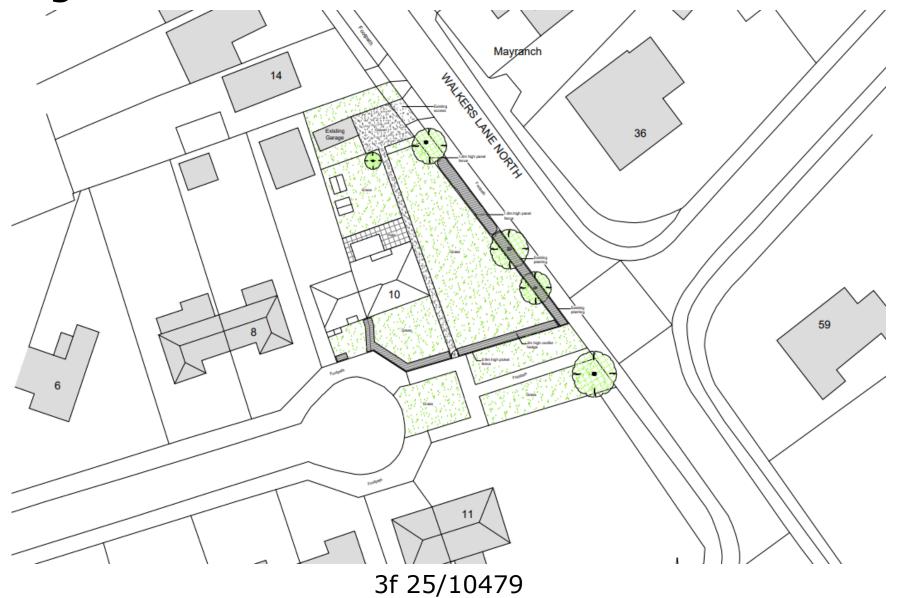
3f 25/10479

## Site Location Plan



111

# Existing Site Plan



# Site photographs – context



Walkers Lane North looking towards site to the left



Newlands Close looking towards site to the left

## Site photographs - views into the site from Walkers Lane North





## Site photographs – view from Newlands Close



### Site photographs - rear of site, garden, parking and access





# Site photographs – within the site



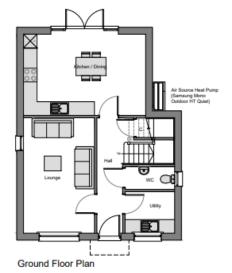


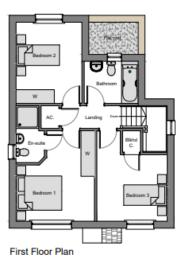
# Proposed Site Plan



3f 25/10479

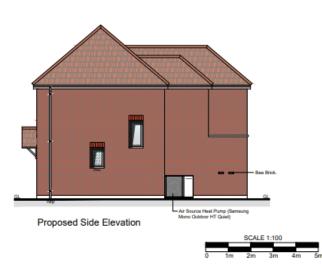
# Proposed Elevations of New Dwelling



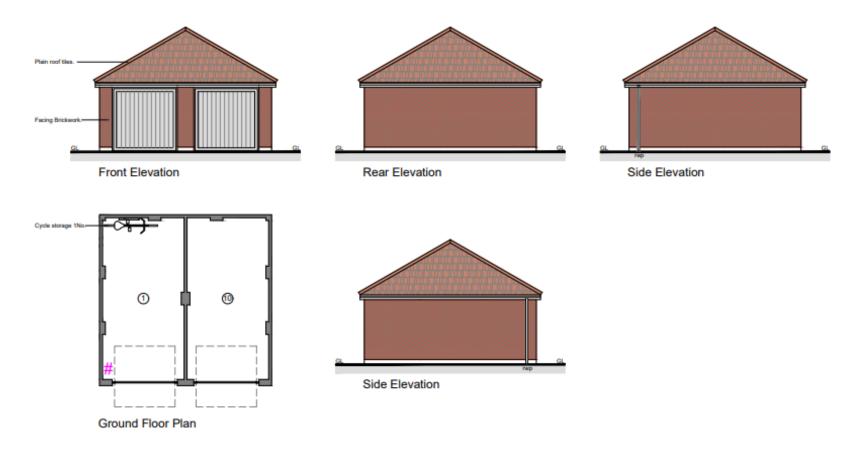








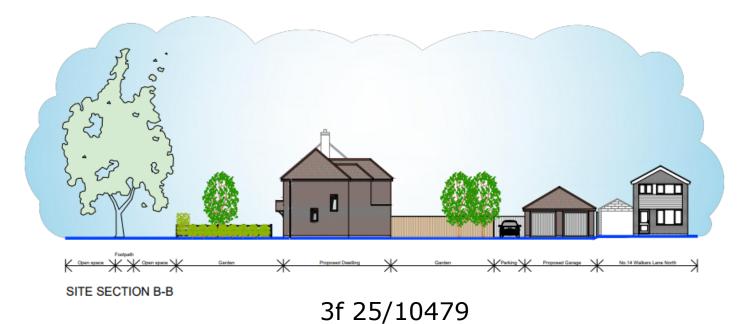
# Proposed Elevations of Replacement Garage



3f 25/10479

## Proposed Street Scene





## Recommendation to refuse

- The proposal would be cramped and intrusive in the context of the prevailing spacious character of the area resulting in significantly narrower plot widths with a lack of adequate gaps and space between the dwellings and to the boundaries
- The narrow accessway between the proposed dwelling and 10 Newlands Close would be poor design (both visually and functionally)
- This would be contrary to Policy ENV3 of the Local Plan Part 1 and Chapter 12 of the National Planning Policy Framework
- The proposed new dwelling would be imposing and overbearing in its relationship to the side of 10 Newlands Close and to that property's main entrance, to the detriment of the amenities of the occupants of that property
- This would be contrary to Policy ENV3

## Recommendation to refuse

- The recreational and air quality impacts of the proposed development on the sensitive habitats within the Solent/New Forest area would not be adequately mitigated and the proposed development would therefore unacceptably increase recreational pressures and increase air quality impacts on these sensitive European nature conservation sites
- It would be contrary to Policy ENV1, Policy DM2 and the SPD Mitigation Strategy for European Sites



# **Planning Committee** App No 25/10570

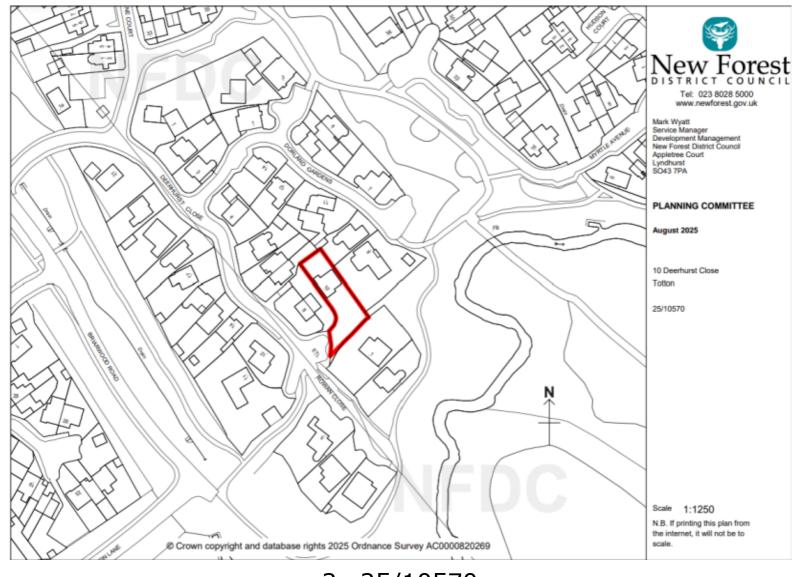
10 Deerhurst Close

Totton

**SO40 8WQ** 

Schedule 3g

## **Location Plan**



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## **Block Plan**



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# Site photographs



View from hammer head turning



# Site photograph

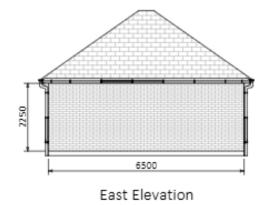


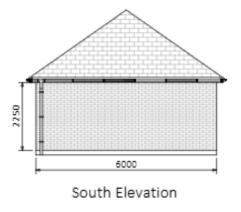
# Site Photograph



# **Proposed Elevations**

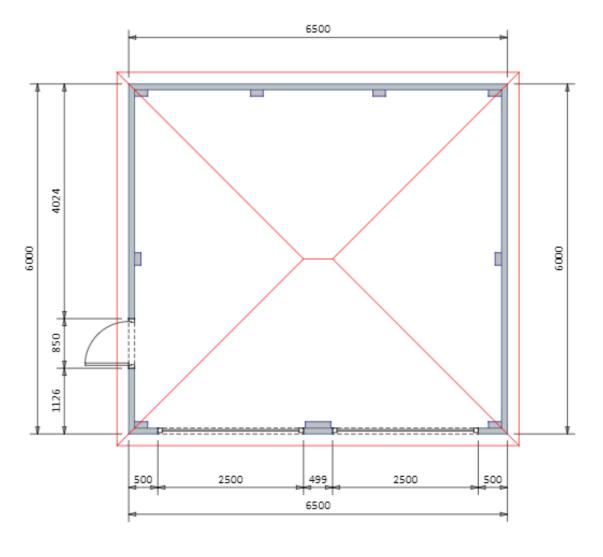








# Proposed floor plan



3g 25/10570

# Proposed siting





## Recommendation

- The proposed development would have an acceptable relationship with neighbour amenity and the residential character of the area and appearance of the street scene
- The proposal would accord with the policies and objectives of the Development Plan
- As such the application is recommended for conditional approval





### PLANNING COMMITTEE – 13 August 2025

### **COMMITTEE UPDATES**

### Item 3c 23/11306 - The Old Farmhouse, Salisbury Road, Burgate

- Condition 8 can be deleted (and following condition numbers revised) as it duplicates condition 7
- The Habitat Mitigation contribution on p.47 should read £42,941
- The following corrections have been made to three drawings:
  - 23.3484.001 rev.P4 existing site plan has been updated with levels and contours and is now revision P5,
  - 23.3484.002 rev.P4 existing floor plans building 1 has been updated to correct the title to 'existing floor plans building A' and is now revision P5,
  - 23.3484.003 rev.3 existing elevations & section building A has now been corrected to revision P4.

These revisions do not alter the proposal in any way.

 Drawing 23.3484.109 rev.PP7 - Existing Context Elevation/Section (C-'C) Proposed Context Elevation/Section (C-'C) has been added into the list as it was originally omitted

### Item 3d 24/10054 - The Old Farmhouse, Salisbury Road, Burgate

The following corrections have been made to three drawings:

- 23.3484.001 rev.P4 existing site plan has been updated with levels and contours and is now revision P5.
- 23.3484.002 rev.P4 existing floor plans building 1 has been updated to correct the title to 'existing floor plans building A' and is now revision P5.
- 23.3484.003 rev.3 existing elevations & section building A has now been corrected to revision P4.

These revisions do not alter the proposal in any way.

