

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 8 JUNE 2022, AT 9.00 AM*

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

Enquiries to: Email: karen.wardle@nfdc.gov.uk
Tel: 023 8028 5071

PUBLIC PARTICIPATION:

Members of the public may watch this meeting live on the [Council's website](#).

*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk

Claire Upton-Brown
Executive Head Planning, Regeneration and Economy

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
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This Agenda is also available on audio tape, in Braille, large print and digital format

AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meetings held on 11 and 16 May 2002 as correct records.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. **PLANNING APPLICATIONS FOR COMMITTEE DECISION**

To determine the applications set out below:

- (a) **Land of the Old Cottage, Meadow Way, Barton-on-Sea, New Milton (Application 22/10421) (Pages 5 - 16)**

Detached bungalow, associated parking and landscaping

RECOMMENDED:

Grant subject to conditions

- (b) **196 Everton Road, Hordle (Application 21/11461) (Pages 17 - 22)**

Drainage pipe and inspection pits (Retrospective)

RECOMMENDED:

Refuse

- (c) **Land adjacent to 11 St Johns Street, Hythe (Application 22/10017) (Pages 23 - 30)**

Formation of a parking space; creation of access; gate in boundary wall of garden

RECOMMENDED:

Refuse

- (d) **Clarks Close, Ringwood (Application 22/10432) (Pages 31 - 36)**

Removal of full height glazing and ranch-rail guarding to upper communal walkways; replacement with conventional height steel guarding incorporating glass panels

RECOMMENDED:

Grant subject to conditions

- (e) **Compton & Sarum House, Blackwater Drive, Totton (Application 22/10487) (Pages 37 - 42)**

Refurbishment works to both Compton & Sarum Houses to include full window replacement; complete external cladding

RECOMMENDED:

Grant subject to conditions

- (f) **Land off Hopclover Way, Formerly land at, Crow Arch Lane, Ringwood (NB: Proposed Legal Agreement) (Application 20/11208) (Pages 43 - 54)**

Use of Buildings B, C, D & E classes E & B8 Class

RECOMMENDED:

Grant subject to conditions

Please note, that the planning applications listed above may be considered in a different order at the meeting.

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

To: Councillors:

Christine Ward (Chairman)
Christine Hopkins (Vice-Chairman)
Ann Bellows
Sue Bennison
Hilary Brand
Anne Corbridge
Kate Crisell
Allan Glass

Councillors:

David Hawkins
Maureen Holding
Mahmoud Kangarani
Joe Reilly
Barry Rickman
Tony Ring
Ann Sevier
Malcolm Wade

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Planning Committee 08 June 2022

Application Number: 22/10421 Full Planning Permission

Site: LAND OF THE OLD COTTAGE, MEADOW WAY,
BARTON-ON-SEA, NEW MILTON BH25 7AN

Development: Detached bungalow, associated parking and landscaping

Applicant: Mr Savin

Agent: Kode Architecture

Target Date: 01/06/2022

Case Officer: Vivienne Baxter

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area
- 3) Impact on the residential amenities of the area
- 4) Highway matters in including parking

This application is to be considered by Committee because there is a contrary view from the Town Council.

2 SITE DESCRIPTION

The site lies within the built up area of Barton on Sea overlooking Long Meadow which is defined as countryside and Green Belt. The plot currently contains a detached cottage with attached garage at the eastern end of the site close to the northern boundary wall with three small timber outbuildings to the western end of the site.

Close boarded fencing has been provided along the southern boundary, the boundary with 18, Danes Close and part of the boundary with Far End, Meadow Way. The fencing to this northern boundary is at a higher level than the garden and the existing boundary wall appears to be partly retaining.

Access is provided off Meadow Way which at this point is also a public right of way continuing north into Solent Drive and south into Long Meadow. East of the site is an area of woodland.

3 PROPOSED DEVELOPMENT

The proposal entails the provision of a detached single storey dwelling comprising hallway, utility room, bathroom, two en suite bedrooms, a further bedroom and a large open plan kitchen, dining, living area. Parking for both proposed and existing dwellings would be provided adjacent to the new dwelling retaining a small garden area for the cottage east of this. The retained garden would be comparable in size to its useable garden prior to its clearance.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11525 Replacement dwelling following demolition of existing dwelling with associated works and landscaping	22/12/2021	Withdrawn by Applicant	Withdrawn
XX/LYB/15200 Alterations and extensions to provide extra room/rooms and larger kitchen.	13/03/1974	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards

Local Plan Part 2: Sites and Development Management 2014

DM7: Restrictions on new soakaways

New Milton Neighbourhood Plan

Policy NM4 - Design Quality
Policy NM11 - Mitigating Effects on European Sites
Policy NM13 - Barton-on-Sea

Supplementary Planning Guidance And Documents

SPD - Design of Waste Management Facilities in New Development
SPD - Housing Design, Density and Character
SPD - Mitigation Strategy for European Sites
SPD - New Milton Local Distinctiveness
SPD - Parking Standards

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Aerodrome Safeguarding Zone
Article 4 Direction
SSSI IRZ All Consultations

Plan Policy Designations

Built-up Area
No Soakaway

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council
OBJECT (Non-Delegated)

- (1) Detrimental impact to the character of the adjacent non-designated Heritage Asset.
- (2) Out of character
- (3) Back land development.

The Town Council are the adjacent landowner. The above comment relates solely to the purpose of the planning application response to New Forest District Council. Any related matter should there be one, must be separately addressed to the Town Council for consideration.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Rights of Way

No objection, request informatives

Ecologist

No objection subject to compliance with Bat Survey Report

HCC Highways

Comment Only

Natural England

No objection subject to appropriate mitigation

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 3

- construction would be disruptive
- impact on neighbouring occupants - light, visual intrusion and privacy/quiet enjoyment of property
- out of character and would not enhance area
- physical impact on existing cottage, unlikely to have foundations
- impact on Meadow Way surfacing
- increased traffic
- concern about fire appliance access
- potential roof accommodation

For: 1

- would provide lovely family home
- limited impact on Meadow Way
- bungalow would be tucked into property line
- adjacent properties are at a higher level

A comment has been received from a local resident raising a query with regard to the loss of trees within the site.

10 PLANNING ASSESSMENT

Background

The previous application at this address was for the replacement of the existing property. Following a request for a Heritage Assessment, the application was withdrawn. Since that time, much site clearance occurred, including several trees, and much of the boundary treatment has been renewed. It is understood that the southern boundary fence has been moved into the site slightly. The site did and does not contain any protected trees and, at the time of the officer's site visit for that application, there were no specimens which could have been considered for special protection. Refurbishment of the existing dwelling is ongoing at present.

Principle of Development

The site is within the built up area where new dwellings can be considered acceptable. Consideration however needs to be given to the impact of its provision on the character and appearance of the area and the amenities of those living nearby. The existing dwelling is not listed although it has some character and is likely to be at least 130 years old. Consideration of the impact of the proposal on the setting of this building is also necessary.

Design, site layout and impact on local character and appearance of area

The host dwelling is a 19th century property which was significantly extended in the early 1970s. Whilst the proposed dwelling is of a different design and character to this property, it is noted that the asymmetric roof form reflects that of the extended cottage which was altered around 50 years ago. The proposed materials are traditional red brick and slate with natural timber cladding, all of which are found nearby on dwellings or their associated outbuildings. The proposed dwelling is unfussy and would not detract from the simplicity of the two storey cottage.

The proposed single storey property would sit below the ridge line of the host dwelling and from the south, it would have a backdrop of trees and the roof form of the chalet bungalow to the rear resulting in a limited impact on views from the adjoining public open space to the south. In view of the new boundary fence, it is unlikely that much of the property, other than the roof, would be visible from this direction. This would comply with policy NM4 of the New Milton Neighbourhood Plan.

The Town Council has raised a concern that the proposal constitutes backland development. However, in this particular case, the proposed dwelling would be sited adjacent to existing properties and with access provisions similar to Far End immediately to the north of the site. In addition to this, the proposal would overlook the public open space as the existing cottage does.

Overall, it is considered that the proposal has been well thought out in terms of providing a complementary, modern design using materials which are contextually appropriate yet would not result in a pastiche of the host dwelling. The site is of a size which has space in order to provide adequate amenity space for each dwelling and would not appear cramped in its setting.

Landscape impact and trees

Following the significant site clearance, properties at the higher level in Danes Close to the north of the site have become more visible from Long Meadow although the southern boundary of the site is not completely void of small trees. Additional planting is also indicated on the proposed site plan. The cottage remains

reasonably well screened from southern views and in view of the change to levels in the area, there is either existing vegetation outside of the site area or adequate space to provide additional planting in order to mitigate against the new dwelling.

Highway safety, access and parking

The proposal does not involve alterations to the access to the site which would remain open to the lane. Within the site, surfacing would be provided to allow access to the proposed parking area beyond the cottage and there is adequate space to provide parking and turning for the two dwellings. The cottage currently has a single attached garage and parking could also occur adjacent to this.

Concerns about the traffic generation and repair of the road have been raised locally. At present, Meadow Way has five properties, most of which are close to the site. It is further noted that two Solent Drive properties have vehicular accesses onto this road. The addition of a further single dwelling is not considered to give rise to unacceptable levels of traffic generation on the lane which is an adopted highway.

Residential amenity

Other than a bathroom window, the proposal has no rear facing windows although there are 6 roof lights in the northern roof slope. These provide light to the hall and kitchen areas approximately 3m above floor level and would not give rise to any overlooking. Similarly, it is unlikely in view of the level, angle and distance between the existing dwellings to the north and the proposal, that the proposed dwelling would have reduced levels of amenity. (The rear dormer to no.18 would be in excess of 21m from the closest roof light).

The proposed dwelling would be separated from the host dwelling by the retained garden for the cottage and a parking area for both properties, a distance of 23.7m. Being single storey and with a new dividing boundary fence between the two, it is not considered that the separation would result in any significant harm to future occupiers of the cottage which has ground floor patio doors and a first floor window in its western elevation. Similarly, the eastern elevation of the proposed dwelling closest to the cottage would have a narrow hall window and front door, limiting any potential for overlooking.

It is unlikely that the proposal would give rise to unacceptable impacts on light to adjoining properties nor would it have any overbearing impact or adverse impact on outlook.

Ecology and Bio-diversity

Although much of the vegetation within the site has been removed, it was largely overgrown with almost half of the site hidden as a result. The proposal includes the provision of small garden areas for each dwelling together with supplementing the boundary vegetation.

The submitted bat report identified that the existing property did not contain any bat roosts although noted that the boundary vegetation enabled a foraging link between hedges and nearby woodland and Barton Common beyond. As the report was created prior to the removal of vegetation, it is considered appropriate to be specific about the type of planting proposed along the southern boundary in order that foraging habitat is not lost. The report also specifies the provision of bat and bird boxes within the fabric of the proposed dwelling which would assist in increasing bio-diversity on site.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has been requested to enter into a Section 106 legal agreement or Unilateral Undertaking, which would secure the required habitat mitigation contribution.

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

Nitrate neutrality and impact on Solent SAC and SPAs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this consent.

Developer Contributions

As part of the development, the following will be secured via a Section 106

agreement:

- Air Quality Monitoring
- Habitat Mitigation

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floor space (sq/m)	Existing Floor space (sq/m)	Net Floor space (sq/m)	Chargeable Floor space (sq/m)	Rate	Total
Dwelling houses	139	0	139	139	£80/sqm	£14,199.38 *

Subtotal:	£14,199.38
Relief:	£0.00
Total Payable:	£14,199.38

11 CONCLUSION

The proposal would provide an additional family dwelling within the built up area without giving rise to harmful impacts on the character or appearance of the area or the amenities of neighbouring residents.

12 OTHER CONSIDERATIONS

The submitted plans indicate that repair work will be done to the buttresses supporting the northern boundary wall and this is welcomed given some are detached from the wall which is leaning in places. These works do not require planning permission.

Land to the south of the site is owned by New Milton Town Council. It is noted that the new boundary fence has been set in slightly from the mutual boundary in order to allow planting south of the fence and the landscaping condition will secure details of this planting.

Meadow Way is restricted in width and that part adjacent to the site slopes down to Long Meadow resulting in the access to the site being difficult for larger vehicles. It is understood that some refurbishment and clearance works have caused some problems locally although now clearance has provided additional space within the site, vehicles should be able to be kept away from the road/public right of way. With regard to emergency service vehicles, an update will be provided although it is assumed that they would access the existing property in any case and given the relatively flat level within the site and extent of the proposed driveway, extended access into the site shouldn't be a significant issue. Sprinklers could be provided should fire appliances be unable to park within 45m of the furthest part of the proposed dwelling.

The concern raised in respect of the possibility of an additional floor is noted. However, whilst it is considered appropriate to remove permitted development rights for roof alterations, Class AA of Part 1 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 allowing additional floors would not apply in this instance.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

KA/2022/J02.01 - existing location plan
KA/2022/J02.02 rev.A - existing site survey
KA/2022/J02.04 - proposed location plan
KA/2022/J02.05 rev.A - proposed site plan
KA/2022/J02.06 - proposed ground floor plan
KA/2022/J02.07 - proposed roof plan
KA/2022/J02.08 rev.A - proposed elevations sheet 1
KA/2022/J02.09 - proposed elevations sheet 2
KA/2022/J02.10 rev.A - site ssection A-A
KA/2022/J02.11 - dwelling sections
KA/2022/J02.12 - 3D render
KA/2022/J02.13 - elevation from the Long Meadow
Arboricultural Impact Assessment Method Statement & Tree Protection Plan ref.TH 3098
Bat Survey Rport dated November 2021
Design and Access Statement.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

(a) the existing trees and shrubs which have been agreed to be

- retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing (paths, patio/parking areas, driveway) and the materials to be used;
- (d) other means of enclosure (height and materials of features to enclose each garden);
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. The development hereby permitted shall not be occupied until the spaces shown on plan KA/2022/J02.05 rev.B for the parking and storage of motor vehicles and cycles have been provided. The spaces shown on plan KA/2022/J02.05 rev.B for the parking and storage of motor vehicles and cycles shall be retained and kept available for the parking and storage of motor vehicles and cycles for the existing cottage and dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. The development hereby permitted shall not 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 waste water efficiency calculation must be installed before first occupation and retained thereafter;

A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

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.

7. Before first occupation of the dwellings hereby approved, the infrastructure and facilities to enable the installation of the charging point for electric vehicles indicated on plan KA/2022/J02.05 rev.B shall be provided and thereafter retained.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).

8. No new soakaways shall be constructed on the site and no development shall take place until full details of an alternative scheme of disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: The site lies within a zone where new soakaways are not to be used for the disposal of surface water due to the proximity of the cliffs and to comply with Policy DM6 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

9. The development shall be undertaken in accordance with the Hampshire Ecological Services Ltd Bat Survey Report with the recommendations in Section 5 and Figure 5 of Section 6 of the document being secured prior to the occupation of the dwelling, in particular:

- New bat roost provision (including on the proposed dwelling);
- Lighting restrictions (for bats and other wildlife); and
- New bird nesting provision (including on the proposed dwelling).

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park

and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

10. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes B or C of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

Further Information:

Vivienne Baxter

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New Forest DISTRICT COUNCIL

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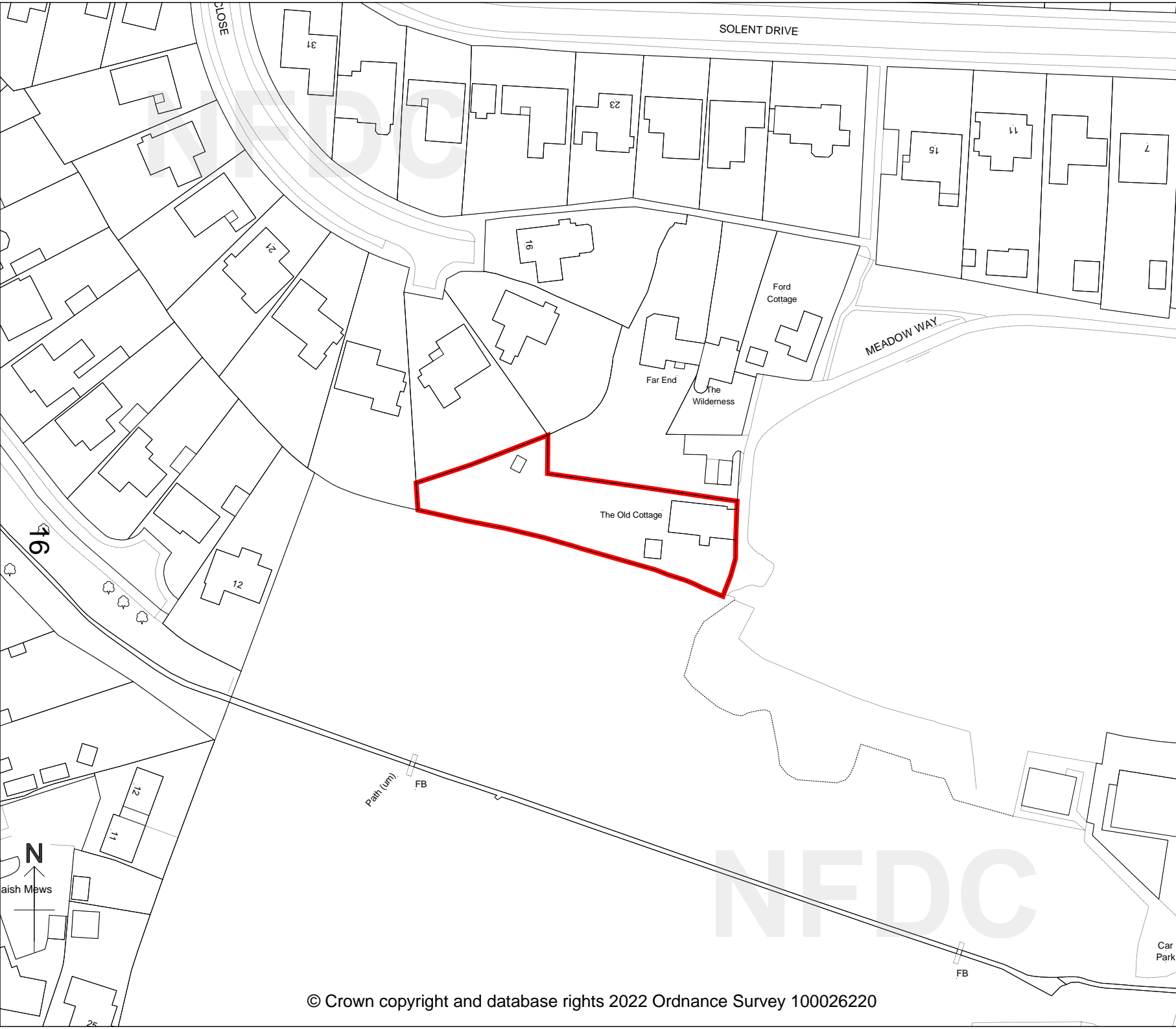
PLANNING COMMITTEE

June 2022

LAND OF THE OLD COTTAGE
MEADOW WAY, BARTON-ON-SEA
NEW MILTON BH25 7AN
22/10421

Scale 1:1250

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



Planning Committee 08 June 2022

Application Number: 21/11461 Full Planning Permission

Site: 196 EVERTON ROAD, HORDLE SO41 0HE

Development: Drainage pipe and inspection pits (Retrospective)

Applicant: Mr Loveridge

Agent:

Target Date: 11/01/2022

Case Officer: Vivienne Baxter

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area
- 3) Impact on residential amenity
- 4) Flooding

The application was deferred from the Planning Committee agenda in March 2022 for additional information to be submitted but now falls to be determined.

2 SITE DESCRIPTION

The site lies within the built up area of Hordle at the southern end of the village. It is one of two large detached houses constructed in the past few years and is situated on the corner of Everton Road and Sky End Lane. To the rear of the property, the garden is enclosed by a close boarded fence to all side. Either side of the garden are inspection chambers in relation to the drain which runs along the rear of properties in this part of Everton Road.

3 PROPOSED DEVELOPMENT

The proposal is retrospective and seeks permission for the retention of the culvert provided over the drainage channel and the associated gabion/blockwork inspection chambers.

The scheme involves the provision of a 17.5m length stretch of 450mm diameter water pipe across the rear garden of the property. Either end of this are inspection pits which show the pipe embedded in concrete with four rows of breeze blocks above, the top of which is level with the garden. To the north east side of the inspection pits are two layers of gabion baskets. The southern most pit adjacent to 198, Everton Road also includes the end of a further pipe with greater diameter which is understood to continue across the adjacent property. The garden has been landscaped with lawn over the pipe. There is also a surface mounted swimming pool adjacent to the southern inspection pit.

Permission is not normally required for landscaping within a dwelling's garden, however the nature of these works mean that it can be considered as an engineering operation, thereby requiring planning consent.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/10710 Proposed conservatory to side elevation	21/08/2020	Granted Subject to Conditions	Decided	
17/11079 Variation of Condition 2 of Planning Permission 17/10305 to allow additional window to plot 1; enlarge rooflights, alter windows to side elevation of plot 1; 1.8m high northern boundary fence; 1.0m high fence to north east boundary	29/09/2017	Granted Subject to Conditions	Decided	
17/10305 2 houses; parking; access	27/04/2017	Granted Subject to Conditions	Decided	
16/11751 2 houses; 1 detached garage; access; parking	16/02/2017	Refused	Decided	
16/11384 3 houses; access; parking; landscaping	10/01/2017	Refused	Decided	
16/10964 3 houses; access; parking	05/09/2016	Withdrawn by Applicant	Withdrawn	
08/91643 2 dwellings; access to Sky End Lane (Outline application with details only of layout and access)	15/01/2009	Refused	Appeal Decided	Appeal Dismissed

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

None relevant

Supplementary Planning Guidance And Documents

New Forest Strategic Flood Risk Assessment

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

Relevant Advice

Chap 12: Achieving well designed places

NPPF Ch.14 - Meeting the challenge of climate change, flooding and coastal change

Constraints

NFSFRA Surface Water

Aerodrome Safeguarding Zone

Small Sewage Discharge Risk Zone - RED

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council

Parish 4 We recommend refusal.

The Parish Council is concerned that this area is liable to flooding and there is no evidence that the necessary consents under the Land Drainage Act have been received from the lead Local Flood Authority - Hampshire County Council.

7 COUNCILLOR COMMENTS

Cllr Carpenter - requests refusal and for the stream to be reinstated

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water

No objection

HCC Surface Water

No justification for works, retrospective land drainage consent will not be granted

9 REPRESENTATIONS RECEIVED

The following is a summary of the three objections received.

- the stream should remain open and unhindered
- the property was sold with the knowledge that the stream should remain open
- enclosing the scheme could result in further flooding upstream on Everton Road

10 PLANNING ASSESSMENT

Update:

This application was due to be considered at the March Planning Committee with a recommendation for approval but was withdrawn from this agenda following an objection from the Local Councillor. Additional information from the applicant was requested in order to demonstrate that the works would not cause flooding to the site and elsewhere. Although some flow details were provided, the information was not considered to be sufficient to demonstrate that flooding would not occur as a result of the works.

Background

During the course of the original approval for this property and its immediate neighbour (17/0305), it was stated that the prior written consent - outside of the planning process - would be required from the Lead Local Flood Authority (HCC) to implement any works which would affect the ordinary watercourse. At that time, the application did not involve any alterations to the watercourse. It was also noted that the watercourse was sensitive as there have been historic incidents where it has failed to cope with excess flows, resulting in flooding of the adjacent road and property. The New Forest Strategic Flood Risk Assessment indicates the possibility

of flooding across the rear garden area of the site, extending north into Sky End Lane and south into 198, Everton Road and beyond. The application was approved with conditions relating to the surface water drainage and landscaping of the site. The drainage condition was discharged and its requirements included in the subsequent permission for a variation of condition. These agreed details involved an outlet into the drainage channel within the garden area of what is now 198, Everton Road.

The subsequent application to vary conditions involved changes to windows, roof lights and boundary fencing. As the landscaping had not been agreed under the original scheme, details were provided as part of the variation of condition application and this scheme was secured through condition 10 of that subsequent approval. The approved landscaping scheme included retention of the watercourse as an open stream through the site and adjoining property.

Principle of the development

In principle, there are no objections to engineering works which include alterations to the approved landscaping scheme. However, consideration has to be given to the wider impact of these works given the culverting of a drainage channel known to have resulted in flooding issues in the past.

Design, site layout and impact on local character and appearance of area

The alterations to the rear garden area of the site do not impact on the character of the area in that the garden is well screened from public views. The inspection pit adjacent to Sky End Lane does not extend beyond the site boundary fence and has no adverse impact on the character or appearance of the area.

Residential amenity

Covering over the watercourse clearly enables a more useable rear garden area for the occupants of the property. However, in view of the pipe being a different diameter to the adjacent, upstream section, there may be an instance where the 450mm pipe does not have adequate capacity to accommodate the water coming from the 600mm pipe to the north (upstream) and this could result in the northern inspection pit filling up and impacting on the occupants' amenity through flooding.

Drainage

The watercourse runs along the rear of properties on Everton Road and Longfield Road in a south easterly direction. It is culverted underneath Sky End Lane and this section is contained within a 600mm diameter pipe running west/east before it returns to run in a south easterly direction through the rear garden of the site and beyond. There have been numerous instances of flooding reported in this area over the years and the line of the watercourse through the site is identified on the New Forest Strategic Flood Risk Assessment surface water flood map. This designation extends beyond the site and its two immediate neighbours in a south easterly direction as well as to the front of these properties, into Sky End Lane and the full length of Longfield Road.

Throughout the consideration of applications on this site, the Council's drainage team have advised that the surface water drainage scheme should accommodate run-off from a 1 in 100 year storm event plus 30% in order to minimise the impact of the additional built form and hard surfacing on the areas at potential risk of flooding identified in the New Forest Strategic Flood Assessment for surface water. A drainage scheme to deal with the scenario of a 1 in 100 year storm event plus 40%

has been approved and implemented on site. The approved scheme did not include any outlets into the watercourse within the site area of this application although there is one agreed outlet into the watercourse where it flows through the rear garden of no.198 and does not, therefore impact on flows through the site.

It has also been made clear that any alterations to the watercourse would require the *prior* consent of Hampshire County Council (Flood and Water Management). In 2016, it is understood that in order to address an outbreak of Japanese Knotweed within the site, the watercourse was realigned without the necessary consent from the Lead Local Flood Authority (LLFA) who subsequently threatened enforcement action resulting in the reinstatement of the watercourse.

The LLFA advise that an open watercourse would have significantly more storage capacity than the 450mm pipe which has been installed and clearly, this would be the most appropriate way to maintain the watercourse in order to ensure flooding in the area is minimised. The same team have now advised that the subsequent works to culvert the watercourse subject of this application do not have consent nor can retrospective consent be granted and are instigating enforcement proceedings in connection with the unlawful works.

Although some flow details have now been provided as part of the application documentation the information was not considered to be sufficient to demonstrate that the works would not cause flooding to the site and elsewhere as a result of the works.

11 CONCLUSION

Whilst the retrospective works do not have any adverse impact on the character or appearance of the area, there is potential for harm to occupants of the site and immediate area were the culverted watercourse to overflow adjacent to Sky End Lane. This impact could extend to a wider area given the designated flood risk for surface water in the surrounding area. In the absence of sufficient information to demonstrate that an adverse impact would not result the application is recommended for refusal.

12 OTHER CONSIDERATIONS

N/A

13 RECOMMENDATION

Refuse

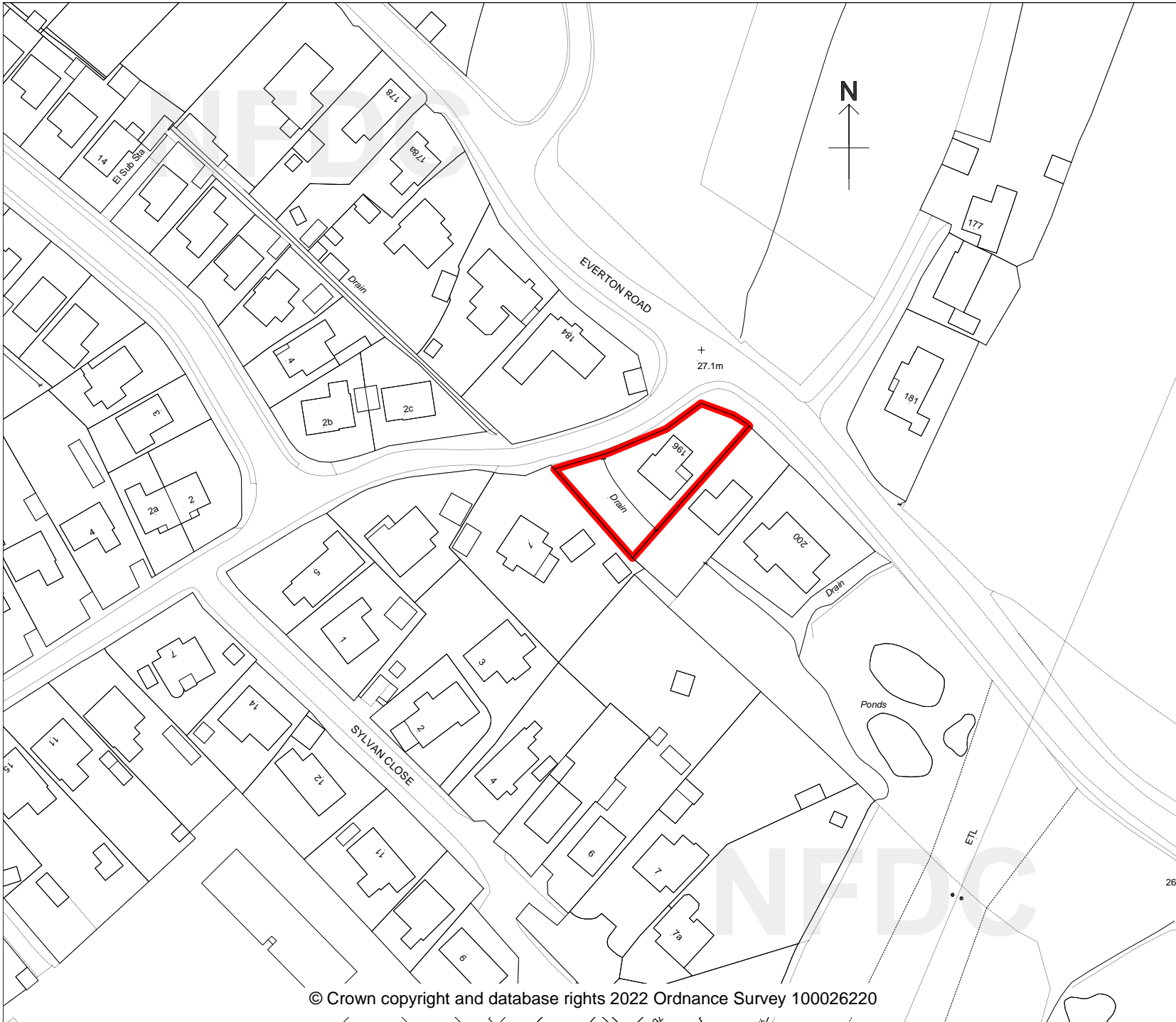
Reason(s) for Refusal:

1. It has not been demonstrated that the proposal would not result in flooding to the site or nearby properties contrary to paragraph 167 of the NPPF. The proposal would also conflict with opportunities for flood risk solutions as identified in the New Forest Strategic Flood Risk Assessment.

Further Information:

Vivienne Baxter

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New Forest

DISTRICT COUNCIL

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

Claire Upton-Brown
 Executive Head of Planning,
 Regeneration and Economy
 New Forest District Council
 Appletree Court
 Lyndhurst
 SO43 7PA

PLANNING COMMITTEE

June 2022

196 Everton Road
 Hordle

21/11461

Scale 1:1250

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 scale.

Planning Committee 08 June 2022

Application Number: 22/10017 Full Planning Permission

Site: Land Adjacent to 11 ST JOHNS STREET, HYTHE SO45 6BZ

Development: Formation of a parking space; creation of access; gate in boundary wall of garden

Applicant: Mr Harrison

Agent: Bob Hull Planning

Target Date: 03/03/2022

Case Officer: Julie Parry

Extension Date: 08/06/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the street scene, Conservation Area and adjacent listed buildings.
- 3) Impact on highway safety.

This application is to be considered by Committee because of a contrary view to Hythe and Dibden Parish Council.

2 SITE DESCRIPTION

The application site forms an area of land located next to the long rear garden of 11 St John's Street, which is a Grade II listed building. The site is also located close to the waterfront and within the Hythe Conservation Area. The site forms part of a larger area of land alongside 11 St John's Street that is highlighted within the Local Plan as a landscape feature. The hedges and trees within this landscape feature create a softening buffer between the harsh supermarket car park opposite and the listed buildings behind. It appears that there was at one time an informal footpath over this land, but this has largely disappeared as the vegetation within this area has matured over time. The rear garden boundary of 11 St John's Street is marked by a brick wall.

To the south-west of the application site, within the landscape strip, an area of hardstanding for parking has been formed by the applicant using compressed gravel. This area, which is sited opposite the entrance to the Waitrose Car Park, does not benefit from planning permission.

The application site and the adjacent landscaped areas are owned by a private company, who also own the land where Waitrose is located, and the required notice has been served on this company in respect of this application.

3 PROPOSED DEVELOPMENT

The application seeks planning permission for a new parking space in the form of a new area of hardstanding that would be 4 metres in width and between 7 metres and 8.8 metres in depth. The proposed development would be set alongside number 11 St John's Street on land outside of that property's domestic curtilage and close to an existing access to The Boat House, which is a neighbouring residential property.

A pedestrian gate through the boundary wall would be created from the rear of the parking space to allow for access to the rear garden of 11 St John's Street. The access would be formed onto an unclassified road which has restricted parking with double yellow lines

This application follows a previous planning application (20/11229) for the same proposal which was refused at Planning Committee in March 2021. This current application now includes a highway report from a Highway Consultant and further detail in respect of the landscape strip.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11229 The creation of a car parking space on land not owned by the applicant, including the formation of an access from a public highway and construction of a gate in an existing boundary wall	10/03/2021	Refused	Decided
16/10658 2 outbuildings (retrospective)	11/08/2016	Granted	Decided
16/10659 2 timber outbuildings (retrospective) (Application for Listed Building Consent)	03/06/2016	Withdrawn by Applicant	Withdrawn
16/10570 Single-storey rear extension	27/06/2016	Granted Subject to Conditions	Decided
XX/NFR/13781/5 Supermarket, steak house, five shops, two flats and new service road and surface car park, recreational and public open space	16/11/1973	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

New Forest District Local Plan First Alteration (2005)

DW-E12 protection of Landscape features

Plan Policy Designations

Landscape feature
Grade II Listed Building
Conservation Area
Town Centre
Built-up Area

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Supplementary Planning Guidance And Documents

SPG - Hythe - A Conservation Area Appraisal

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 3: Recommend PERMISSION.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways

No objections subject to a condition to ensure that the visibility splays shall be cleared of any obstruction over 0.6 metres in height, above the level of the carriageway, and kept clear at all times thereafter.

NFDC Tree Team

No objection subject to conditions in respect of the trees, shown to be retained on the proposed plans, being protected during clearance and building works. Also a condition for the submission of a method statement and engineering drawings being submitted and approved prior to development commencing.

Natural England

Following submission of further detail Natural England had no objection

Conservation Officer

The Council's Conservation Office has verbally provided comment to the Case Officer and have not changed their view since the previous application. Therefore there is an objection in that the proposed development would not preserve or enhance this location which contributes to the character of the Conservation area and provides an important buffer between the parking for Waitrose and the Listed Buildings.

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

There is no objection to the principle of an additional area of hardstanding for car parking in this location. However, the proposal's impact needs to be assessed in the light of all relevant planning policies and the specific characteristics of the site.

Landscape and Streetscene Impact

As already noted, the application site forms part of a designated landscape feature. The existing trees and vegetation within this landscape area serve to create a verdant roadside feature, which contributes positively to the streetscene, as well as the character and appearance of the wider Conservation Area. Accordingly, it is necessary to assess the impact of this proposal against the requirements of Saved Policy DW-E12. This policy states that:

"Development will not be permitted which would cause the loss of, or irreparable damage to, open area or other landscape features which contribute to the character or setting of a defined built-up area or defined New Forest village by reason of visual amenity."

The area of hardstanding that is proposed would result in the removal of an area of vegetation and the loss of part of the existing landscape feature, and whilst it is only a small part of the overall landscape feature, it is nevertheless a highly visible area, the loss of which would be materially harmful to the overall quality and appearance of this landscape feature. It is considered that the introduction of hardsurfacing along with the associated parking of a vehicle would result in an incongruous addition to the streetscape. As such, it is considered the proposed development would not be in accordance with Saved Policy DW-E12.

The agent has put forward an argument that there is already an access to The Boat House, and therefore the introduction of further hardstanding would not be detrimental to the streetscene. He has also added that the landscape feature was approved in the mid 1970's, also that a lot of the large mature trees within the Waitrose car park have been lost. Therefore, the landscape strip should not be attributed the level of significance set out in the previous reason for refusal. In response, The Boat House and its access have been in this location for many years, and being positioned beyond the landscape feature they in no way justify severing the existing landscape feature with an additional area of hardstanding for parking. Furthermore the loss of the trees within the car park opposite over the years make this retained landscape strip a more important feature within the street scape and therefore its significance should not be dismissed.

Conservation Area and Heritage impacts

There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring special regard to be paid to preserving or enhancing the character or appearance of a Conservation Area.

In this case, the Conservation Officer has been verbally consulted in respect of the proposed parking space and they have advised that the inclusion of further parking within this green buffer area would neither preserve nor enhance the character and

appearance of the Hythe Conservation Area. Indeed, it is considered that the proposal would cause harm to the Conservation Area, through the loss of an area of vegetation that makes a positive contribution to the Conservation Area's character. It is considered that the harm in this respect would be 'less than substantial', meaning the harm must be weighed against the scheme's public benefits. In this case, there would be no such public benefits, given that the parking space would be for private use. As such, the balance here is that there are no clear and convincing benefits to justify the harm that has been identified.

The Council's Conservation Officer has also looked at the boundary wall where the gate would be formed and has advised that it is of relatively modern construction, and therefore the removal of some of the wall to create pillars and a gate would not be harmful to historic fabric and therefore would be acceptable. The proposed pillars and gate are detailed within the application and would be appropriate in this location, without having a detrimental impact on the character of the Listed Building. In terms of setting, the area of proposed hardstanding would be some way from the main Listed Building, such that there would be no adverse impact on the setting of the Listed Building.

Impact on adjacent trees

The Council's tree officer was consulted on this application and they advised that as the site is within the Hythe Conservation Area all trees with a stem diameter greater than 75mm at 1.5m are protected by conservation area status. The trees that are affected by this proposal are part of a linear group growing on land adjacent to The Promenade. The trees have limited individual merit but, collectively are part of group that is important to the character of the area.

The submitted Alderwood Consulting Ltd Arboricultural Impact Assessment ref: D2071AIA dated 7th December 2020 has identified a Holm oak, sycamore and Bay that will be affected by this proposal. To minimise the impact on these trees the new surfaces proposed within the root protection areas will be installed using a "no-dig" specification. This is indicated on plan AC1 which is included within the above report. New gate piers will be set on concrete pads which will be excavated by hand. Other protective measures such as tree protection fencing has also been specified. Overall, based on the submitted tree report, The tree officer is satisfied that this proposal can be constructed and the significant trees on and adjacent to the site can be successfully retained. The applicant will need to provide a method statement detailing how the non-dig new driveway surface will be installed prior to commencing.

The Tree Officer has no objections on tree grounds subject to the conditions in respect of the trees being protected during clearance and building works and for the submission of a method statement and engineering drawings being submitted and approved prior to development commencing.

Highway safety, access and parking

The Hampshire County Council Highway's Officer was consulted and whilst they initially raised an objection on receipt of further clarification in terms of the visibility splays the Highways Officer has no objection to the application subject to a condition for the access visibility splays to be cleared of any obstruction above 0.6m above the level of the carriageway and to be kept clear at all times thereafter.

It is also recommended by the Highway's Officer that any replacement hedges are replanted 1m outside of the visibility splays.

Whilst considering both the Highway Authority's comments and the Highway Consultants submission the fact remains that the visibility splays required to achieve a safe access are outside of the applicant's ownership and therefore cannot be guaranteed to be retained. . Therefore, the proposed development would result in the creation of an unsafe means of access onto the adjacent highway.

Residential amenity

Given the position of the proposed parking space, there would not be any adverse impact on neighbour amenity in terms of visual intrusion.

Ecology

A verbal consultation was taken with the Council's Ecologist during the previous application and they raised no concerns given the limited area of hedging which would be removed. Natural England have raised no concerns in respect of nearby European designated sites.

Flood Risk

The area which is the subject of this application is within a Flood Zone and therefore consideration has been given on any potential for further flooding. Given that a porous surface would be used for the proposed hard surface, the potential for an adverse impact on the drainage in this location is negligible.

Other Considerations

The existing unauthorised parking space/area to the south-west does not form part of the application site. The application plans suggest the use of this area would be discontinued if the area proposed through this application were to be built out. However, this is not something that can be controlled under this application. In any event, ceasing to use an unauthorised area is not a justification to permit a development that would be visually harmful and contrary to policy.

Finally, it is accepted that the property does not benefit from its own on-site parking space, but this is not unusual in a town centre context. It is not considered the applicant's wish to have an additional car parking area next to their property is justification to permit a development that would be visually harmful and contrary to policy.

11 CONCLUSION

The area of land, which is the subject of this application, is identified within the Local Plan as a landscape feature. It provides a verdant buffer alongside the Promenade within the centre of Hythe. Whilst the agent has provided further explanation and details of the proposal this does not overcome the previous reasons for refusal. The introduction of a private residential parking space would, because of the loss of vegetation and the introduction of a parked vehicle, be an inappropriate and visually harmful form of development which would be detrimental to the streetscene. The proposal would neither preserve nor enhance the character and appearance of the Hythe Conservation Area.

The revised highway detail showing the visibility splays is considered acceptable by the Highway Officer provides these visibility splays are maintained. However, the required site access visibility splay cannot be guaranteed to be achieved as it would cross third party land which is outside of the applicant's control. As such, the development proposals would result in the creation of a substandard access in terms

of visibility splays which would be detrimental to highway safety and cause danger and inconvenience to users of the adjoining highway.

The proposal is therefore contrary to local and Government policies and guidance and the application is recommended for refusal

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The area of land which is the subject of this application forms part of a designated landscape feature that provides a verdant buffer alongside the Promenade within the centre of Hythe. The introduction of a private residential parking space and its associated hardstanding would be an unsympathetic form of development that would result in the material loss of vegetation within the landscape feature to the detriment of the visual amenities of the streetscene. The affected landscape feature makes a positive contribution to the Hythe Conservation Area and, as such, the erosion and severance of this feature, as proposed, would also cause harm to the character and appearance of the Hythe Conservation Area. Consequently, this proposal would be contrary to Policy DW-E12 of the New Forest District Local Plan First Alteration, Policy ENV 3 of the Local Plan Part 1 2016-2036 Planning Strategy, Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, Chapters 12 and 16 of the National Planning Policy Framework (2021) and Policy D1 of the Hythe and Dibden Neighbourhood Plan.
2. The proposal would be detrimental to the safety and convenience of users of the adjacent public highway because the visibility splays required to secure safe access cannot be guaranteed to be achieved due to their crossing third party land which is outside of the applicant's control. As such, it would fail to minimise the adverse impacts of traffic and parking, to the detriment of highway safety and contrary to Policy ENV 3 of the Local Plan Part 1 2016-2036 Planning Strategy.

Further Information:

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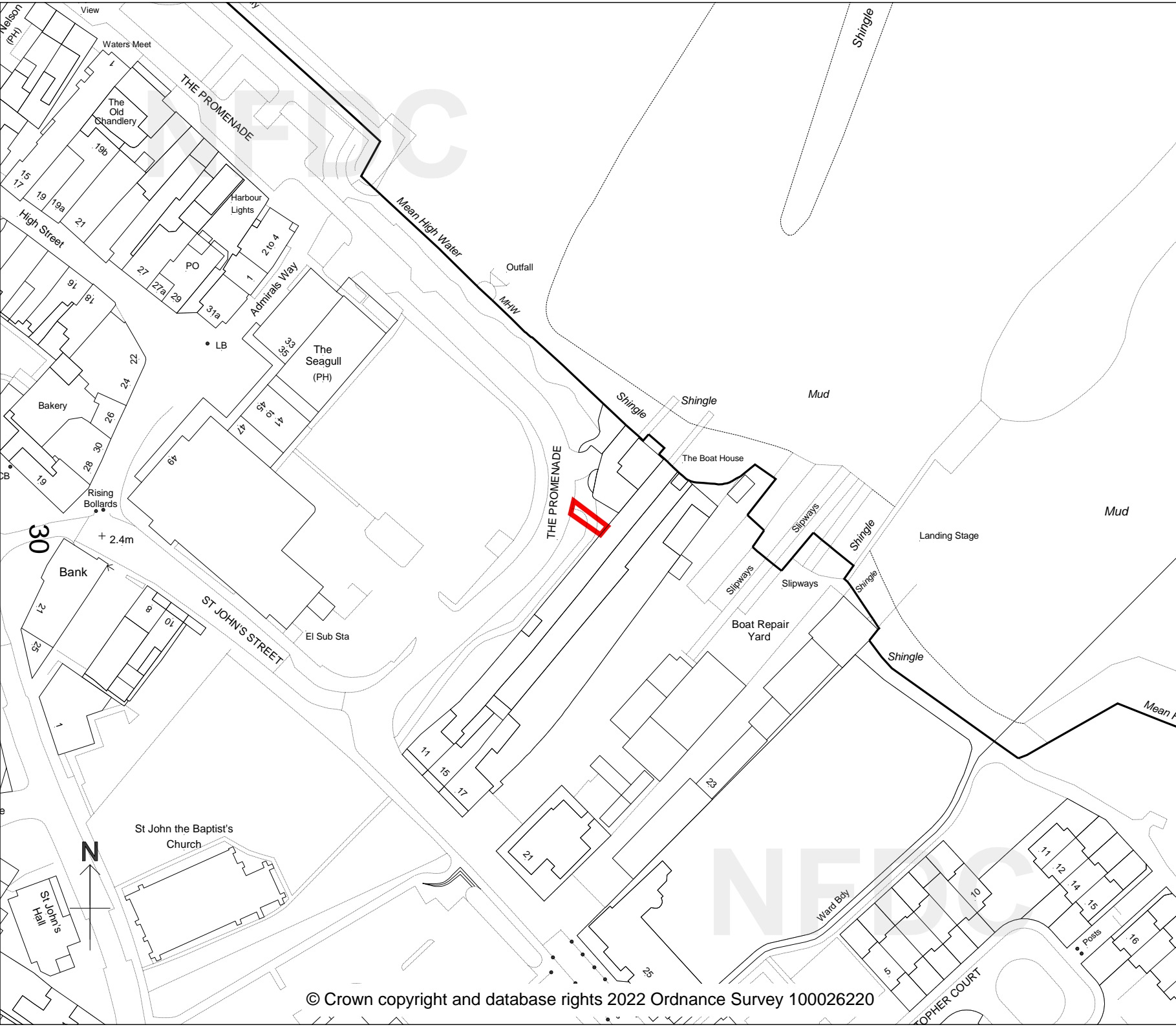
PLANNING COMMITTEE

June 2022

Land Adjacent to
11 ST JOHNS STREET
HYTHE SO45 6BZ
22/10017

Scale 1:1250

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the internet, it will not be to
scale.



Planning Committee 08 June 2022

Application Number: 22/10432 Full Planning Permission

Site: CLARKS CLOSE, RINGWOOD BH24 1LQ

Development: Removal of full height glazing and ranch-rail guarding to upper communal walkways; replacement with conventional height steel guarding incorporating glass panels.

Applicant: New Forest District Council Asset & Compliance

Agent:

Target Date: 09/06/2022

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the Ringwood Conservation Area and setting of the Grade II Listed Building.

This application is to be considered by Committee because the applicant is NFDC

2 SITE DESCRIPTION

The application site is situated in the built up area of Ringwood and is within the Ringwood Conservation Area. The application site is a large plot on the corner of The Quomp and School Lane, which consists of Clarks Almshouses, which dates from 1843 and is a Grade II Listed Building, and two blocks of flats either side of it.

The two blocks of flats are two storey buildings dating from the 1960's/1970's and are positioned either side of the Listed Building. The front elevations of both blocks face into the site, and have walkways at first floor level which are currently fully enclosed by glazing.

3 PROPOSED DEVELOPMENT

Removal of the existing full length glazing to the front of the first floor walkways and replace with half height glazed panels for safety reasons, as the existing arrangement that fully encloses the existing walkways has been identified as being a significant and potentially dangerous safety hazard to the occupiers within the first floor flats should a fire occur.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10411 Strip existing roof covering; replace all leadwork; replace 3 No. chimney stacks (Application for Listed Building Consent)			Application registered

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

SPG - Ringwood - A Conservation Area Appraisal

SPD - Ringwood Local Distinctiveness

Constraints

Conservation Area: Ringwood Conservation Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

P(1) Recommend permission, but would accept the Planning Officer's decision.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Conservation:

I have visited site and viewed the submitted information. I would confirm that the removal of the glazing restores an earlier open frontage to the decks. The replacement glazing and steel frame would need conditions to assure us of the quality and fixing of the proposed within the conservation area and adjacent to the listed building (large scale details). I do not feel that the proposed brown colour for the steel is suitable and suggest either black or stainless steel finish would suit the more modern appearance of these buildings.

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Amended plans were accepted during the course of the application, to show the glazing spanning between existing vertical timber posts . This was a minor alteration prompted by an inspection by the Structural Engineer.

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area .

Impact on the Ringwood Conservation Area and setting of the Listed Building

The existing blocks of flats do not positively contribute to either the Conservation Area or the setting of the Listed Building. Notwithstanding this, they have been in situ for about 50-60 years. The original guarding treatment along the walkways appears to have been horizontal slats, so the change to the existing arrangement would restore the more open appearance of the blocks of flats at first floor level. As such the proposed changes to this part of the blocks of flats would not be anymore harmful to either the character and appearance of the Conservation Area or the setting of the Listed Building. Nevertheless conditions will be required to ensure the quality and fixing of the replacement guarding, and this can also ensure a sympathetic colour finish to the steelwork.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2021) and other Local Plan policies. Permission is therefore recommended

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:
- HS.23.01.03A Proposed Front Elevation (Flats 1-7A) as deposited with the Local Planning Authority on 11 May 2022
 - HS.23.01.05A Proposed Front Elevation (Flats 16-27) as deposited with the Local Planning Authority on 11 May 2022
 - HS.23.01..01 Site Location Plan as deposited with the Local Planning Authority on 7 Apr 2022
 - HS.23.01.02 Existing Front Elevation (Flats 1-7A) as deposited with the Local Planning Authority on 7 Apr 2022
 - HS.23.01.04 Existing Front Elevation (Flats 16-27) as deposited with the Local Planning Authority on 7 Apr 2022

Reason: To ensure satisfactory provision of the development.

3. Before development commences, the following details shall be submitted to, and approved in writing by the Local Planning Authority.
- a) Large scale drawings (elevations and sections at 1:10 and details at 1:5) of the replacement glazing and steel frame to include the fixing;
 - b) details of the colour finish of the steel frame

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character of the Ringwood Conservation Area and adjacent Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

Kate Cattermole

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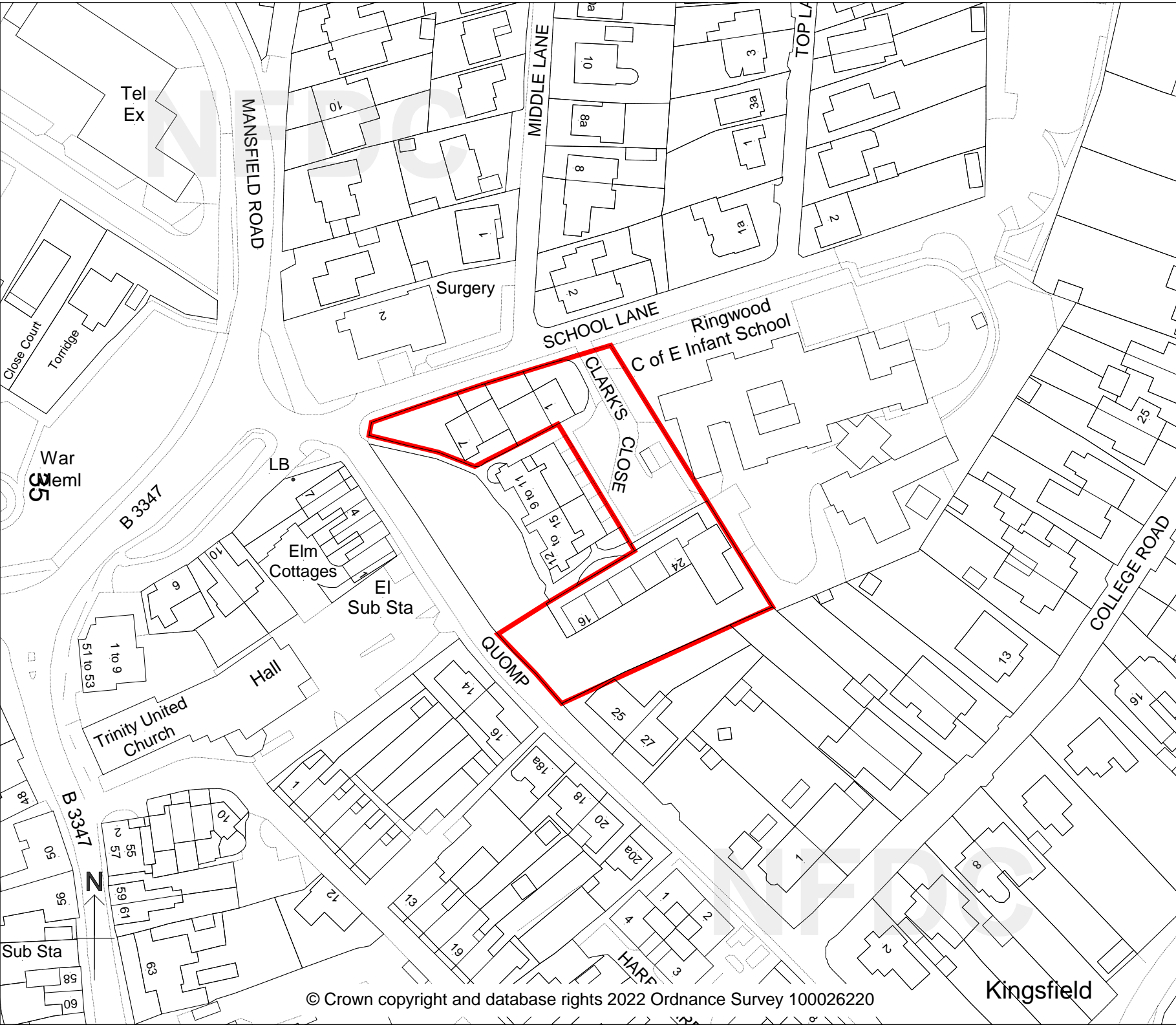
PLANNING COMMITTEE

June 2022

CLARKS CLOSE
RINGWOOD
BH24 1LQ
22/10432

Scale 1:1250

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the internet, it will not be to
scale.



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Planning Committee 08 June 2022

Application Number: 22/10487 Full Planning Permission

Site: COMPTON & SARUM HOUSE, BLACKWATER DRIVE,
TOTTON SO40 2GU

Development: Refurbishment works to both Compton & Sarum Houses to include full window replacement; complete external cladding

Applicant: New Forest District Council

Agent: Studio Four Architects Ltd

Target Date: 20/06/2022

Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Residential amenity
- 4) Ecology

This proposal is to be considered by Committee because it is an application that has been submitted by NFDC..

2 SITE DESCRIPTION

The application relates to NFDC owned housing at Compton & Sarum House, Blackwater Drive, Totton. The site is located in the south-eastern corner of the Blackwater Drive Estate. It is approximately 1.3 miles (2 km) west of Totton town centre and is located in a predominately suburban residential district.

The Estate is largely rectangular and is contained by a well-established line of trees, with Blackwater Drive acting as a spine loop road connecting to Calmore Drive.

3 PROPOSED DEVELOPMENT

New Forest District Council have submitted this application to refurbish both Compton and Sarum Houses to externally provide new (replacement) windows (coloured anthracite grey), together with new anthracite grey cedar boarding to all existing white cladding zones.

There are no other external alterations or enlargements proposed.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10042 Variation of condition 2 of planning permission 15/11647 to allow amended plan no's 150 rev 11, 537 rev 6, to allow revised bike and bin stores; parking and landscaping	18/04/2018	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities
Policy ENV3: Design quality and local distinctiveness
Policy IMPL2: Development standards
Policy STR1: Achieving Sustainable Development
Policy STR8: Community services, Infrastructure and facilities

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Plan Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

No comments yet received

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Pollution)

We do not wish to make any comments. However, we would recommend that Environmental Health (Commercial) are consulted in respect of the internal asbestos removal works.

NFDC Building Control

No response received

Environmental Health (Commercial)

No response received

9 REPRESENTATIONS RECEIVED

No third party representations were received.

10 PLANNING ASSESSMENT

Principle of Development

New Forest District Council have submitted this application to refurbish both Compton and Sarum Houses. Whilst the proposed alterations are minor and relate to the replacement of windows and cladding only, planning permission is required as the proposals relate to material external alterations to the buildings and do not fall within permitted development rights.

There are no other external alterations or enlargements proposed.

The proposed development relates to the improvement/refurbishment of council owned apartments and is considered acceptable in principle.

Design, site layout and impact on local character and appearance of area

The proposed alterations are minor and relate to the replacement of windows and cladding only, with no other external alterations or enlargements. The existing white framed uPVC windows and cladding are to be replaced with new in anthracite grey.

Balconies are also subject for upgrades; the application proposes that existing balcony balustrading be replaced with steel balusters and the current solid infill panels to be replaced with glass or transparent panelling.

By reason of the limited nature and extent of the proposed external alterations, it is considered there would be no adverse impact on the character of the surrounding area.

Residential amenity

The proposed works constitute ongoing maintenance and refurbishment works and raise no concerns in respect of amenity impacts.

Ecology

A proportionate view should be taken for householder applications with regard to the need for any biodiversity enhancement on site. In this case the proposed works constitute ongoing maintenance and refurbishment works which should have no impact on the ecological environment. In these respects it is considered that no mitigation proposals are necessary for the proposed development.

Developer Contributions

None relevant

11 CONCLUSION

The proposed development relates to the improvement/refurbishment of council owned apartments and is considered acceptable in principle. The proposed works would not adversely affect the character of the surrounding area and raise no concerns in respect of undue amenity impacts.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

42021-200 P1	LEVEL0 PROPOSED GA PLANNING
42021-201 P1	LEVEL1 PROPOSED GA PLANNING
42021-210 P1	PROPOSED ELEVATIONS
42021-100 P1	LEVEL0 EXG GA
42021-101 P1	LEVEL1 EXG GA
42021-110 P1	EXG ELEVATIONS
42021-150 P1	SITE LOCATION PLAN
42021-200 P1	SITE BLOCK PLAN
	ECOLOGICAL ASSESSMENT
	DESIGN STATEMENT

Reason: To ensure satisfactory provision of the development.

Further Information:

Warren Simmonds

Telephone: 023 8028 5453



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
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Claire Upton-Brown
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Regeneration and Economy
New Forest District Council
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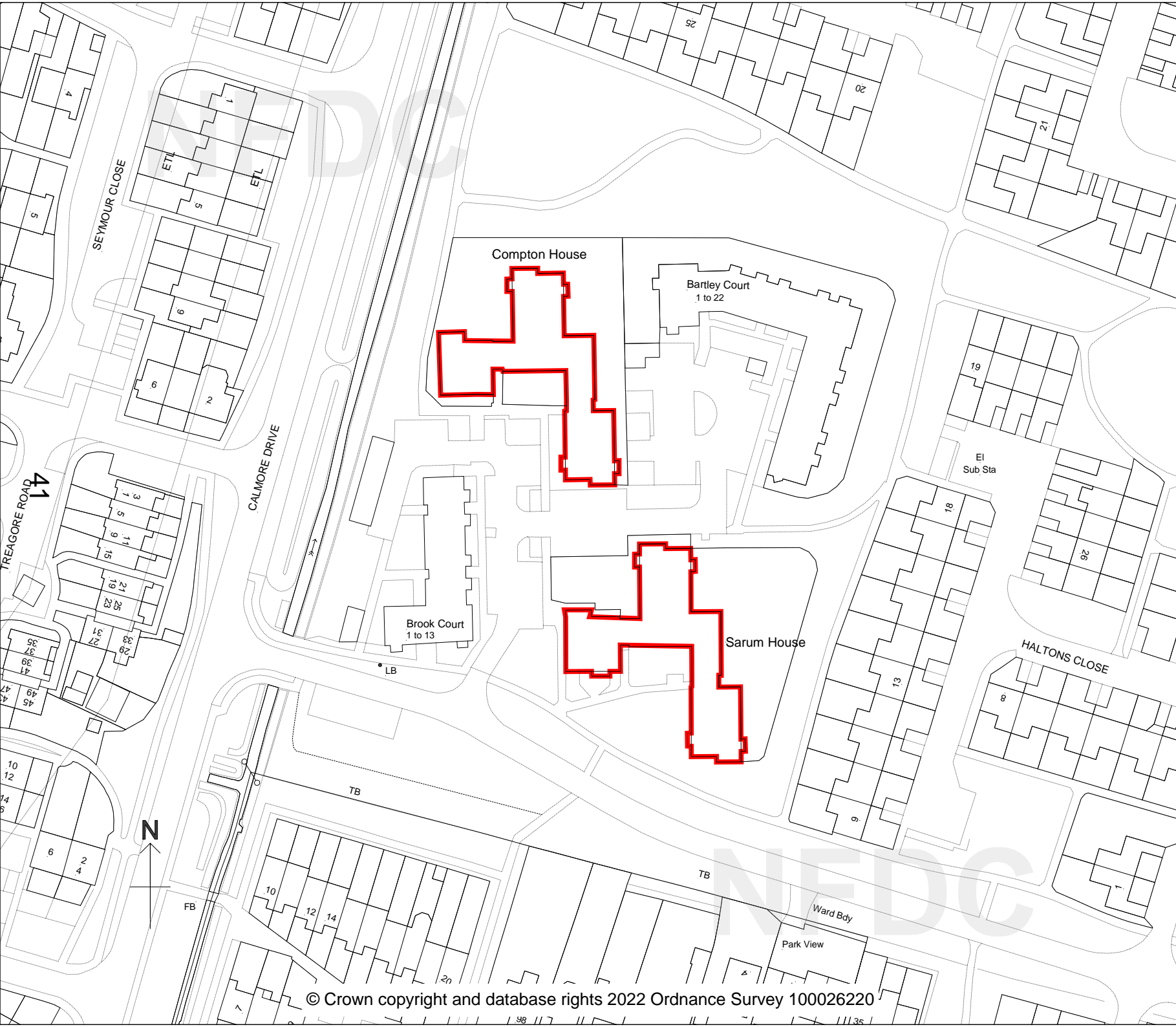
PLANNING COMMITTEE

June 2022

COMPTON & SARUM HOUSE
BLACKWATER DRIVE
TOTTON SO40 2GU
22/10487

Scale 1:1250

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the internet, it will not be to
scale.



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Planning Committee 08 June 2022

Application Number: 20/11208 Full Planning Permission

Site: LAND OFF HOPCLOVER WAY, FORMERLY LAND AT, CROW ARCH LANE, RINGWOOD BH24 3DZ (NB: PROPOSED LEGAL AGREEMENT)

Development: Use of Buildings B, C, D & E classes E & B8 Class

Applicant: New Forest District Council

Agent: Boyle & Summers LTD

Target Date: 05/01/2021

Case Officer: Jim Bennett

Extension Date: 10/06/2022

UPDATE REPORT

This application was previously presented to the Planning Committee of 13th October 2021, where Members resolved that Delegated Authority be given to officers to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure a Travel Plan and its monitoring fee
- ii) the imposition of the conditions set out below:

The recommendation and suggested conditions remain the same as set out in the original report below. However the necessity for completion of a new Section 106 Agreement to secure a Travel Plan and its monitoring fee has been queried by the applicant's solicitor, as the operational development is the same as approved under ref. 13/11450 and reserved matters ref. 17/11358.

A s.106 agreement was previously completed in respect of the outline approval, which secures the submission, approval and implementation of the Employment Travel Plan. It also provides for payment of HCC's costs associated with the approval and monitoring of the Employment Travel Plan and provides for a Bond to rectify any breaches. It therefore secures all of what would be required in order to make the employment development acceptable in planning terms from a Travel Plan point of view

The Travel Plan obligations in the original s106 Agreement are drafted widely enough and will continue to apply to the units even following the grant of a new planning permission for the change of use. Members will recall that the current application merely seeks the addition of B8 (storage and distribution) use for the buildings to give the applicant (NFDC) more flexibility in seeking end users. The application also retains the B1 (light industrial/office) use, now re-classified under Class E, but proposes no external changes to those approved by reserved matters ref. 17/11358, other than the introduction of photovoltaic panels to the roofslopes of the buildings. Condition no. 2 has been amended to reflect submission of amended plans showing the photovoltaic panels, as set out below. Consequently, in planning terms, no further planning obligation is required.

HCC Highways are responsible for reviewing and monitoring the Travel Plan. They expressed a preference for a new s.106, but have agreed to leave the decision to NFDC as Planning Authority. An updated Travel Plan has been submitted in respect of the outline approval, which HCC consider to be acceptable. HCC have also outlined the contributions to be made in respect of the Travel Plan, which are outlined as follows:

- Travel Plan Approval Fee - £1,500
- Travel Plan Bond -£ 17,500 is the sum of the cost of implementation and compliance with the targets/measures of the Travel Plan (as estimated by the County Council) plus 10% (ten percent)
- Travel Plan Monitoring Fee - £15,000 (£3,000/year for 5 years)

NFDC Estates (as applicant) have agreed to the payment of these contributions and are currently engaged with HCC to ensure the contributions are transferred to the Highway Authority under the provisions of the original S.106.

In light of the above and on the basis of the report and conditions set out below, Members are requested to consider whether the new permission may be issued without a new s.106.

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. The principle of development
2. Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion, disturbance and privacy
3. Impact on highway safety, including matters relevant to car parking;
4. Impact on provision of economic development opportunities and employment floorspace;

This application is considered by Committee at the discretion of the Chief Planning Officer, in the interests of transparency, the applicant being NFDC.

2 SITE DESCRIPTION

The wider site was formerly in agricultural use, but much of it has recently been developed for residential use (Beaumont Park). The site is accessed from Crow Lane to the east, via an existing access road for the residential development. The site is now bound by open space and residential development to the east and by residential development (Hightown Gardens) to the north. To the south it is bound by the site of a proposed care home and the Castleman Trail. To the west it adjoins Endeavour Business Park, Hightown Industrial Estate and Crow Arch Lane Industrial Estate. The site is allocated by Policy RING3 of the Local Plan Part 2 for up to 150 dwellings, up to 5 hectares of employment land and a minimum of 3.4 hectares of public open space.

3 PROPOSED DEVELOPMENT

The proposal relates to 4 no. employment buildings (B, C, D and E) approved under outline ref. 13/11450 and reserved matters ref. 17/11358 for B1 (light industrial and office purposes), along with development of 196 houses. The employment buildings are as yet unimplemented, but the proposal seeks the addition of B8 (storage and distribution) use for the buildings to give the applicant (NFDC) more flexibility in seeking end users. The application would retain the B1 (light industrial/office) use,

recently re-classed under Class E of the Use Classes Order. Put simply the proposal seeks permission to utilise the four buildings for light industrial, office and storage and distribution purposes.

The layout, design and appearance of the proposed 4 no. employment buildings subject to this application site are exactly the same as previously approved under application ref. 17/11358. Units A, F and G are not affected by this application.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11148 Development of site to provide a new care home (Use Class C2) and associated access, car and cycle parking, landscaping and amenity space provision.		Pending decision	
20/11209 Development of 1 no. employment unit (Building A) use class E and B8; 2 employment units (Building F and G) use class E.		Pending decision	
17/11358 Final Phase (2/3); development comprised of a care home (Use Class C2); flexible business units (Use Class B1), 113 dwellings (Use Class C3), public open space, associated parking; landscaping; internal access arrangements and ancillary infrastructure (details of appearance landscaping, layout and scale associated with development granted by outline permission 13/11450).	26/11/2018	Granted Subject to Conditions	Decided
13/11450 Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 & B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel / pub / restaurant (Use Class C1); fitness centre (Use Class D2); retail / professional services / restaurant (Use Class A1/ A2/ A3); open space areas; allotments; accesses on to Crow Lane and Crow Arch Lane; estate roads; footpaths; cycle ways; foul & surface water infrastructure (Outline Application with details only of access)	10/10/2014	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ECON1: Employment Land and development
 Policy STR1: Achieving Sustainable Development
 Policy STR3: The strategy for locating new development
 Policy STR4: The settlement hierarchy
 Policy IMPL2: Development standards

Local Plan Part 2 Sites and Development Management Development Plan Document

RING3 - Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane

National Planning Policy Framework

NPPF Chap 6: Building a strong competitive economy

Supplementary Planning Guidance

Parking Standards SPD (NFDC 2012)

Plan Policy Designations and Constraints

Built-up area
Allocated Site - RING3
Cycleway Improvement
Archaeological Site
Avon Catchment Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council - P(1) Recommend permission, but would accept the Planning Officer's decision.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land - site investigation reports previously submitted concerning this land resulted in no remediation being required for the proposed use. The report detailed the ground gas monitoring results for this site which concluded that the site requires no gas protection measures in buildings. No objections.

Environmental Health (Pollution) - the development already benefits from a B1 use class (now class E) and seeks to diversify the use of some of the buildings to include a B8 use for storage and distribution operations. The site has a close relationship with residential properties to the North and East and therefore noise arising from any outside storage and/ or deliveries/ collections occurring during anti-social times of the day is a potential concern. It is noted that no acoustic information has been provided in support the application. Such concerns could be sufficiently addressed by the imposition of conditions prohibiting any outside storage and the restriction of deliveries/ collections to within less sensitive times of the day (e.g. 23:00hrs to 07:00hrs). Should this not be possible then we would recommend a noise impact assessment is carried to evaluate the significance of any potential impact and determine what level of mitigation is required to control noise.

HCC Highways - For 16.5m. long artic manoeuvres there is occasion of overhanging the footway which we like to design out, but the frequency of this vehicle accessing the site is recognised as low and on one occasion a slightly different position would avoid the overhang in any event. The Highway Authority are therefore satisfied with the tracking submission shown. The Highway Authority require the Travel Plan to be covered by a Section 106 Agreement to secure the County Council's monitoring fees and secondly, to ensure the Travel Plan requirements are enforceable by the County Council.

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Principle of Development

The principle of employment development on this site, along with the design, appearance, access and landscaping arrangements, has previously been agreed under the associated outline and reserved matters submissions for these four buildings. Policy RING3 of the Local Plan Part 2 specifically allocated the site for a mixed use development of around 150 dwellings, employment development and open space. The only matters for consideration now are whether the introduction of B8 (storage and distribution) use would have any implications for adjoining residential amenity and highway safety, balanced against the benefits derived from provision of economic development opportunities and employment floorspace.

Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual, intrusion, disturbance and privacy

The impact of the proposal upon the amenity of neighbouring residential properties needs to be assessed under the provisions of Policy ENV3.

The properties most impacted by the proposal are those in Hightown Gardens and those to the east within Beaumont Park. The employment buildings are designed to be compatible with the proposed housing at Hightown Gardens and Beaumont Park, with no apertures facing existing dwellings. Units D and E are sited away from Hightown Gardens and there is sufficient space for soft landscaping and tree planting to provide some visual screening to the existing housing development, to be ensured by condition.

Noise arising from any outside storage and deliveries occurring during antisocial times of the day is a potential concern associated with the introduction of B8 activity. The Environmental Health Team consider that such concerns could be addressed by the imposition of conditions prohibiting any outside storage and the restriction of deliveries/ collections to within less sensitive times of the day. Alternatively the use of the buildings closest to Hightown Gardens (Units D and E) could be restricted to light industrial use only, to avoid the scenario where a B8 use could disturb those residents at anti-social hours. The remainder of the site does not have a close relationship to residential users and it is considered that they could operate without an hours of operation or use restriction, other than those applied for. The outside storage restriction is applied though.

Overall, it is considered that the physical relationship of the proposed development to the nearby residential properties would be acceptable in terms of overbearing impact, loss of outlook or loss of privacy, as the employment buildings are appropriately sited, orientated and separated from existing and proposed adjoining properties. While the proposal would result in vehicle movements and other activity on the site, the likely intensity of use would not be such to cause any significant loss of amenity in terms of noise nuisance or disturbance, particularly if Units D and E are restricted to light industrial uses only within Class E. Consequently, the proposal complies with the amenity related provisions of Policy ENV3.

Impact on highway safety, including matters relevant to car parking

The site benefits from an extant outline planning permission, 13/11450, at which time only the access onto the highway was considered. The points of access were

fixed by the outline approval and are not subject to change at this stage. The current application seeks to utilise the accesses onto Crow Lane for the northern section of the site and onto Crow Arch Lane for the southern section of the site, these accesses were previously considered to be acceptable. The internal road layout within the site has been completed to an adoptable standard, although the County Council will not be adopting the road.

The submitted plans show clear allocations of car parking spaces for the proposed development which accords with the recommended car parking requirements as set out by the adopted SPD. The application is accompanied by swept path drawings, routes for refuse vehicles and emergency fire vehicles for the whole site, which are considered to be acceptable by the County Highway Authority.

The Highway Authority require a Travel Plan to be covered by a Section 106 Agreement to secure the County Council's monitoring fees and to ensure the Travel Plan requirements are enforceable by the County Council. It is considered prudent to re-impose conditions applied to the extant reserved matters in respect of a construction management plan, parking, cycle storage and turning area conditions. A condition is also imposed to prevent installation of mezzanine floors in the interests of retaining an acceptable level of parking provision relative to floorspace.

Policy IMPL2 relates to development standards and places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles, details of which are secured by condition.

Impact on provision of economic development opportunities and employment floorspace

The development would deliver a practical and valuable mix of employment space, meeting demand and creating employment opportunities within the local area. The more mixed economic offering reflects the wider economic profile of the local area and as such it would deliver local growth and opportunities for business in accordance with Policy ECON1 and Chapter 6 of the NPPF.

11 CONCLUSION

In summary this proposal accords with the broad principles of previous consents and would not have any adverse impact on the living conditions of the adjoining neighbouring properties or highway safety and would assist with the delivery of local growth and opportunities for business. Accordingly the proposal complies with policies of the development plan and is recommended for approval.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

NFD-BSL-ZZ-XX-DR-A-1001-PL (Location Plan)
NFD-BSL-ZZ-XX-DR-A-2001-PL (Site Plan)
NFD-BSL-UB-XX-DR-A-3001-DR-A (Unit B Ground Floor Plan)
NFD-BSL-UC-XX-DR-A-3001-DR-A (Unit C Ground Floor Plan)
NFD-BSL-UD-XX-DR-A-3001-PL (Unit D Ground Floor Plan)
NFD-BSL-UE-XX-DR-A-3001-PL (Unit E Ground Floor Plan)
NFD-BSL-UB-XX-DR-A-3501-PL-A (Unit B Roof Plan)
NFD-BSL-UC-XX-DR-A-3501-PL-A (Unit C Roof Plan)
NFD-BSL-UD-XX-DR-A-3501-PL-A (Unit D Roof Plan)
9220-Rev P01 (Vehicle Tracking Drawing)
9221-Rev P01 (Vehicle Tracking Drawing)
9222-Rev P01 (Vehicle Tracking Drawing)
9223-Rev P01 (Vehicle Tracking Drawing)
Travel Plan by Paul Basham Associates dated 20/10/2020
Transport Statement by Paul Basham Associates dated 20/10/2020
BREEAM Pre-assessment by SRE dated 2018
NFD-BSL-UB-XX-PL-A-4001-PL-A (Unit B Elevations)
NFD-BSL-UC-XX-DR-A-4001-PL-A (Unit C Elevations)
NFD-BSL-UD-XX-DR-A-4001-PL-A (Unit D Elevations)
17043-4007 A Block E - Elevations
16-086-400 Final Phase Drainage & Site Levels (Sheet 1/5)
16-086-401 Final Phase Drainage & Site Levels (Sheet 2/5)
16-086-402 Final Phase Drainage & Site Levels (Sheet 3/5)
16-086-403 Final Phase Drainage & Site Levels (Sheet 4/5)
16-086-404 Final Phase Drainage & Site Levels (Sheet 5/5)
16-086-416 General Access Arrangement
16-086-418B External Works 1 of 2
16-086-419A External Works 2 of 2
A130-LA15 Landscape Strategy
A130-LA16 Planting Strategy
A130 PP06 Rev C Landscape Plan
A130 PP07 Rev C Landscape Plan
A130 PP08 Rev C Landscape Plan
A130 PP09 Rev D Landscape Plan
A130 PP12 Rev A Landscape Plan
Planning and Design Statement and Appendices by Terence O Rourke dated July 2018
Final Phase Drainage Technical Note by Odyssey dated June 2018
Final Phase Highways Technical Note by Odyssey dated June 2018

Reason: To ensure satisfactory provision of the development.

3. The buildings shall be constructed in accordance with the slab levels in relationship to the existing ground levels as set out on drawing Plan Drawing numbers 16-086-400 Final Phase Drainage & Site Levels (Sheet 1/5), 16-086-401 Final Phase Drainage & Site Levels (Sheet 2/5), 16-086-402 Final Phase Drainage & Site Levels (Sheet 3/5), 16-086-403 Final Phase Drainage & Site Levels (Sheet 4/5), 16-086-404 Final Phase Drainage & Site Levels (Sheet 5/5) and PP1180 380-00 P3 (Final Phase Street Elevations), unless otherwise agreed in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan Part 1 and the Ringwood Local Distinctiveness Document.

4. Prior to any development of the buildings hereby approved above slab level, samples or exact details of the external facing and roofing materials for these aspects of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Part 1 and the Ringwood Local Distinctiveness Document

5. Before further development commences on the employment site, a scheme of landscaping of that portion of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details. All external works (hard and soft landscape) shall be carried out in accordance with the approved landscape plans and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy ENV3 of the Local Plan Part 1 and the Ringwood Local Distinctiveness Document

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no additional floor space by way of the creation of a mezzanine floor shall be formed within the buildings hereby approved, other than that shown on the approved plans.

Reason: To safeguard the amenities of the area, in the interests of highway safety and to comply with policy ENV3 of the Local Plan Part 1.

7. No employment building hereby approved shall be occupied until the bin storage provision has been made for each building in accordance with the details shown on plan no. NFD-BSL-ZZ-XX-DR-A-2001-PL. The bin storage provision shall thereafter be retained in accordance with the approved details.

Reason: To ensure adequate bin storage and parking provision is made in the interests of highway safety and in accordance with Policy ENV3 of the Local Plan Part 1.

8. No building, structure, hardstanding (other than that already approved) or serviced areas shall be constructed or created within the landscaped area to the rear (north) of employment Blocks D and E, shown as landscaping on approved drawing no. NFD-BSL-ZZ-XX-DR-A-2001-PL unless otherwise agreed by the Local Planning Authority.

Reason: This area of land provides an important landscaped buffer between the residential properties in Hightown Gardens and the rear of the buildings identified as Units D and E would also contribute in screening the buildings from the surrounding area and it is important to ensure that the landscaping and tree planting is not removed and replaced with buildings, hardstanding, and rear service areas in the future in accordance with Policy ENV3 of the Local Plan Part 1.

9. Before development is commenced above slab level on the employment land, details of the cycle storage within that portion of the site shall be submitted to and be approved in writing by the Planning Authority. The cycle storage/parking for each employment unit shall be carried out prior to its occupation, in accordance with the approved details and shall be retained thereafter

Reason: To promote sustainable travel mode and in the interests of highway safety.

10. Employment units B, C, D and E shall not be occupied until the access, turning and parking for those buildings has been provided in accordance with the details shown on plan no. NFD-BSL-ZZ-XX-DR-A-2001-PL have been provided and made available for use. The arrangements shown on plan NFD-BSL-ZZ-XX-DR-A-2001-PL for the access, turning and parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the buildings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy ENV3 of the Local Plan Part 1.

11. Prior to any further development on the site, a Construction Management Plan (CMP) shall be submitted to and be approved in writing by the Local Planning Authority in relation to the employment development hereby approved. The approved plan shall be adhered to throughout the construction period. The CMP shall include arrangements for but not be limited to:

parking of vehicles of site operatives and visitors;
routes for construction traffic;
hours of operation;

method of prevention of mud being carried onto highway;
pedestrian and cyclist protection;
proposed temporary traffic restrictions if required; and
arrangements for vehicles turning on site.

Reason: In the interests of safe operation of the highways in accordance with Policy ENV3 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

12. Before development is occupied provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate provision within the site in the interests of highway safety in accordance with Policy ENV3 of the Local Plan Part 1.

13. No goods, plant, or machinery shall be stored in the open on the site and no work shall be undertaken outside the buildings hereby approved without the express planning permission of the Local Planning Authority.

Reason: In the interest of the amenities of the locality in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

14. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2005 and the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 or any subsequent re-enactments thereof, employment units D and E shown on site plan NFD-BSL-ZZ-XX-DR-A-2001-PL shall be used only for the purposes of commercial, business and service use within Class E (c) (iii), (e), (g) (i, ii & iii) and for no other use purposes, whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2005 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: In the interest of highway safety and adjoining amenity and in accordance with Policy ENV3 of the Local Plan Part 1.

15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2005 and the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 or any subsequent re-enactments thereof, employment units B and C shown on site plan NFD-BSL-ZZ-XX-DR-A-2001-PL shall be used only for the purposes of commercial, business and service use within Class E (c) (iii), (e), (g) (i, ii & iii) and for storage and distribution use within Class B8 and for no other use purposes, whatsoever, including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 2005 or any subsequent re-enactment thereof, without express planning permission first being obtained.

Reason: In the interest of highway safety and adjoining amenity and in accordance with Policy ENV3 of the Local Plan Part 1.

16. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs and hardstandings on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

17. The buildings will be required to achieve a BREEAM 'very good' standard, as set out in the BREEAM Pre-assessment by SRE dated 2018. Within four months of occupation of the buildings hereby approved, a final BREEAM certificate shall have been submitted to and approved in writing by the Local Planning Authority certifying that the buildings have achieved a BREEAM 'very good' standard.

Reason: In the interests of sustainable development, including resource use and energy consumption, in accordance with Policy IMPL2 of the Local Plan Part 1 for the New Forest District outside the National Park.

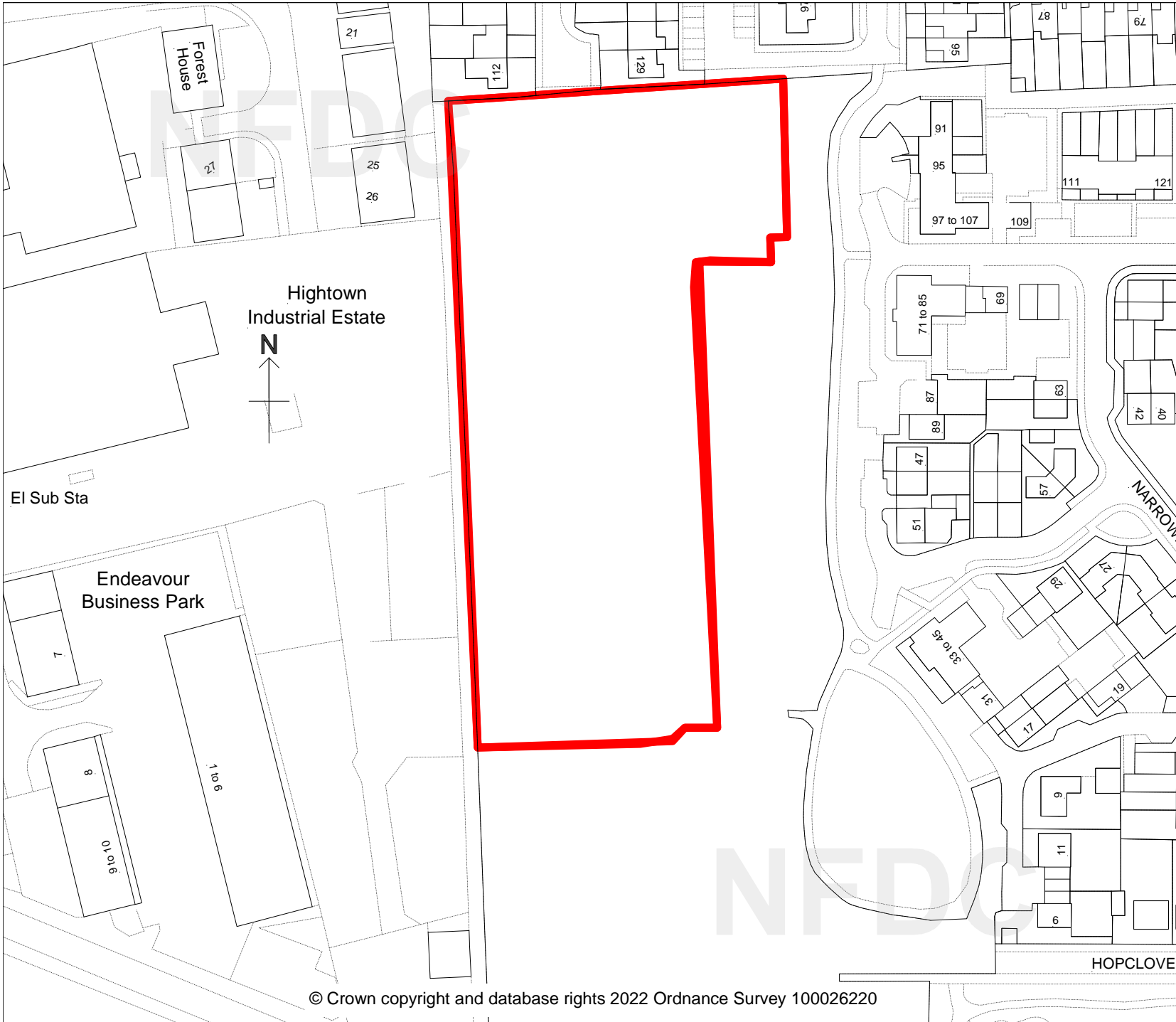
18. Prior to first occupation, provision should be made for the convenient installation of charging points for electric vehicles on the site. Details to be first submitted and agreed in writing with the Local Planning Authority and then thereafter provided and retained for that purpose.

Reason: To ensure suitable provision is made and in accordance with Policy IMPL2 of the Local Plan Part 1 2016-2036 Planning Strategy

Further Information:

Jim Bennett

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New Forest

DISTRICT COUNCIL

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Claire Upton-Brown
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PLANNING COMMITTEE

June 2022

Land off Hopclover Way
 Formerly Land at Crow Arch Lane
 Ringwood
 20/11208

Scale 1:1400

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 scale.