

# Planning Committee

11 December 2024



# Planning Committee 11 December 2024 Applications Presentations

**Planning Committee  
App No 24/10651**  
SS17 Land to West of Whitsbury Road,  
Fordingbridge  
  
Schedule 3a  
  
3 3a 24/10651

**Planning Committee  
App No 24/10746**  
6-8 High Street,  
Ringwood  
BH24 1BZ  
Schedule 3b  
  
19 3b 24/10746

**Planning Committee  
App No 24/10247**  
51 Hampton Lane,  
Blackfield  
SO45 1WN  
Schedule 3c  
  
31 3c 24/10247

**Planning Committee  
App No 24/10788**  
Kennelmans Cottage  
Windmill Farm  
Harway Lane  
Schedule 3d  
  
47 3d 24/10788

**Planning Committee  
App No 24/10510**  
50 Becton Lane,  
Barton on Sea  
New Milton  
BH25 7AG  
Schedule 3e  
  
60 3e 24/10510

**Planning Committee  
App No 24/10078**  
The Granary,  
4 Harbridge Court  
Somerset  
Ellingham, Harbridge & Ibsley  
Schedule 3f  
  
73 3f 24/10078

**Planning Committee  
App No 24/10079**  
The Granary,  
4 Harbridge Court  
Somerset  
Ellingham, Harbridge & Ibsley  
Schedule 3g  
  
95 3g 24/10079

**Planning Committee  
App No 24/10799**  
7 Ivor Close  
Holbury  
Fawley SO45 2NY  
Schedule 3h  
  
118 3h 24/10799



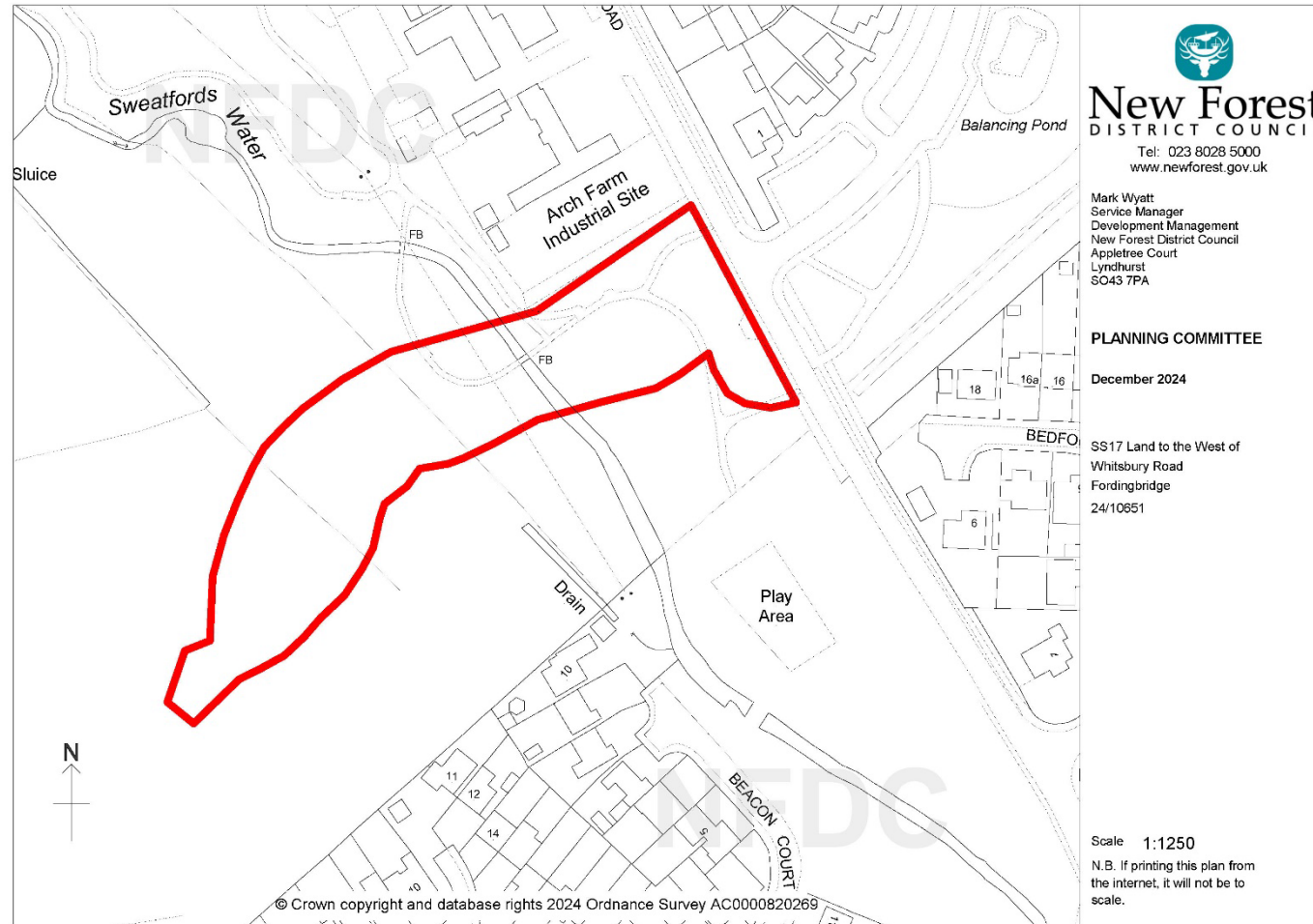
# **Planning Committee**

## **App No 24/10651**

SS17 Land to West of Whitsbury Road,  
Fordingbridge

**Schedule 3a**

# Red Line Plan

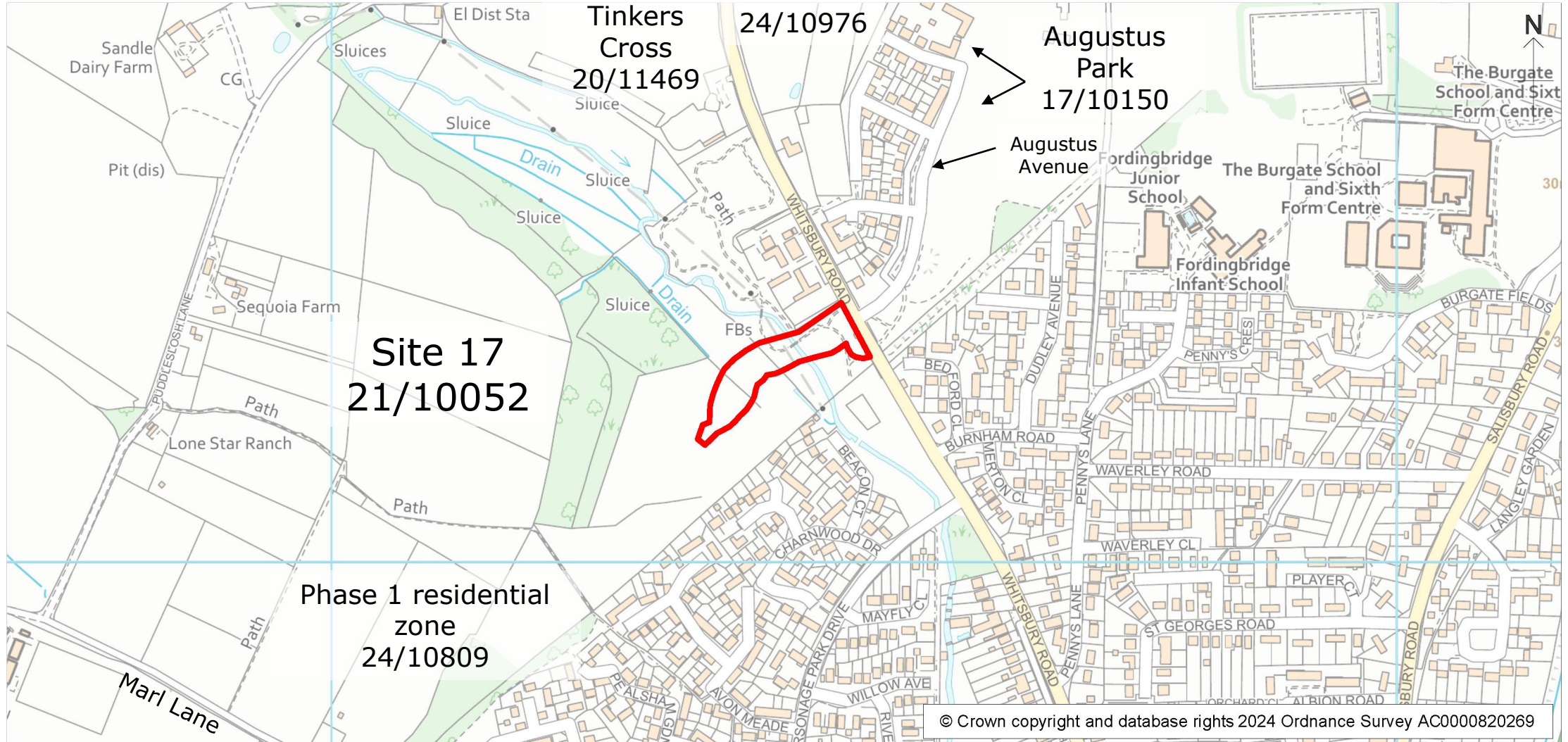


# Aerial photograph

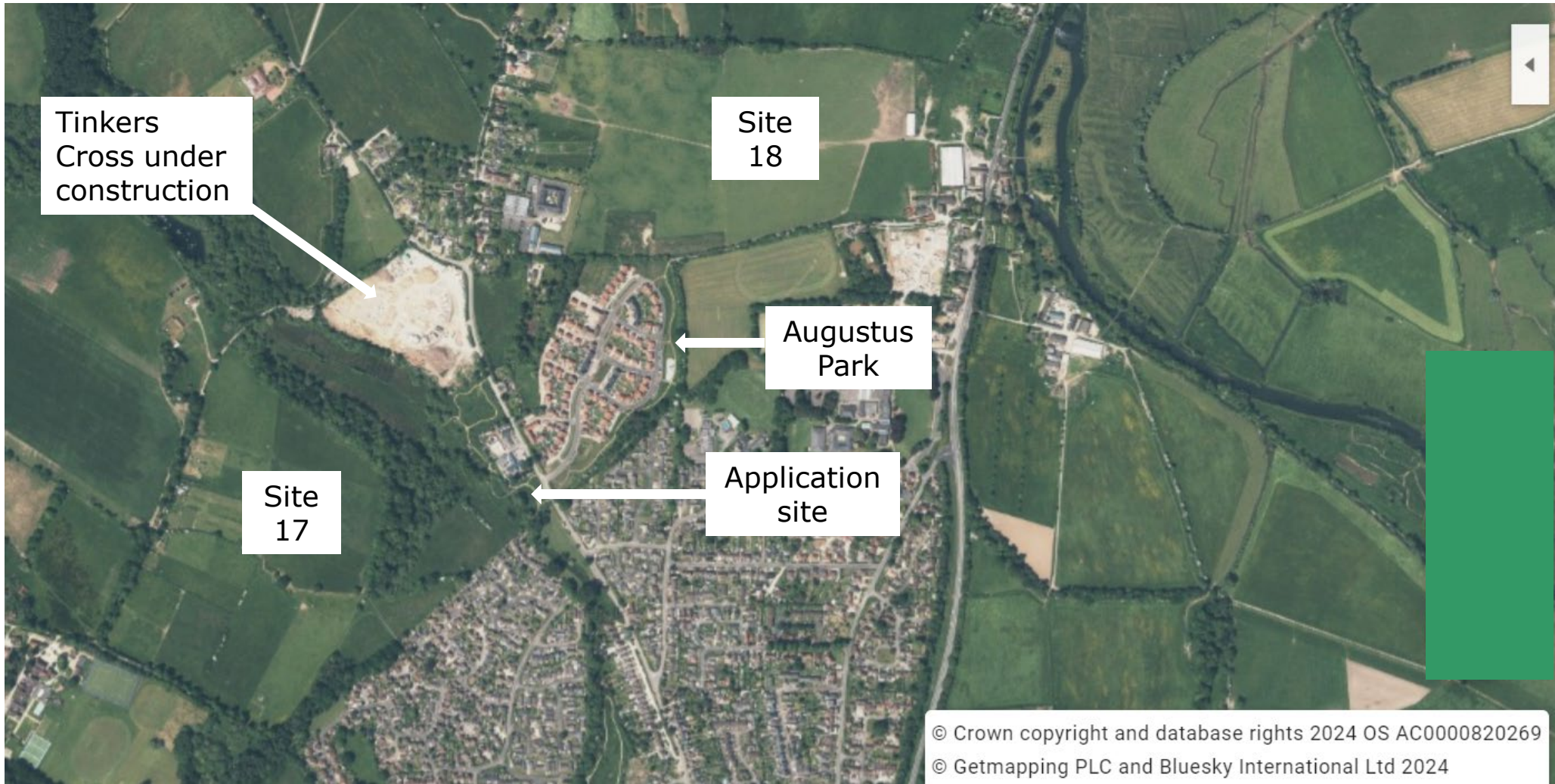


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# Local context













# Local context slide 2

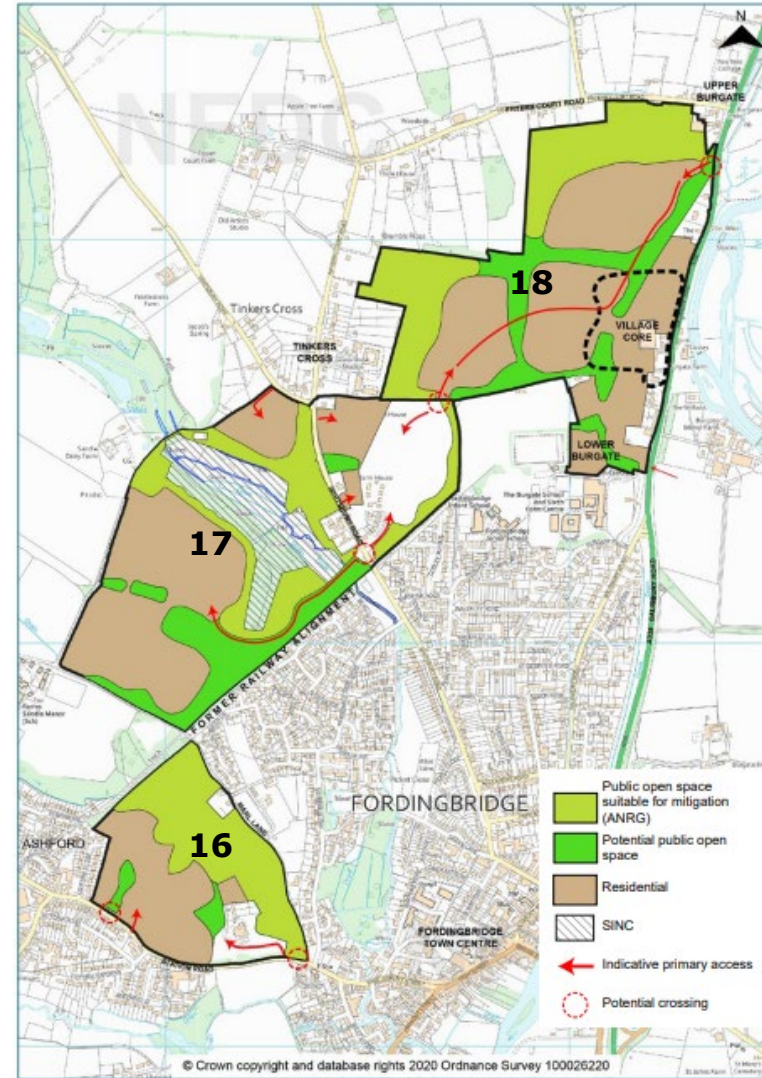


# Fordingbridge Strategic Sites



- |   |  |   |                               |
|---|--|---|-------------------------------|
|    | Public open space suitable for mitigation (ANRG) |    | Vegetation of landscape value |
|  | Potential public open space                      |  | Indicative primary access     |
|  | SINC   |  | Non-vehicular access          |
|  | Residential                                      |  | Public right of way (PROW)    |
|  | Area susceptible to flood                        |  | Potential crossing            |

Strategic Site 17: Land at Whitsbury Road, Fordingbridge



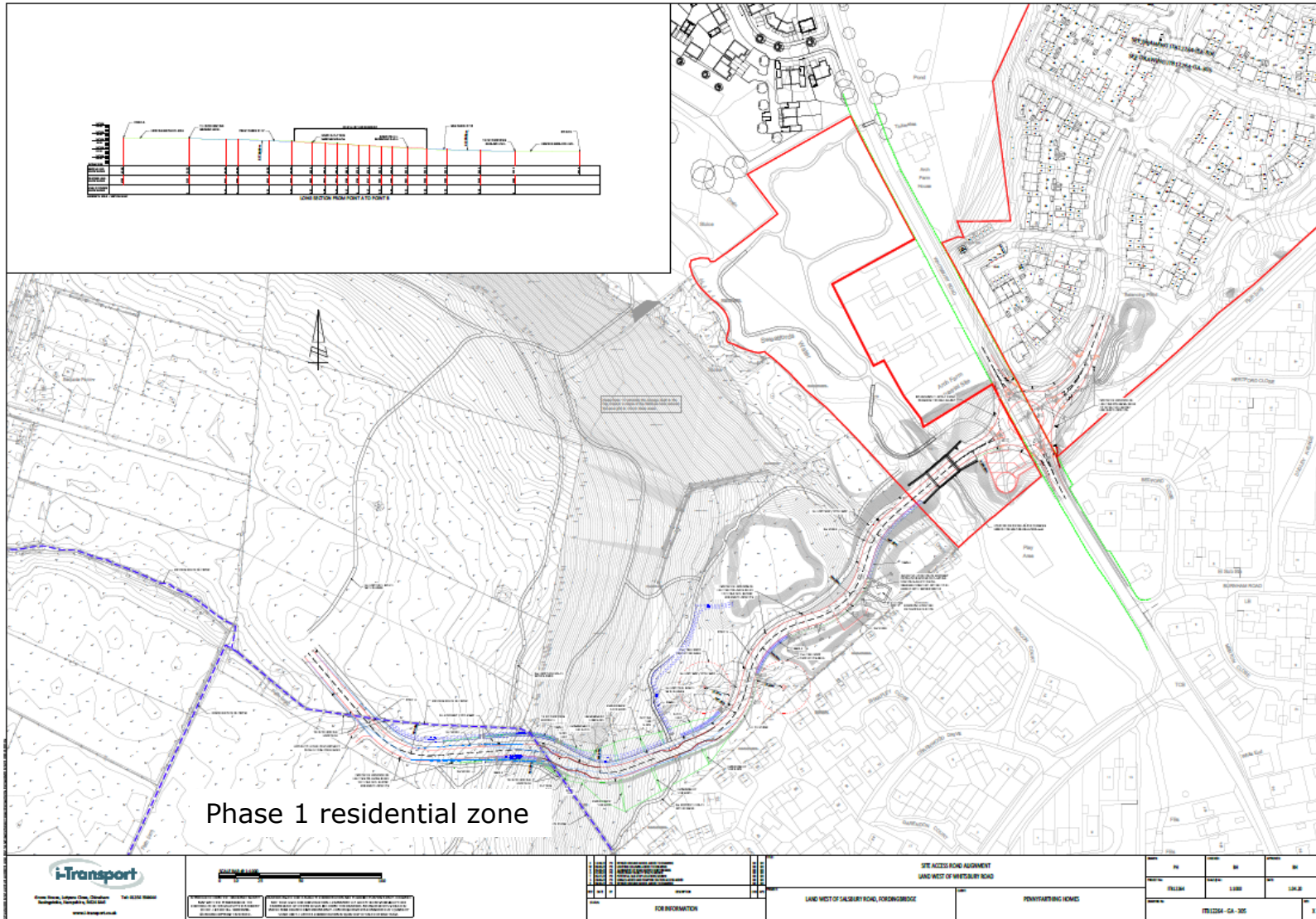
Fordingbridge Strategic Site Allocations Overview



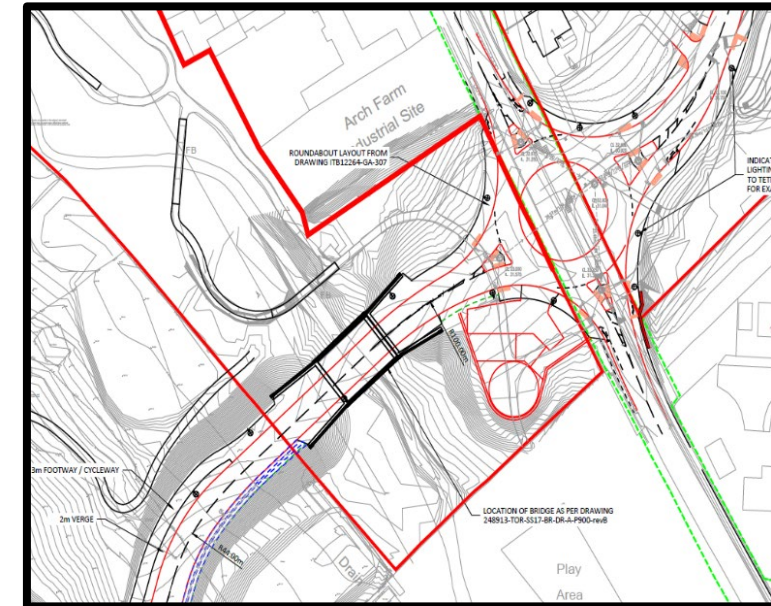
# Site 17 Approved Illustrative Masterplan 21/10052



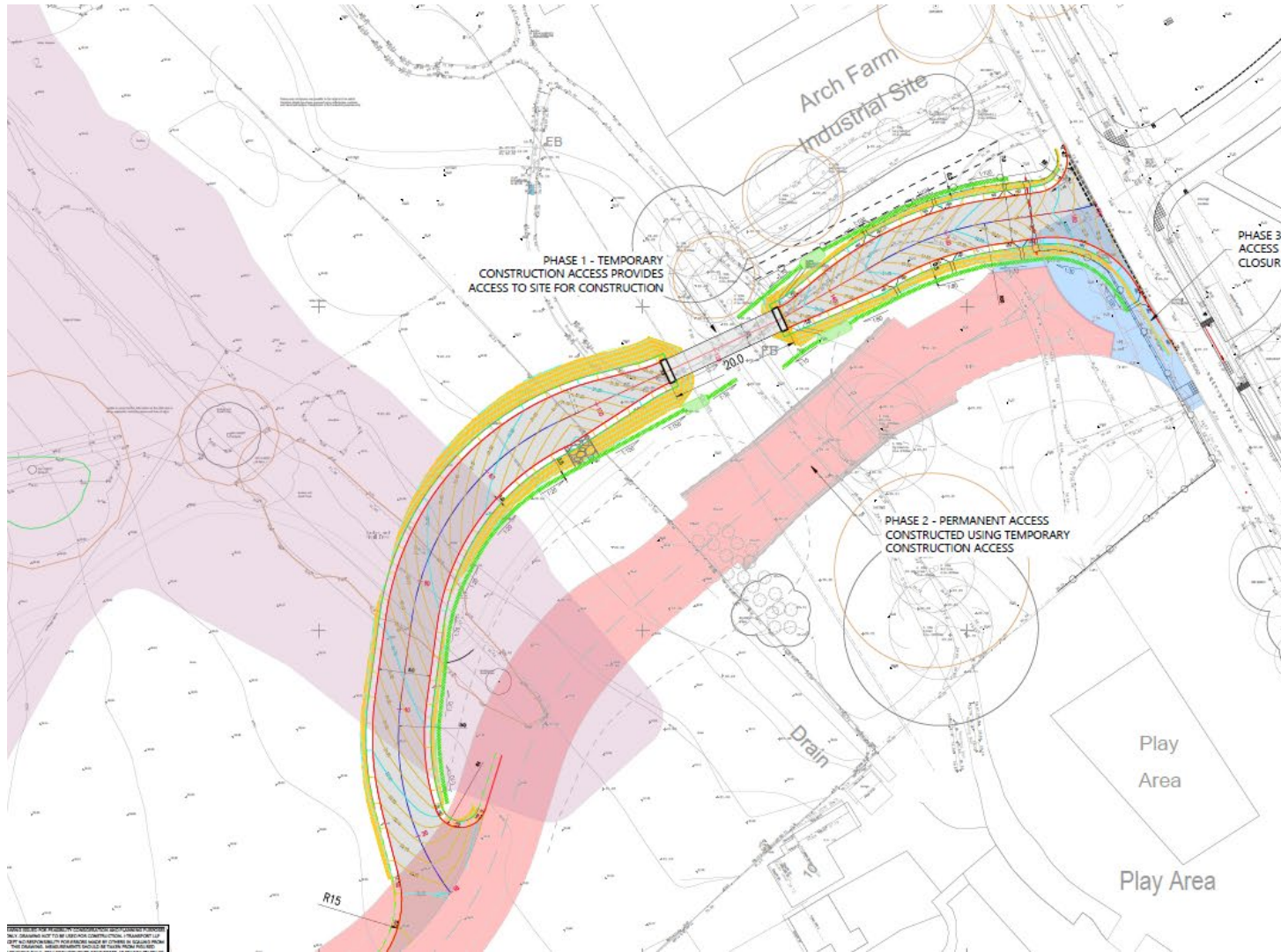
# Site 17 Approved Access Plan – 21/10052



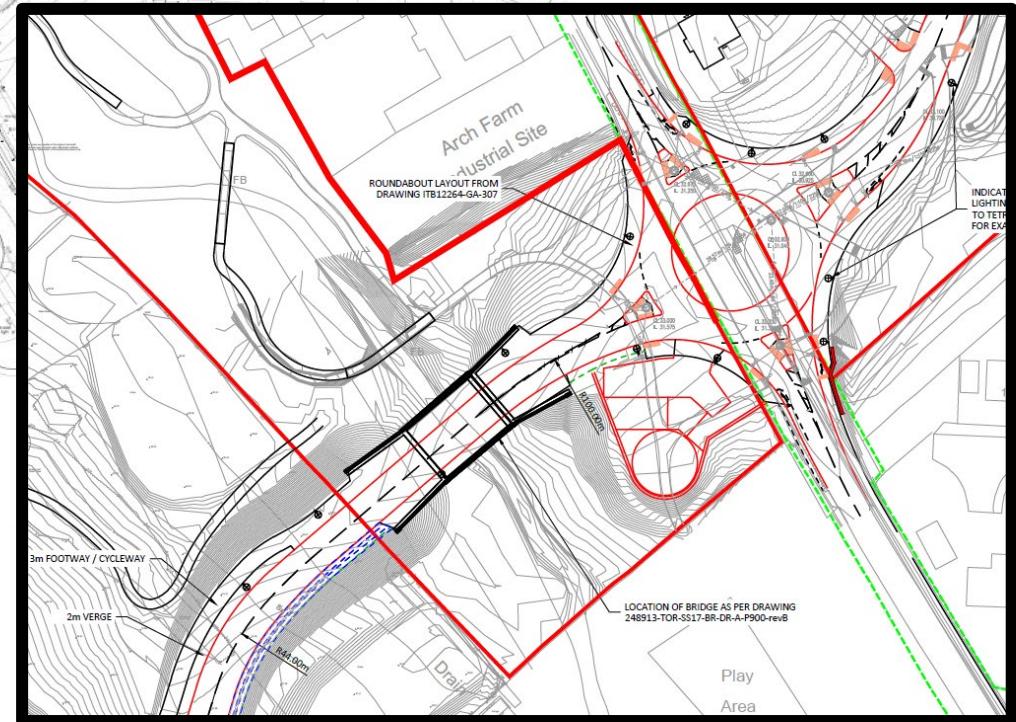
Permanent roundabout and bridge details



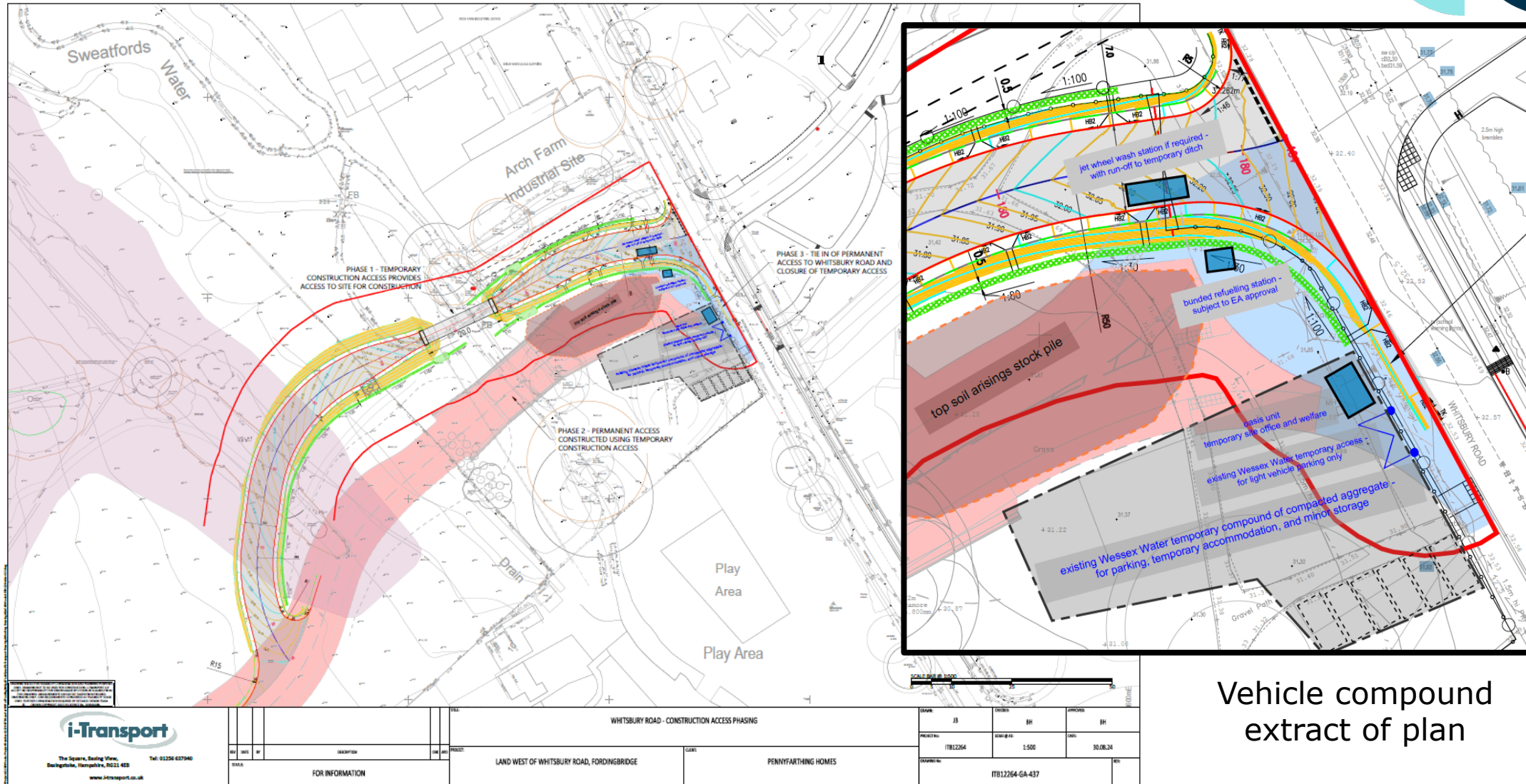
# Temporary Construction Access Plan



Extract of permanent roundabout and access

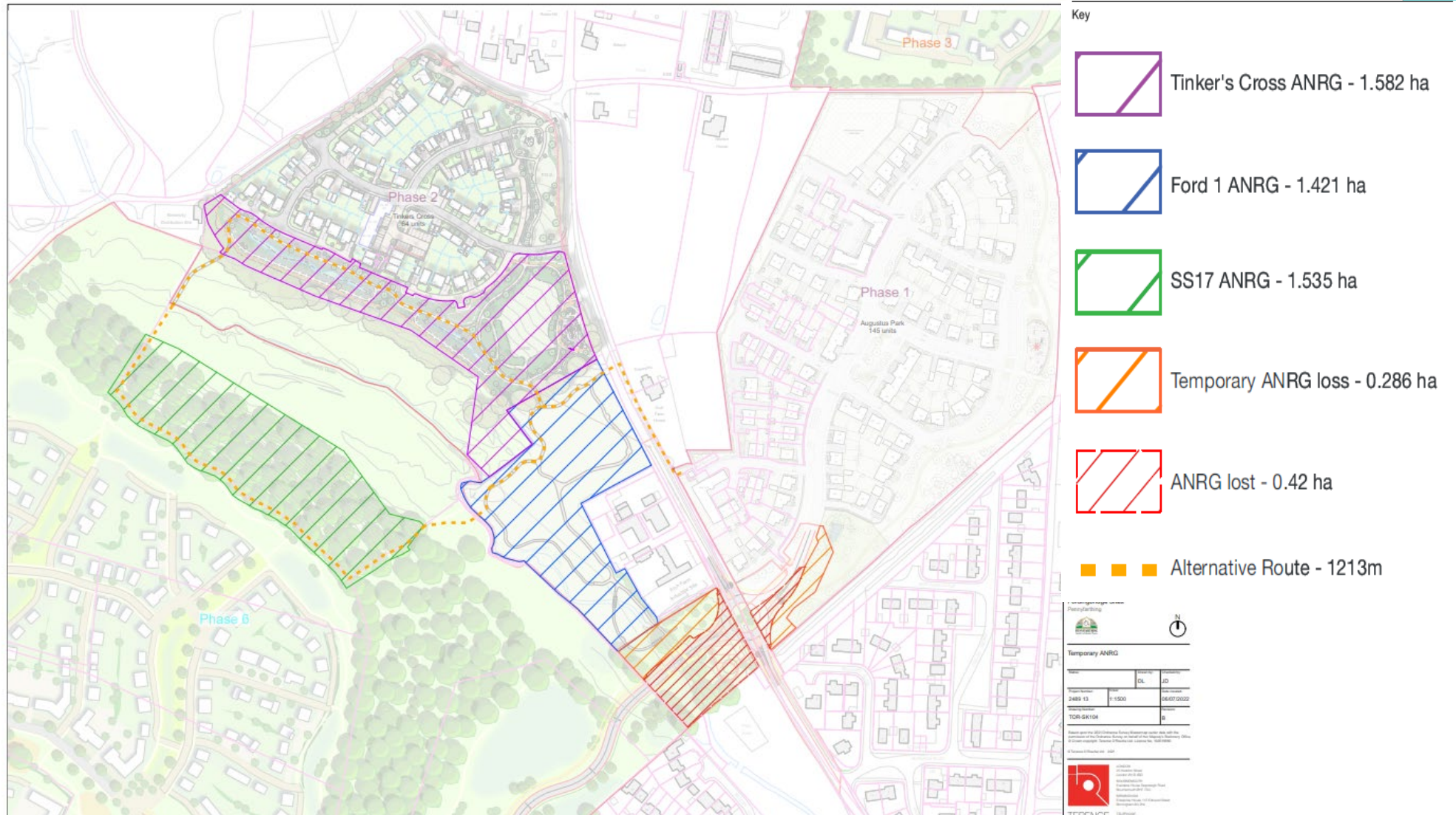


# Construction Traffic Management Plan

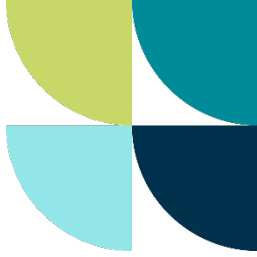




# Site 17 Ford 1 SANG (now ANRG) Compensation



# Site Photographs



Site from Augustus Park showing roundabout location and compound created by Wessex Water



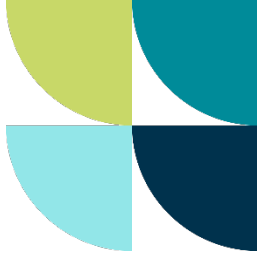
Site of proposed temporary access

# Site Photographs



Photos showing existing SANG path and pedestrian bridge over river





# Conclusion and Recommendation

- Principle of development established
- Temporary road and bridge will be removed and land reinstated to an agreed plan
- No technical or policy objections
- Ford 1 SANG compensation to be in place prior to any other highway works taking place under 21/10052
- Recommend Grant subject to conditions as set out in report

End of 3a 24/10651 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10746

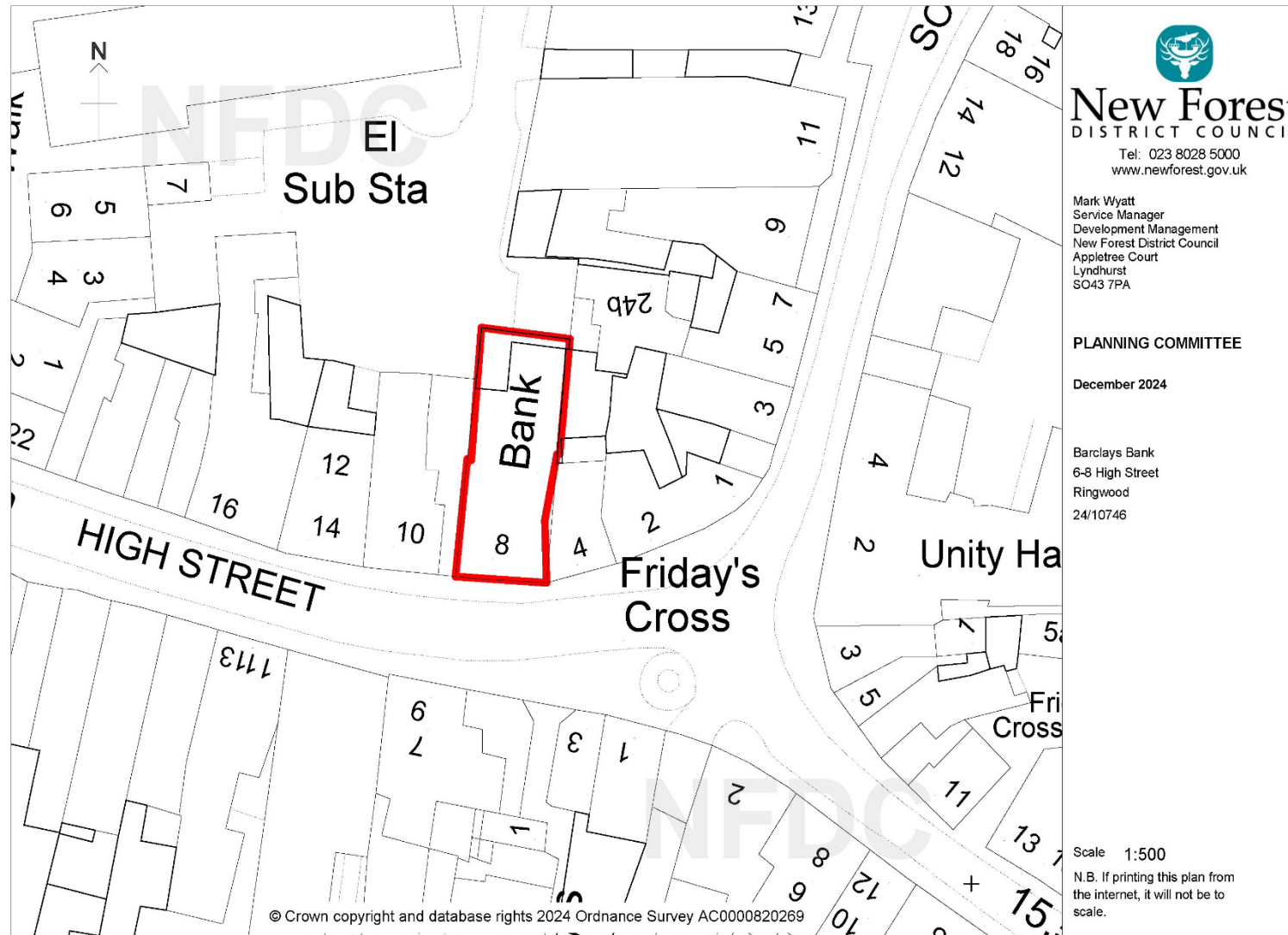
6-8 High Street,

Ringwood

BH24 1BZ

**Schedule 3b**

# Red Line Plan



# Local context

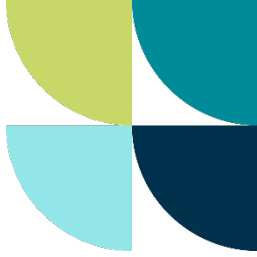


# Aerial photograph

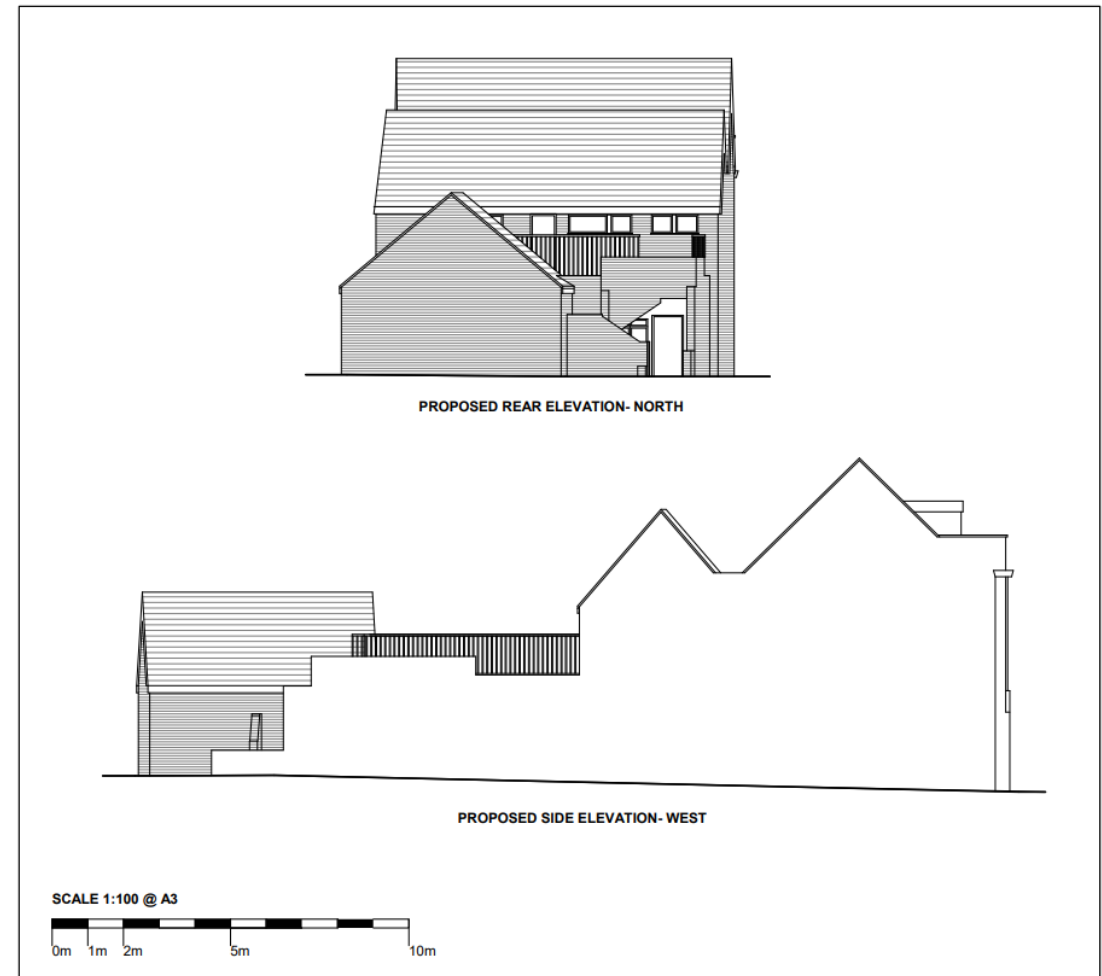
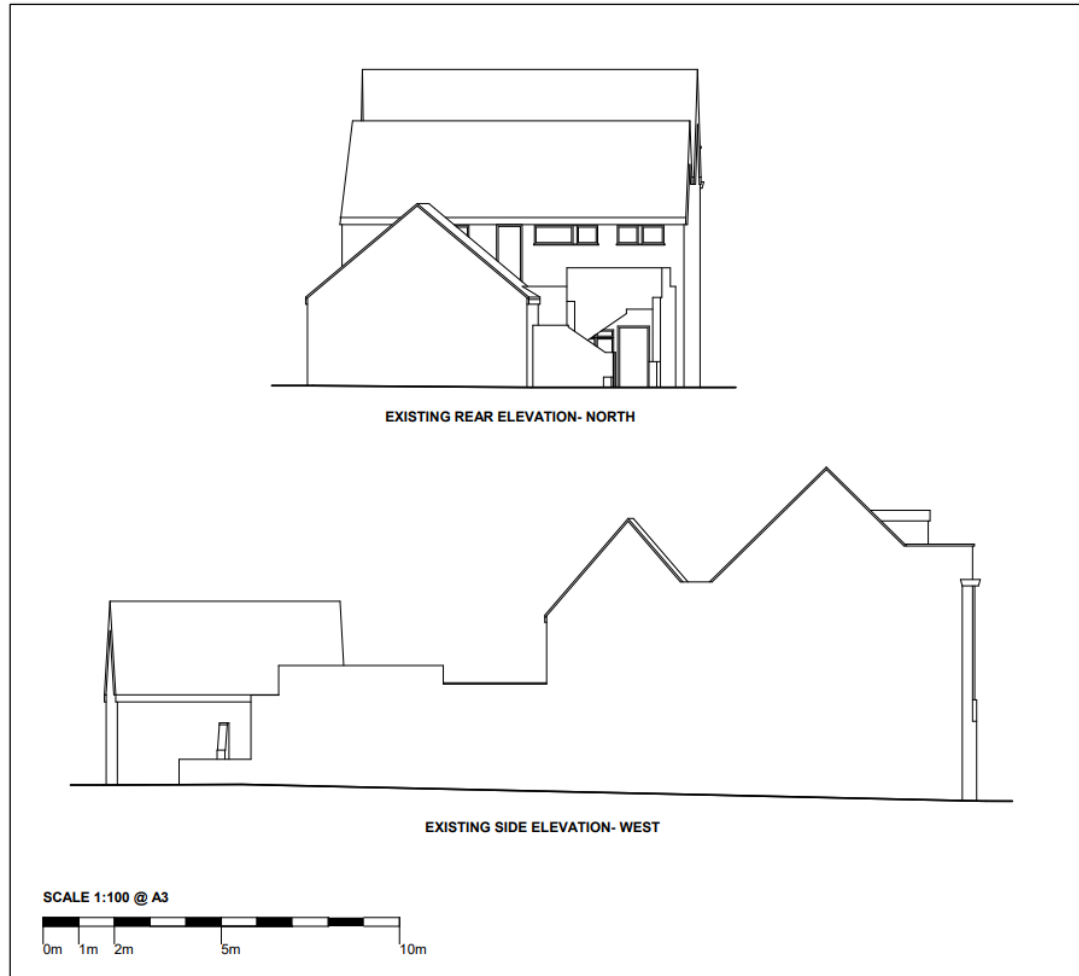


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# Existing and proposed front and side elevation



# Existing and proposed side and rear elevation





# Existing and proposed ground and first floor plan



# Existing and proposed second floor and roof plan



# Site frontage



# Site frontage and rear





## Recommendation

- For the reasons outlined in the officers report it is considered that the proposal is considered to preserve the special character of the conservation area and nearby listed buildings and would retain a mixed and balanced commercial frontage
- On this basis it is recommended that the application is recommended for conditional approval

End of 3b 24/10746 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10247

51 Hampton Lane,

Blackfield

SO45 1WN

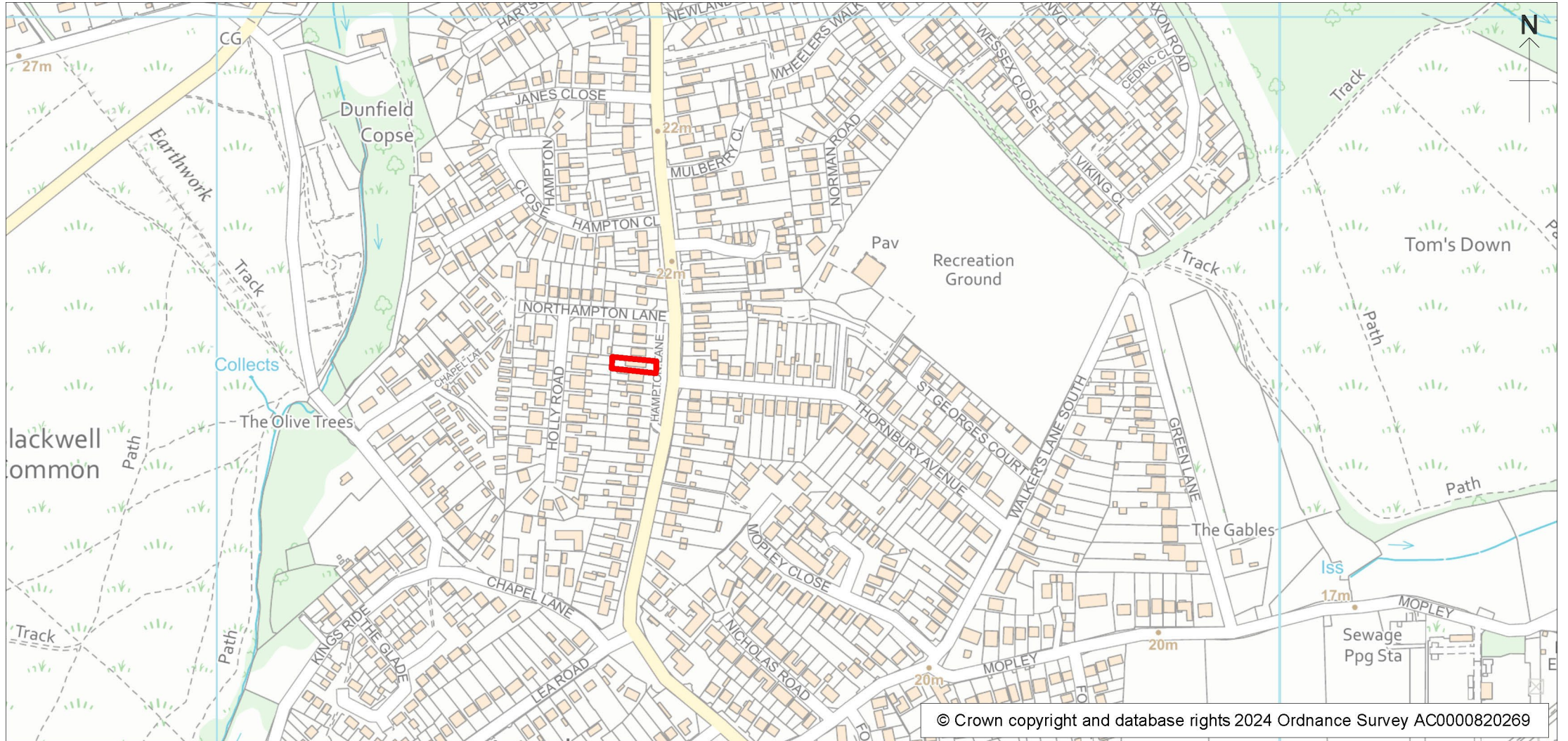
**Schedule 3c**

# Red Line Plan





# Local context

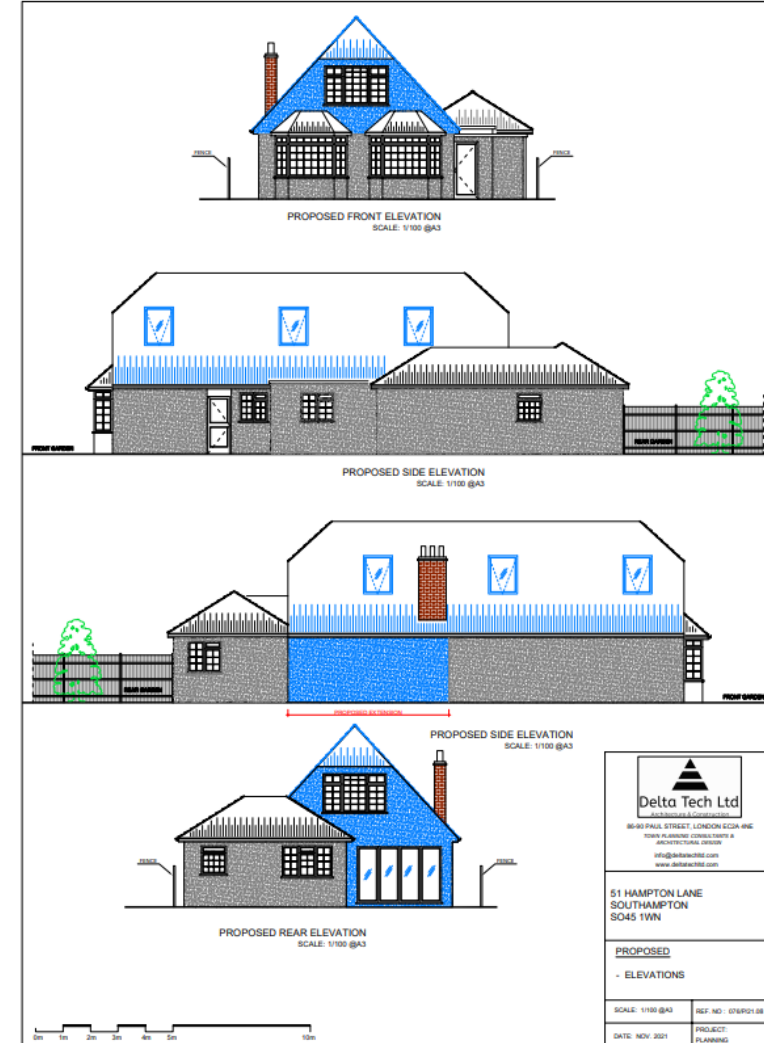
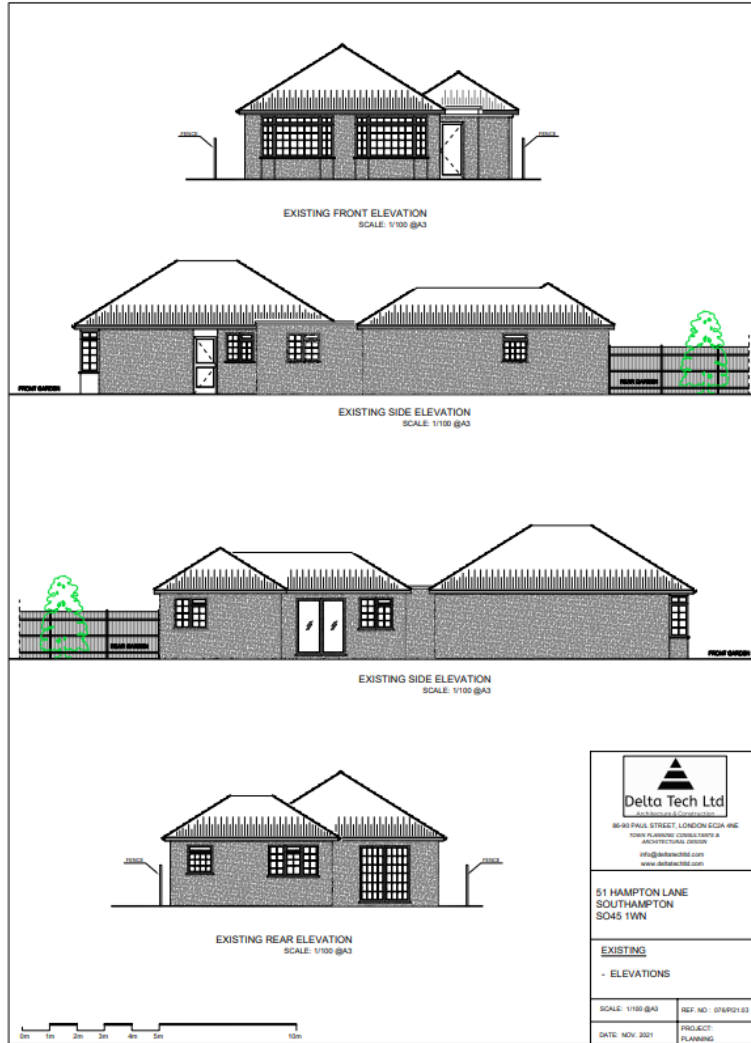
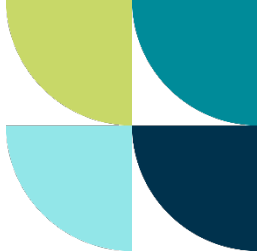


# Aerial photograph

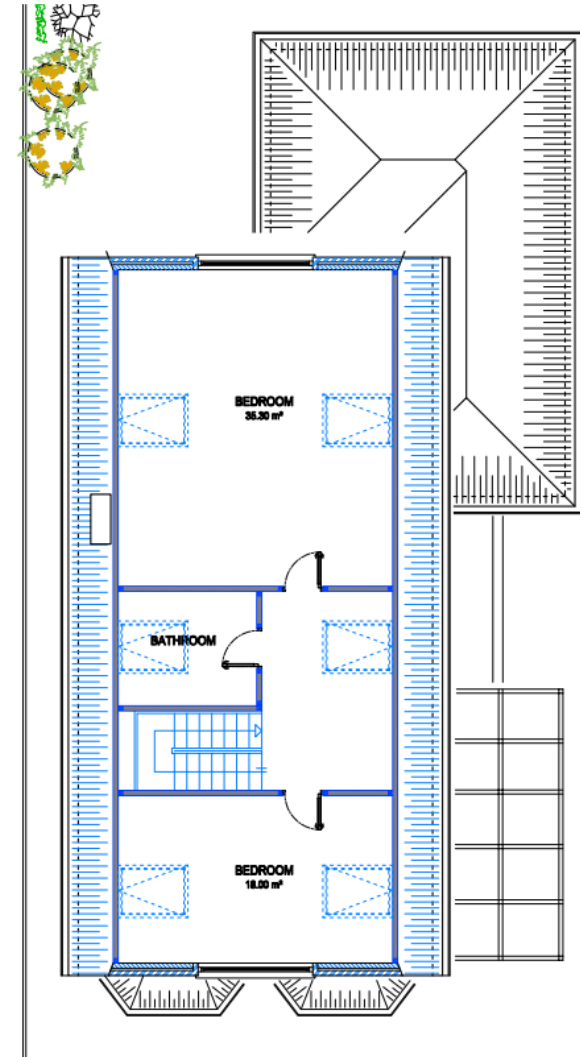
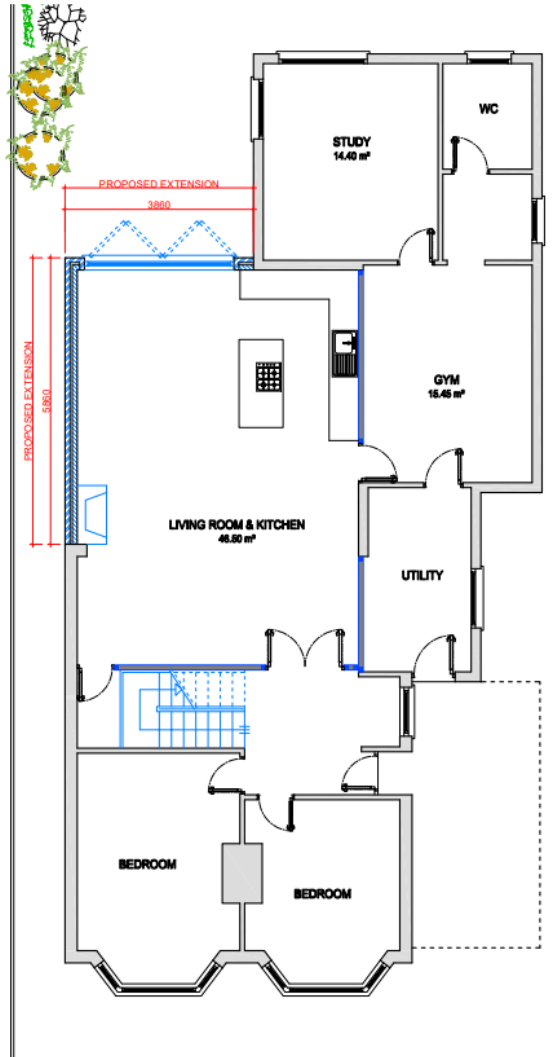


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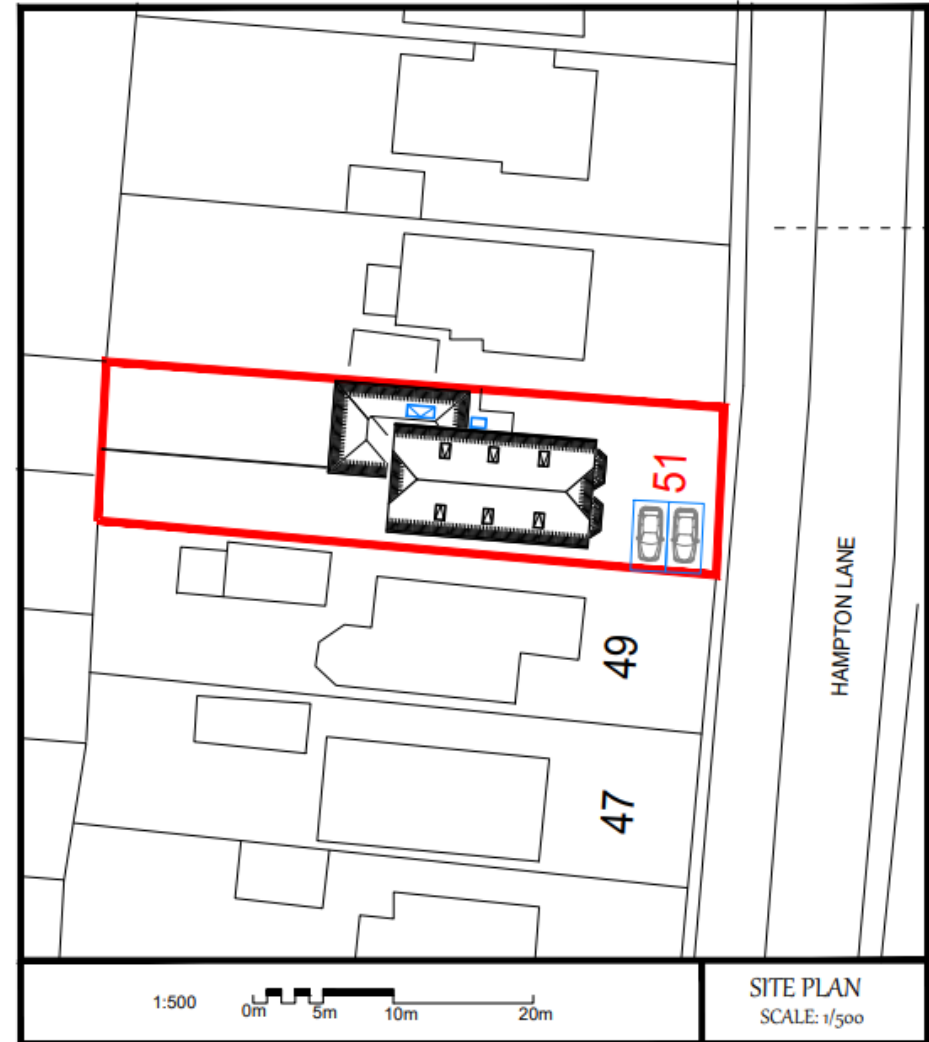
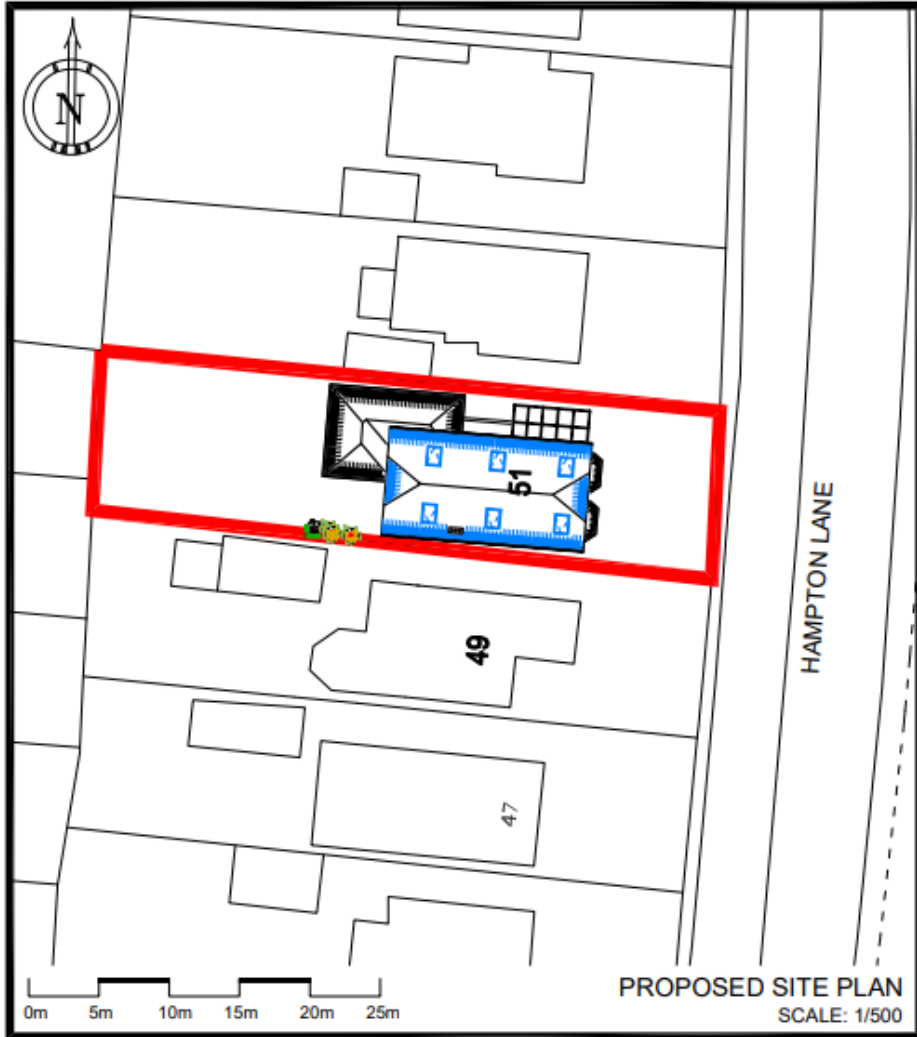
# Plans approved under 21/11568



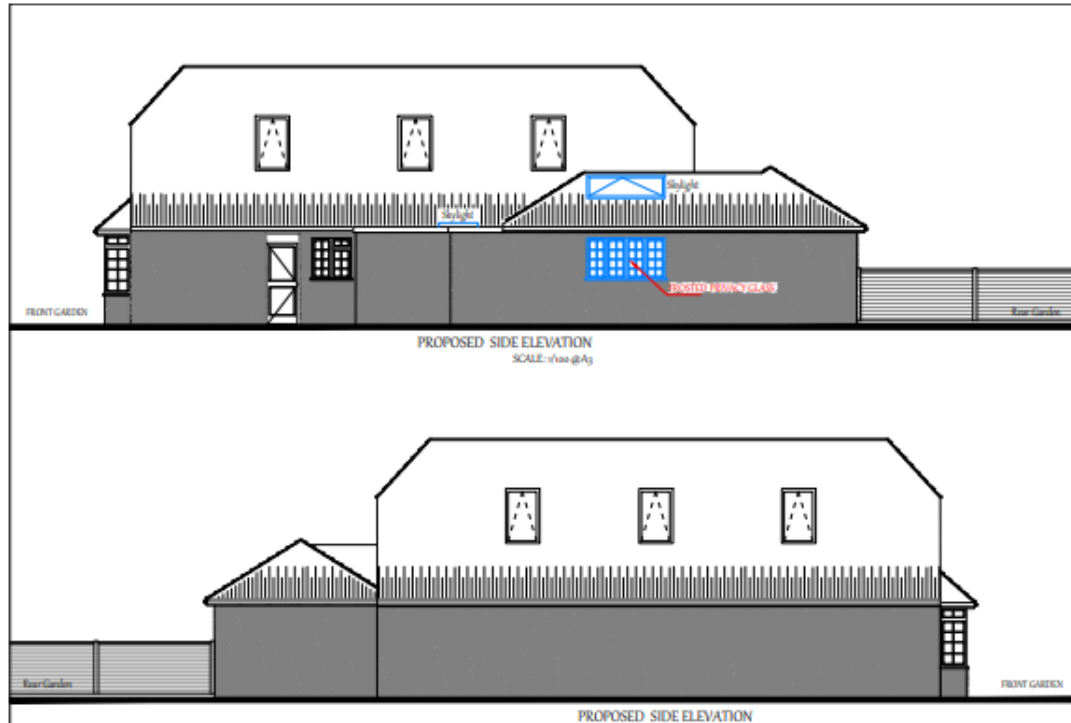
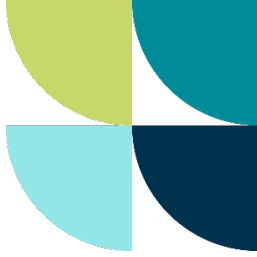
# Plans approved under 21/11658



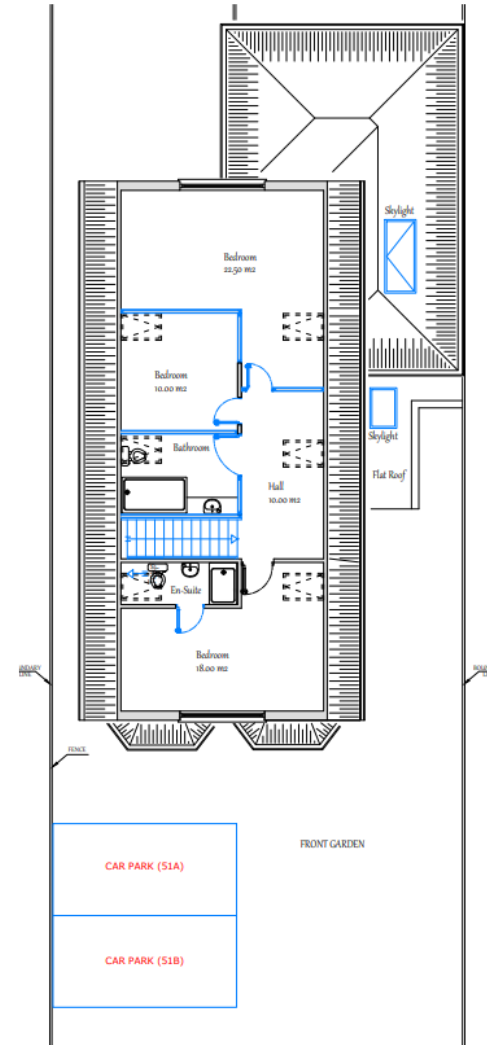
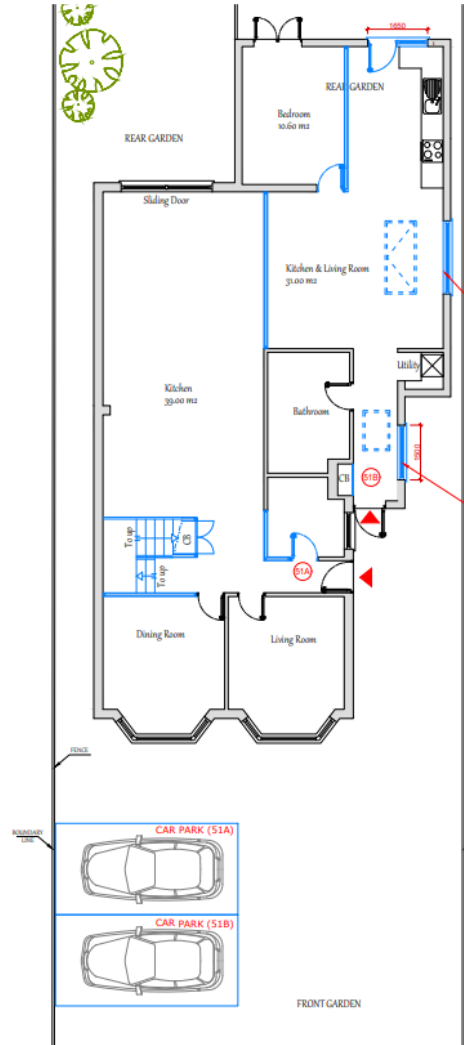
# Previous site plan (left), proposed site plan (right)



# Proposed elevations



# Proposed ground and first floor plan



# Site photographs (frontage)





# Site photograph (frontage)



Wider shot of frontage, including accessway

# Site photographs (rear)



View to north from rear



View to south from rear



View to east from rear

# Site photographs (1-bed unit)



# Site photographs (first floor level)



# Recommendation

- For the reasons outlined in the officers report, it is considered that the proposed development would address the previous reason for refusal by amendments to the form, layout and the reduction to a 1-bed unit
- The remaining reason for refusal could be addressed by a suitably worded legal agreement
- On this basis it is recommended that authority is granted to the Service Manager to grant consent subject to the completion of a suitably worded legal agreement and conditions as laid out in the officers report

End of 3c 24/10247 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10788

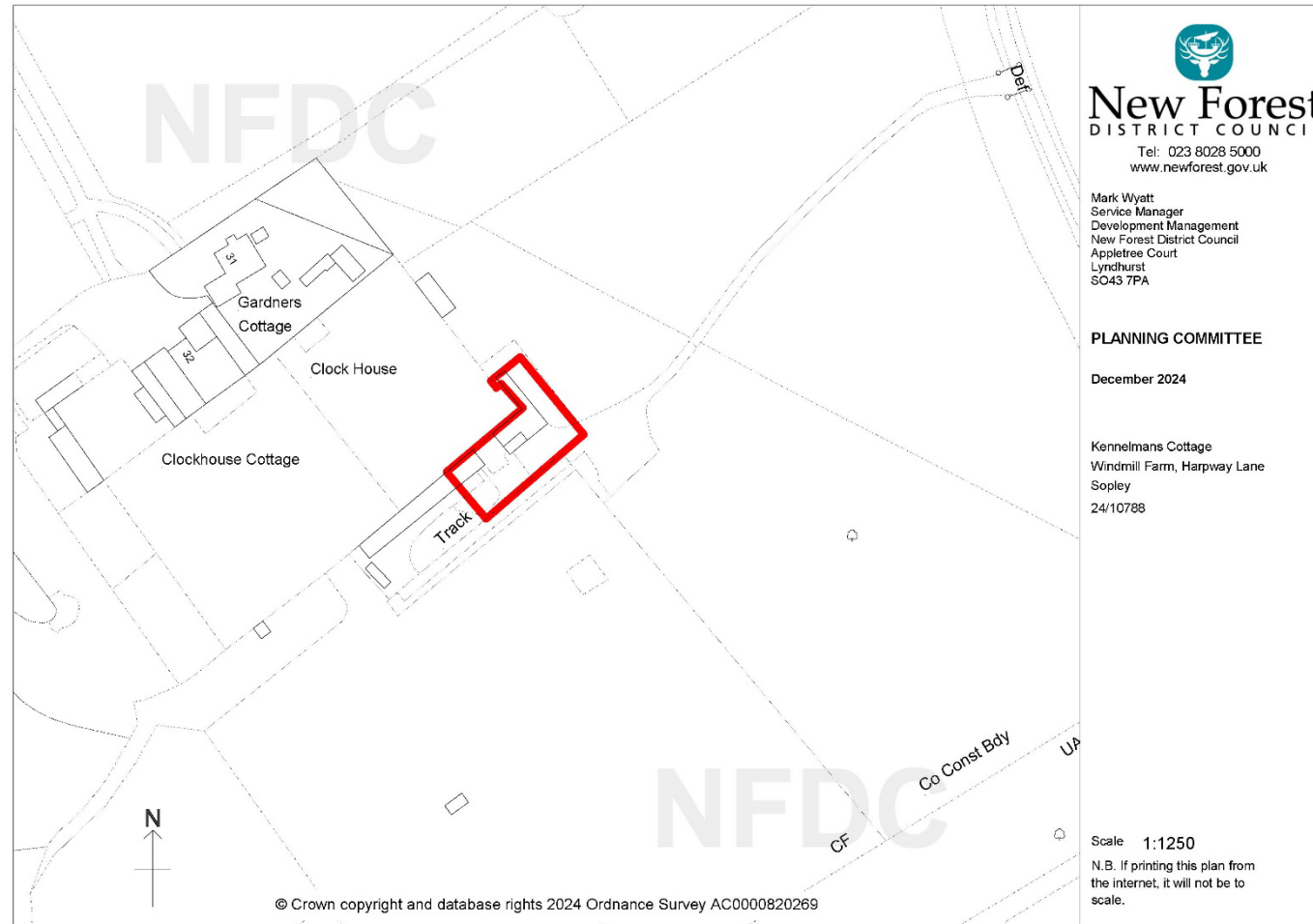
Kennelmans Cottage

Windmill Farm

Harpway Lane

**Schedule 3d**

# Red Line Plan

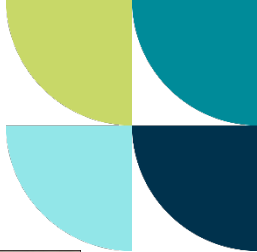




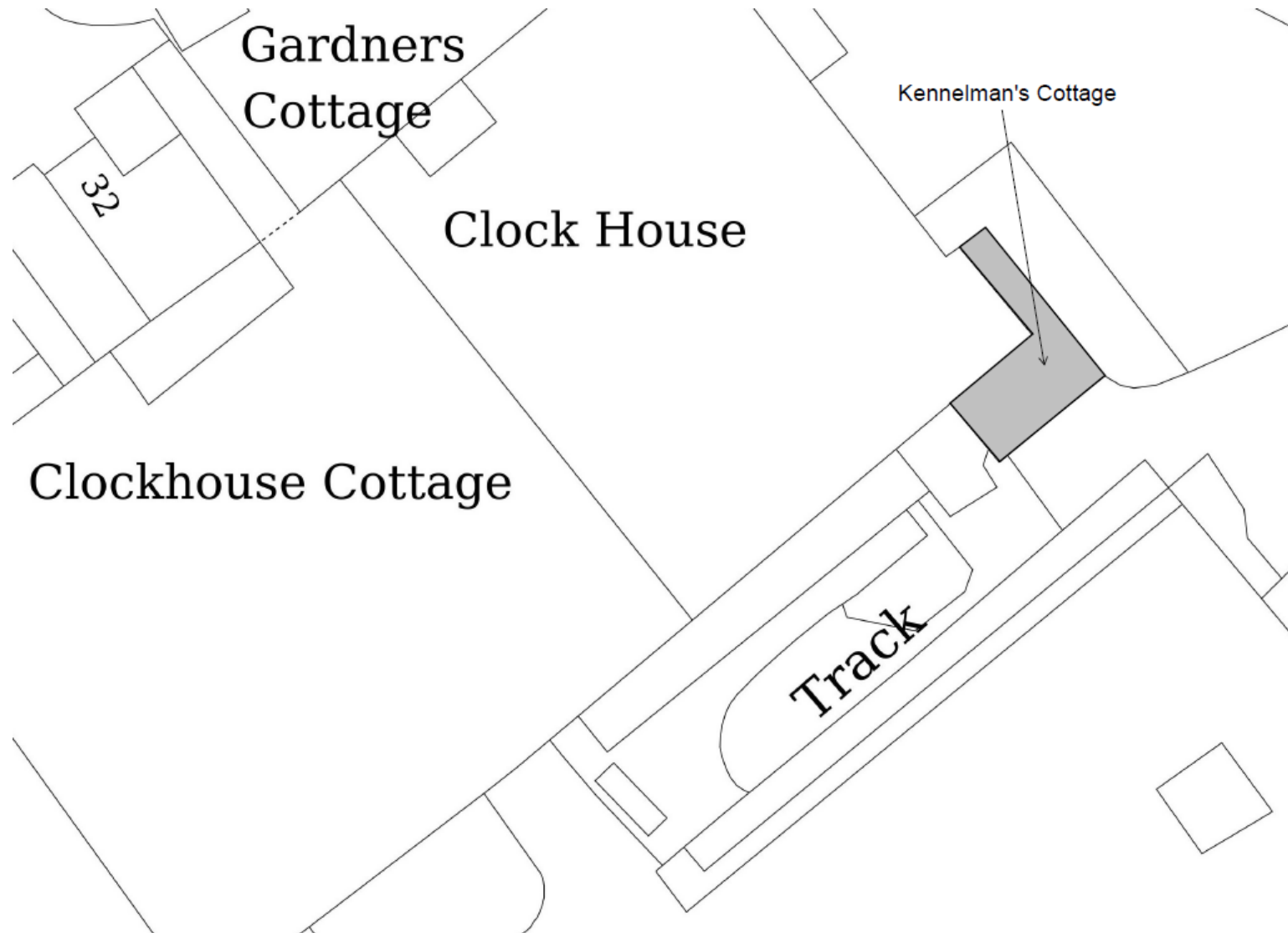
# Local context



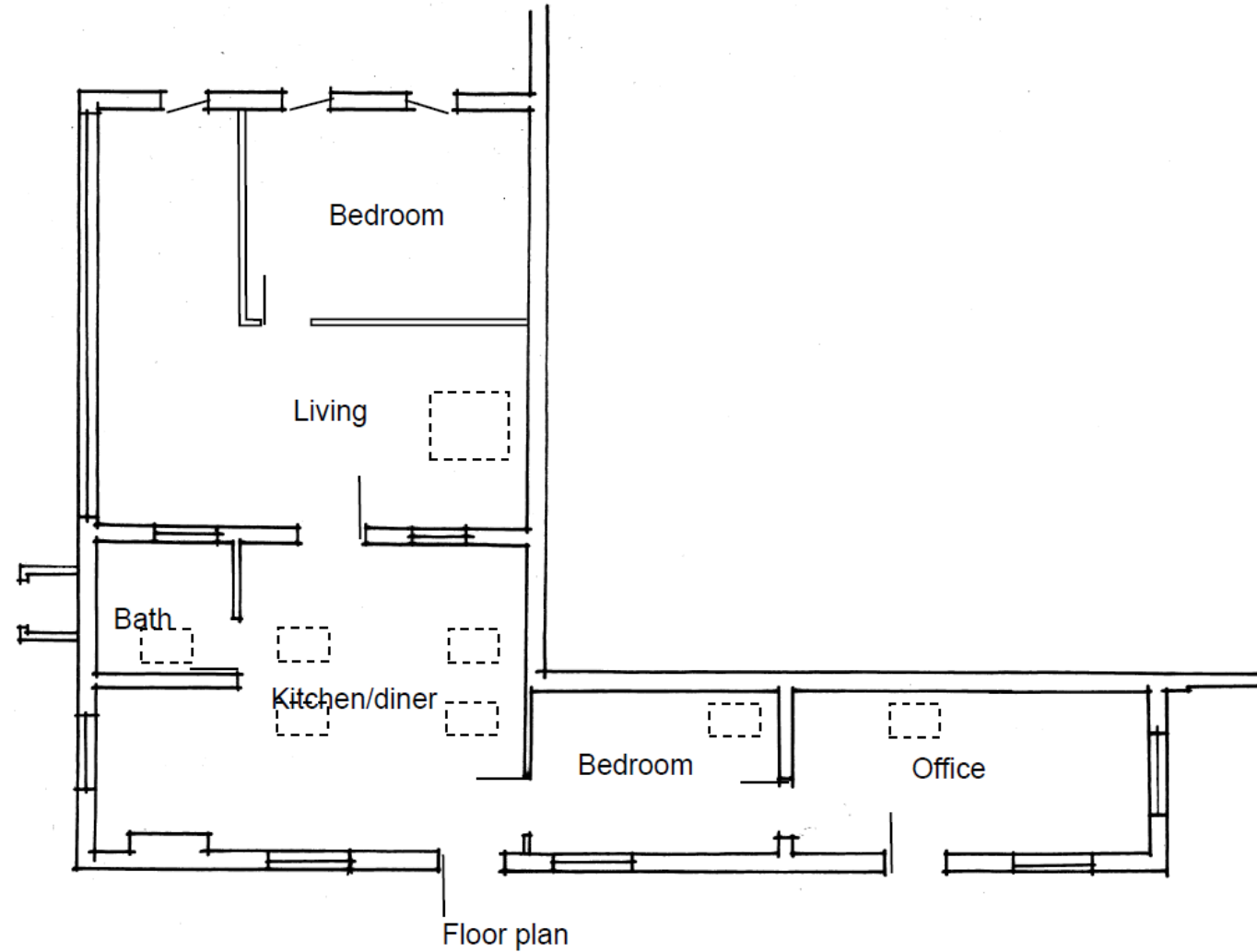
# Aerial photograph



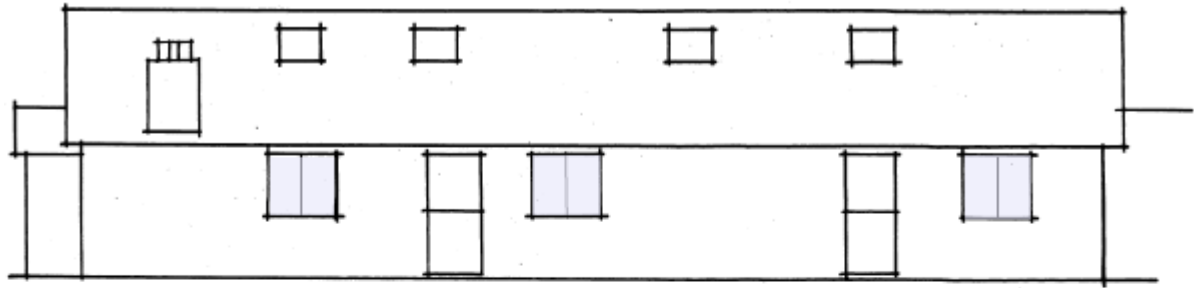
# Block Plan



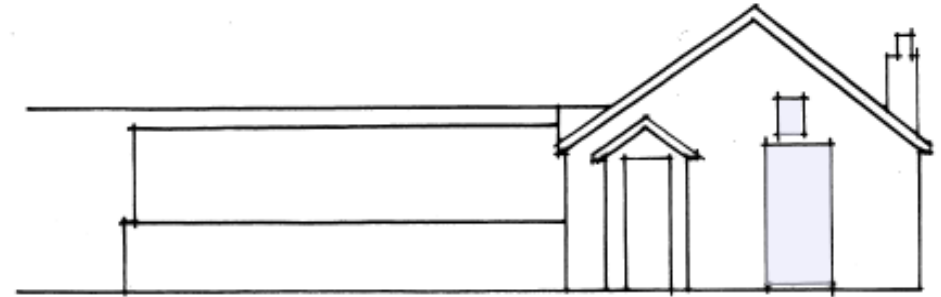
# Floor Plan



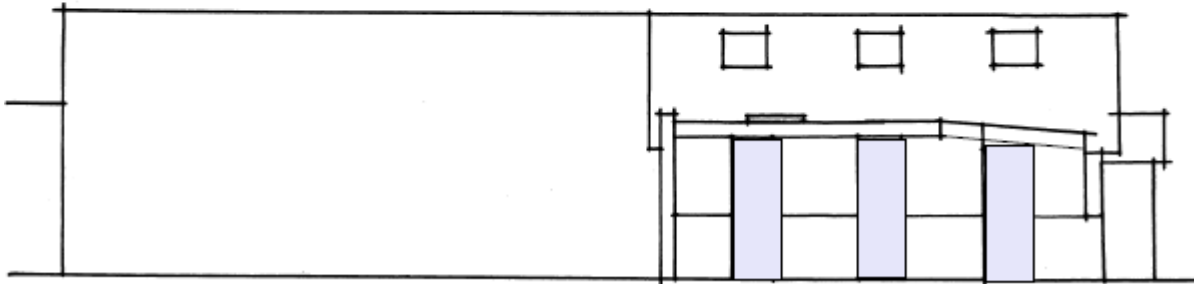
# Elevations



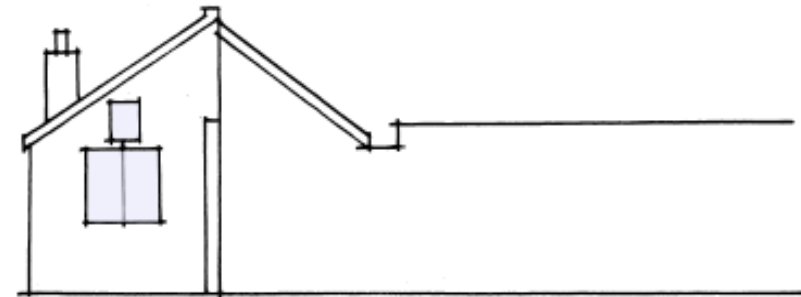
Front (North East) elevation



Side (South East) elevation



Rear (South West) elevation



Side (North West) elevation

# From Harpway Lane



# NE elevation and garden area



# Rear garden and extension





# Rear elevation





# Recommendation

- There are no proposed alterations to the fabric of the non-designated heritage asset and as such, the proposal has a limited impact on the openness of the Green Belt
- As an existing C3 unit of accommodation, the proposal to enable continued occupation as a dwelling would not have an adverse impact on the countryside
- Approval is therefore recommended

End of 3d 24/10788 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10510

50 Becton Lane,

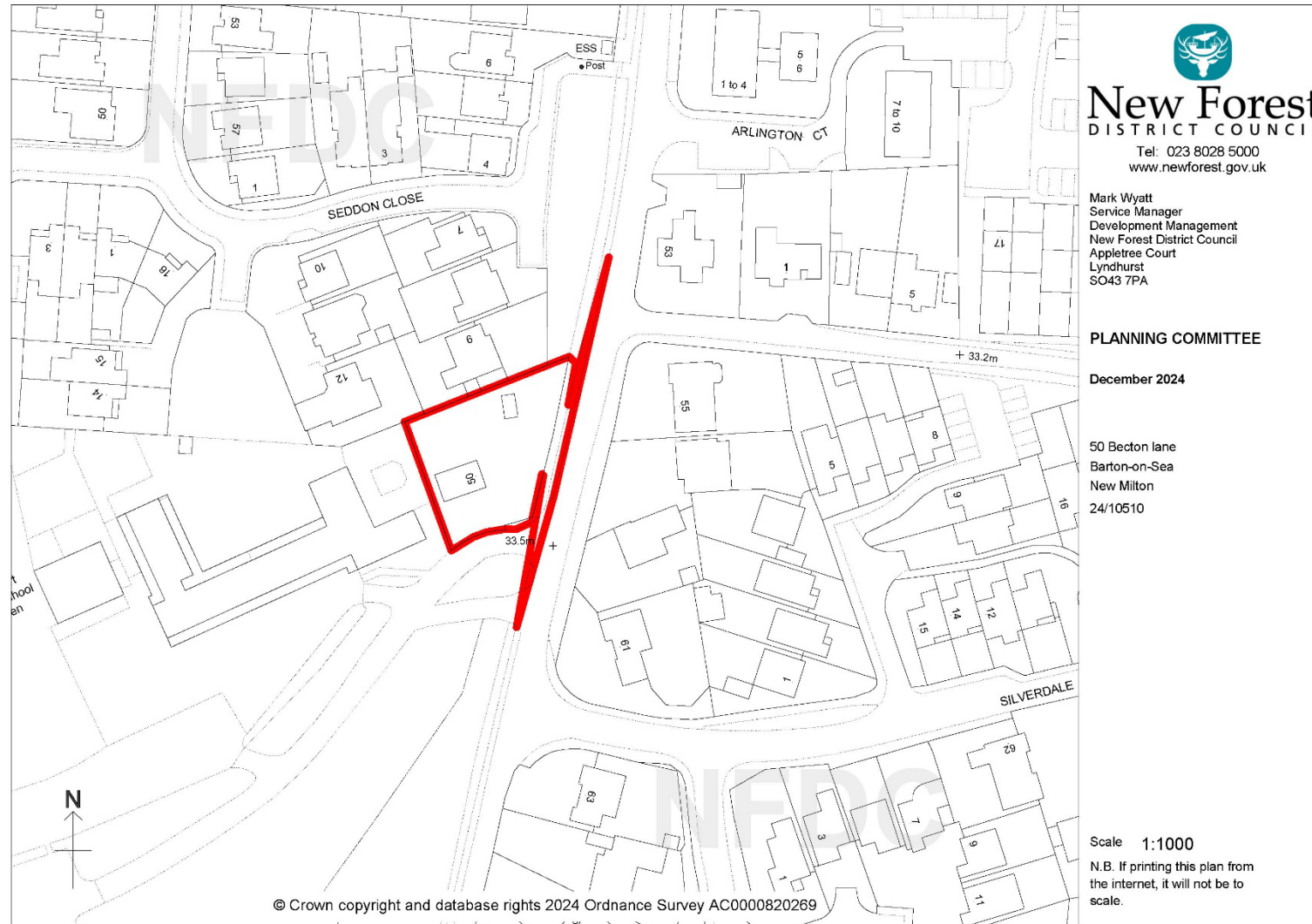
Barton on Sea

New Milton

BH25 7AG

**Schedule 3e**

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

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

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

**PLANNING COMMITTEE**

December 2024

50 Becton lane  
Barton-on-Sea  
New Milton  
24/10510

Scale 1:1000

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

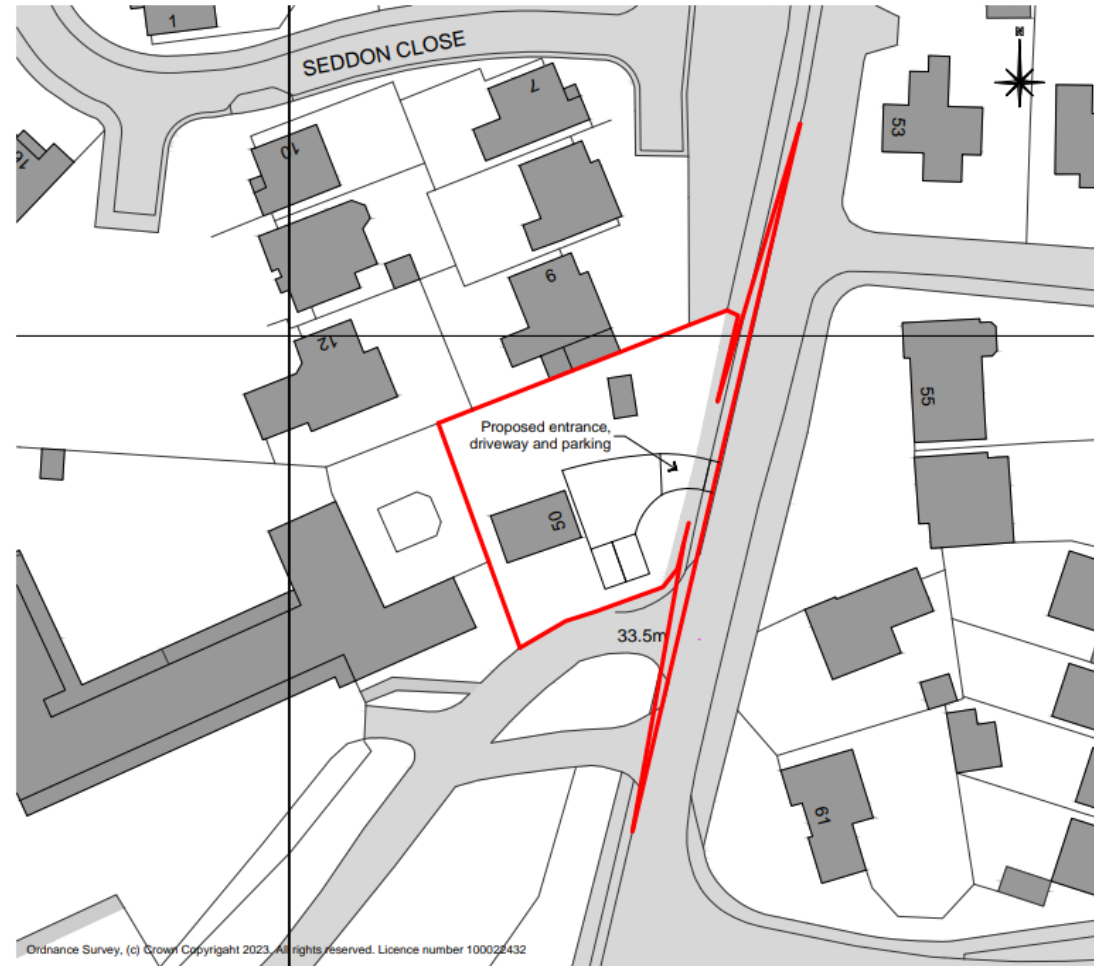
# Local context



# Aerial photograph



# Block Plan



Block Plan

0 5m 10m  
Scale: 1:500



# Existing Site Plan



Existing Site Plan

0 2m 4m  
Scale: 1:200

# Proposed Site Plan



Proposed Site Plan

0 2m 4m  
Scale: 1:200

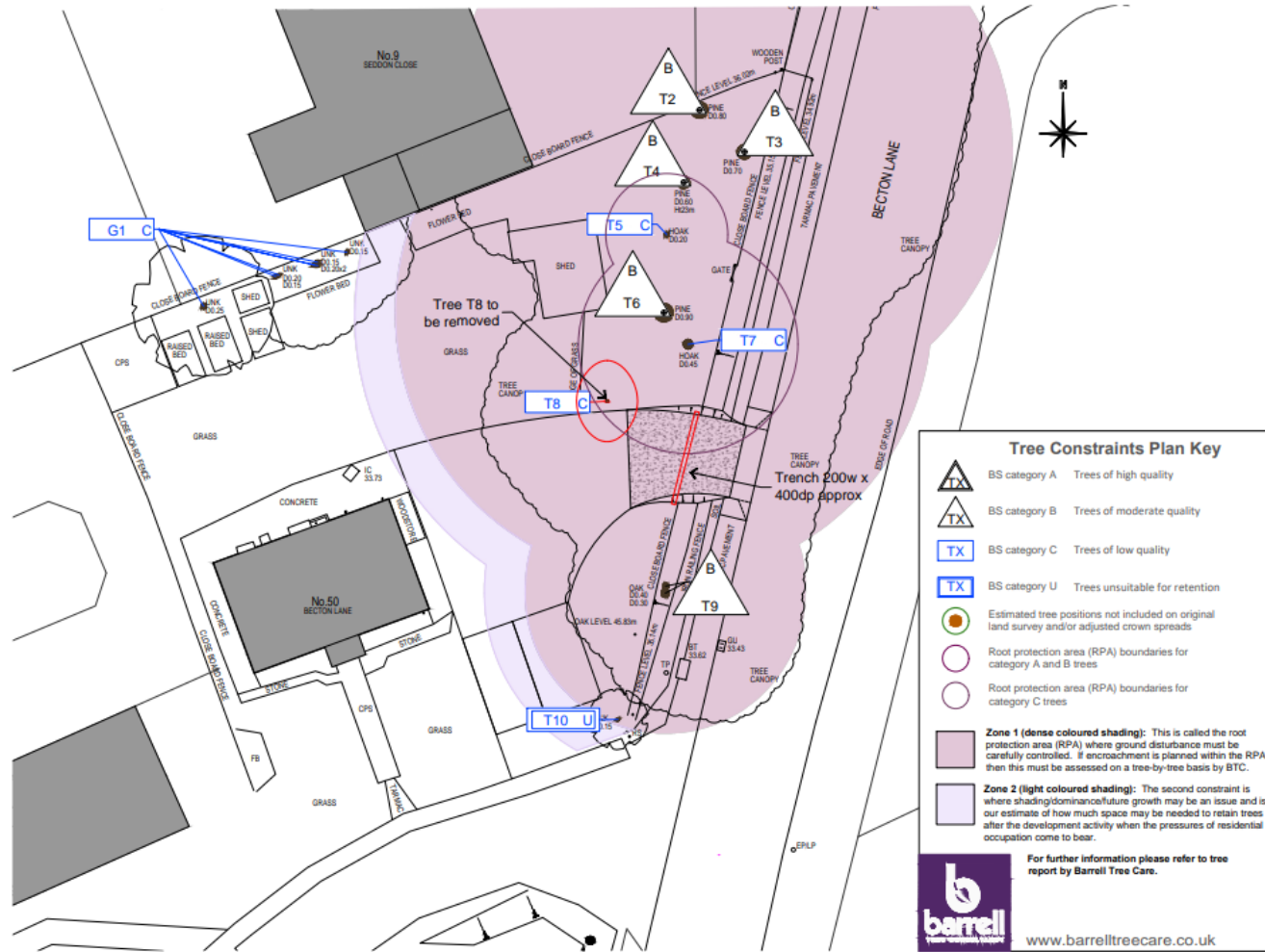
# Site Photographs



# Site Photographs



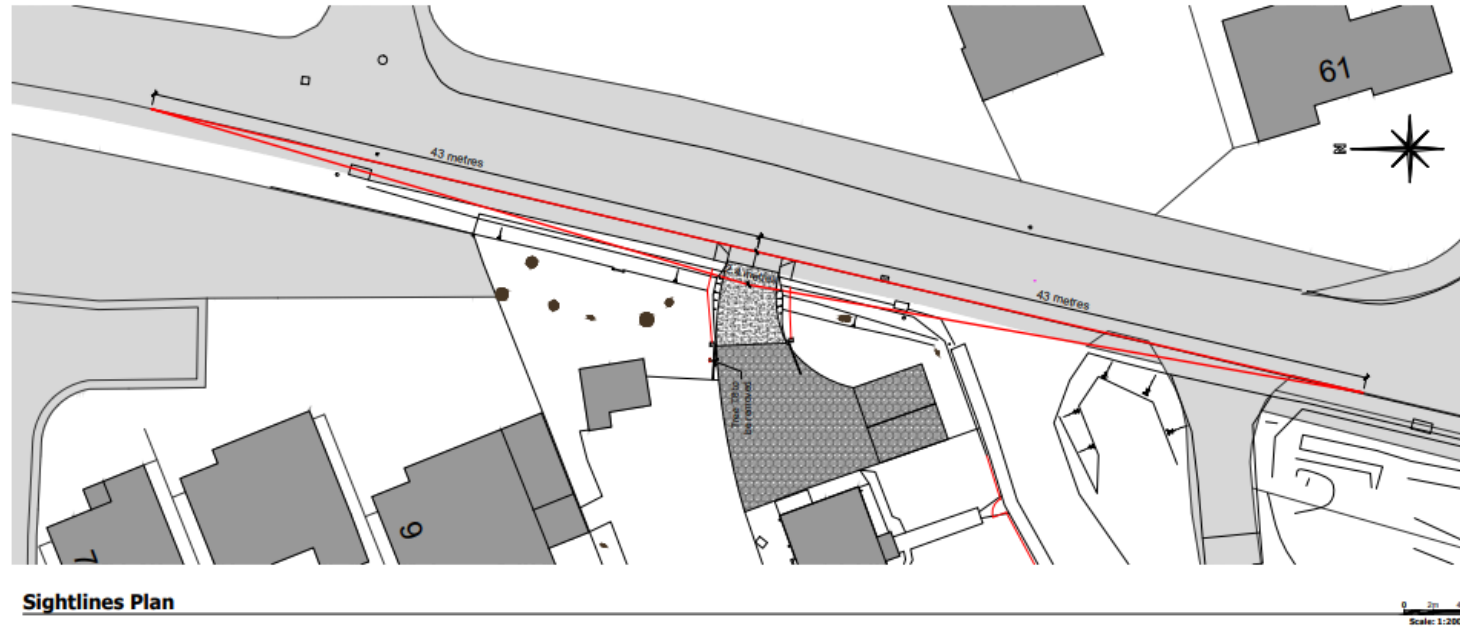
# Tree Plan



Tree Plan

0 2m 4m  
Scale: 1:200

# Sightline Plans and Photographs



**View North from Proposed Entrance**  
Scale: N.T.S.



**View South from Proposed Entrance**  
Scale: N.T.S.

# Recommendation

- Grant subject to conditions



End of 3e 24/10510 presentation



# New Forest

DISTRICT COUNCIL







# Planning Committee

## App No 24/10078

The Granary,

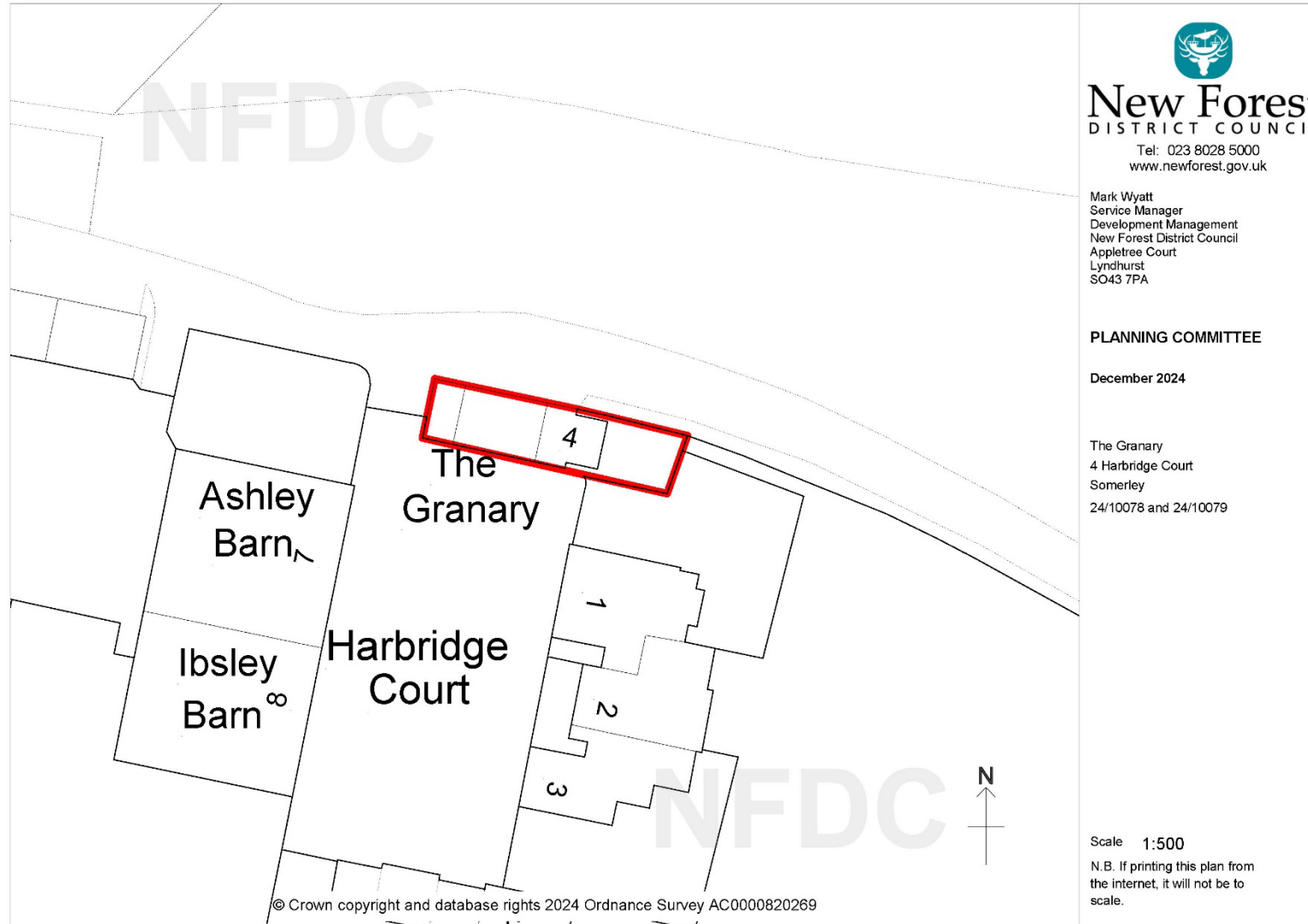
4 Harbridge Court

Somerley

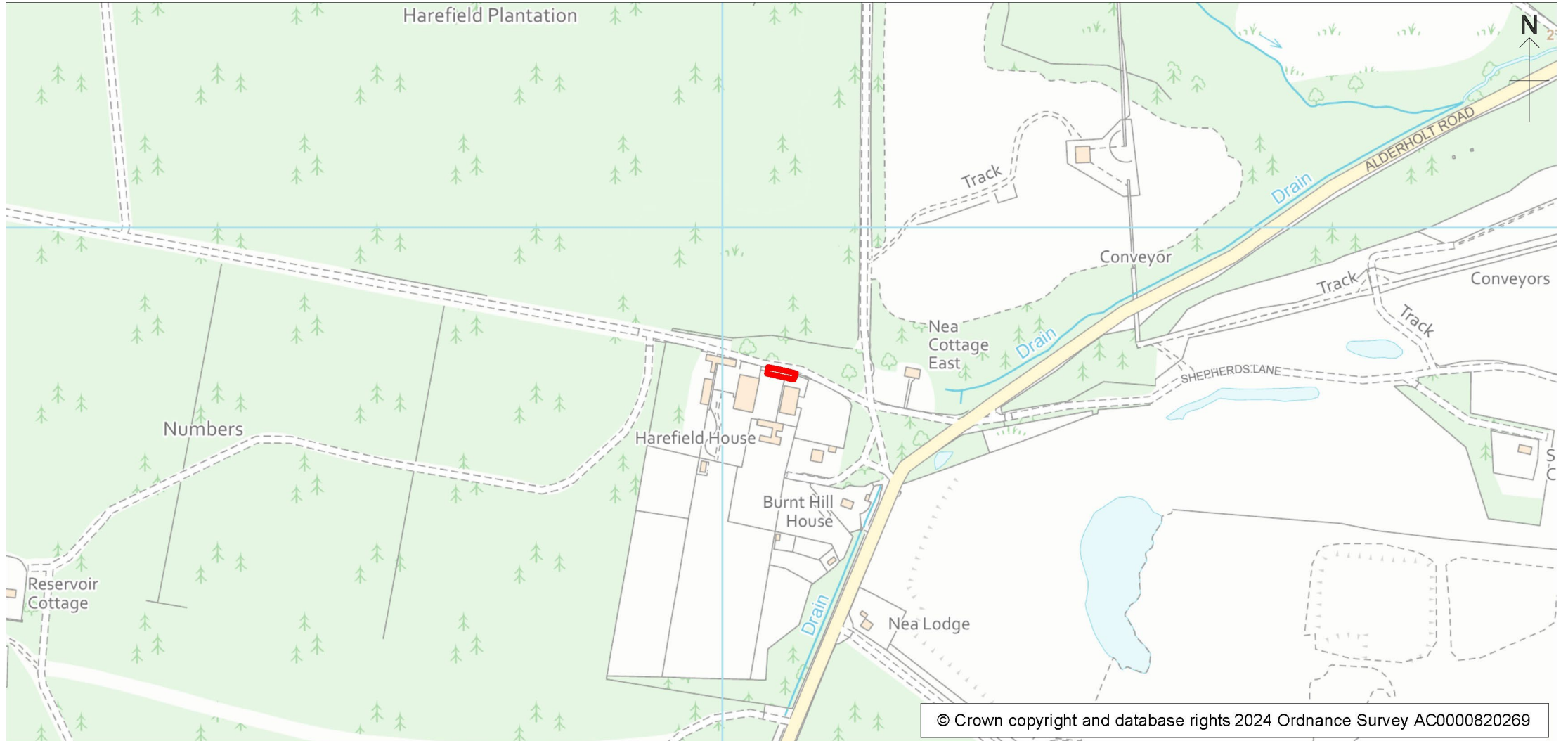
Ellingham, Harbridge & Ibsley

**Schedule 3f**

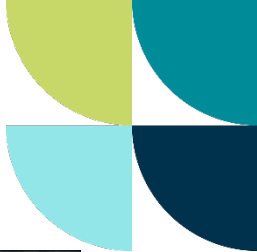
# Red line plan



# Local context



# Aerial photograph

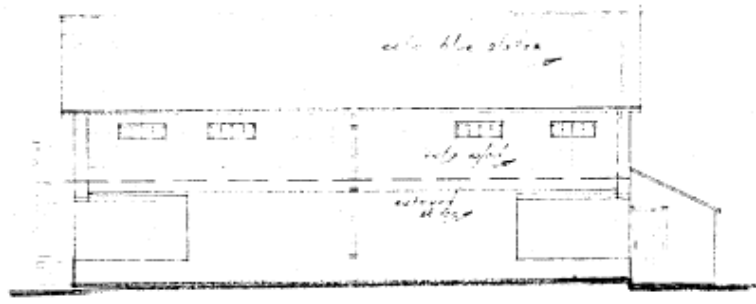


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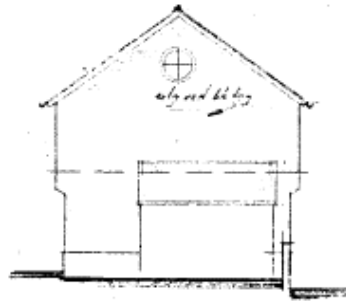
# Constraints



# 89/43685 the granary as existing 1989



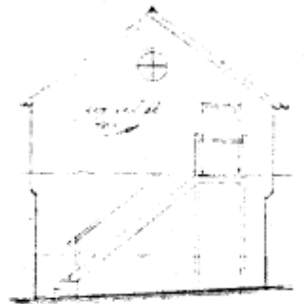
South Elevation



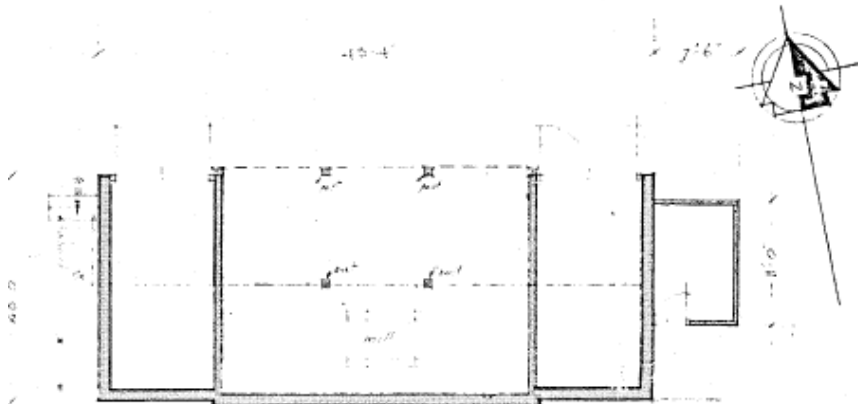
East Elevation



North Elevation



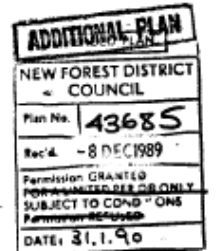
West Elevation



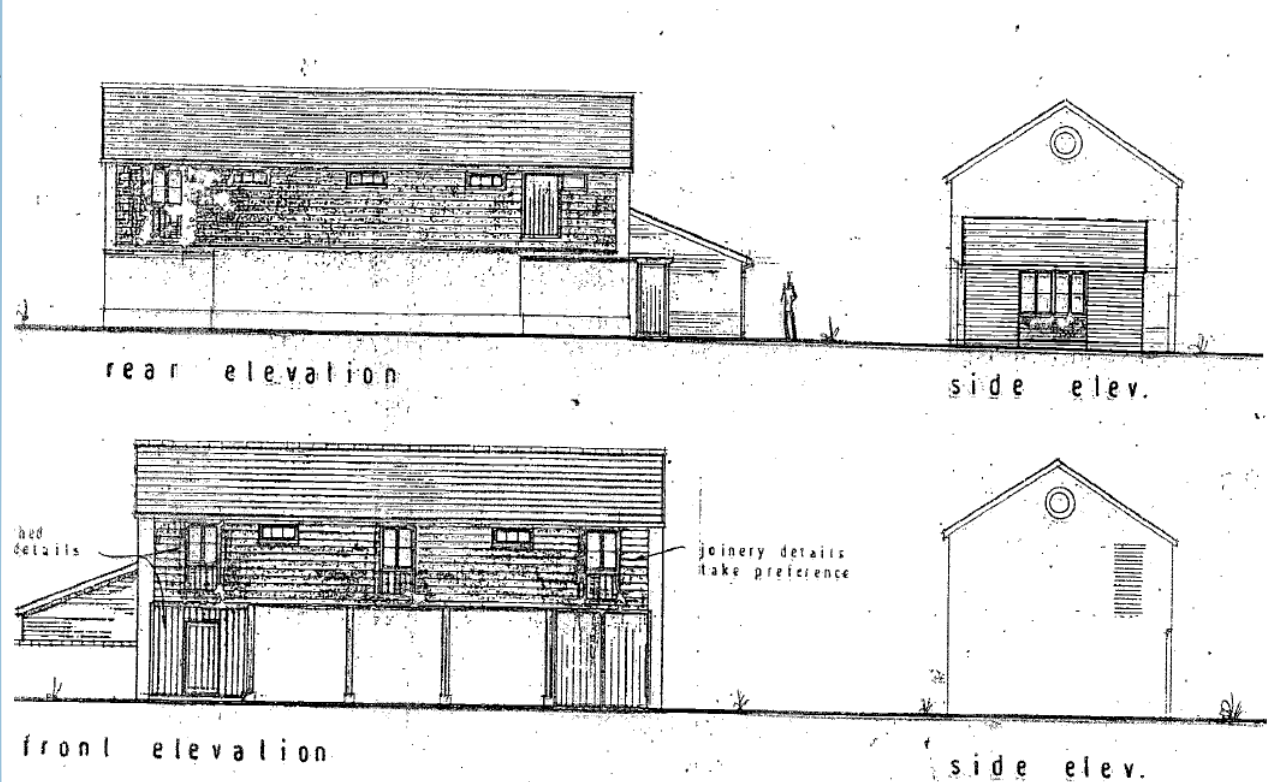
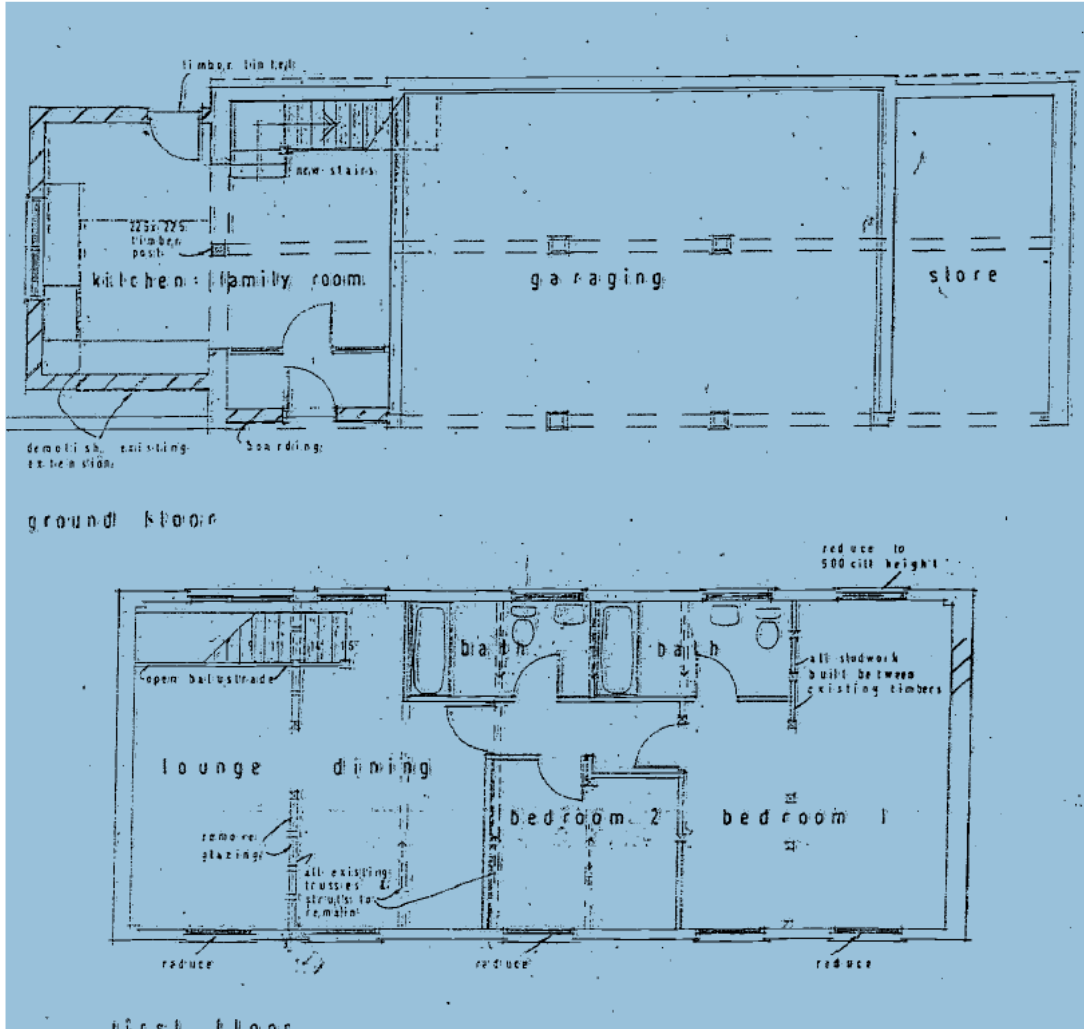
78



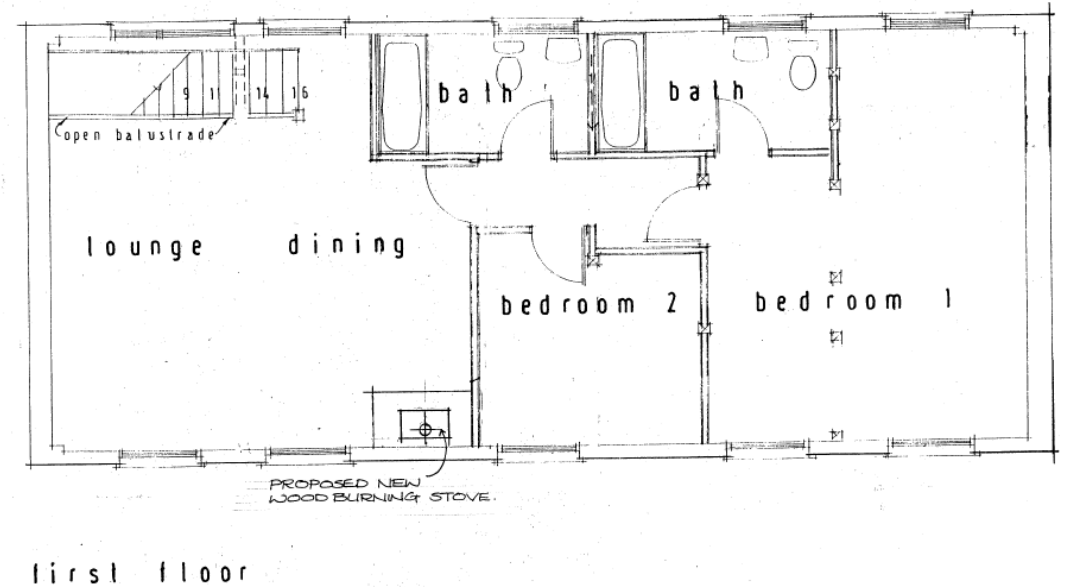
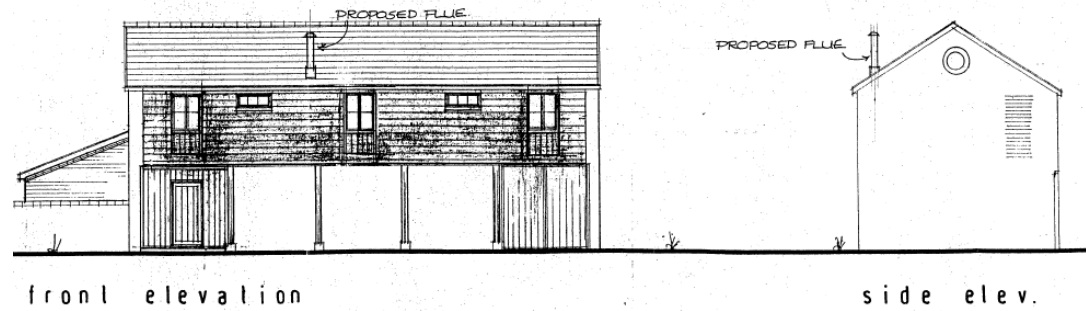
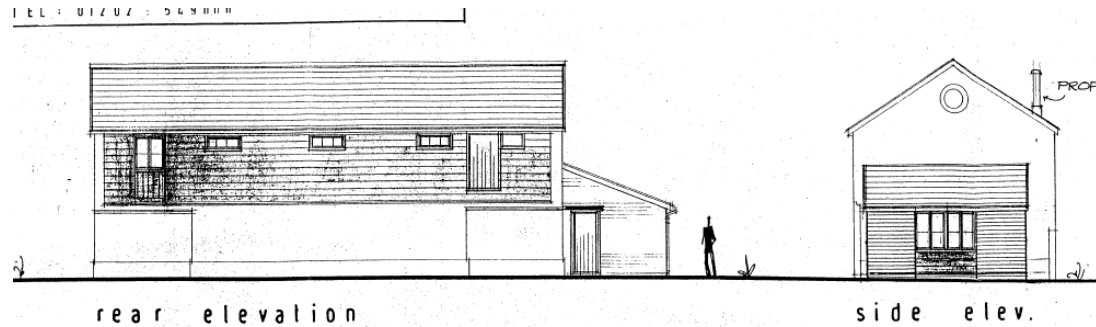
3f 24/10078



# 97/62980 the Granary conversion



# 07/90257 flue





# Block Plan



**KEY**

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION

EXISTING BLOCK PLAN - PROPOSED NO CHANGES

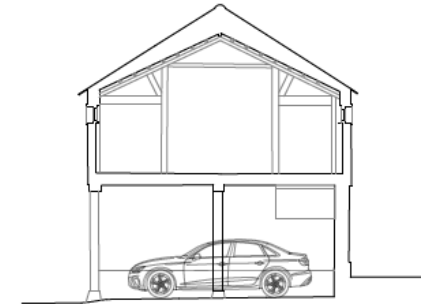
0 10



# Existing & Proposed North Elevation



EXISTING NORTH ELEVATION

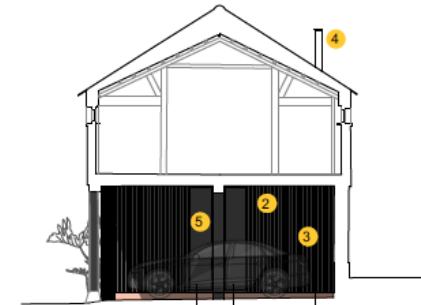


EXISTING SECTION BB  
(INTERNAL WEST ELEVATION)



PROPOSED NORTH ELEVATION

800mm wide solid partition - see ecoblogia's recommendation



PROPOSED SECTION CC  
(INTERNAL WEST ELEVATION)

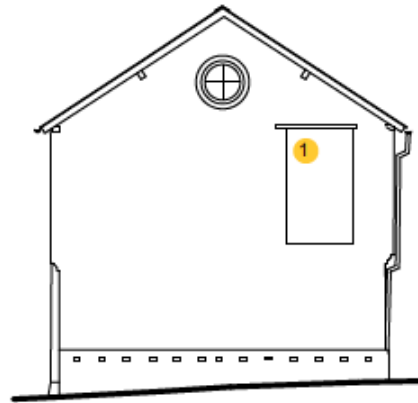
concealed timber clad door  
timber infill - see ecoblogia's recommendation

**KEY**

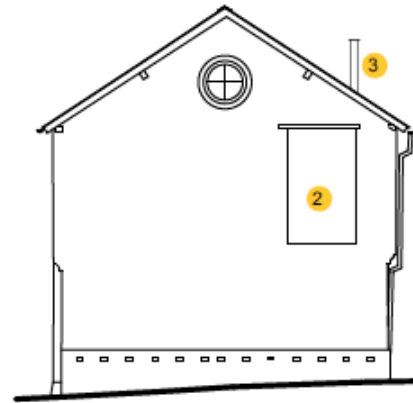
- 1 PROPOSED SYMPATHETIC FRAMELESS GLAZED INFILL SANDWICHED BETWEEN BLACK STAINED TIMBER POSTS TO MATCH EXISTING - NEW GLAZING TO BE SET BACK FROM FACE OF EXISTING POSTS
- 2 VERTICAL TIMBER CLADDING FINISH TO MATCH EXISTING
- 3 CONCEALED DOOR FINISH TO MATCH CLADDING
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF:07/90257
- 5 PROPOSED TIMBER INFILL PANEL ABUTTING EXISTING COLUMN SUPPORT STAINED BLACK TO MATCH EXISTING - NEW INFILL PANELS TO BE SET BACK FROM EXISTING EXPOSED POST

GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

# West elevation



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

KEY PHOTOGRAPHS:



## KEY

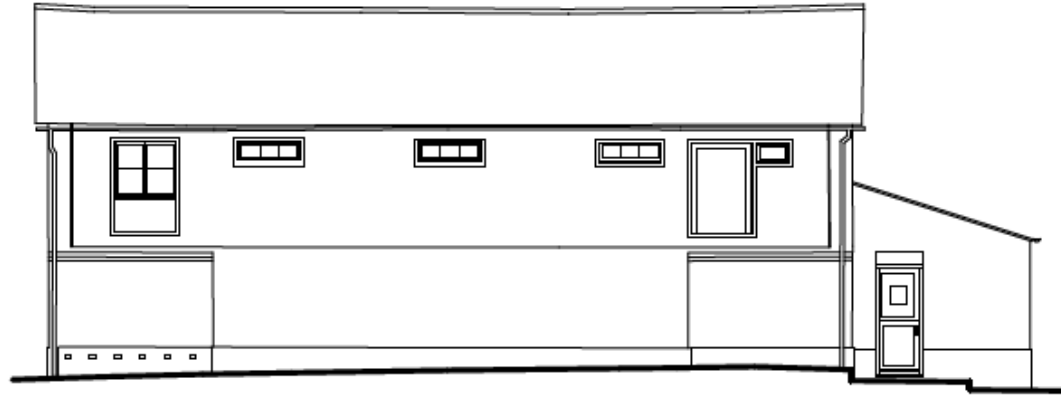
1 EXISTING MODERN BRICK WITH MORTAR POINTING INFILL TO ORIGINAL OPENING

2 REPLACE EXISTING MODERN BRICK AND MORTAR WITH RECLAIMED BRICKWORK TO MATCH ORIGINAL BRICKWORK OR/AND WITH REMOVED AND SALVAGED BRICKS FROM PROPOSED WORKS, WITH LIME MORTAR AND POINTING TO MATCH ORIGINAL

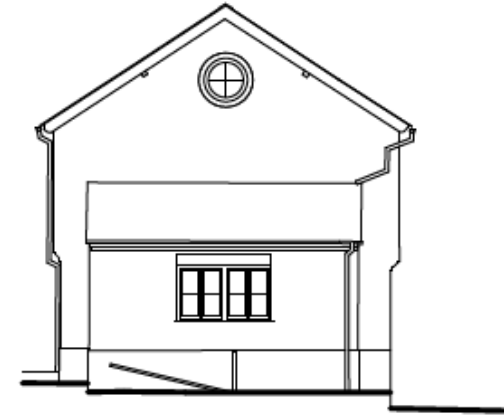
3 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

# Existing & Proposed South & East Elevations



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

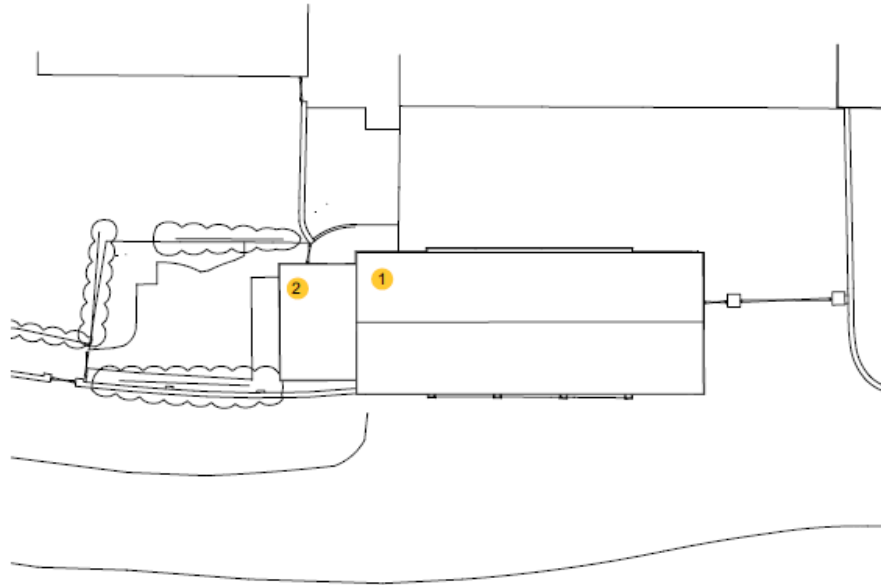


PROPOSED SOUTH ELEVATION

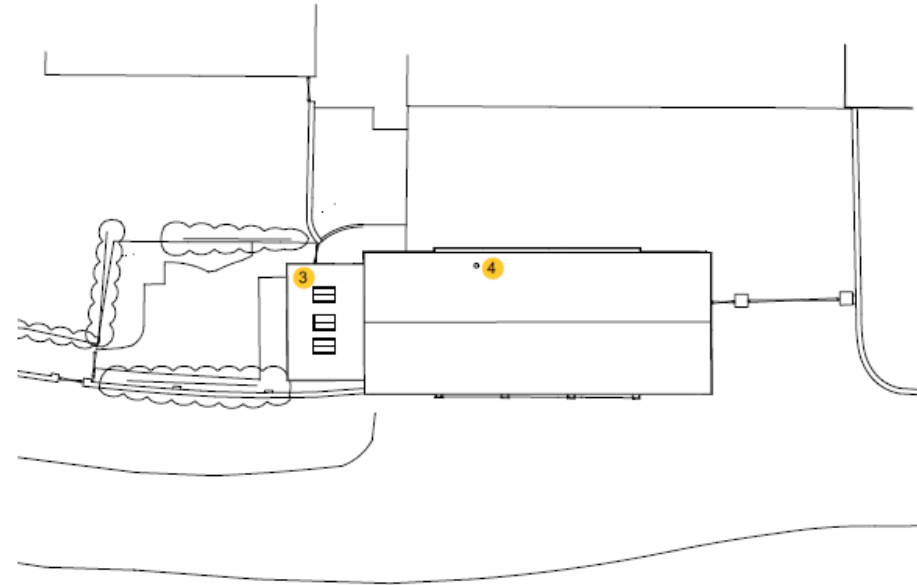


PROPOSED EAST ELEVATION

# Existing & Proposed Site/Roof Plan



EXISTING SITE/ROOF PLAN

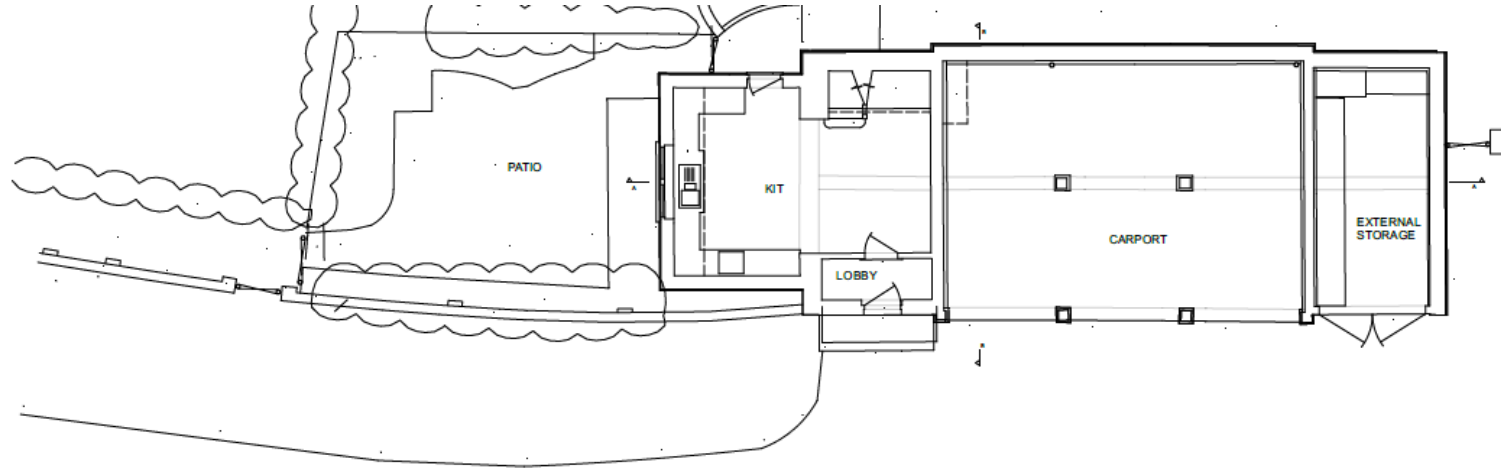


PROPOSED SITE/ROOF PLAN

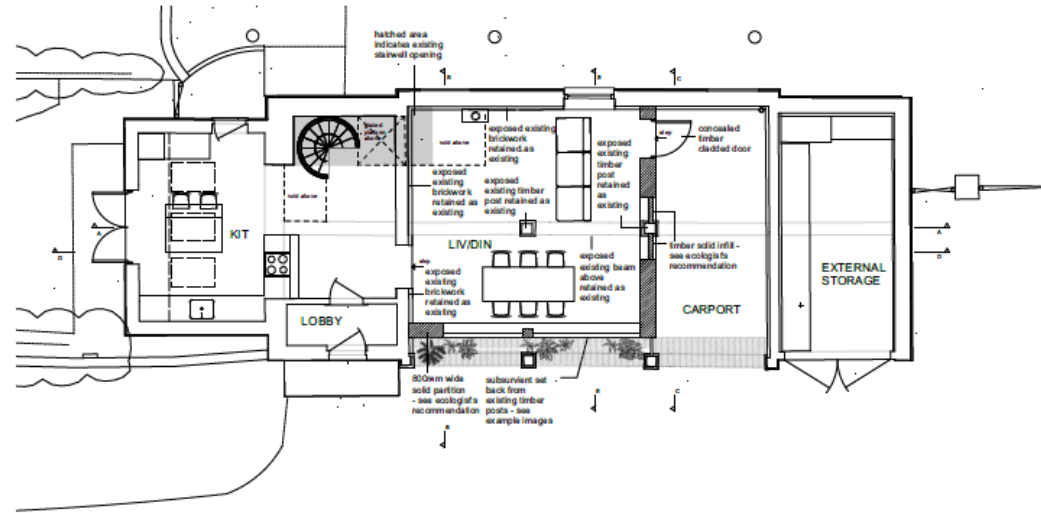
## KEY

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION
- 3 EXISTING LEAN-TO SINGLE STOREY EXTENSION WITH PROPOSED HERITAGE CONSERVATION TYPE ROOF LIGHTS
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

# Existing & Proposed Ground Floor Plan

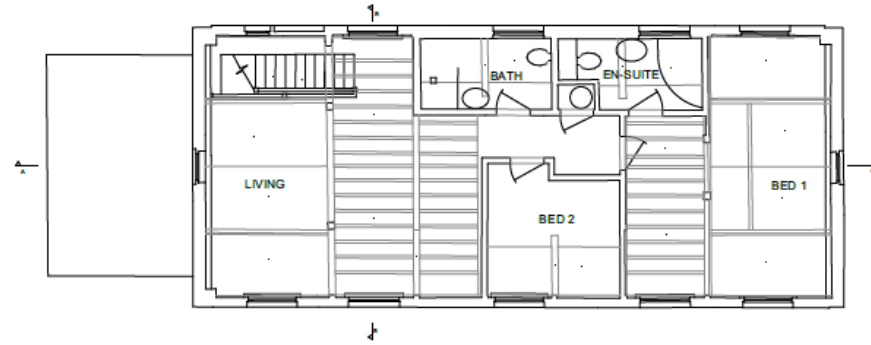


EXISTING GROUND FLOOR PLAN

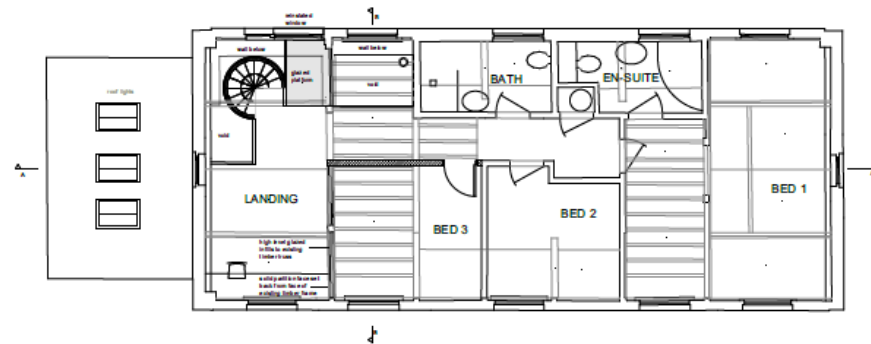


PROPOSED GROUND FLOOR PLAN

# Existing & Proposed First floor plan

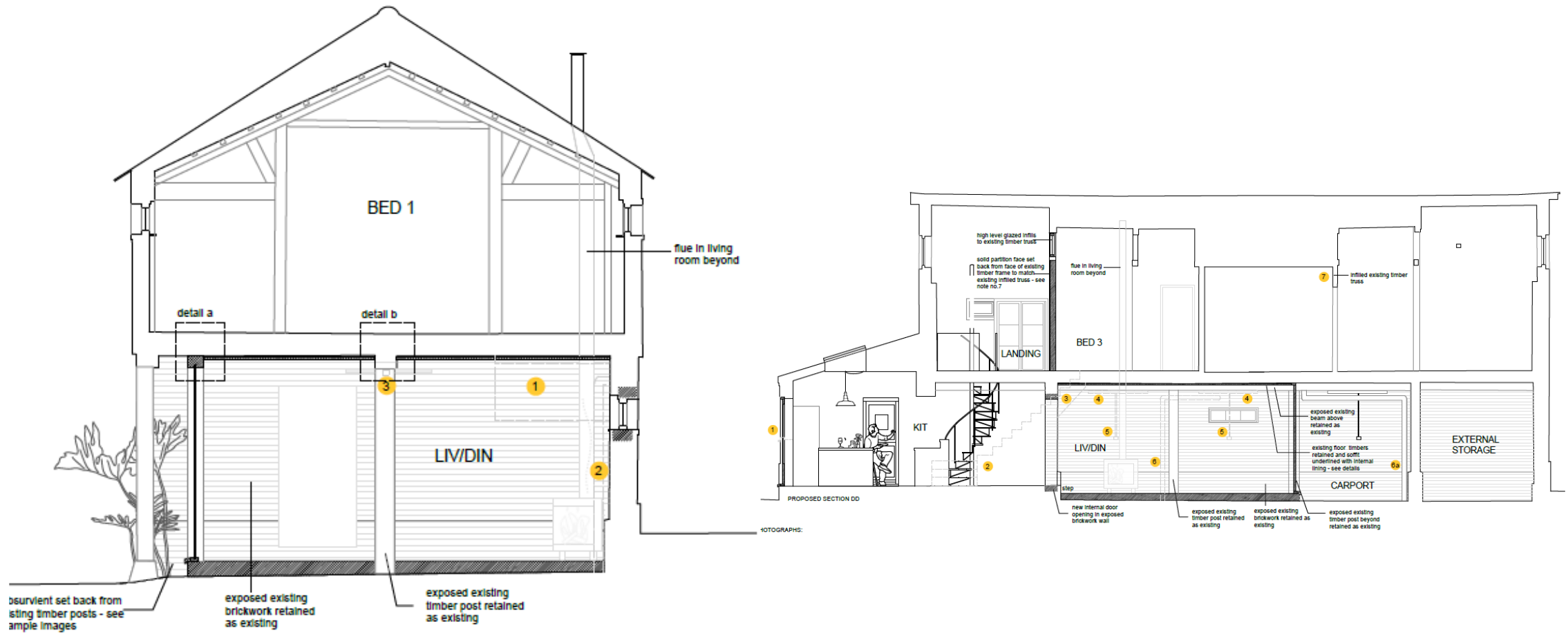


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

# Proposed sections





# Front elevation



# Inside of cart bay



# Front and side elevations



# Areas where bats emerged from building



Figure 7: Showing areas where bats emerged western elevation



Figure 5: Showing areas where bats emerged southern elevation



Figure 8: Showing areas where bats emerged eastern elevation



Figure 6: Showing areas where bats emerged Northern elevation

# Recommendation

- Refuse:
  - The enclosure of the cart bays would erode the agricultural character and appearance of the curtilage listed building, which is currently maintained by the open space at ground floor level, and its significance within this important group of listed buildings which are a well preserved example of a common late 18th Century granary and cart shed; this significance is elevated, as it forms part of a model farm designed by S Wyatt
  - As such the proposed development would result in less than substantial harm, and there is no identified public benefit to outweigh the harm and would be contrary to Policy DM1 of the Local Plan Part 2, Policy ENV3 of the Local Plan Part 1 and chapter 16 of the National Planning Policy Framework

End of 3f 24/10078 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10079

The Granary,

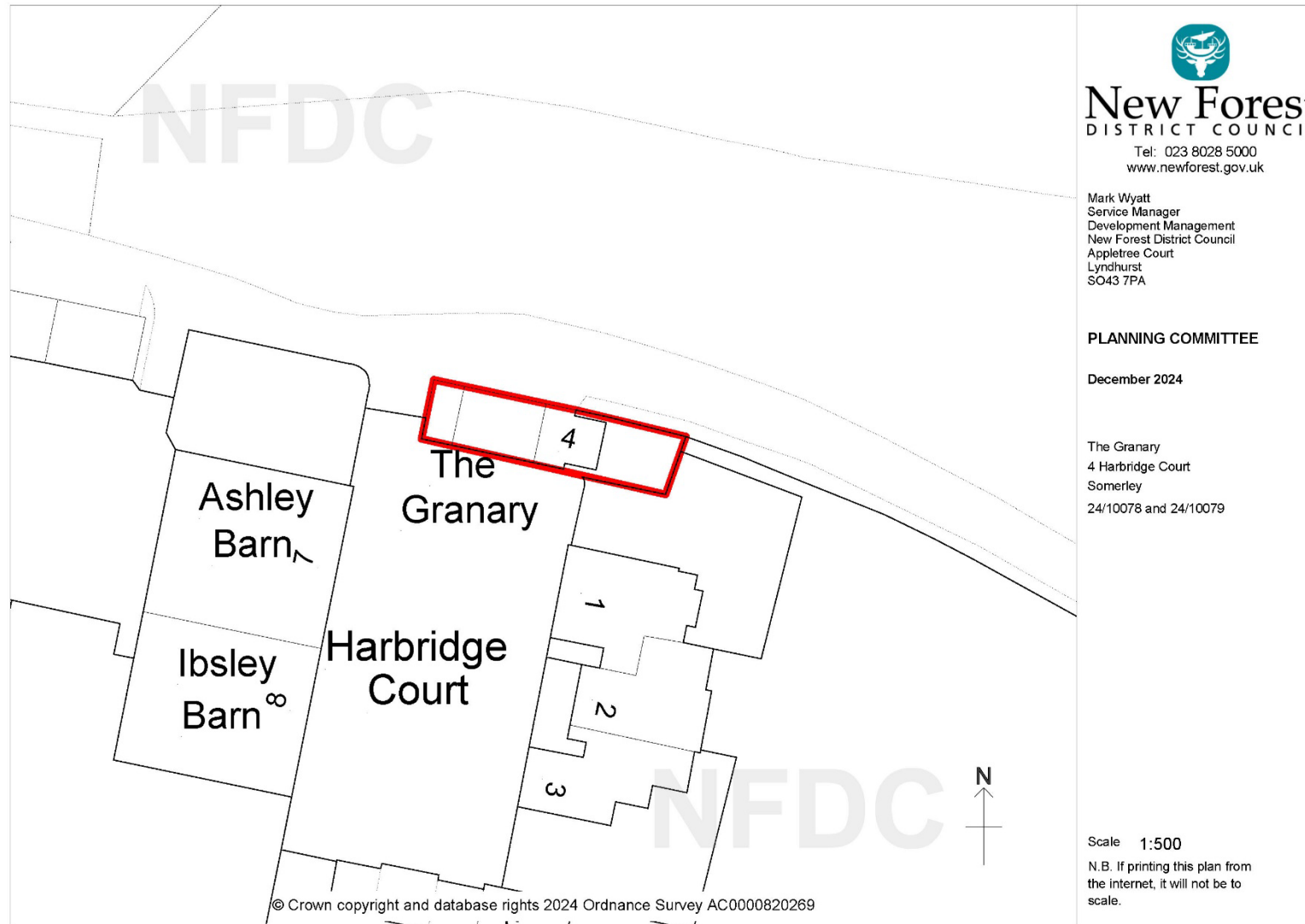
4 Harbridge Court

Somerley

Ellingham, Harbridge & Ibsley

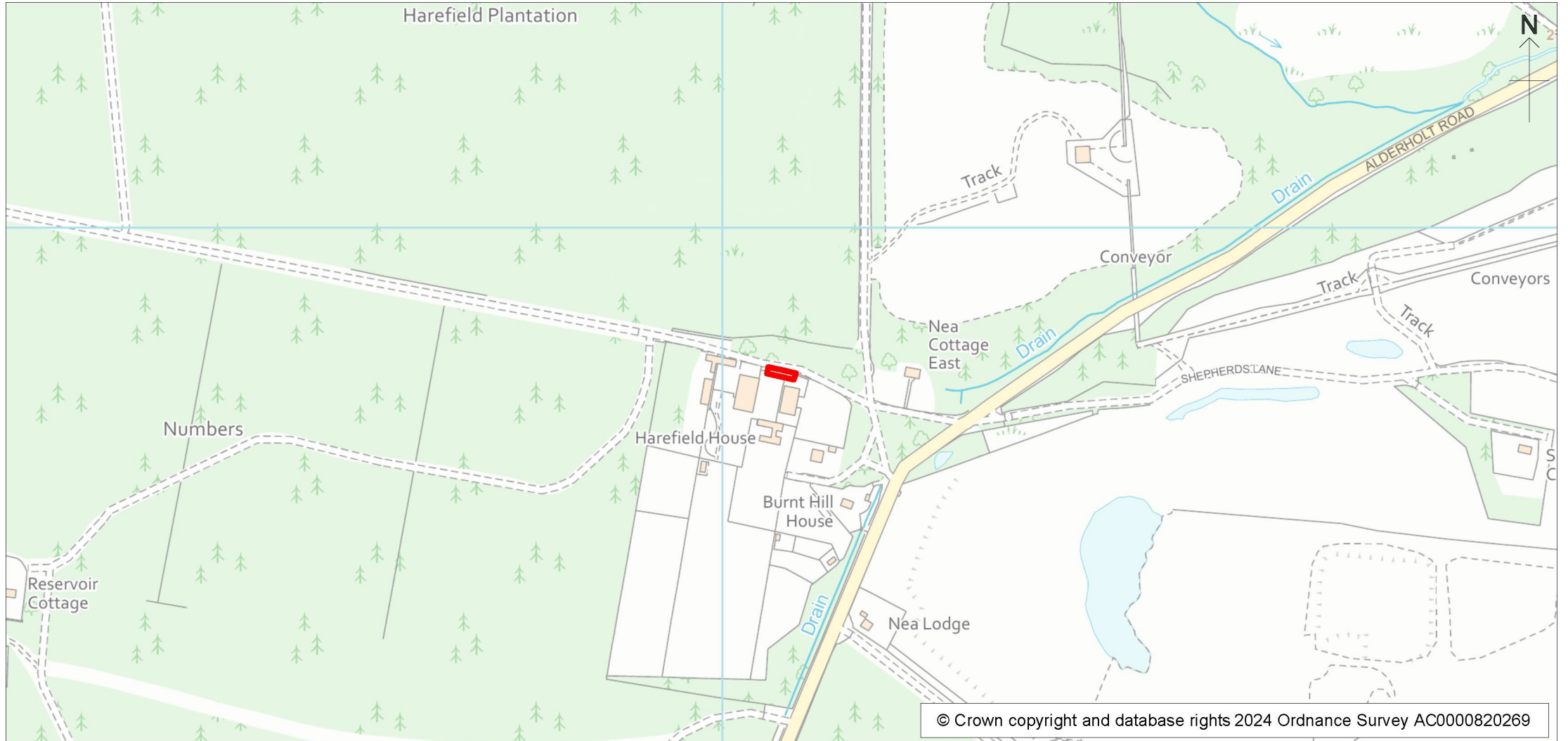
**Schedule 3g**

# Red line plan

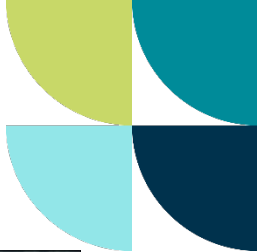




# Local context



# Aerial photograph

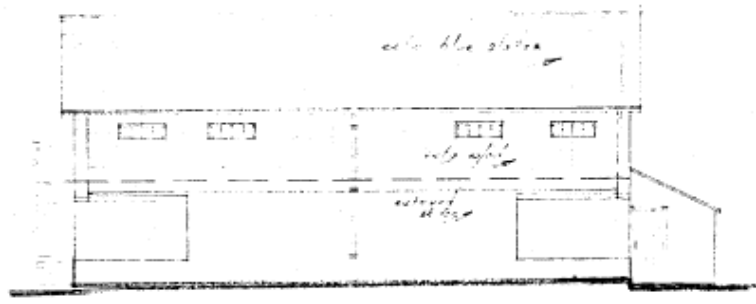


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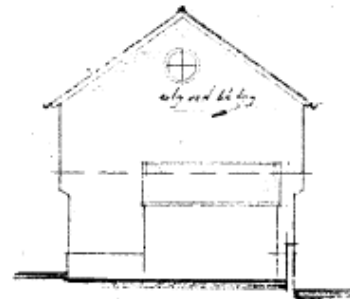
# Constraints



# 89/43685 the granary as existing 1989



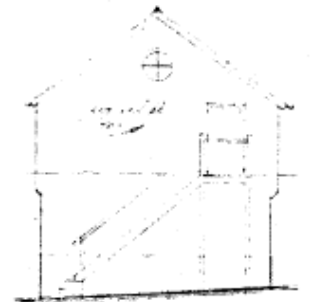
South Elevation



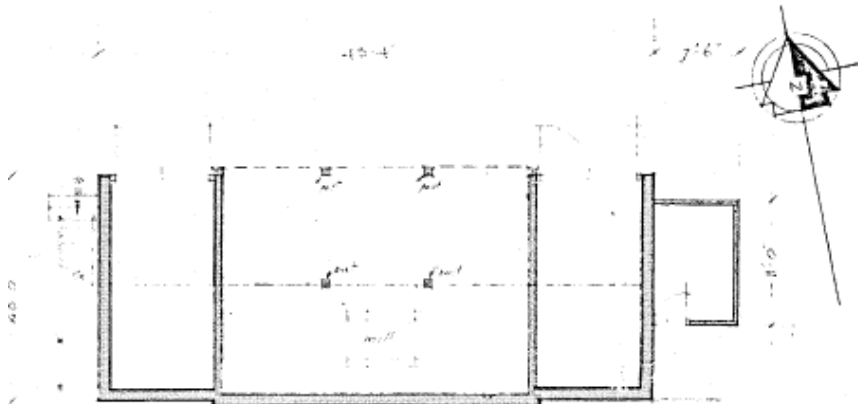
East Elevation



North Elevation



West Elevation



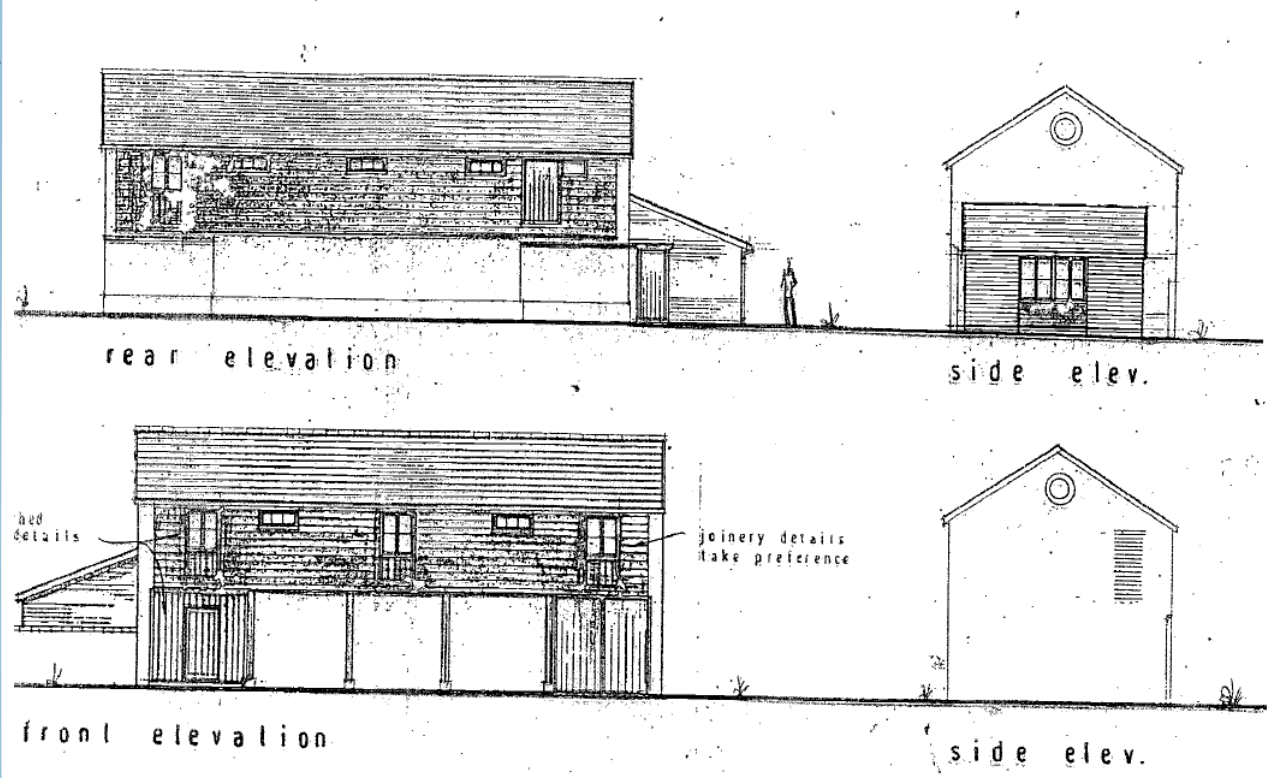
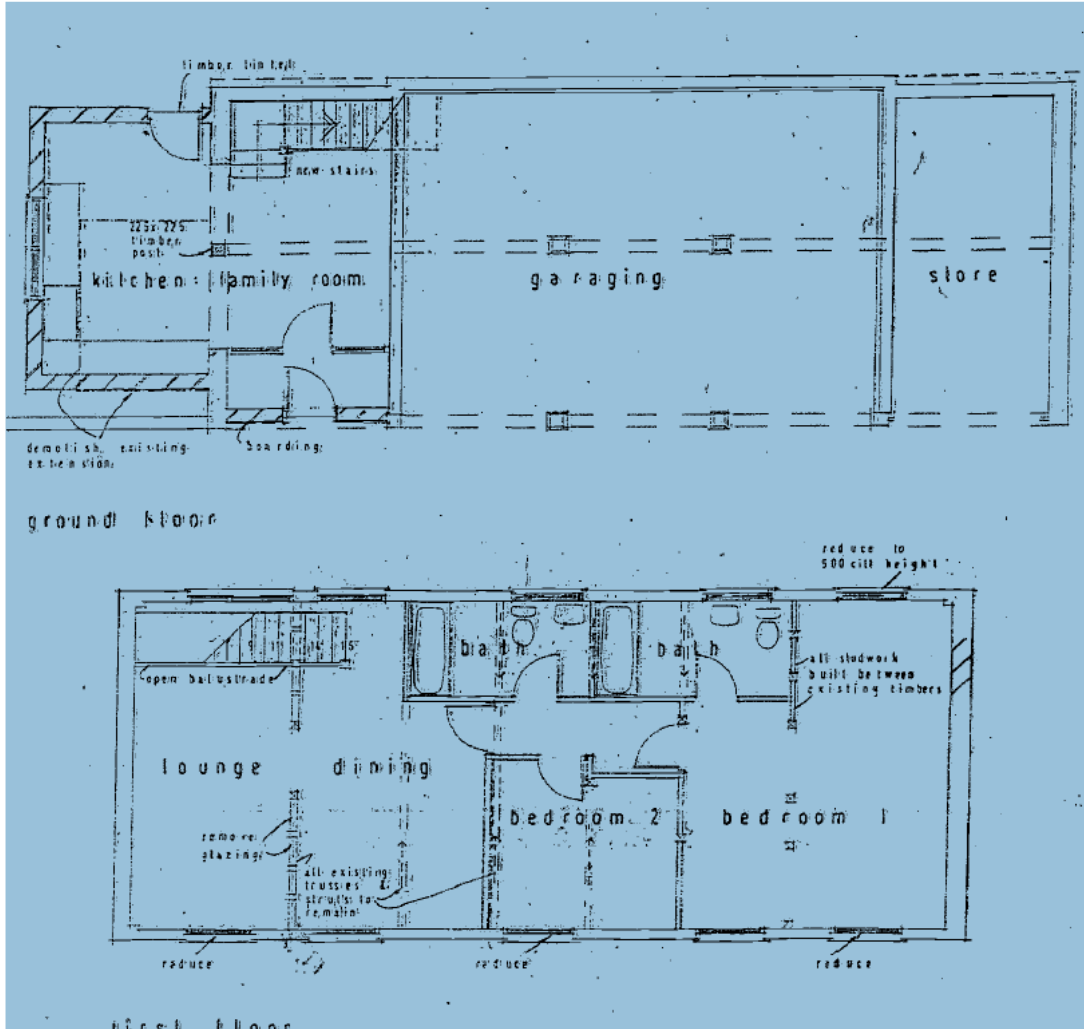
100



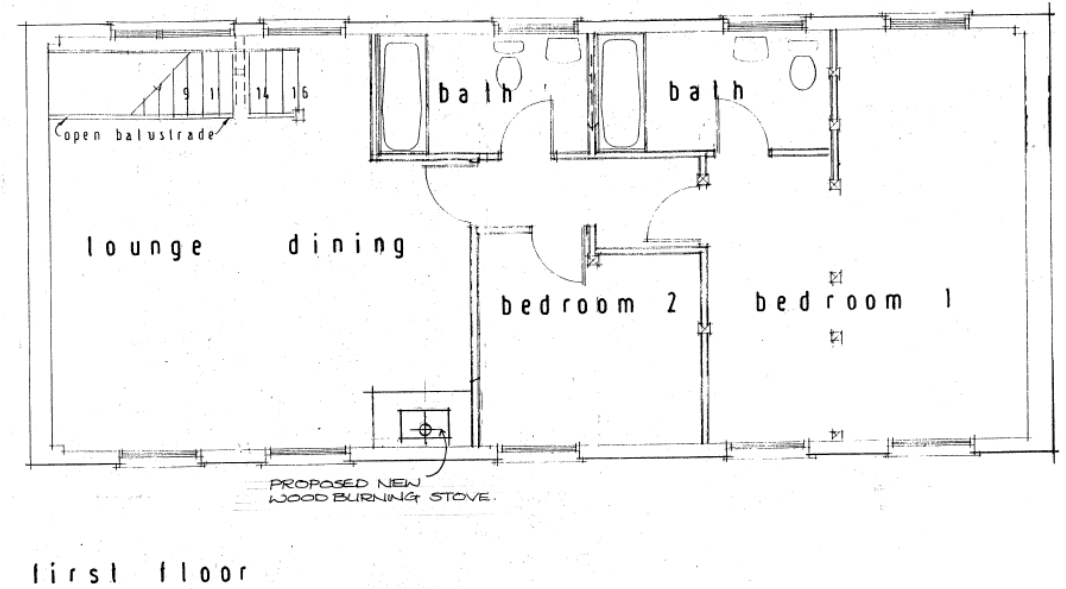
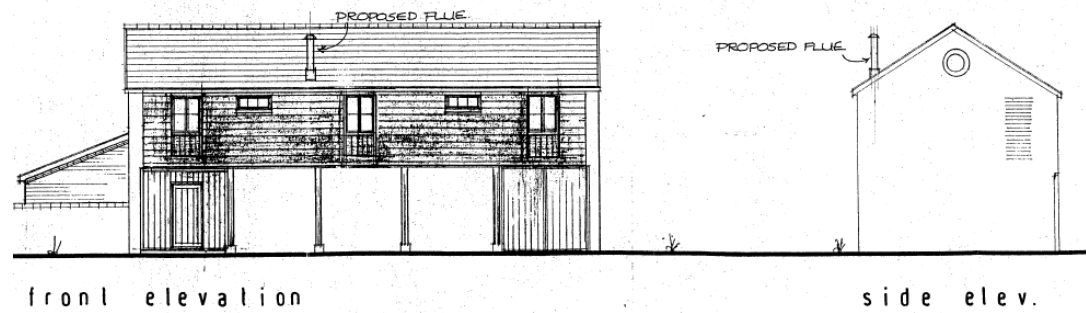
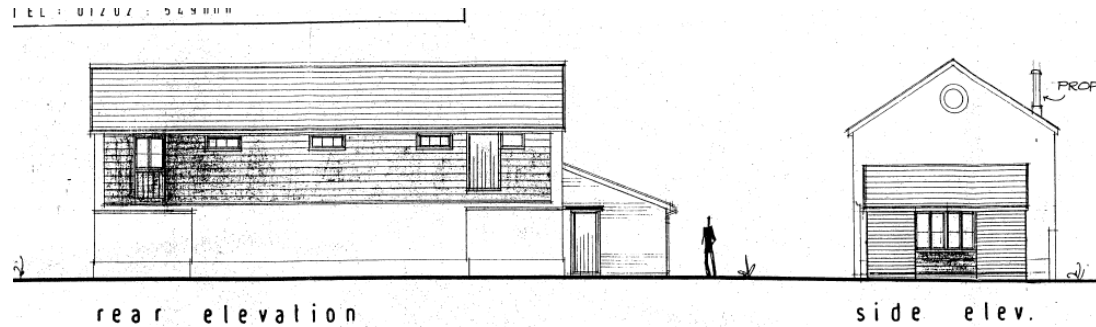
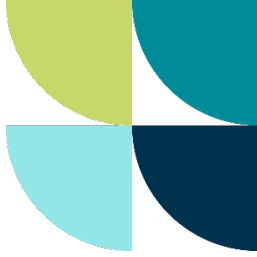
3g 24/10079

<b>ADDITIONAL PLAN</b>
NEW FOREST DISTRICT COUNCIL
Plan No. <b>43685</b>
Rec'd. - 8 DEC 1989
Permission GRANTED FOR UNLIMITED USE ONLY SUBJECT TO CONDITIONS
DATE: 31.1.90

# 97/62980 the Granary conversion



# 07/90257 flue



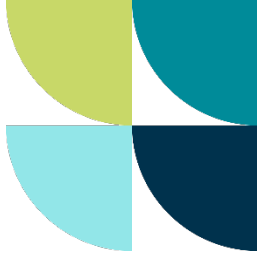
# Block Plan



**KEY**

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION

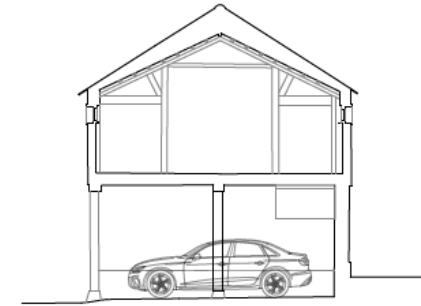
EXISTING BLOCK PLAN - PROPOSED NO CHANGES



# Existing & Proposed North Elevation



EXISTING NORTH ELEVATION

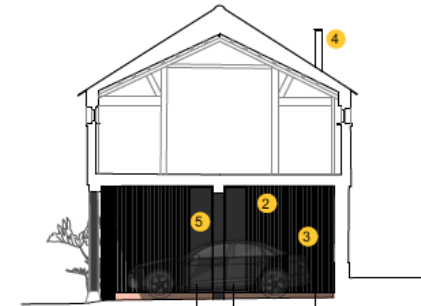


EXISTING SECTION BB  
(INTERNAL WEST ELEVATION)



PROPOSED NORTH ELEVATION

800mm wide  
solid partition  
- see ecoblog's  
recommendation



PROPOSED SECTION CC  
(INTERNAL WEST ELEVATION)

concealed  
timber clad  
door

timber infill - see  
ecoblog's  
recommendation

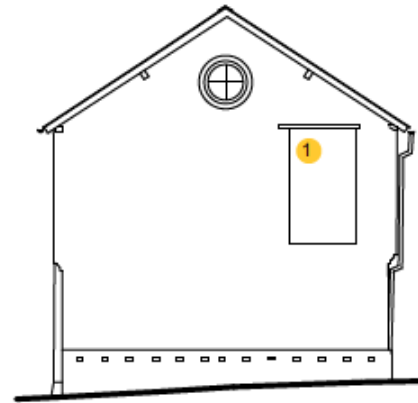
**KEY**

- 1 PROPOSED SYMPATHETIC FRAMELESS GLAZED INFILL SANDWICHED BETWEEN BLACK STAINED TIMBER POSTS TO MATCH EXISTING - NEW GLAZING TO BE SET BACK FROM FACE OF EXISTING POSTS
- 2 VERTICAL TIMBER CLADDING FINISH TO MATCH EXISTING
- 3 CONCEALED DOOR FINISH TO MATCH CLADDING
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF:07/90257
- 5 PROPOSED TIMBER INFILL PANEL ABUTTING EXISTING COLUMN SUPPORT STAINED BLACK TO MATCH EXISTING - NEW INFILL PANELS TO BE SET BACK FROM EXISTING EXPOSED POST

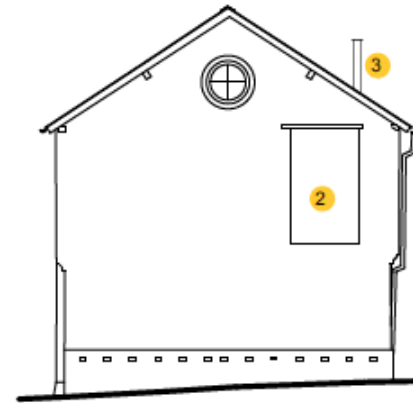
GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)



# West elevation



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

KEY PHOTOGRAPHS:



## KEY

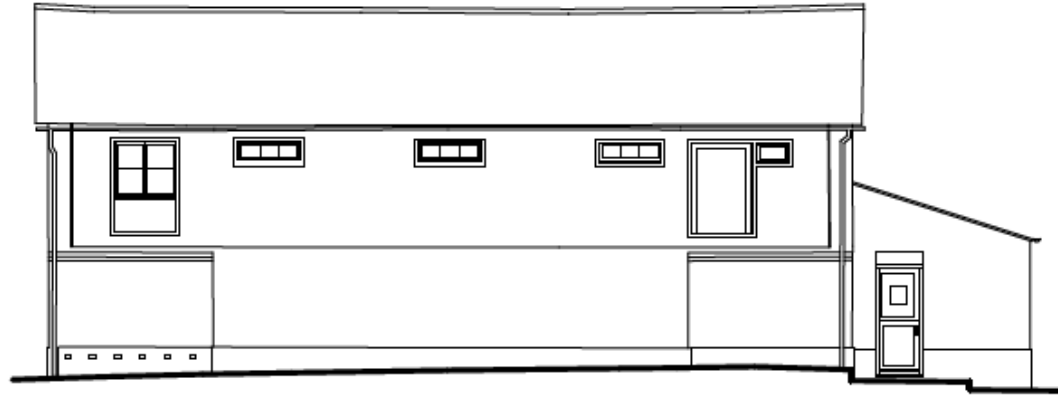
1 EXISTING MODERN BRICK WITH MORTAR POINTING INFILL TO ORIGINAL OPENING

2 REPLACE EXISTING MODERN BRICK AND MORTAR WITH RECLAIMED BRICKWORK TO MATCH ORIGINAL BRICKWORK OR/AND WITH REMOVED AND SALVAGED BRICKS FROM PROPOSED WORKS, WITH LIME MORTAR AND POINTING TO MATCH ORIGINAL

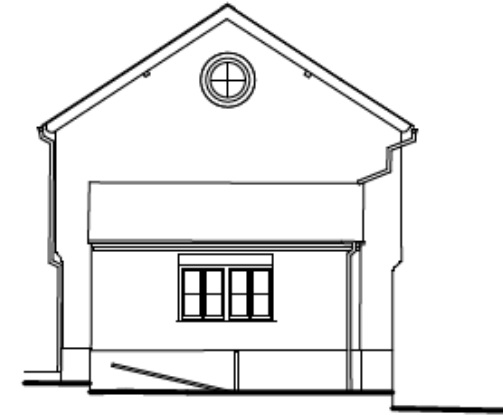
3 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

# Existing & Proposed South & East Elevations



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

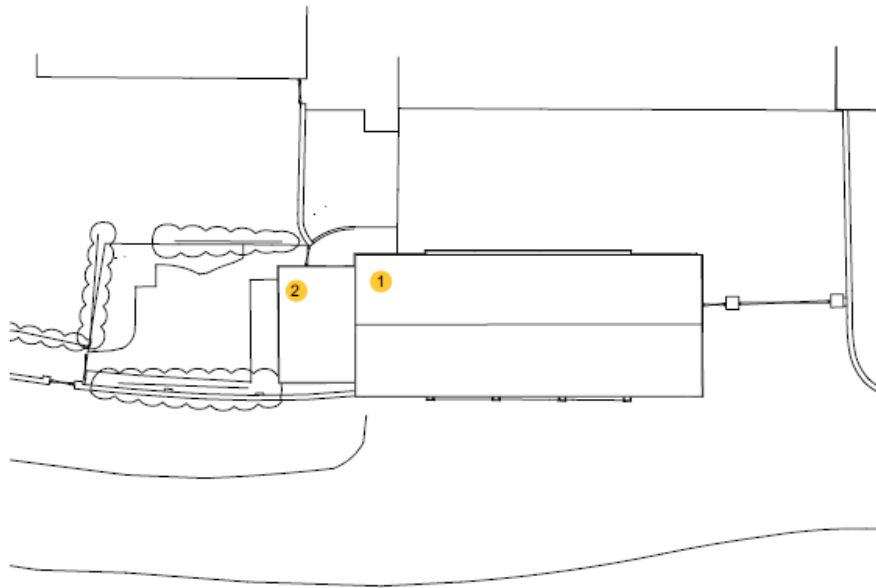


PROPOSED SOUTH ELEVATION

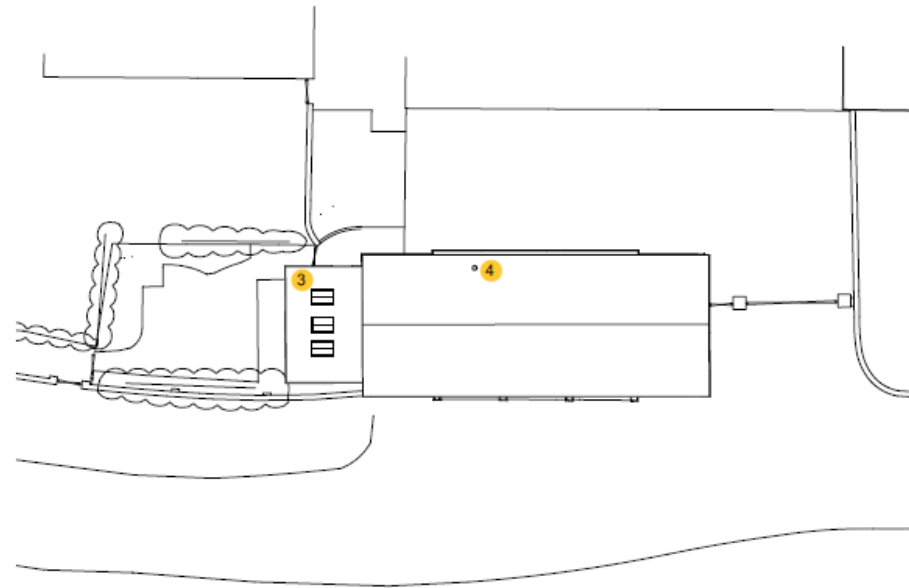


PROPOSED EAST ELEVATION

# Existing & Proposed Site/Roof Plan



EXISTING SITE/ROOF PLAN

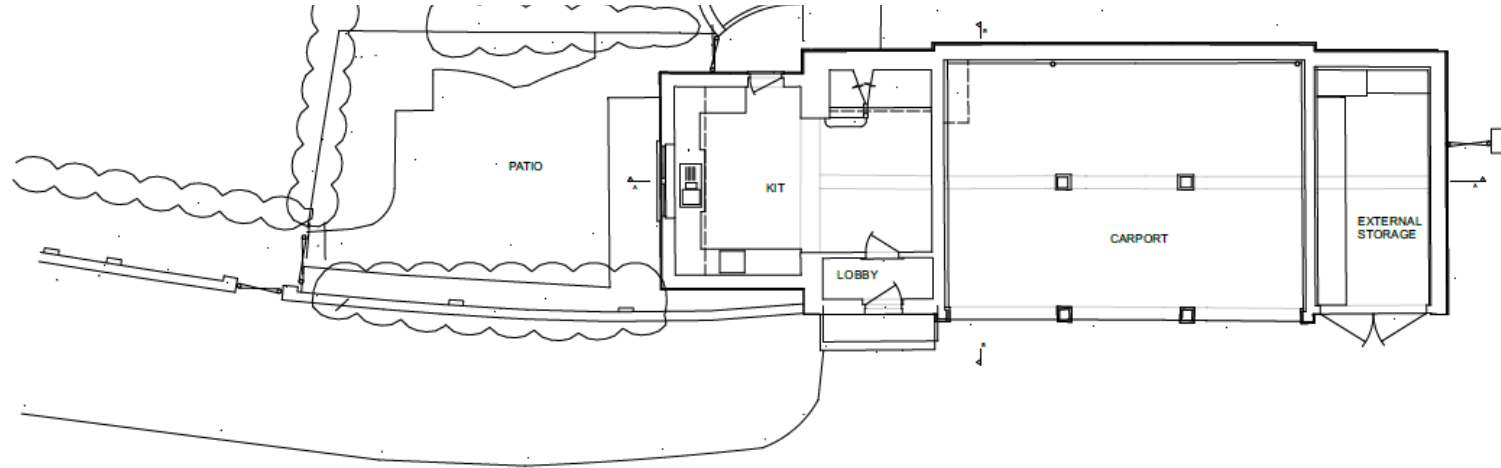


PROPOSED SITE/ROOF PLAN

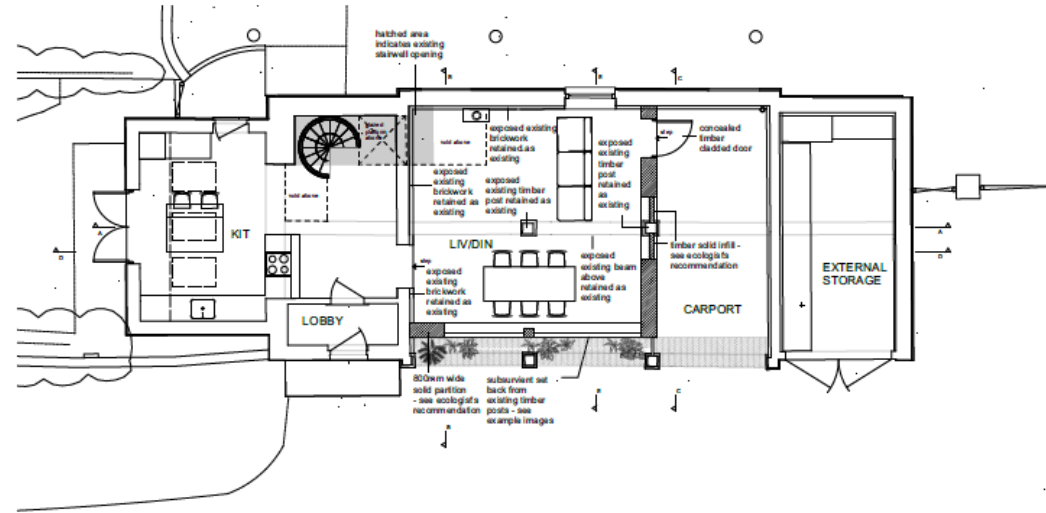
## KEY

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- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

# Existing & Proposed Ground Floor Plan

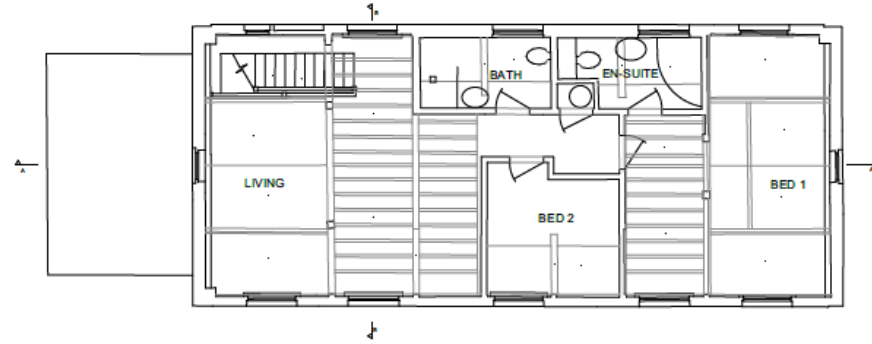


EXISTING GROUND FLOOR PLAN

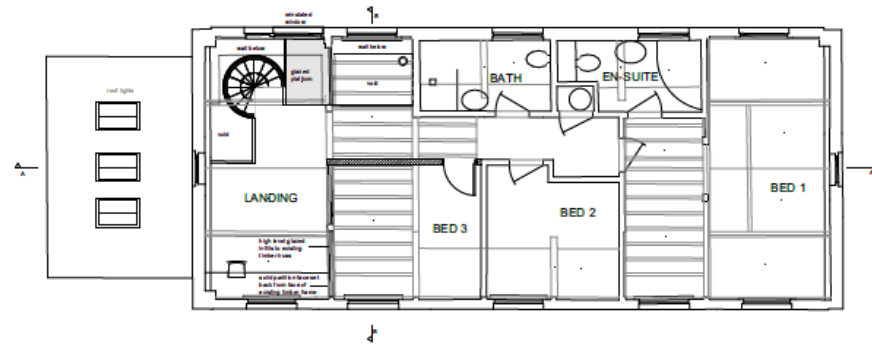


PROPOSED GROUND FLOOR PLAN

# Existing & Proposed First floor plan

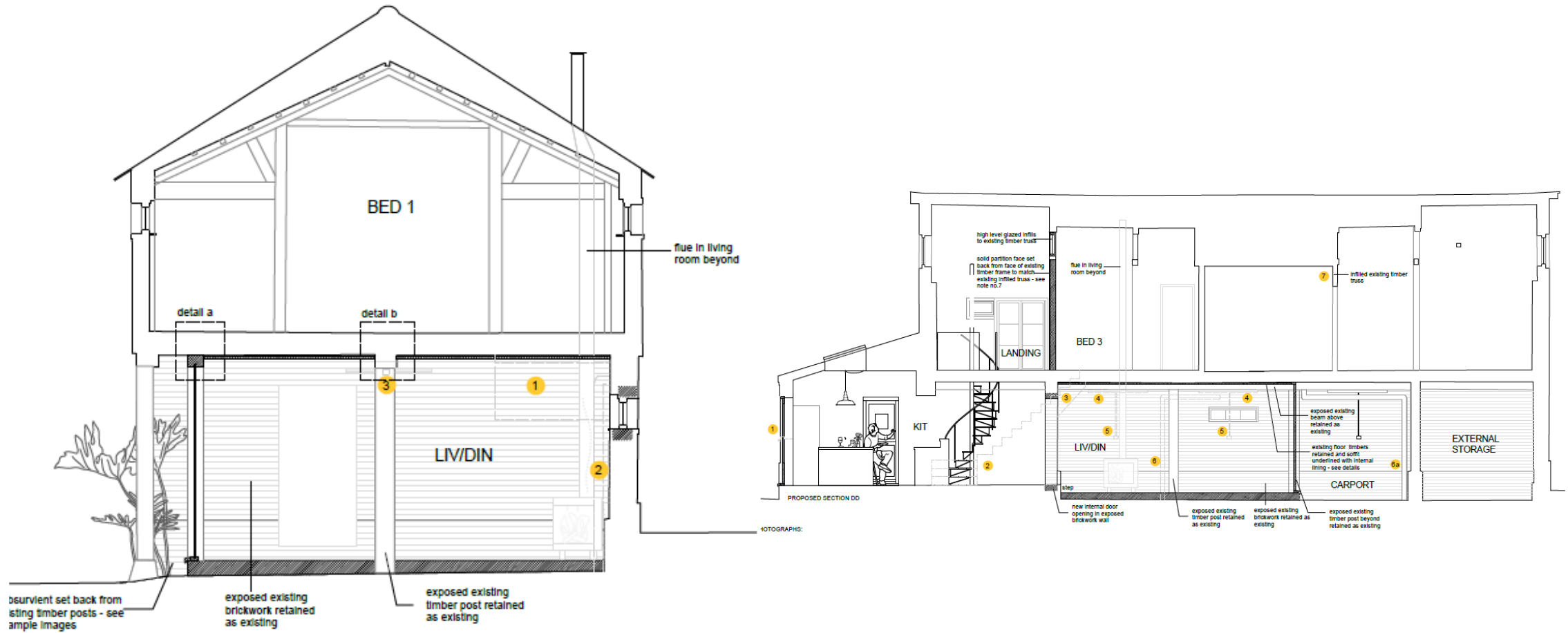


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

# Proposed sections



# First floor interior



111



3g 24/10079

# First floor interior





# Front and side elevations



# Inside of cart bay



# Front elevation



# Recommendation

- Refuse:
- The enclosure of the cart bays would erode the agricultural character and appearance of the curtilage listed building, which is currently maintained by the open space at ground floor level, and its significance within this important group of listed buildings which are a well preserved example of a common late 18th Century granary and cart shed; this significance is elevated, as it forms part of a model farm designed by S Wyatt. The conversion of the cart bays to ancillary domestic use would also require intervention into the existing historic fabric with the installation of an internal doorway and ground floor window which are only required due to the change of the use of the current open space. As such the proposed works would result in less than substantial harm, and there is no identified public benefit to outweigh the harm and would be contrary to Policy DM1 of the Local Plan Part 2, Policy ENV3 of the Local Plan Part 1 and chap 16 of the National Planning Policy Framework.


End of 3g 24/10079 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10799

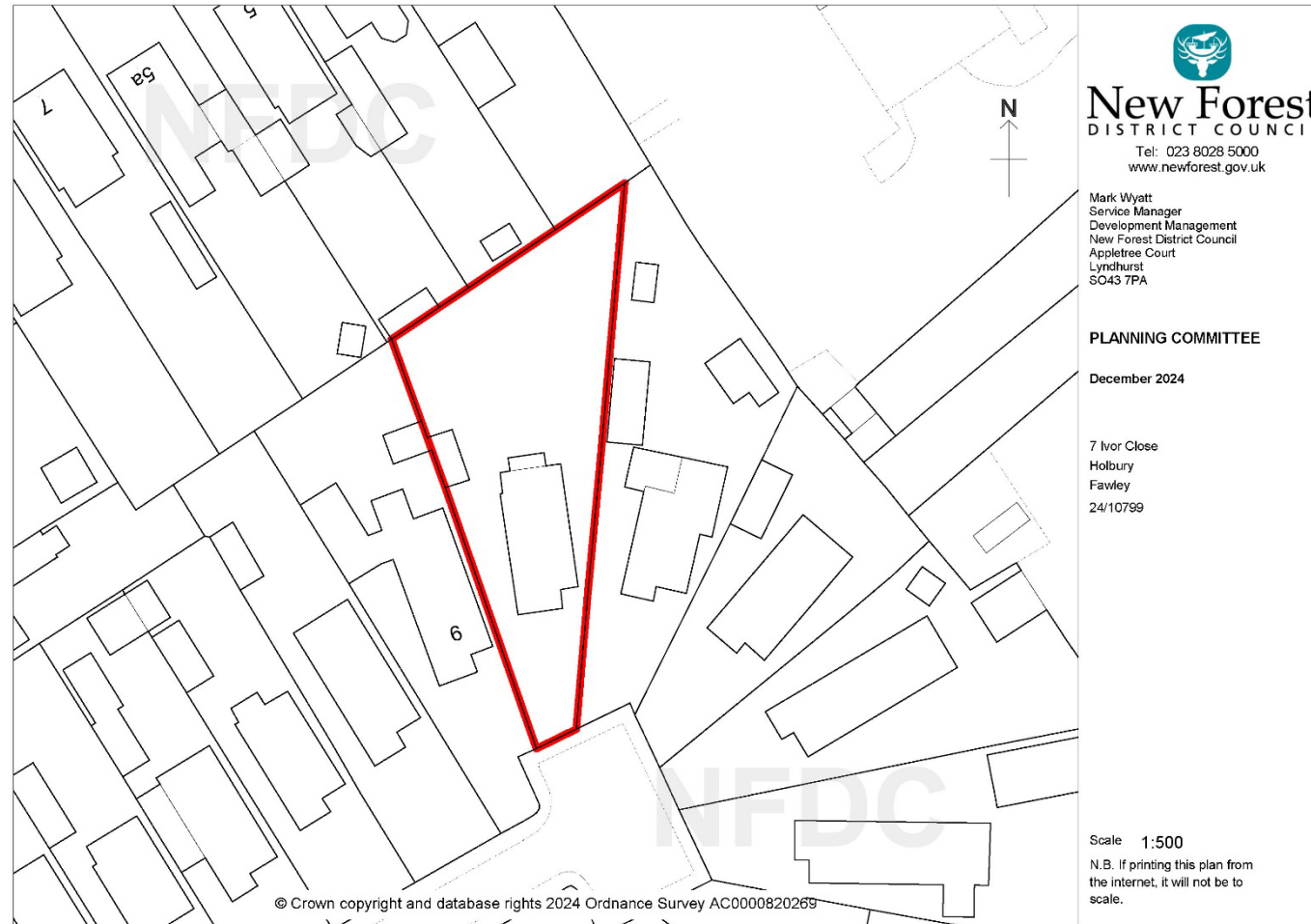
7 Ivor Close

Holbury

Fawley SO45 2NY

**Schedule 3h**

# Red Line Plan

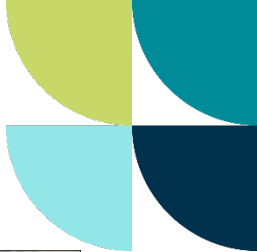


# Local context



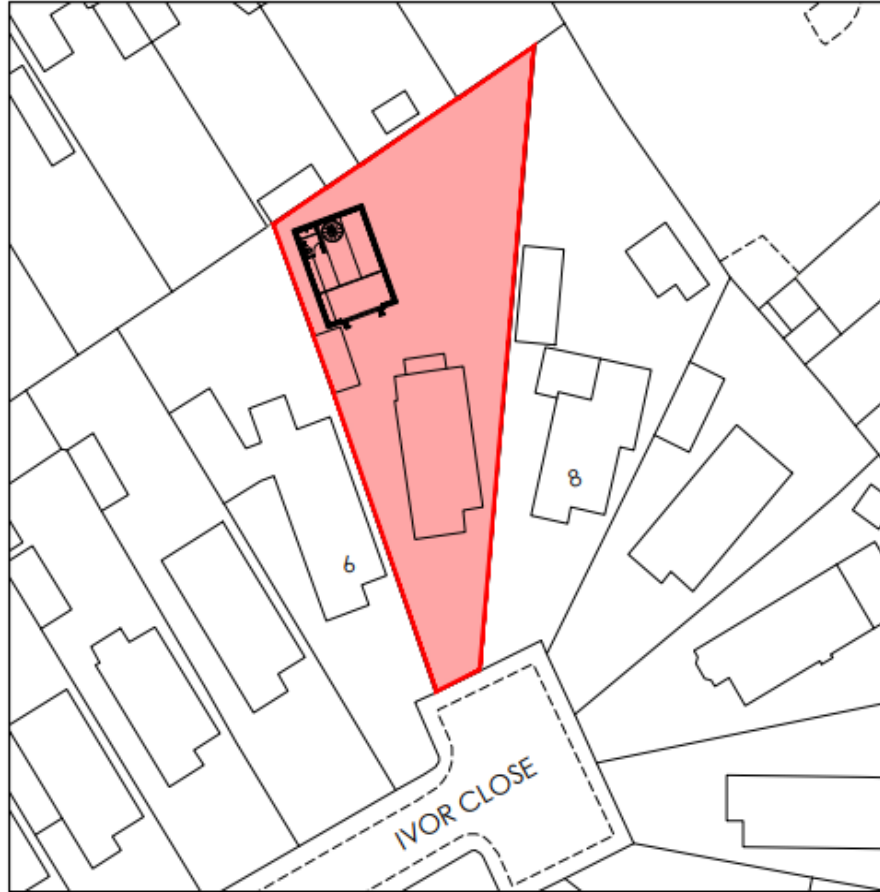


# Aerial photograph

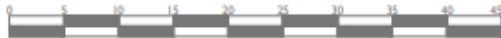


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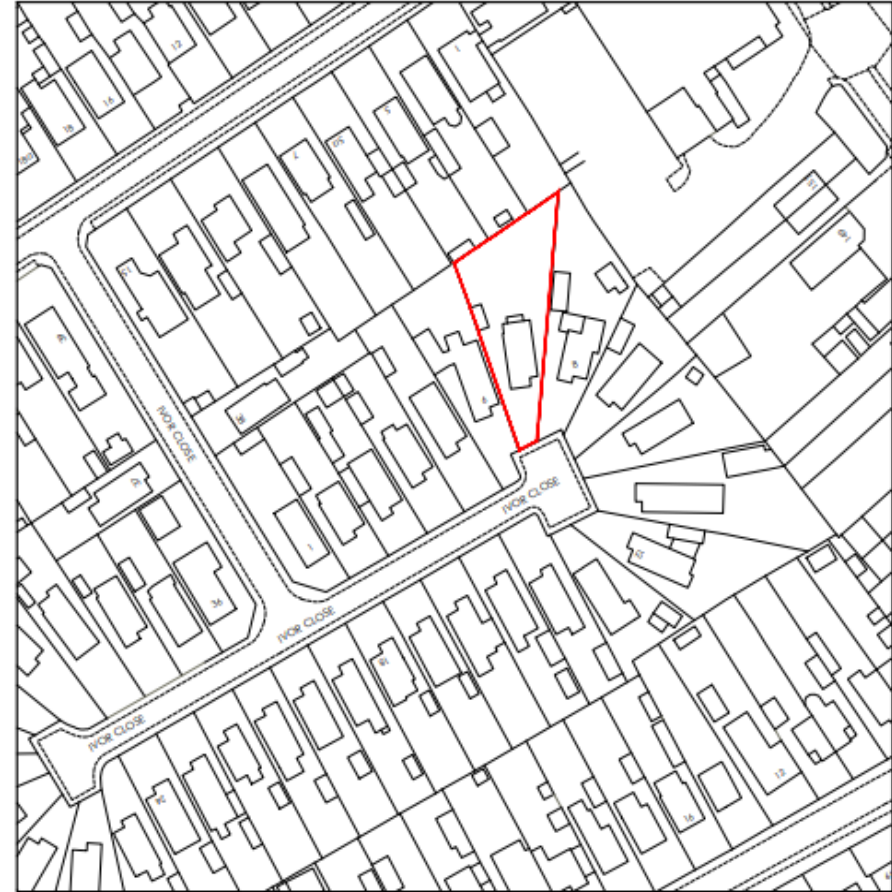
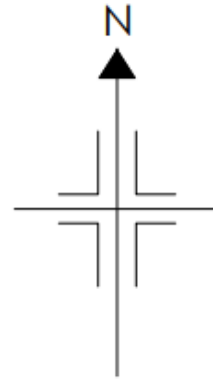
# Site Location and Block Plan



Block Plan



Scale 1:500

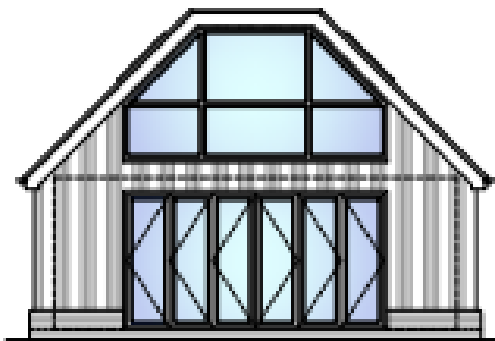


Site Location Plan

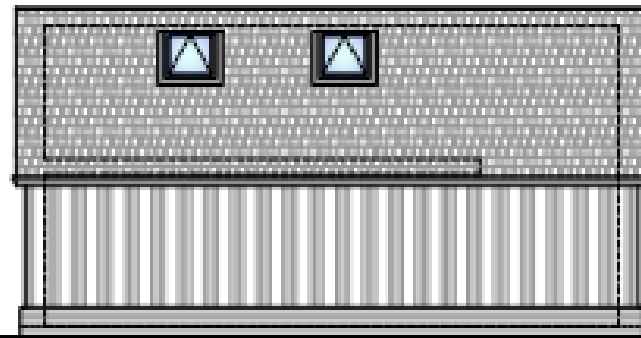


Scale 1:1250

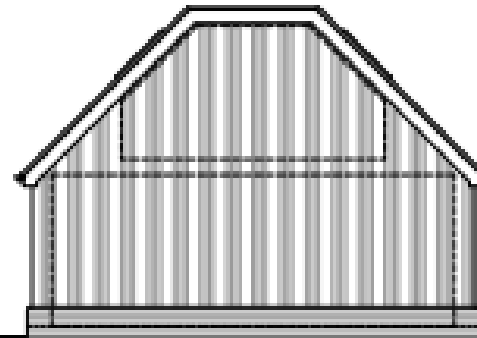
# Proposed Elevations Plan



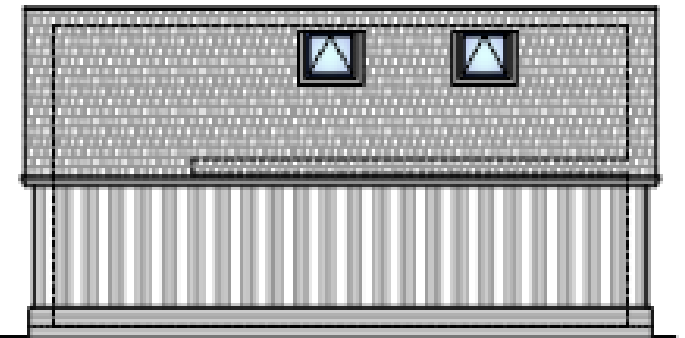
Front/South Elevation



Side/West Elevation

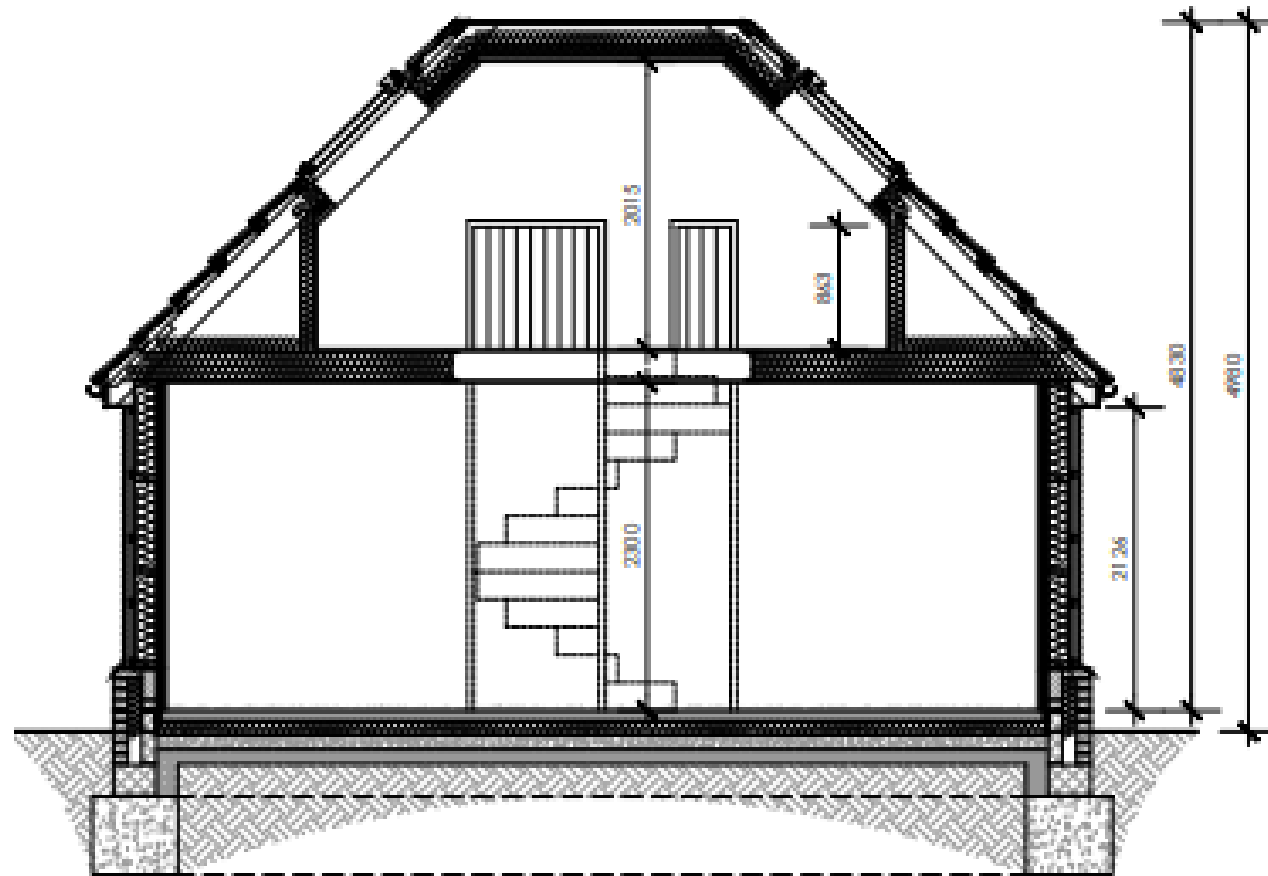


Rear/North Elevation



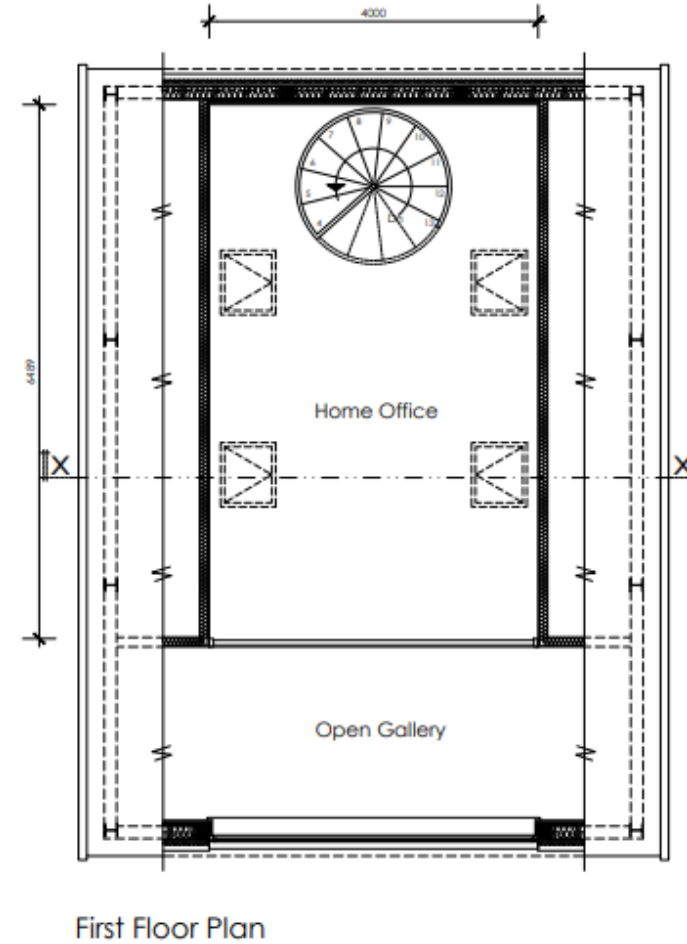
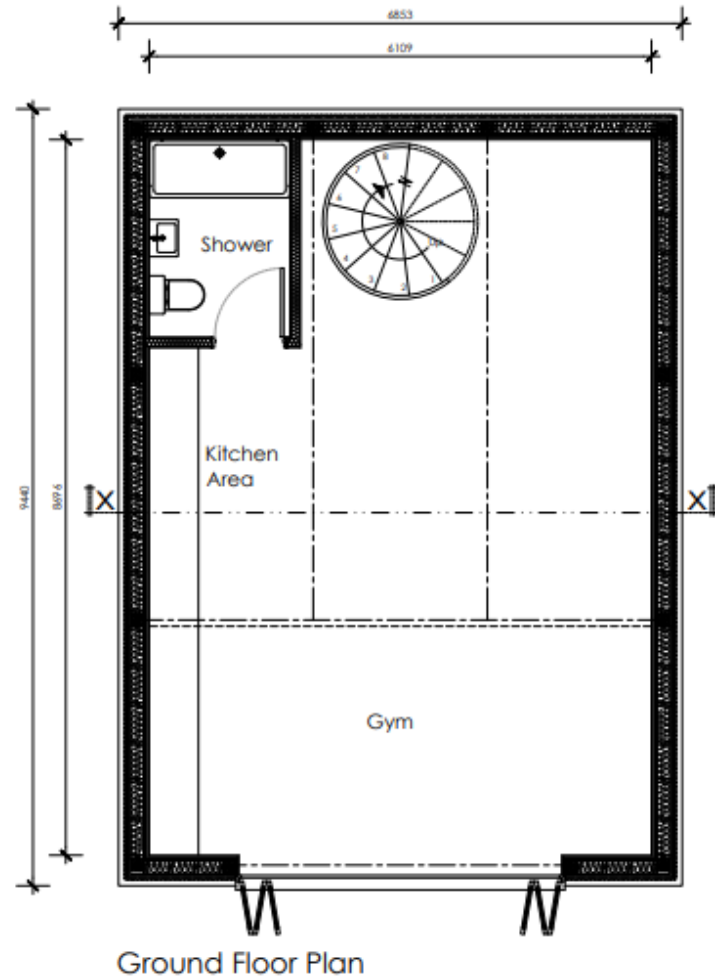
Side/East Elevation

# Proposed Section Plan



Section X-X

# Proposed Floor Plan



# Street Scene and front



# Front of garage and rear garden



# View of rear garden to number 8





# View to rear and rear of number 6



# View from number 6's window and garden



# Recommendation

- Refuse
- By reason of its height, mass and incongruous design the proposed outbuilding would be out of scale with the main bungalow and out of keeping in this location contrary to design advice within the NPPF and Policy ENV3 of the Local Plan Part 1
- By reason of its height and glazed gable along with its close proximity to the neighbour at 6 Ivor Close the proposed outbuilding would result in a harmful perception of being overlooked

End of 3h 24/10799 presentation



# New Forest

DISTRICT COUNCIL

