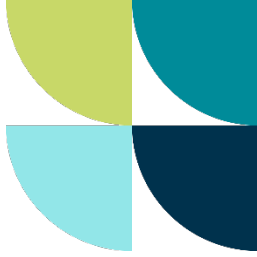


# Planning Committee

15 January 2024



# Planning Committee 15 January 2025 Applications Presentations



**Planning Committee  
App No 24/10656**  
Land rear of Waltons Avenue,  
Holbury  
Fawley, SO45 2LU  
**Schedule 3a**

3 3a 24/10656

**Planning Committee  
App No 24/10792**  
Scaffolding Yard, The Old Brickyard  
Salisbury Road, Copythorne  
SO51 6AN  
**Schedule 3b**

21 3b 24/10792

**Planning Committee  
App No 24/10670**  
The Barn (opposite Lansdowne House),  
Midgham Road  
Fordingbridge  
**Schedule 3c**

33 3c 24/10670

**Planning Committee  
App No 24/10953 (Withdrawn)**  
Site of Former Police Station,  
Southampton Road  
Lymington SO41 9GH  
**Schedule 3d**

63 3d 24/10953

**Planning Committee  
App No 23/10821**  
New House, Market Place  
& 1-3, Strides Lane  
Ringwood  
BH24 1ER  
**Schedule 3e**

66 3e 23/10821

**Planning Committee  
App No 24/10820**  
Barn at the Old Stores,  
Scats Lane  
Sandleheath  
**Schedule 3f**

88 3f 24/10820



# **Planning Committee**

## **App No 24/10656**

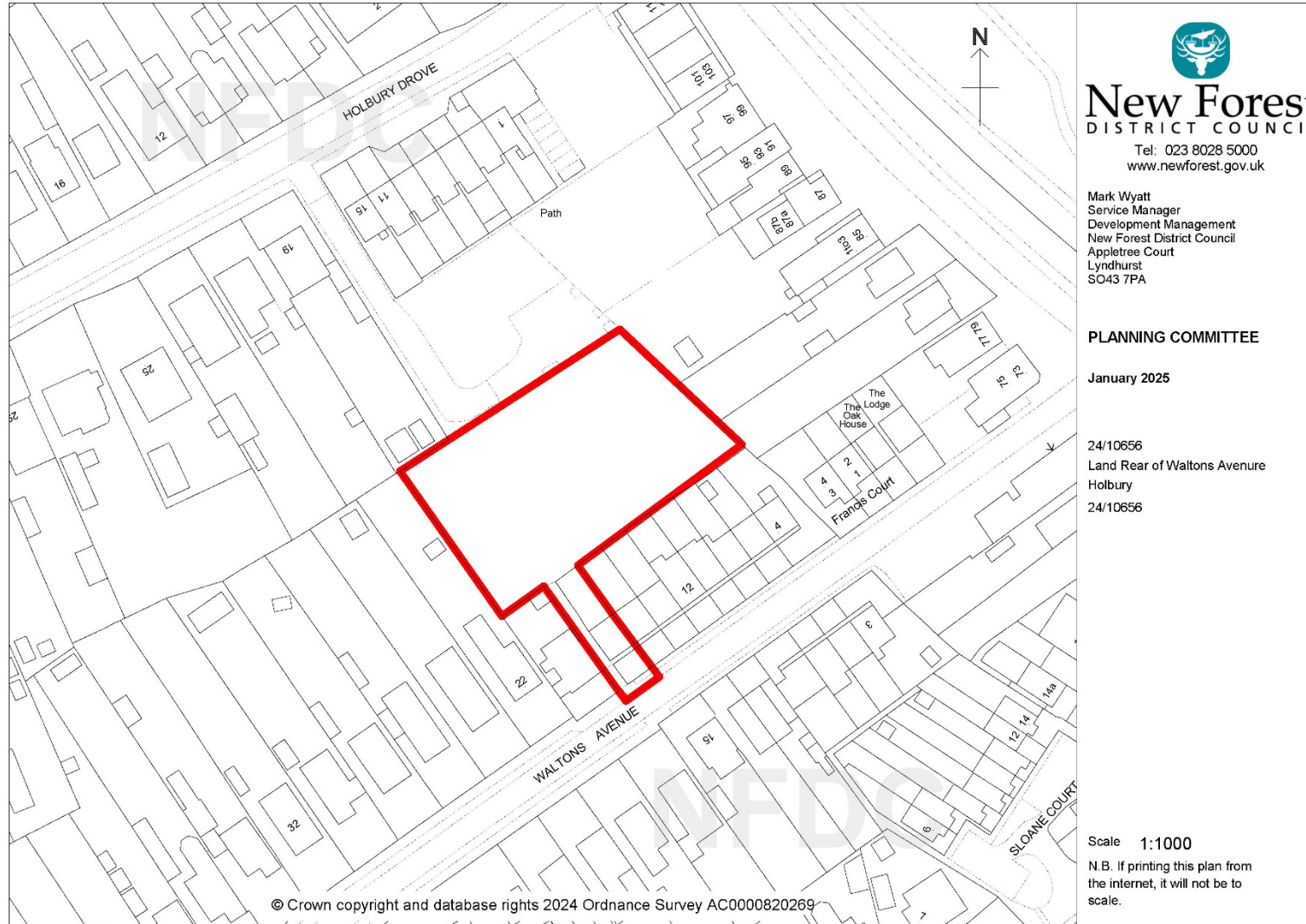
Land rear of Waltons Avenue,

Holbury

Fawley, SO45 2LU

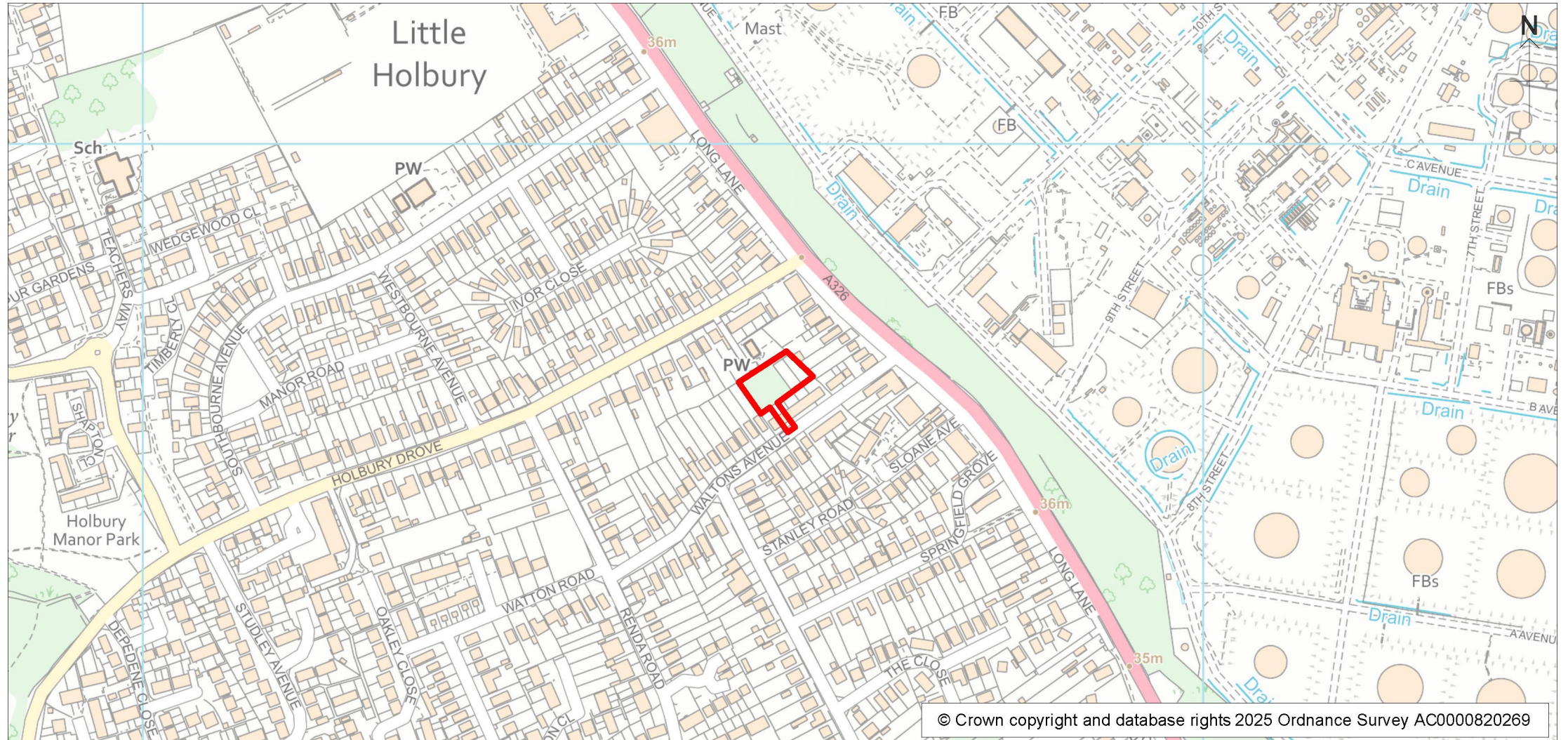
**Schedule 3a**

# Red Line Plan



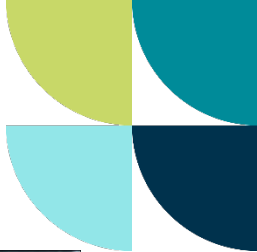


# Local context



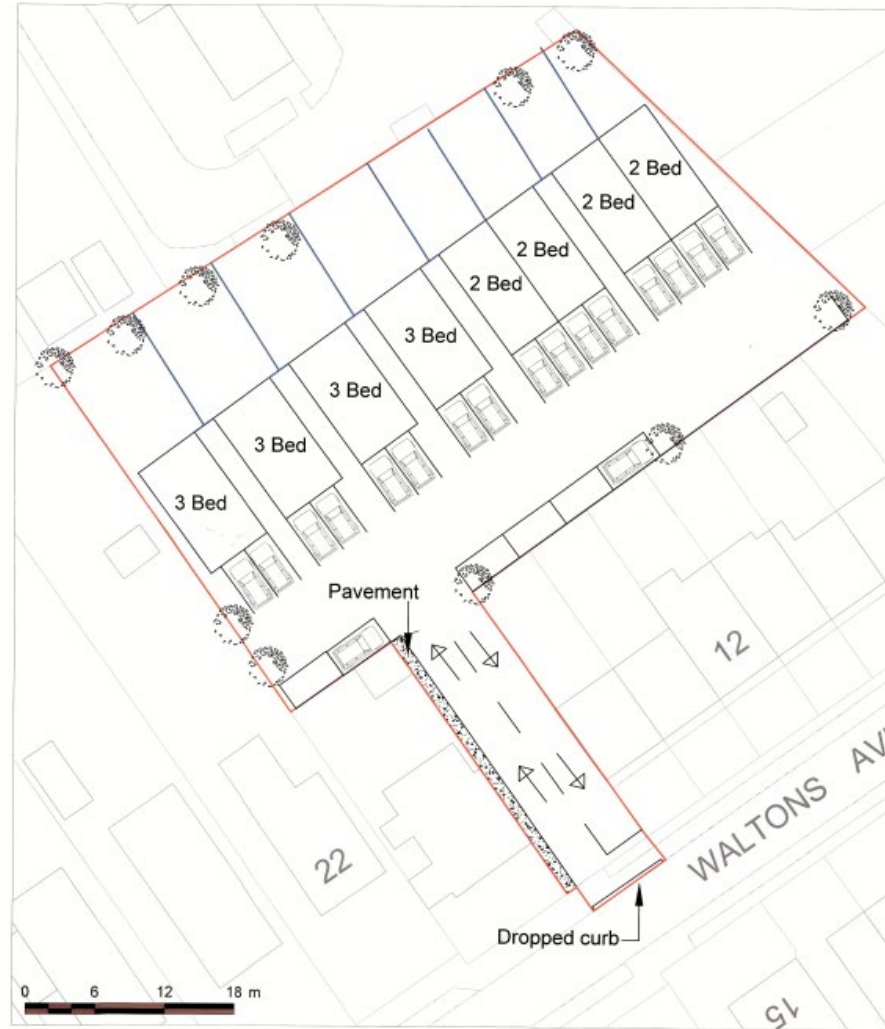


# Aerial photograph



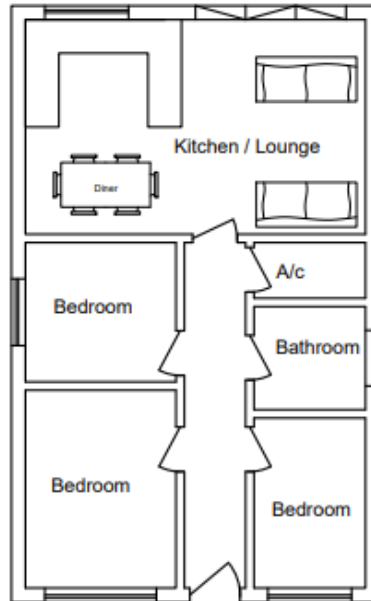
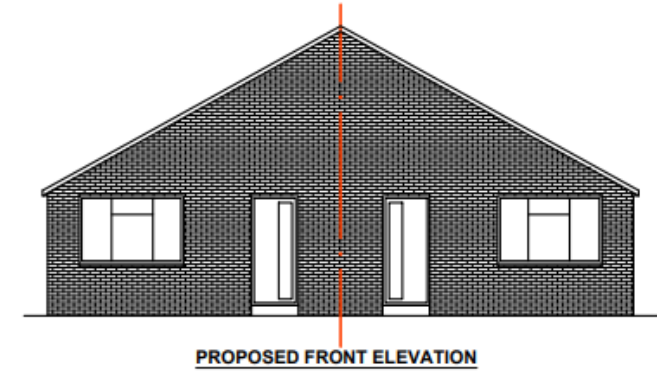
© Getmapping Plc and Bluesky International Limited 2025

# Approved site plan - 22/11140

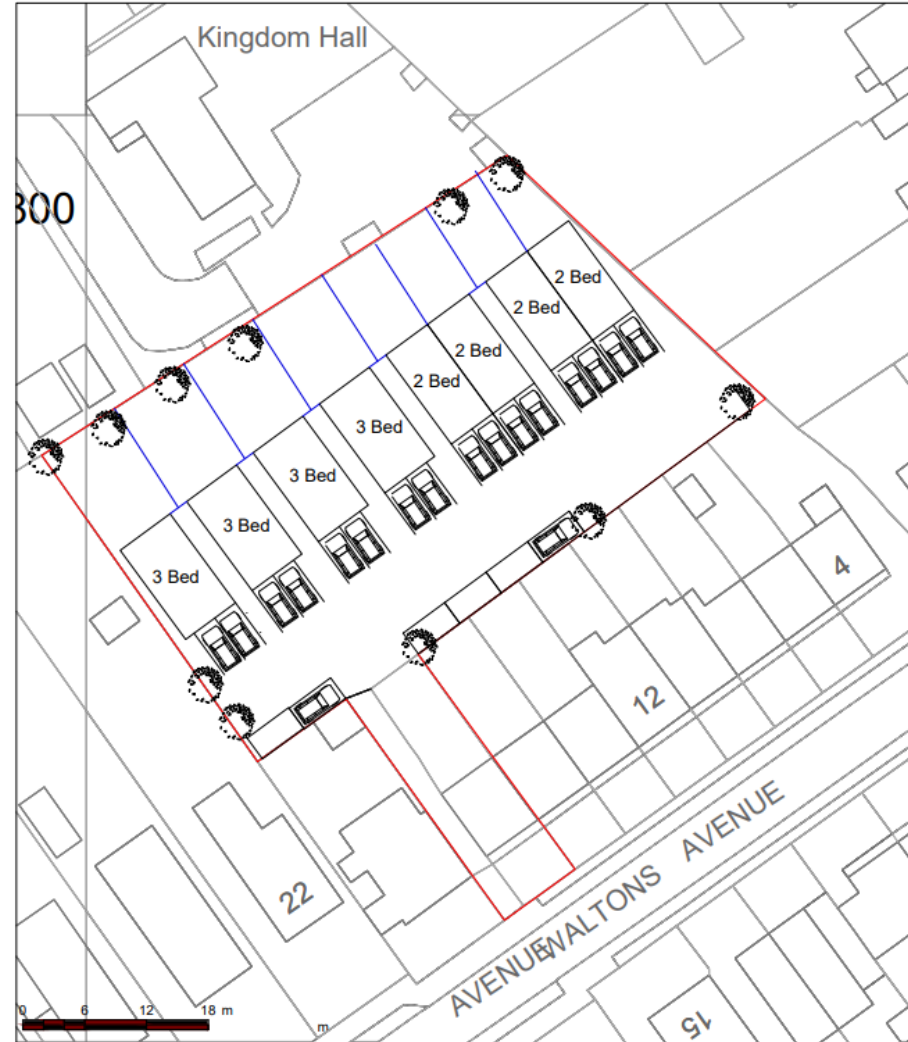
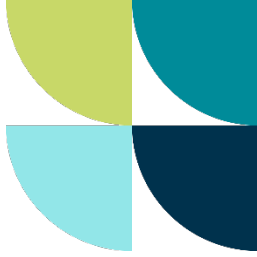




# Approved elevation and floor plan – 22/11140



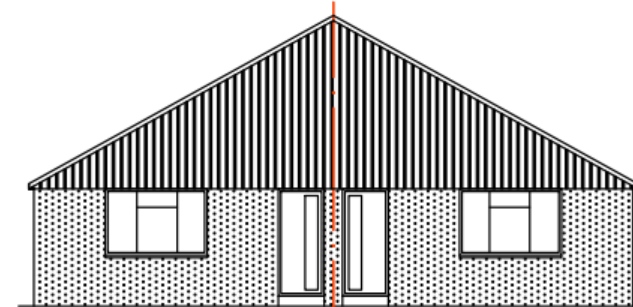
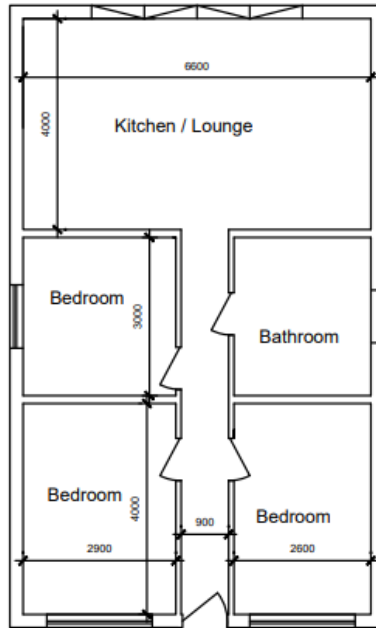
# Approved site plan – 23/10823



# Approved elevation and floor plan – 23/10823



**PROPOSED FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**

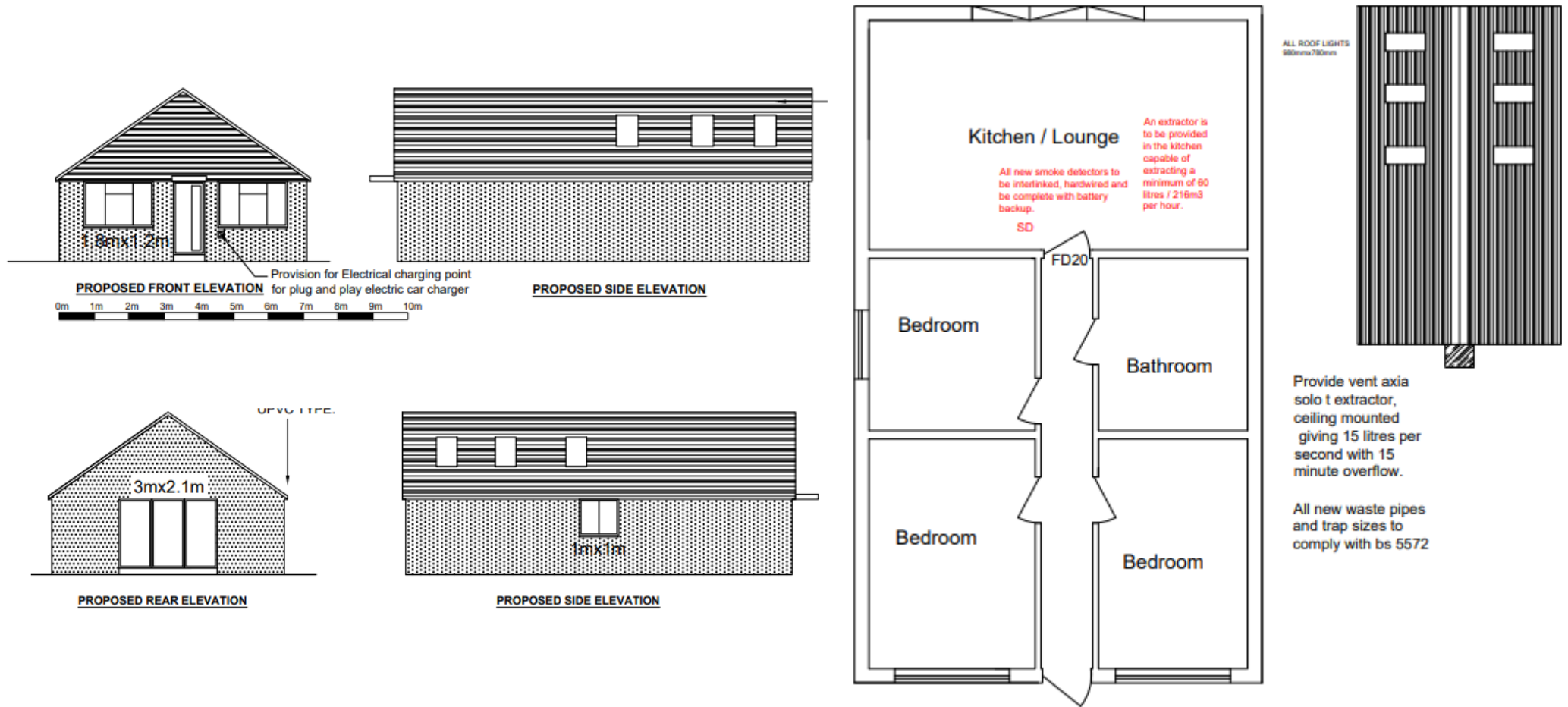


# Site plan – current application

Site Plan



# Detached 3-bed – elevation and floor plan

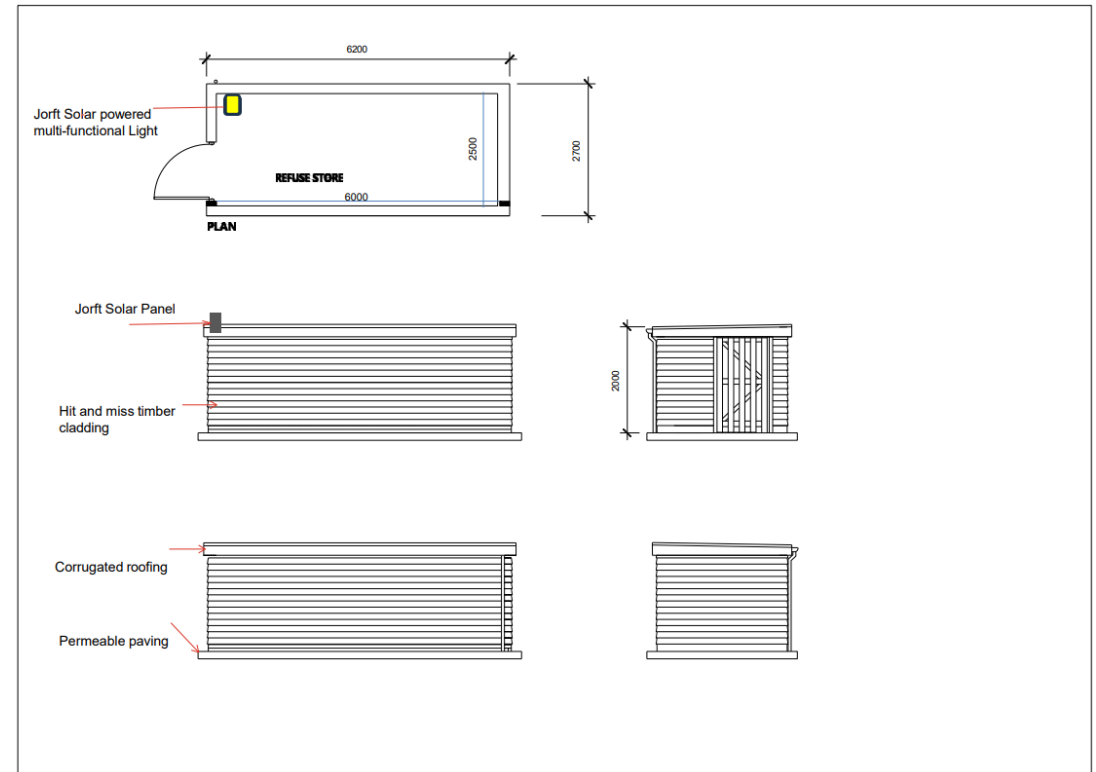
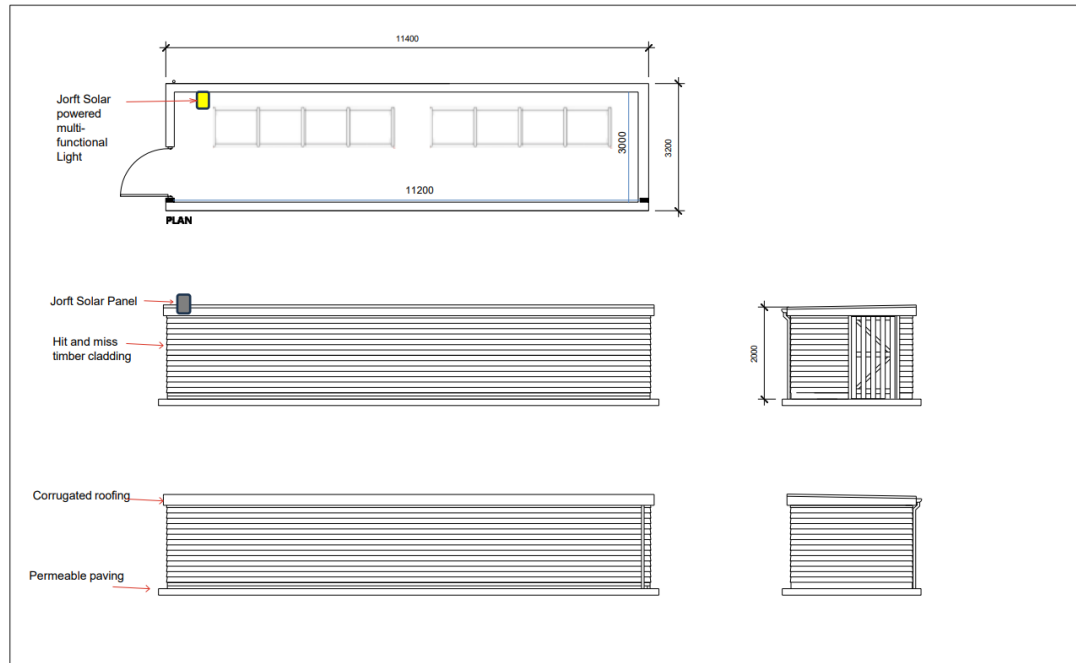




# Semi-detached 2-bed – elevation and floor plan



# Refuse and cycle stores



# Site photographs – Waltons Avenue





# Site photographs – within site





# Site photographs





# Site photographs



Rear looking to the west



Eastern end of site



Rear looking to the east



# Recommendation

- The application represents an amendment to the previously consented scheme, seeking to regularise the partially constructed development
- For the reasons laid out in the officers report, it is considered that the amendments to the scheme are acceptable subject to the conditions recommended

End of 3a 24/10656 presentation



**New Forest**  
DISTRICT COUNCIL







# Planning Committee

## App No 24/10792

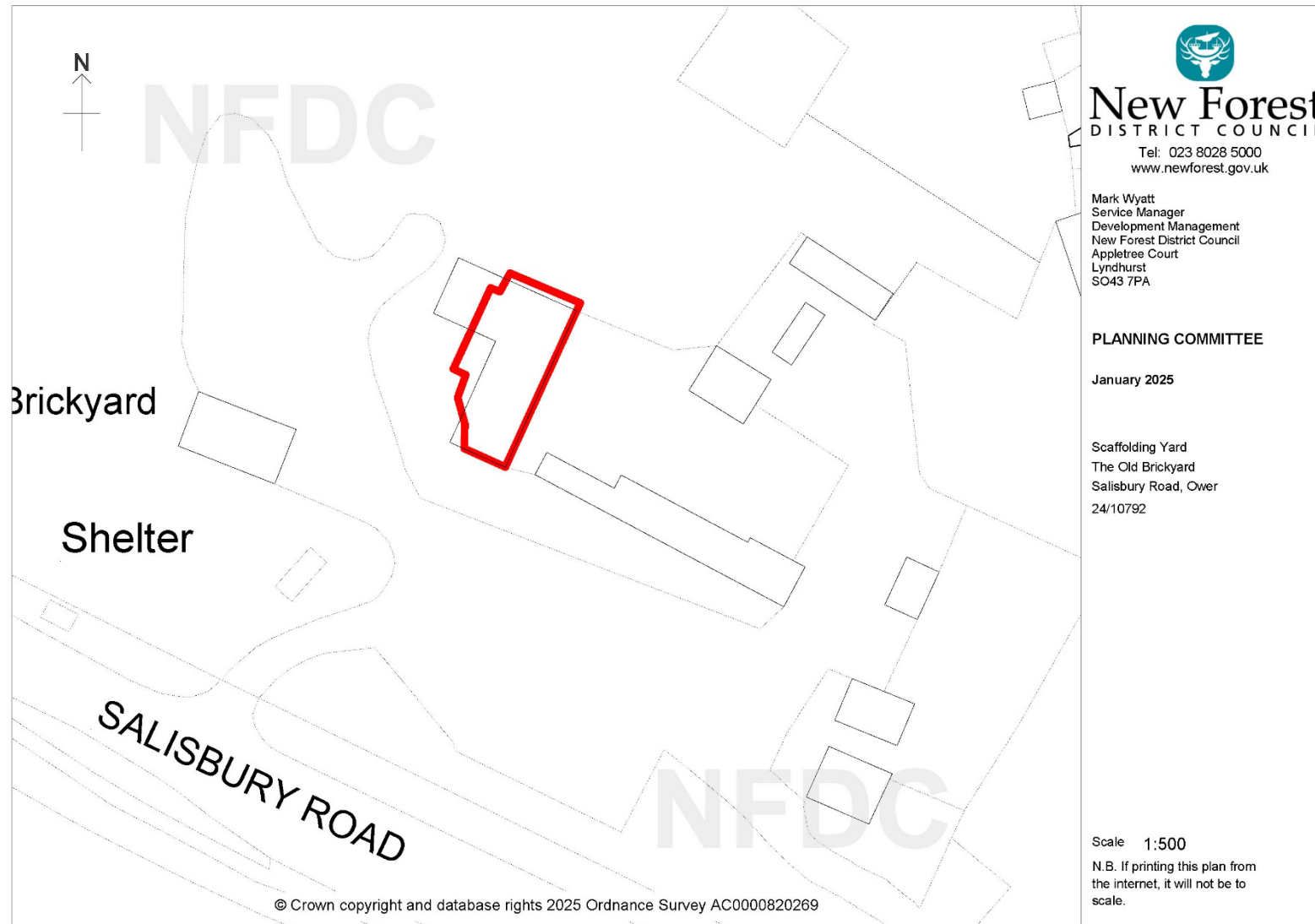
Scaffolding Yard, The Old Brickyard

Salisbury Road, Copythorne

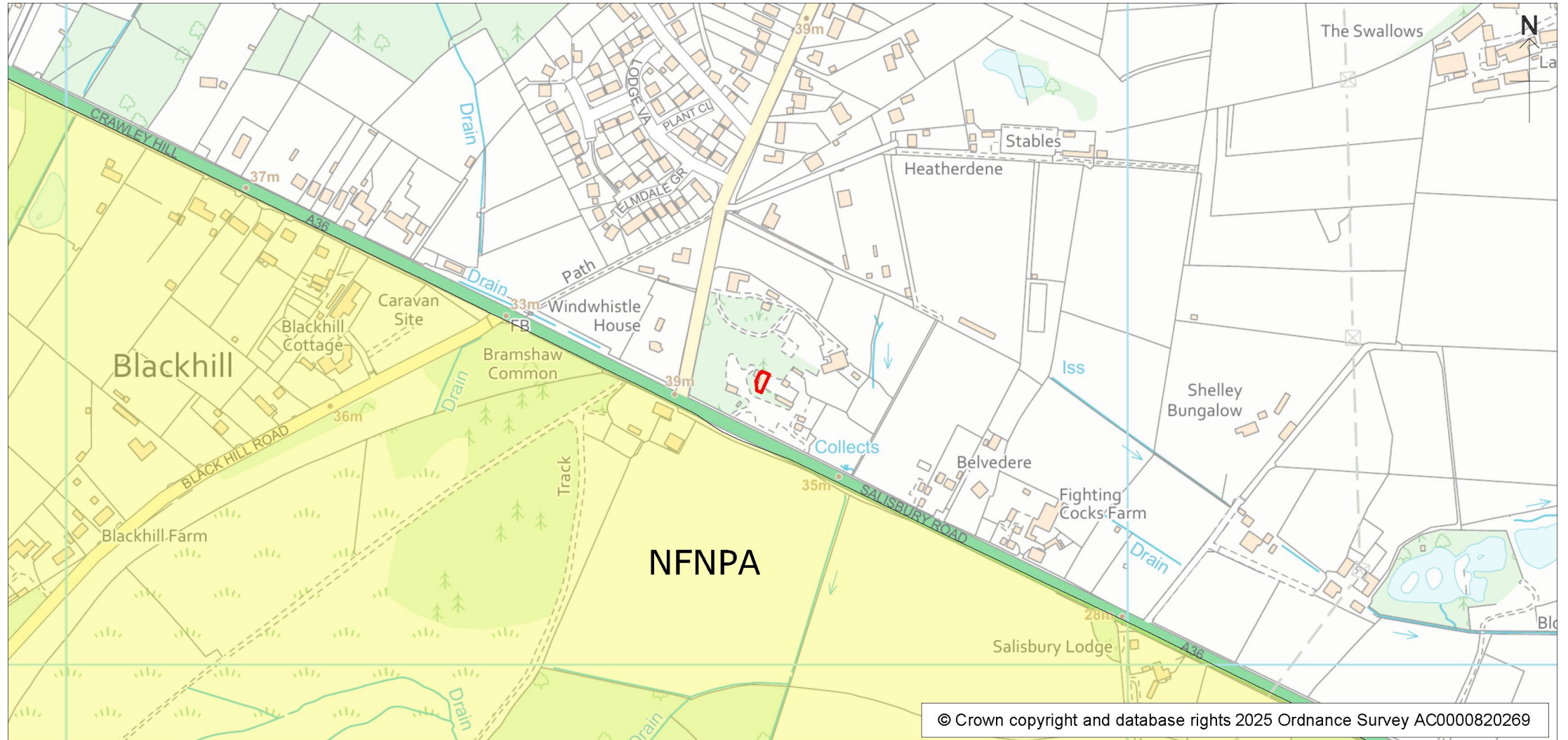
SO51 6AN

**Schedule 3b**

# Red Line Plan

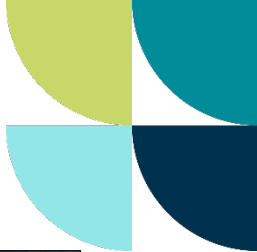


# Local context





# Aerial photograph

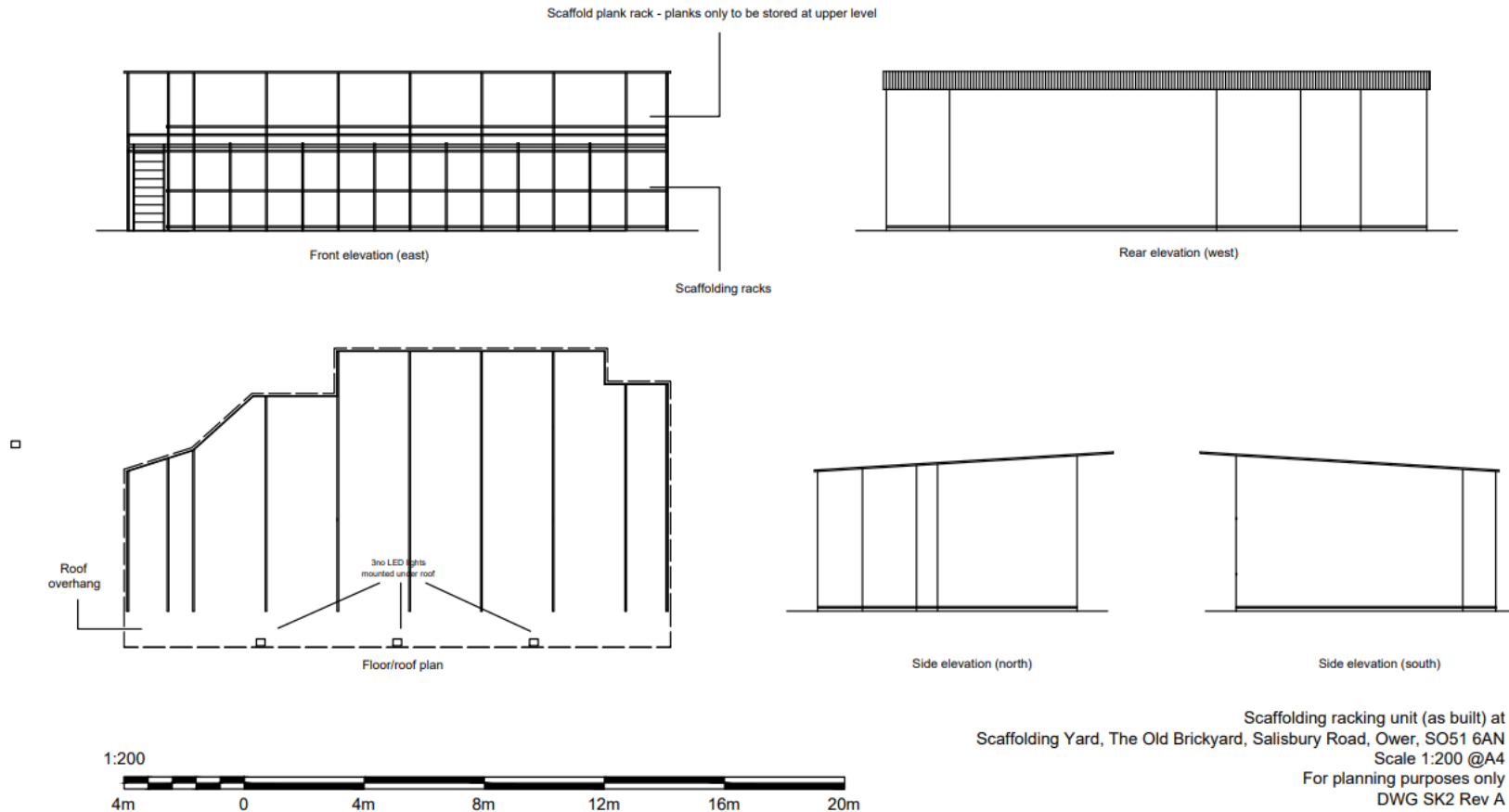


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# Scaffold rack

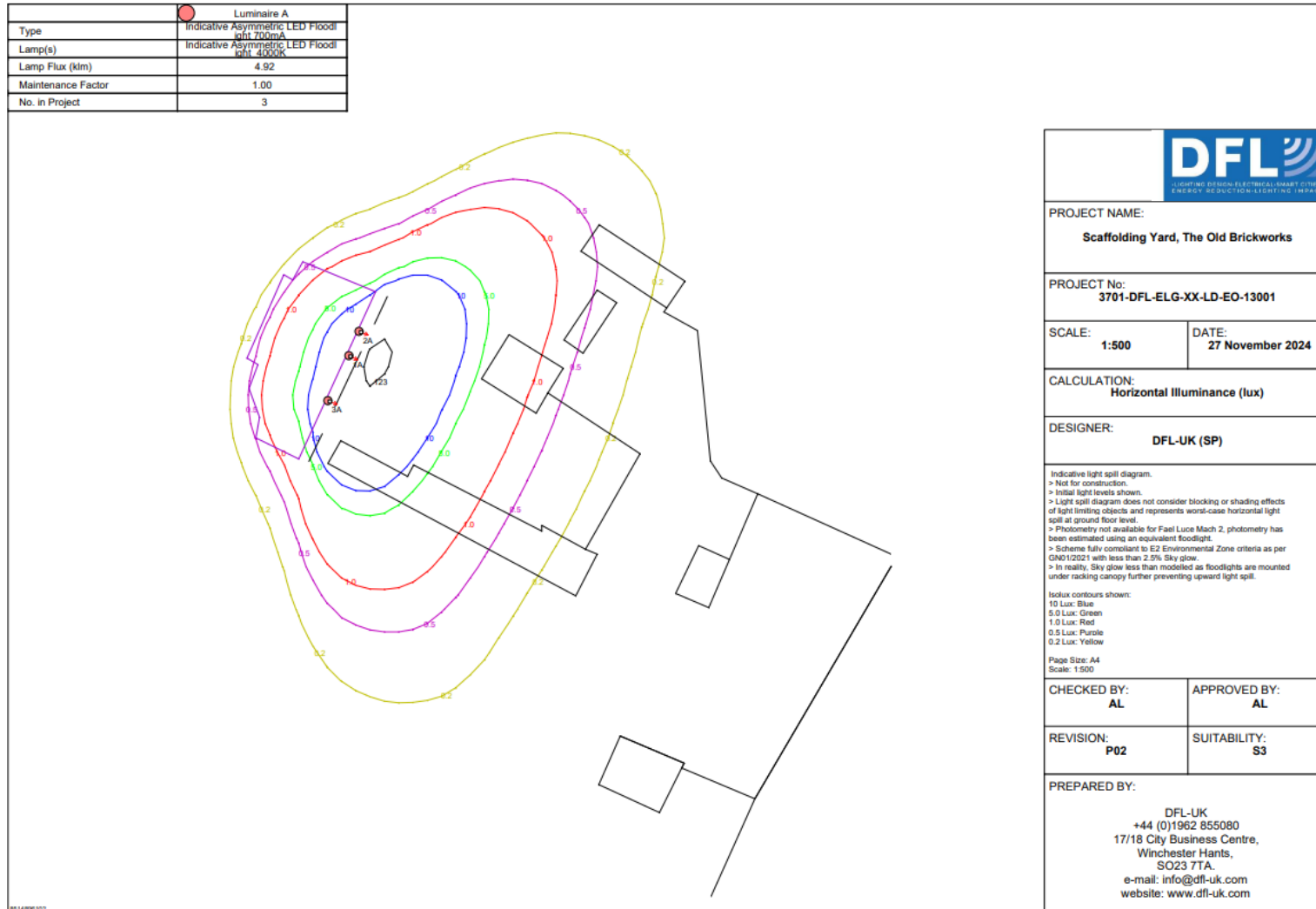
## Materials

1. Frame: metal frame constructed of scaffold poles
2. Walls: full height 18mm marine ply cladding to rear and side elevations; painted green
3. Roofing: corrugated steel



Scaffolding racking unit (as built) at  
Scaffolding Yard, The Old Brickyard, Salisbury Road, Ower, SO51 6AN  
Scale 1:200 @A4  
For planning purposes only  
DWG SK2 Rev A  
August 2024

# Lighting diagram





# Site photographs



View of rack from parking area



Photo out to entrance to Salisbury Road



Parking area within site



# Site photographs





# Site photographs





# Site photographs





## Recommendation

- It is considered that the proposal would facilitate the continued use of an existing employment function on the site
- For the reasons laid out in the officers report, the application is recommended for conditional approval

End of 3b 24/10782 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10670

The Barn (opposite Lansdowne House),

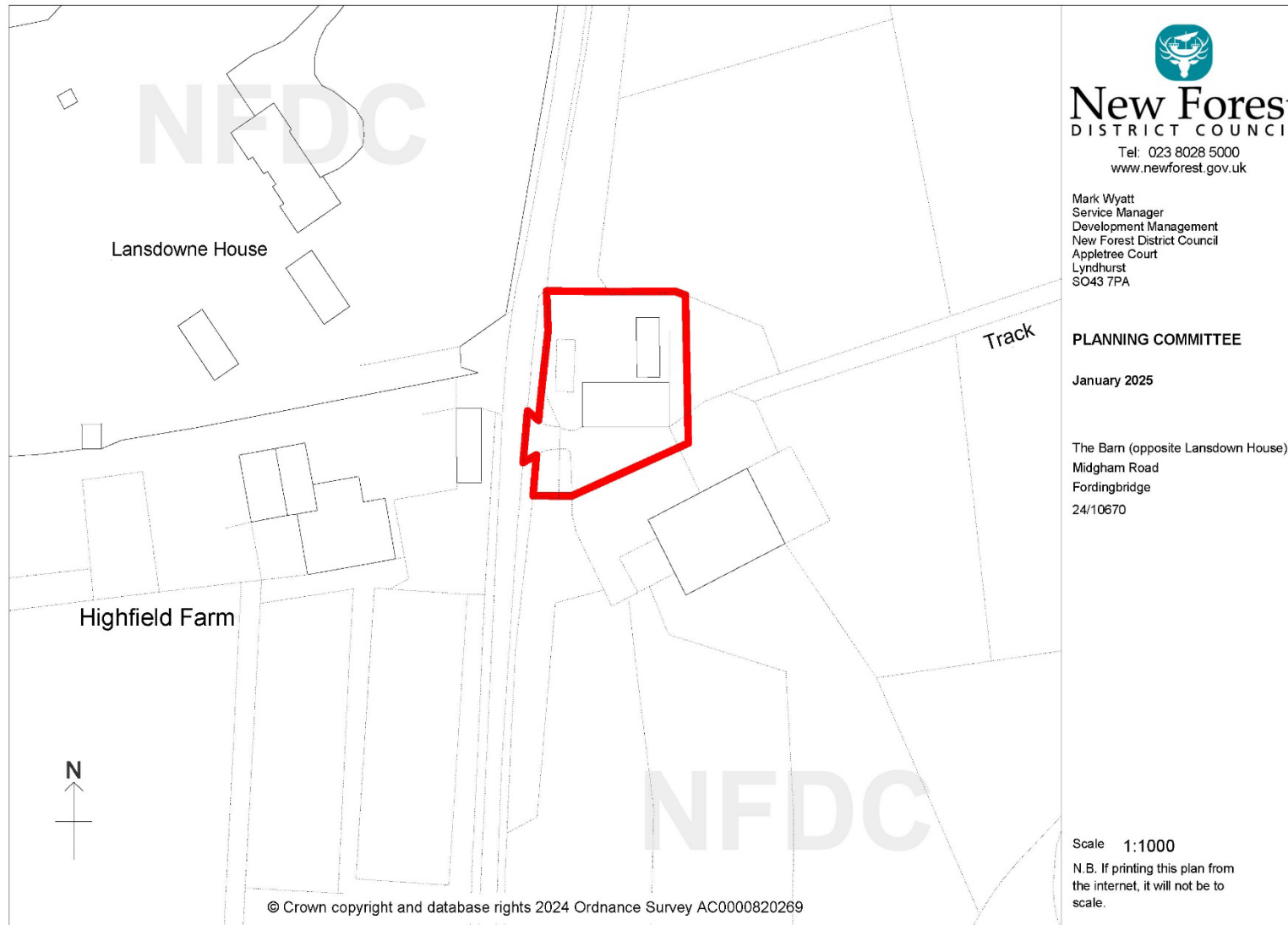
Midgham Road

Fordingbridge

**Schedule 3c**



# 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**

January 2025

The Barn (opposite Lansdown House)  
Midgham Road  
Fordingbridge  
24/10670

Scale 1:1000

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

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# Local context





# Aerial photograph



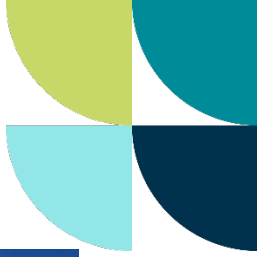
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# Location Plan

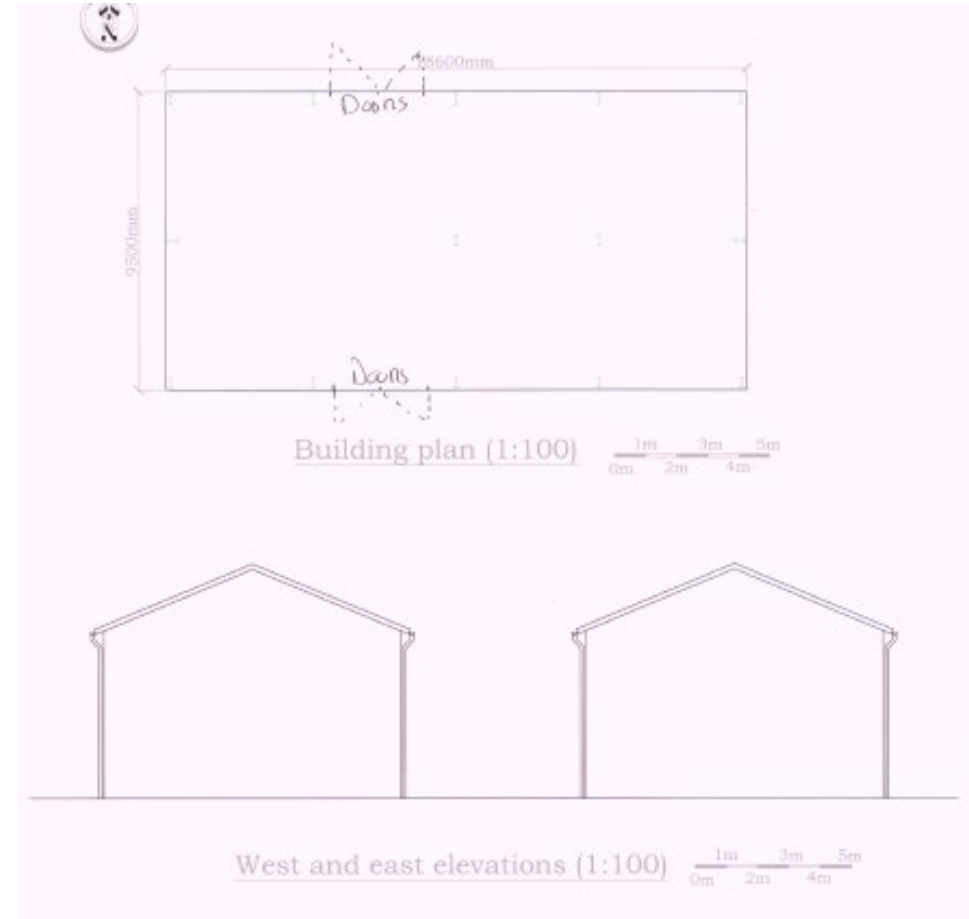
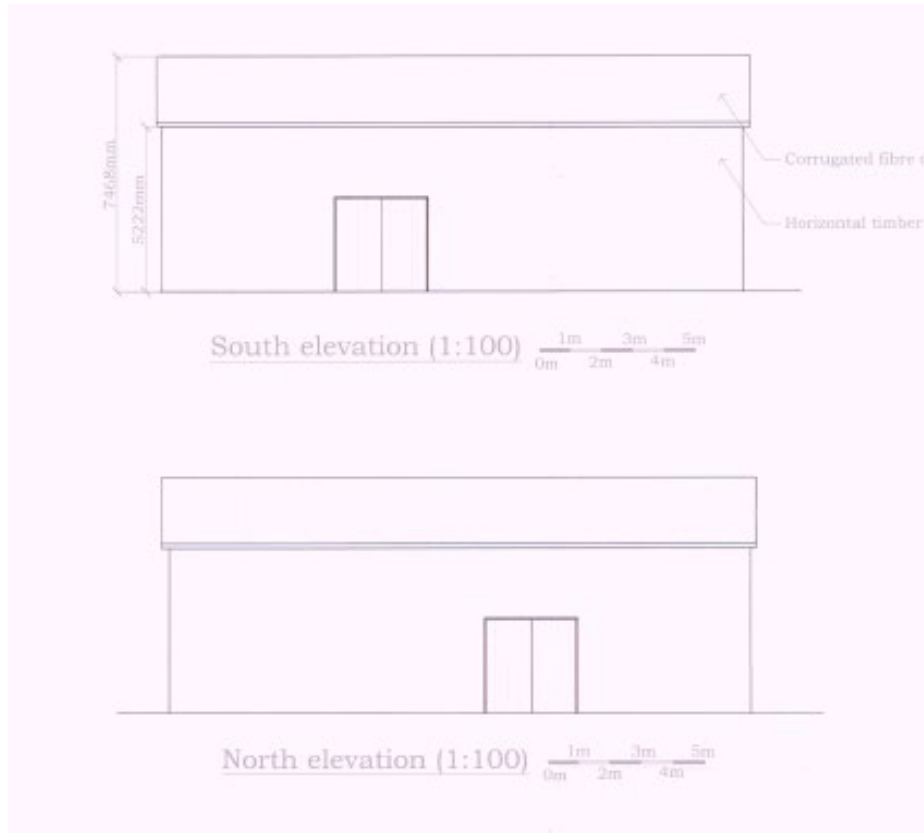


# Planning History July 2009





# Planning History App. Ref. 10/95604 (withdrawn)

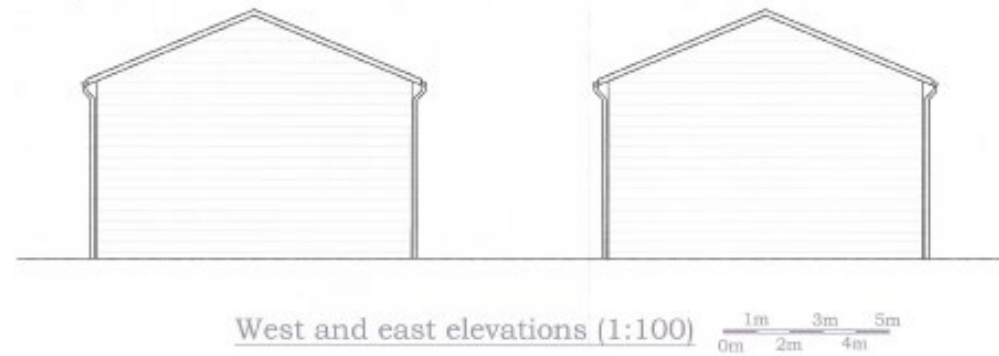
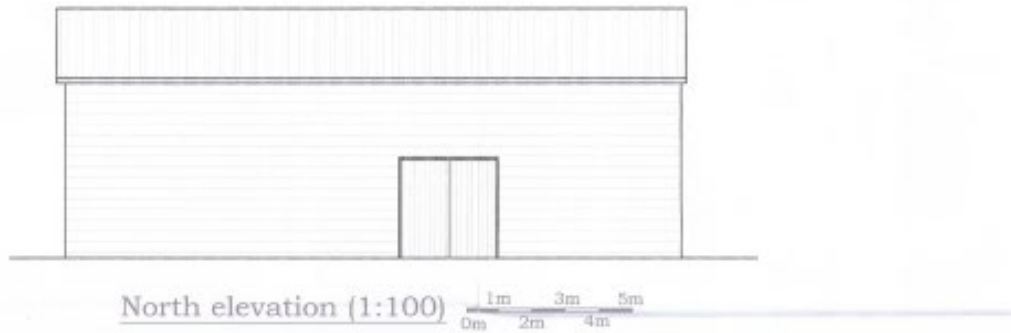
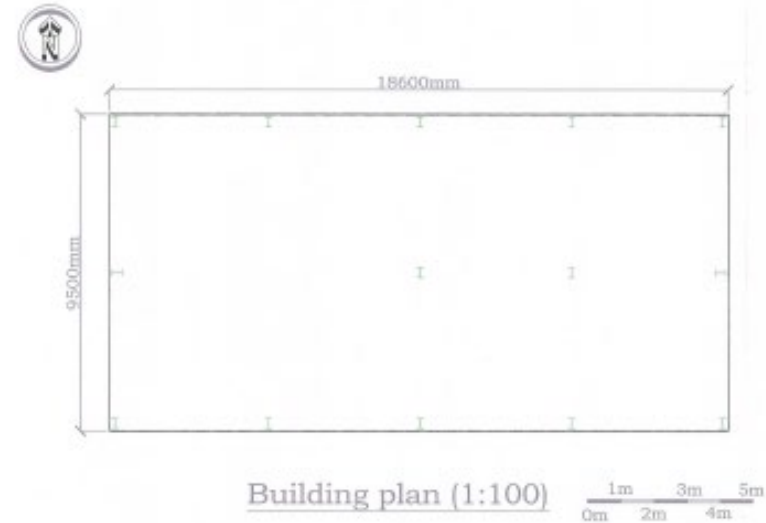
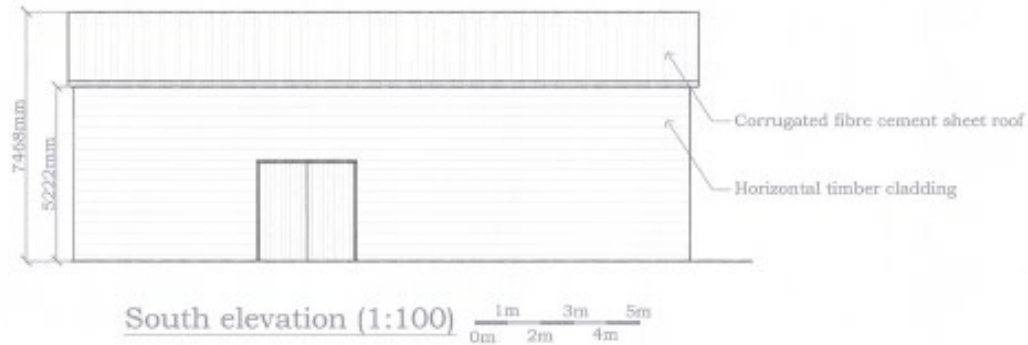




# Planning History 2012

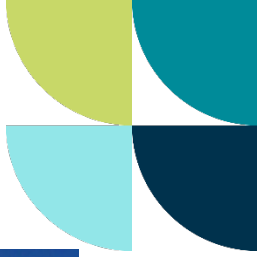


# Planning History App. Ref. 13/10632 (refused – allowed on appeal)



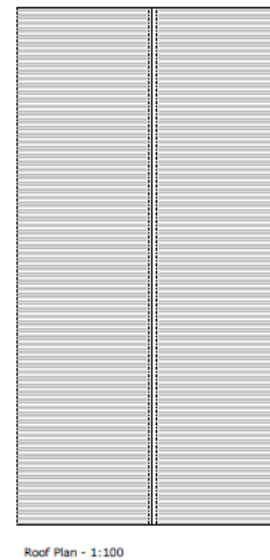
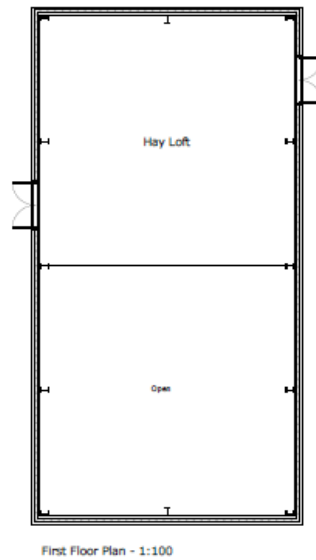
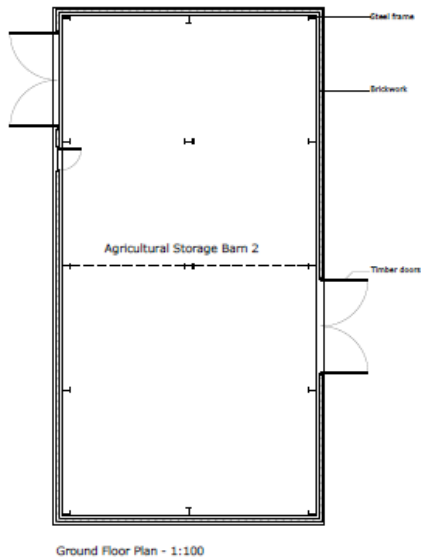
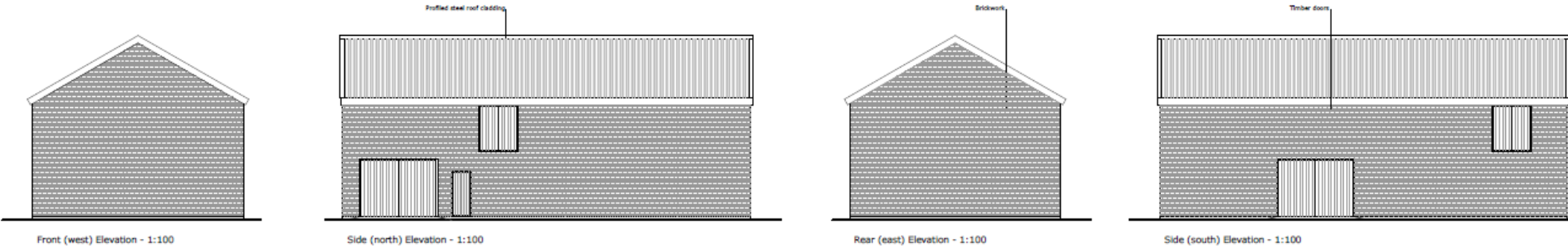


# Planning History 2013

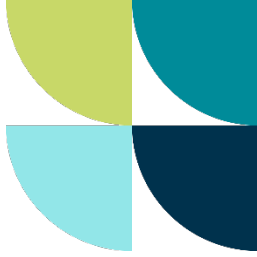




# Planning History Plans App Ref. 20/10835 (approved)

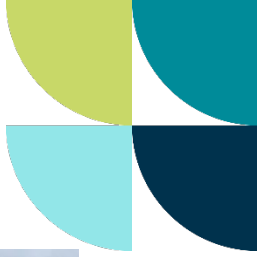


# Planning History Photos App Ref. 20/10835



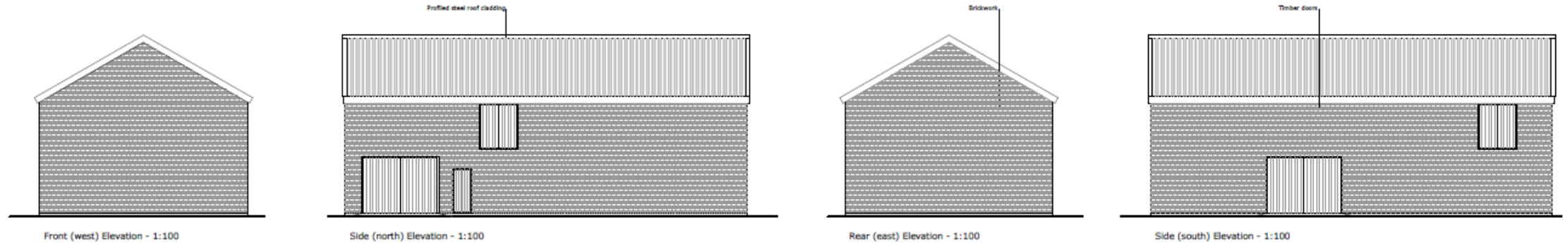


# Planning History Photos 2023





# Comparison Slide



As Approved

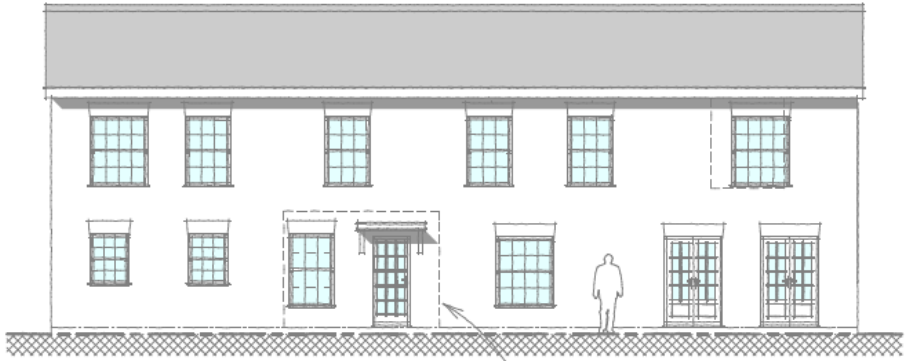


As Built



As Built

Planning History - App. Ref 23/10084 Conversion to residential under Class Q GPDO (refused)



South Elevation

note - dotted lines indicates position of existing double doors



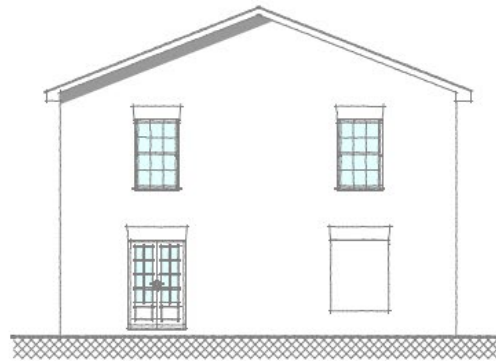
East Elevation



East Elevation



North Elevation

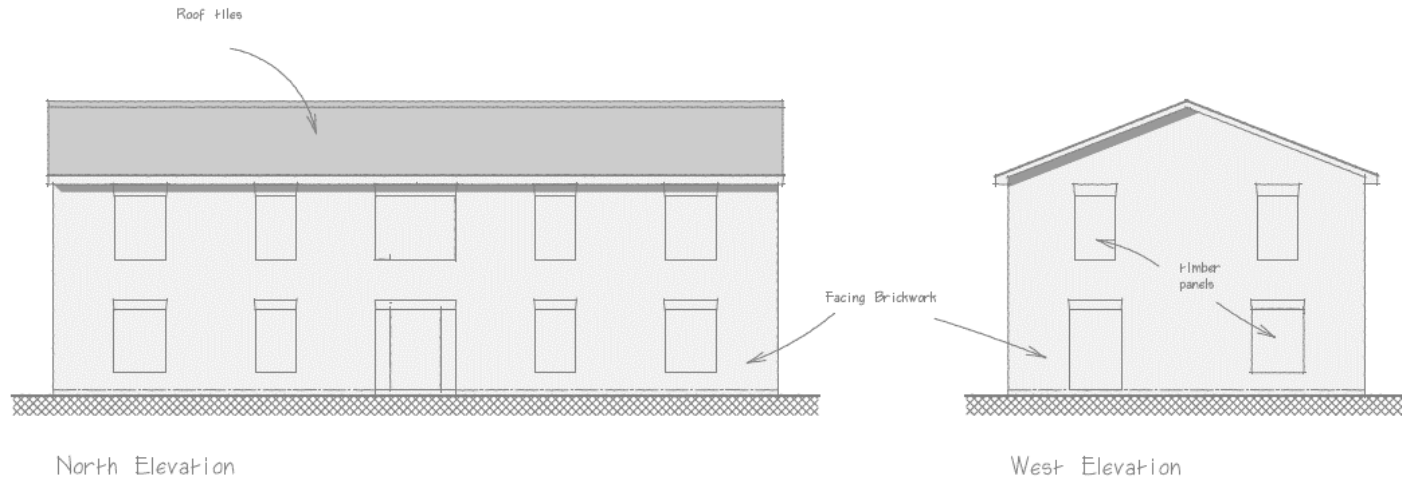


West Elevation

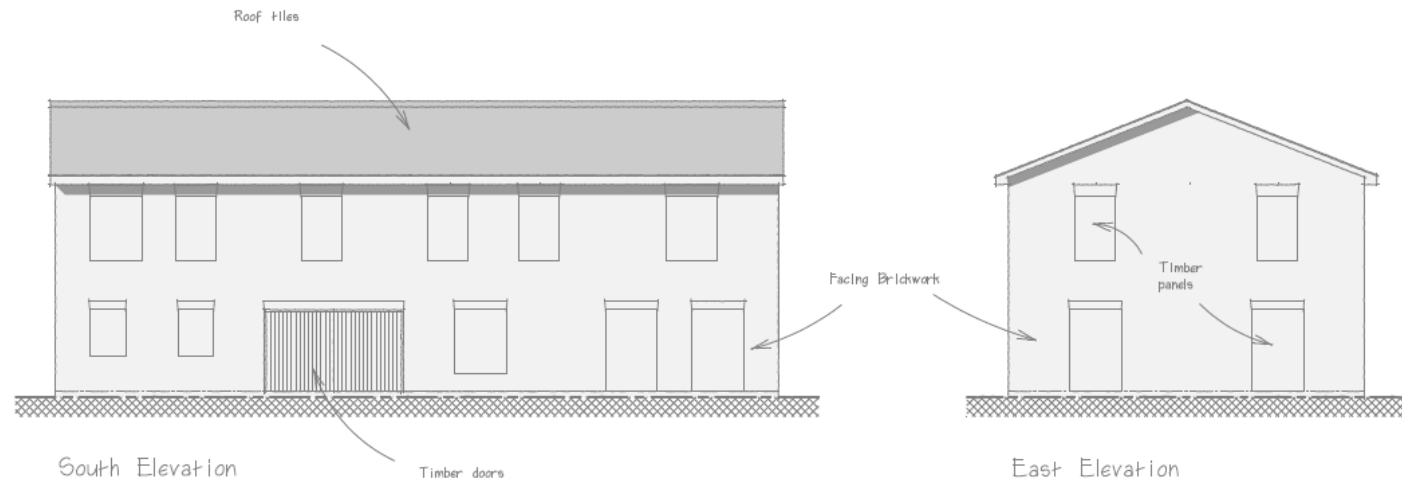


South Elevation

Planning History - App. Ref. 23/10514 to regularise the unauthorised works (refused)



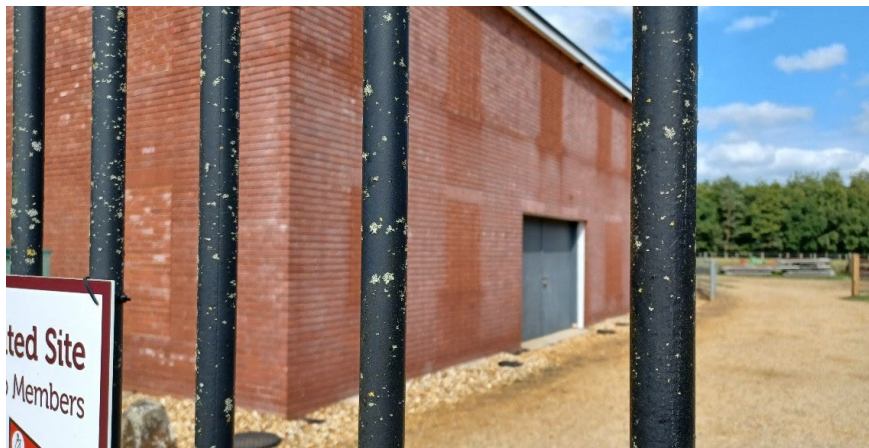
East Elevation



South Elevation



# Site Photographs Feb – August 2024



49



3a 24/10656



# Site Photographs Feb – August 2024

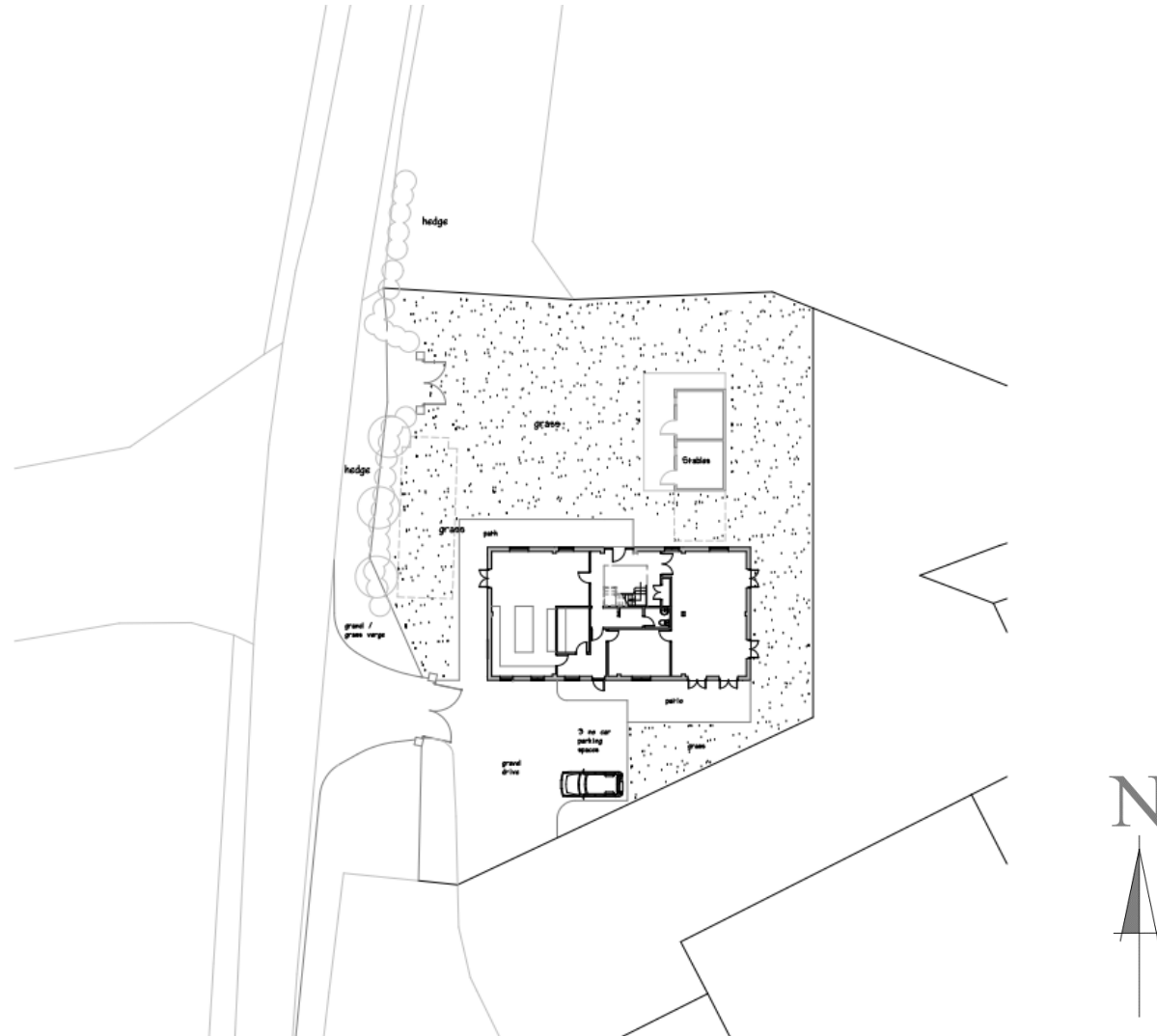




# Existing Site Layout Plan

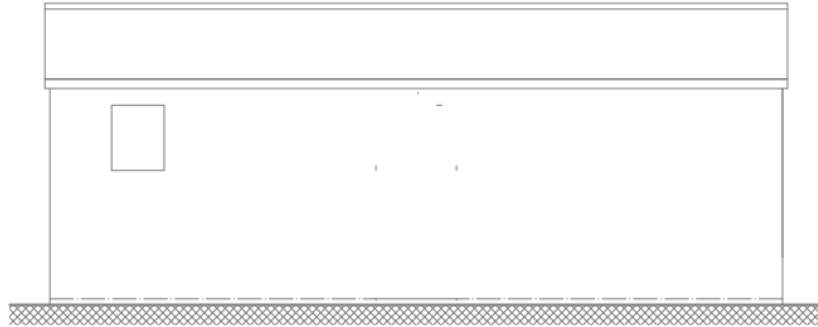


# Proposed Site Layout Plan

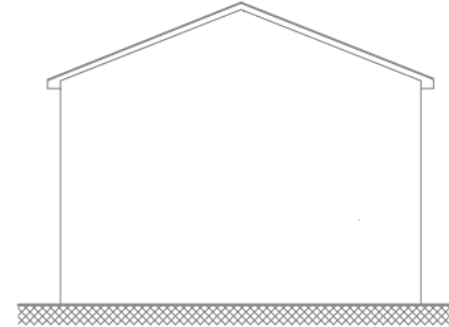




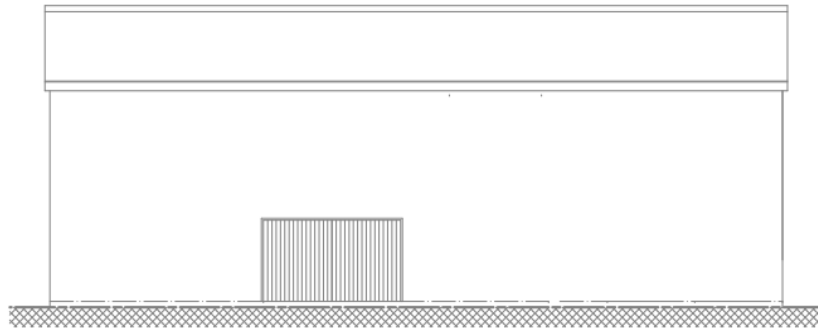
# Existing Elevations



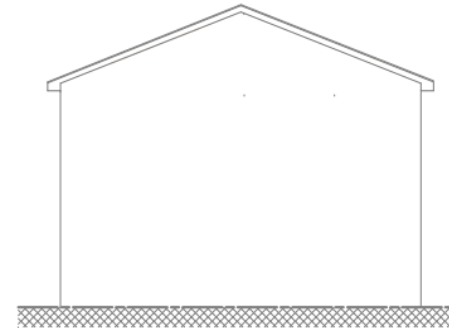
North Elevation



West Elevation

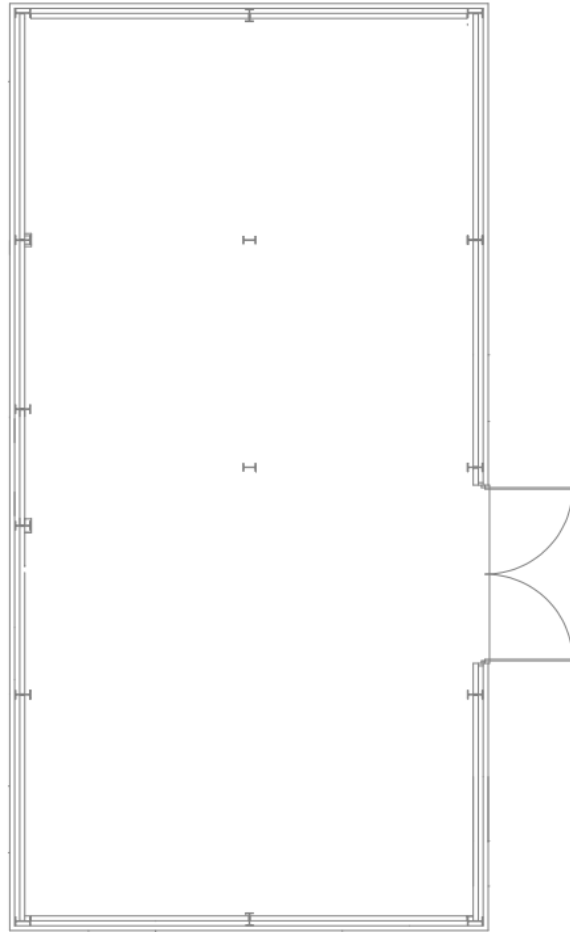


South Elevation

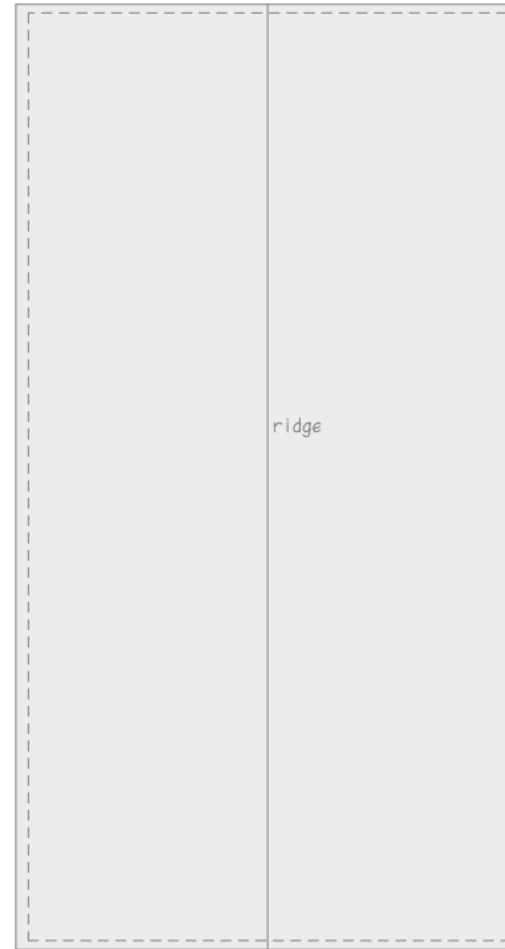


East Elevation

# Existing Floor Plans



Ground Floor



Roof Plan

(no change to roof plan as part of this proposal)



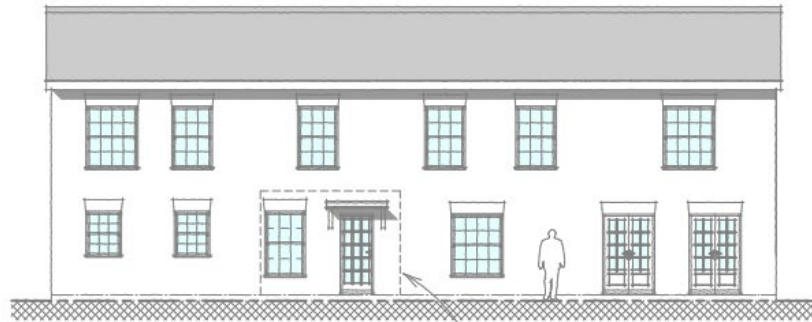
# Proposed Elevations



North Elevation



West Elevation



South Elevation

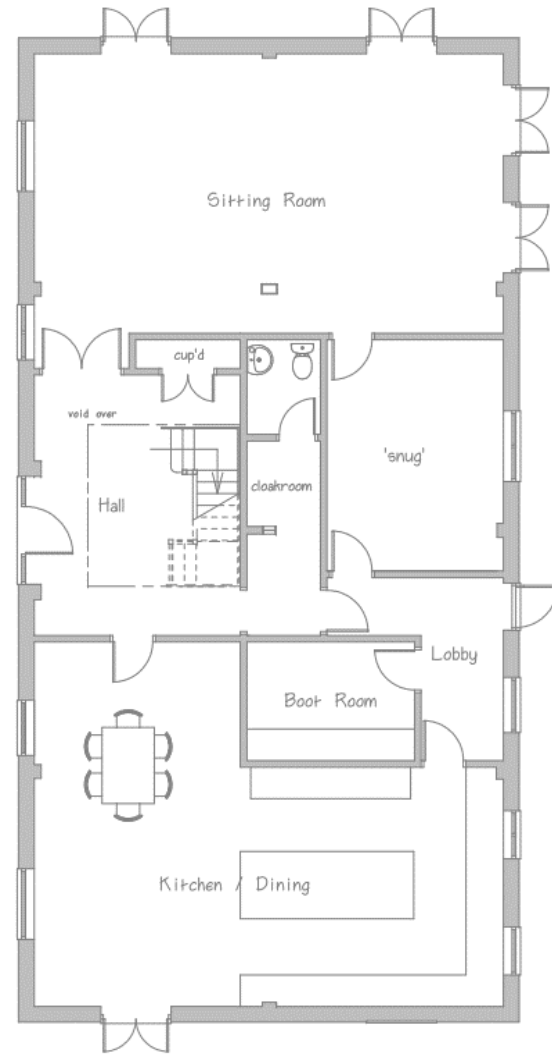
note - dotted lines  
indicates position  
of existing double doors



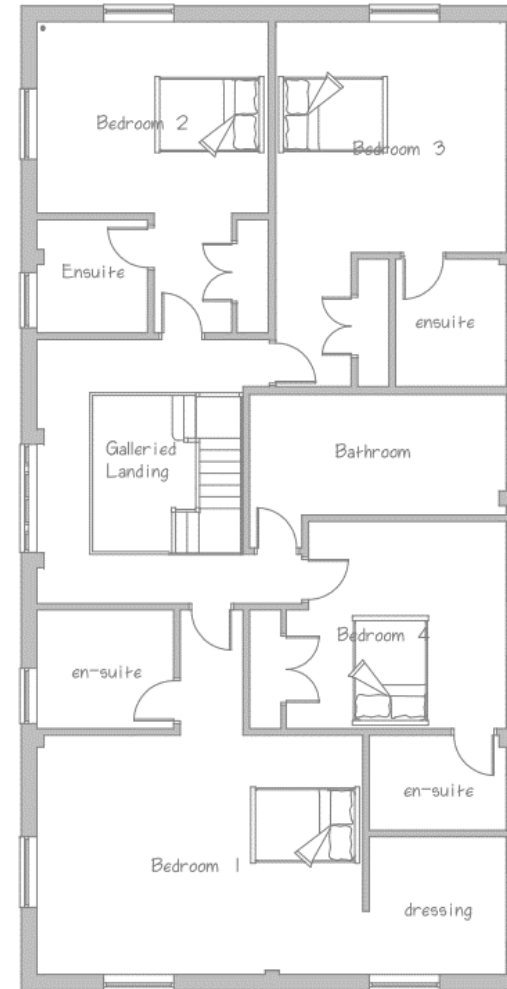
East Elevation



# Proposed Floor Plans



Ground Floor



First Floor



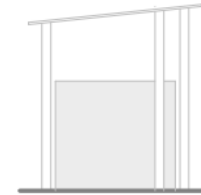
# Existing Pole Barn



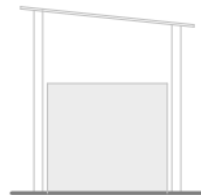
Original Paper Size A3



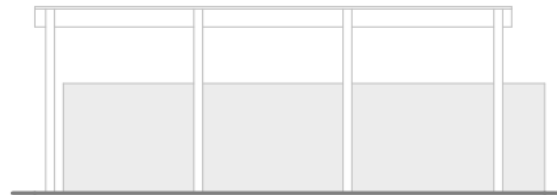
West Elevation



South Elevation

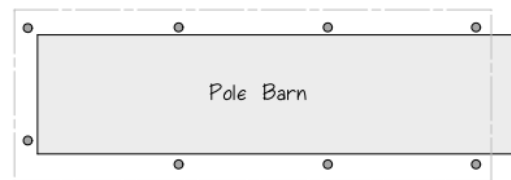


North Elevation



East Elevation

Floor Plan



# Existing Stables

Original Paper Size A3



North Elevation



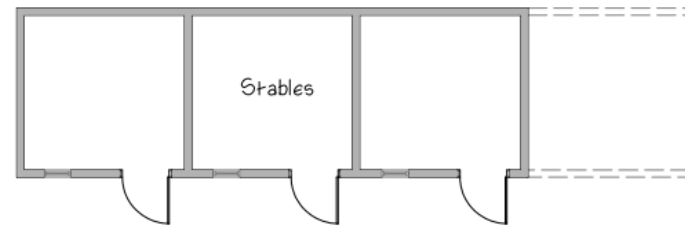
East Elevation



West Elevation



South Elevation



Floor Plan

dotted line indicates 4th stable  
not constructed although planning permission  
was granted on 25 August 2004  
Ref - 04/82057

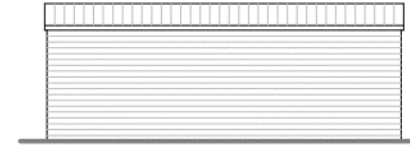


# Proposed Stables

Original Paper Size A3



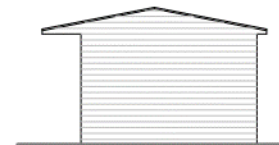
North Elevation



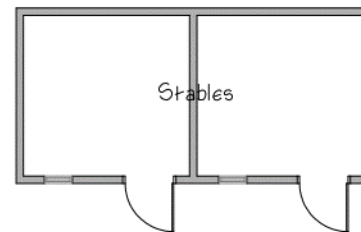
East Elevation



West Elevation



South Elevation



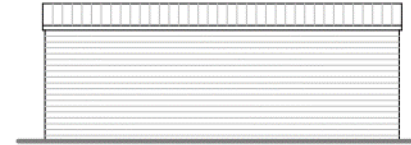
Floor Plan

# Proposed Stables

Original Paper Size A3



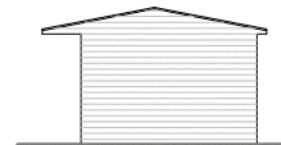
North Elevation



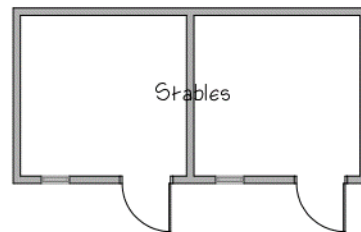
East Elevation



West Elevation



South Elevation



Floor Plan

# Recommendation

## Refuse

- The proposal would result in an intrusive and unacceptable form of residential development of a contextually inappropriate design and an extensive domestic curtilage which would erode the countryside where no exception tests have been met
- Furthermore, the recreational and air quality impacts would not be mitigated
- The proposal would be contrary to Policies ENV1, ENV3, ENV4, STR1, STR2 and STR3 of the New Forest District Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park, Policies DM20 and DM21 of Local Plan Part 2 for the New Forest outside of the National Park and Chapter 12 of the National Planning Policy Framework



End of 3c 24/10670 presentation



# New Forest

DISTRICT COUNCIL





# **Planning Committee**

## **App No 24/10953 (Withdrawn)**

Site of Former Police Station,

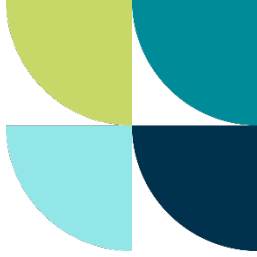
Southampton Road

Lymington SO41 9GH

**Schedule 3d**

# Information

- Application withdrawn 13/01/2025





End of 3d 24/10953 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee App No 23/10821

New House, Market Place

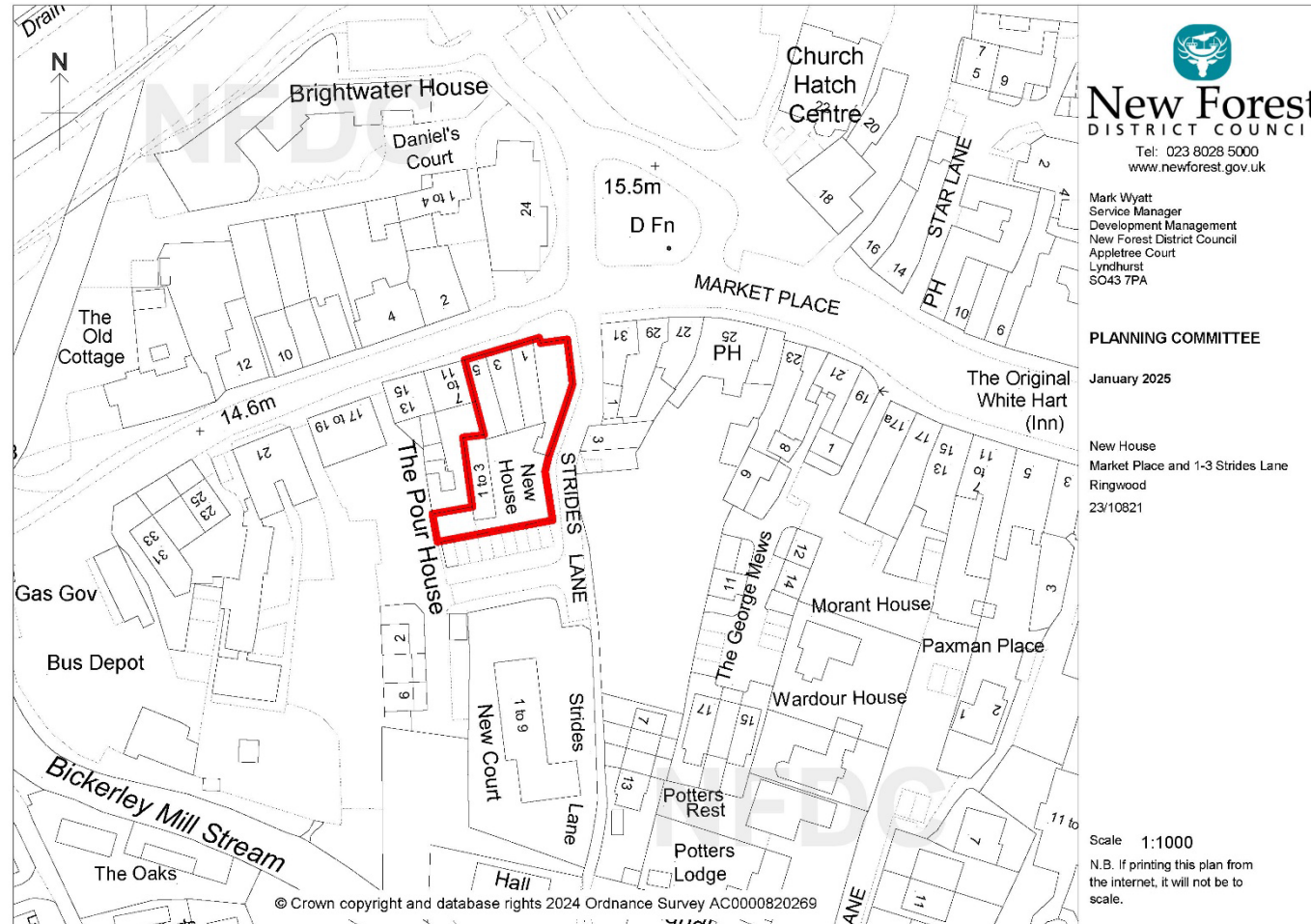
& 1-3, Strides Lane

Ringwood

BH24 1ER

**Schedule 3e**

# Red Line Plan

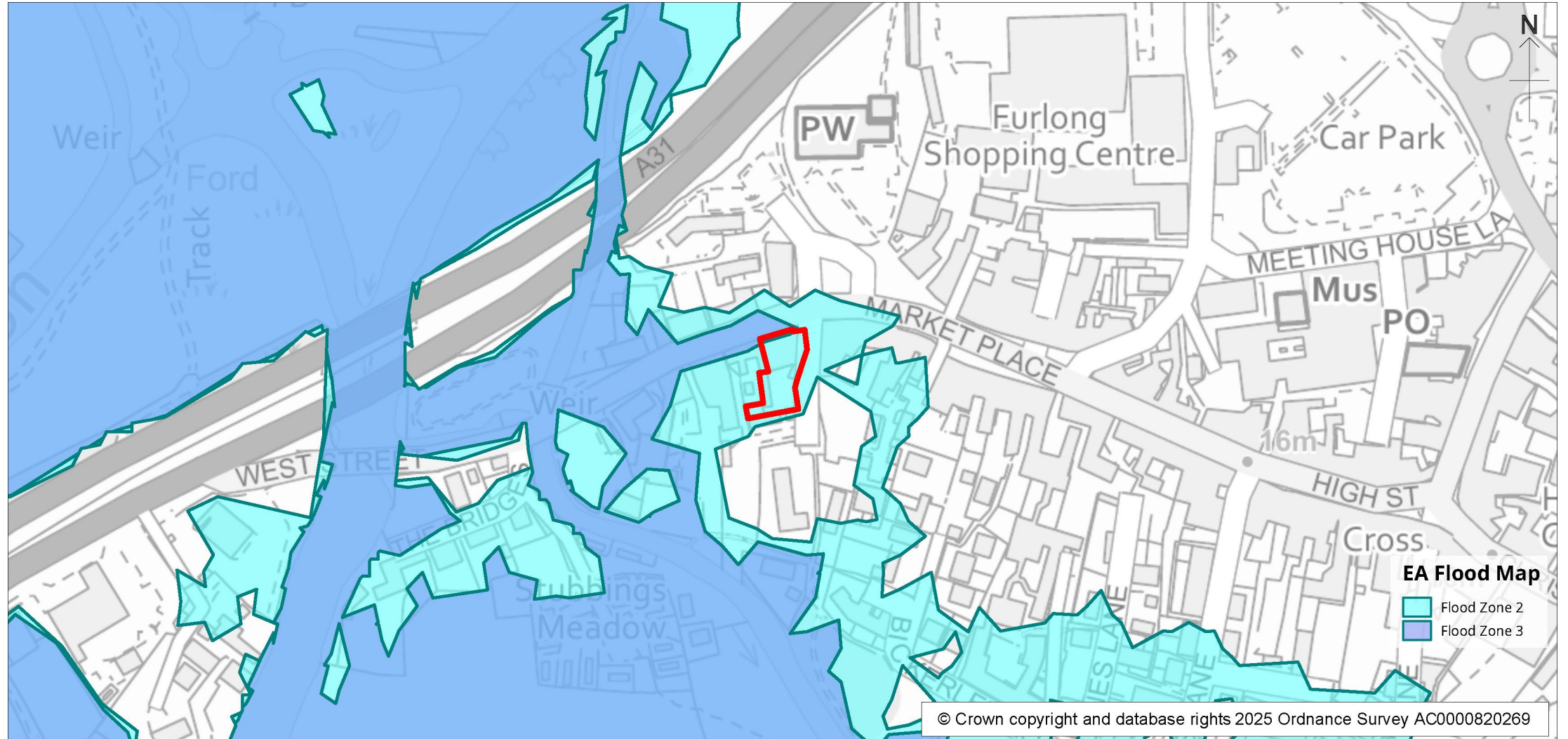




# Local context



# EA Flood Map





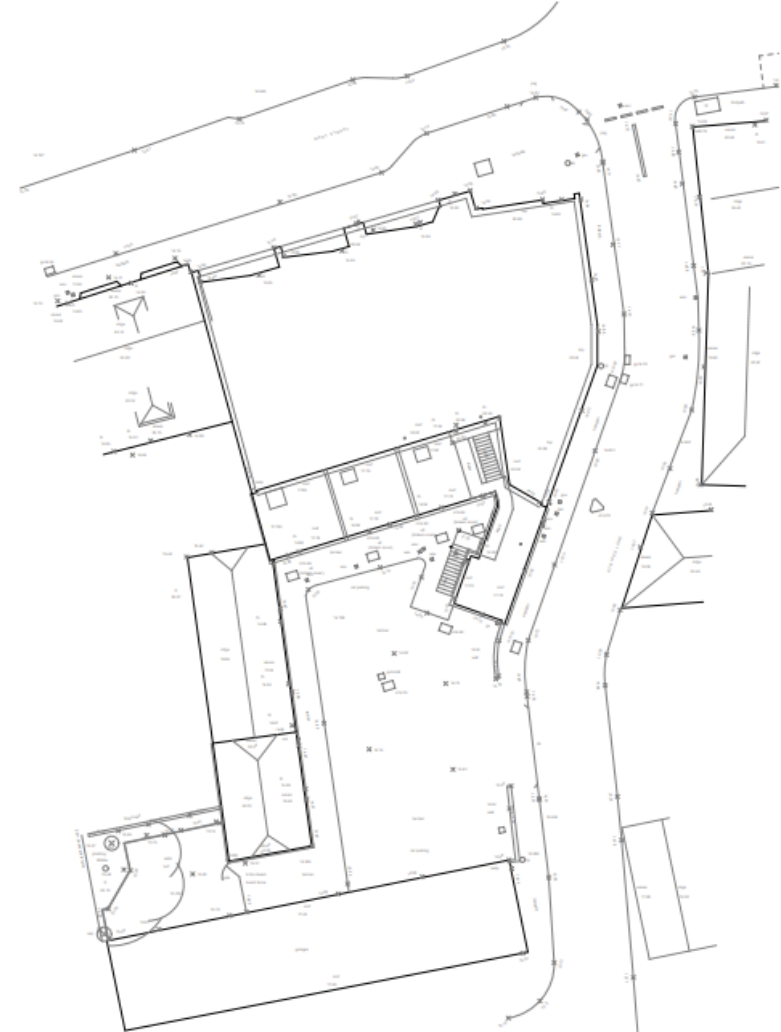
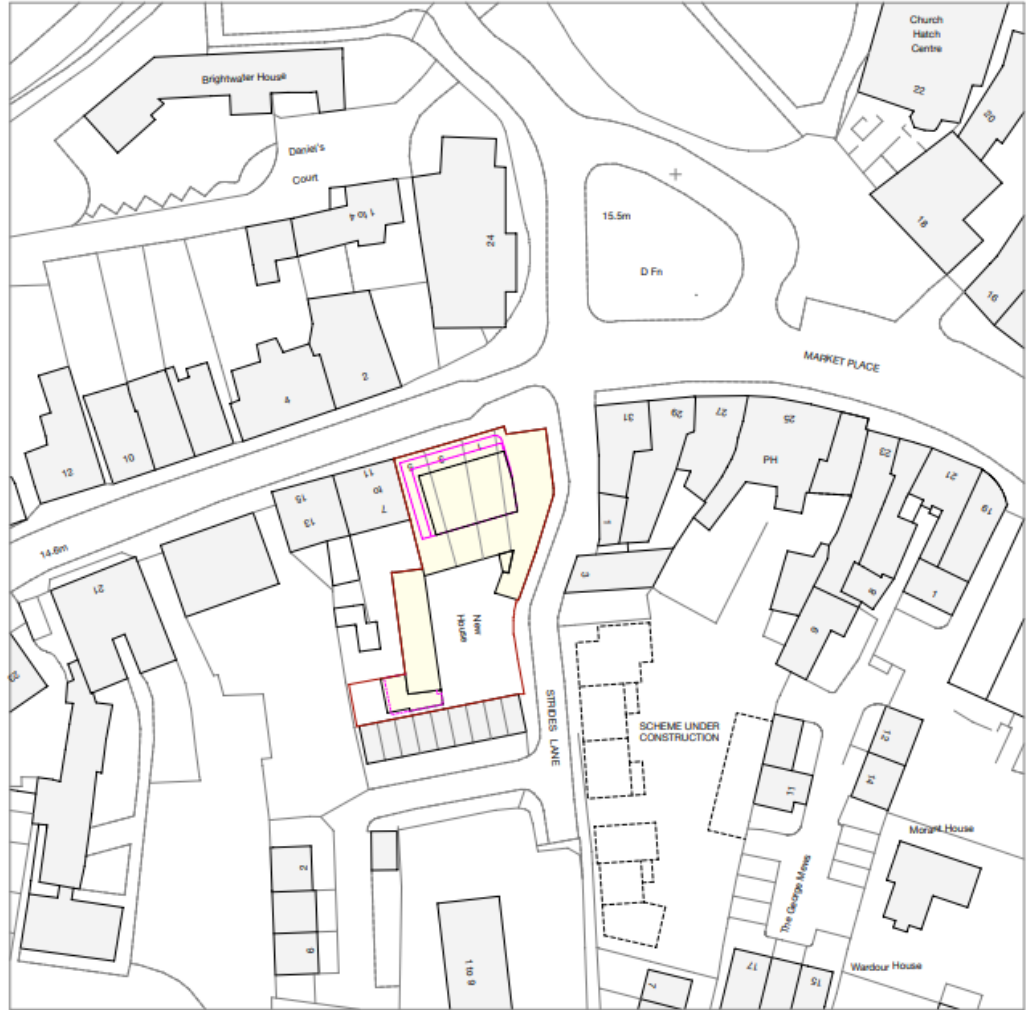
# Aerial photograph



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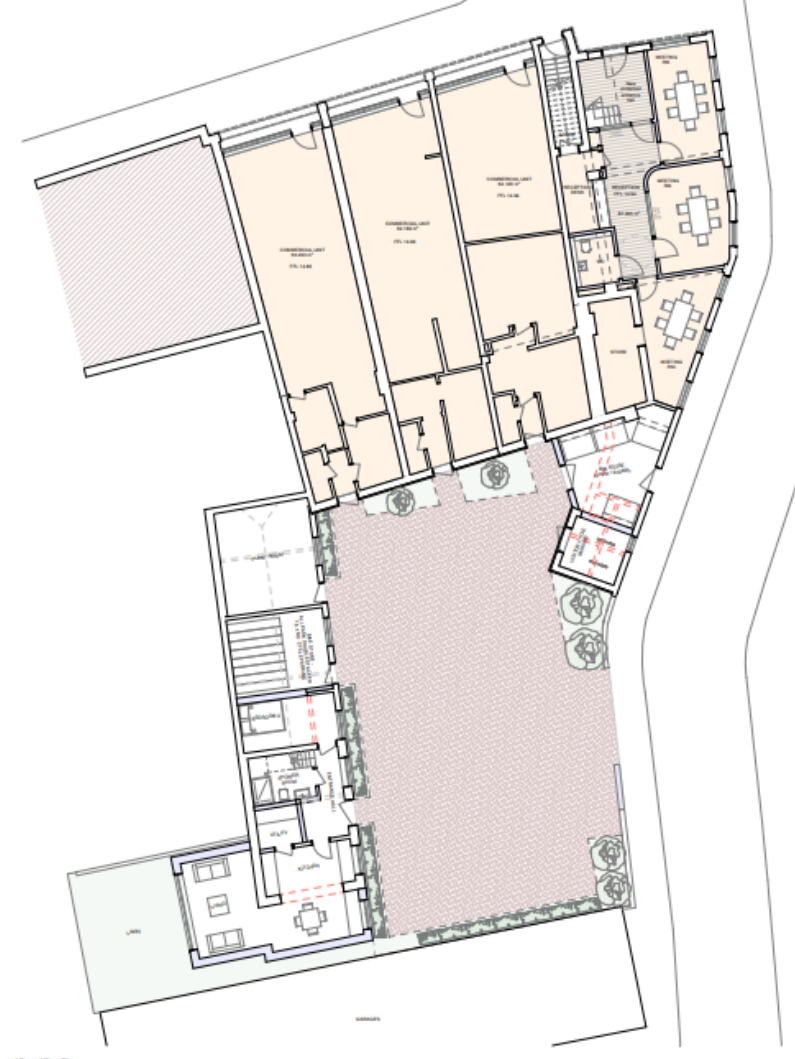
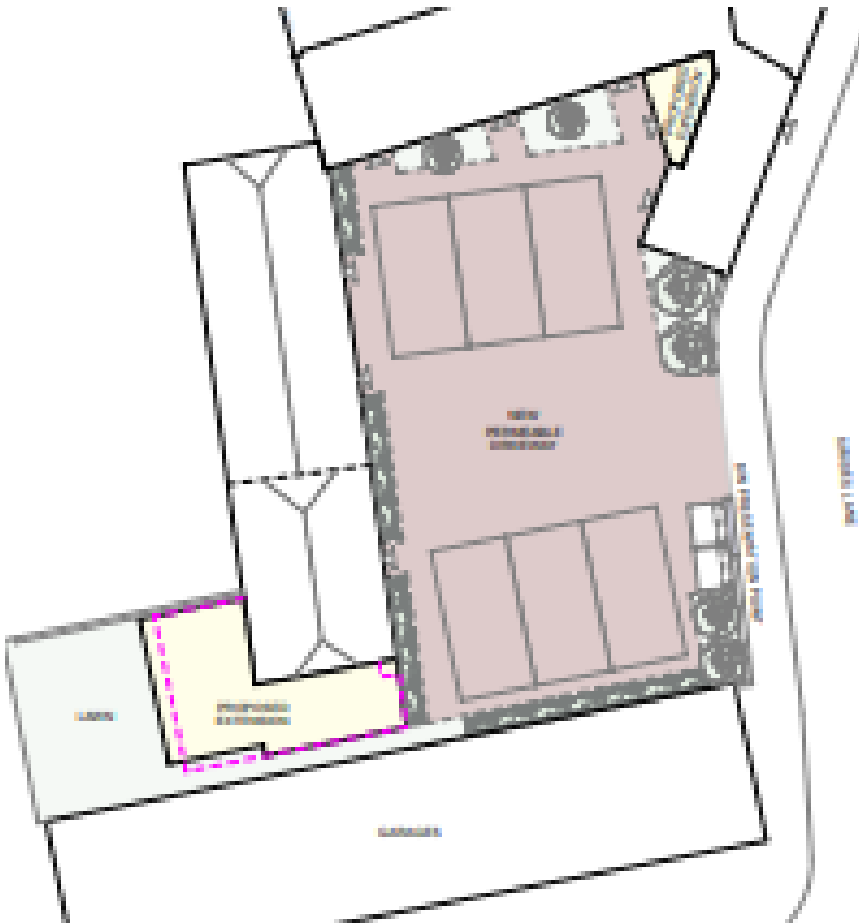


# Proposed and existing block plans





# Proposed block and ground floor plans





# Rear of outbuilding

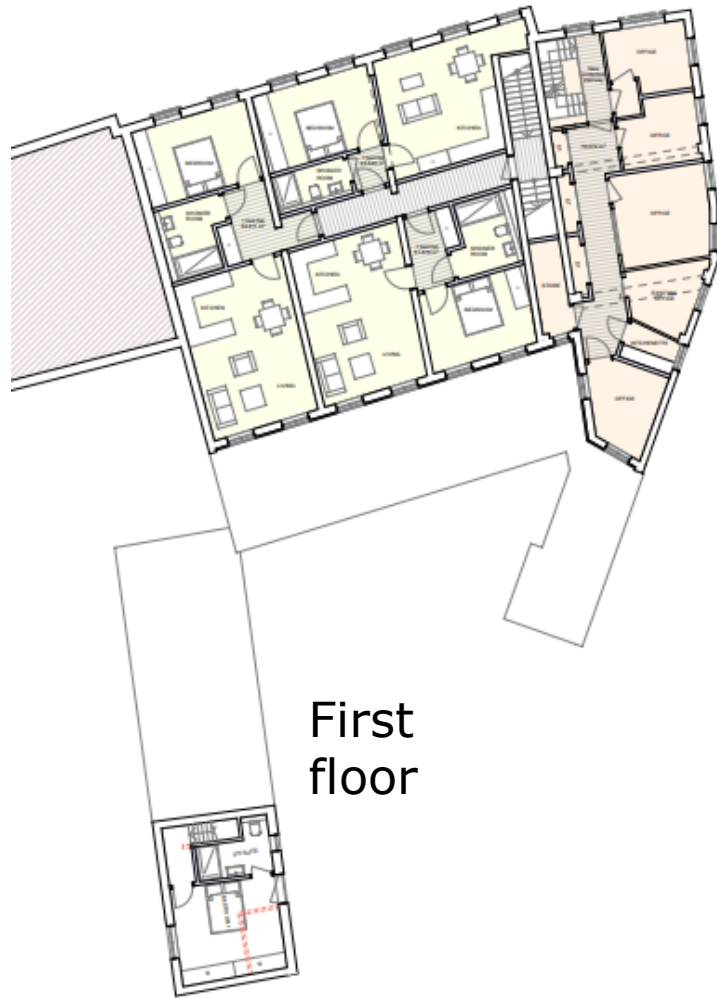




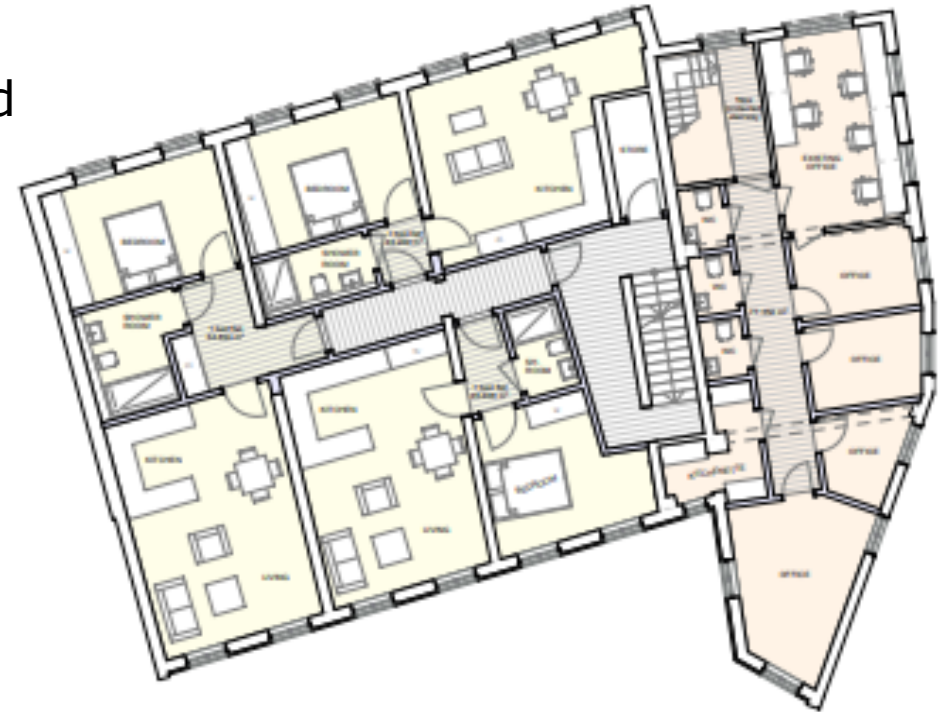
# Front of outbuilding (from 2021)



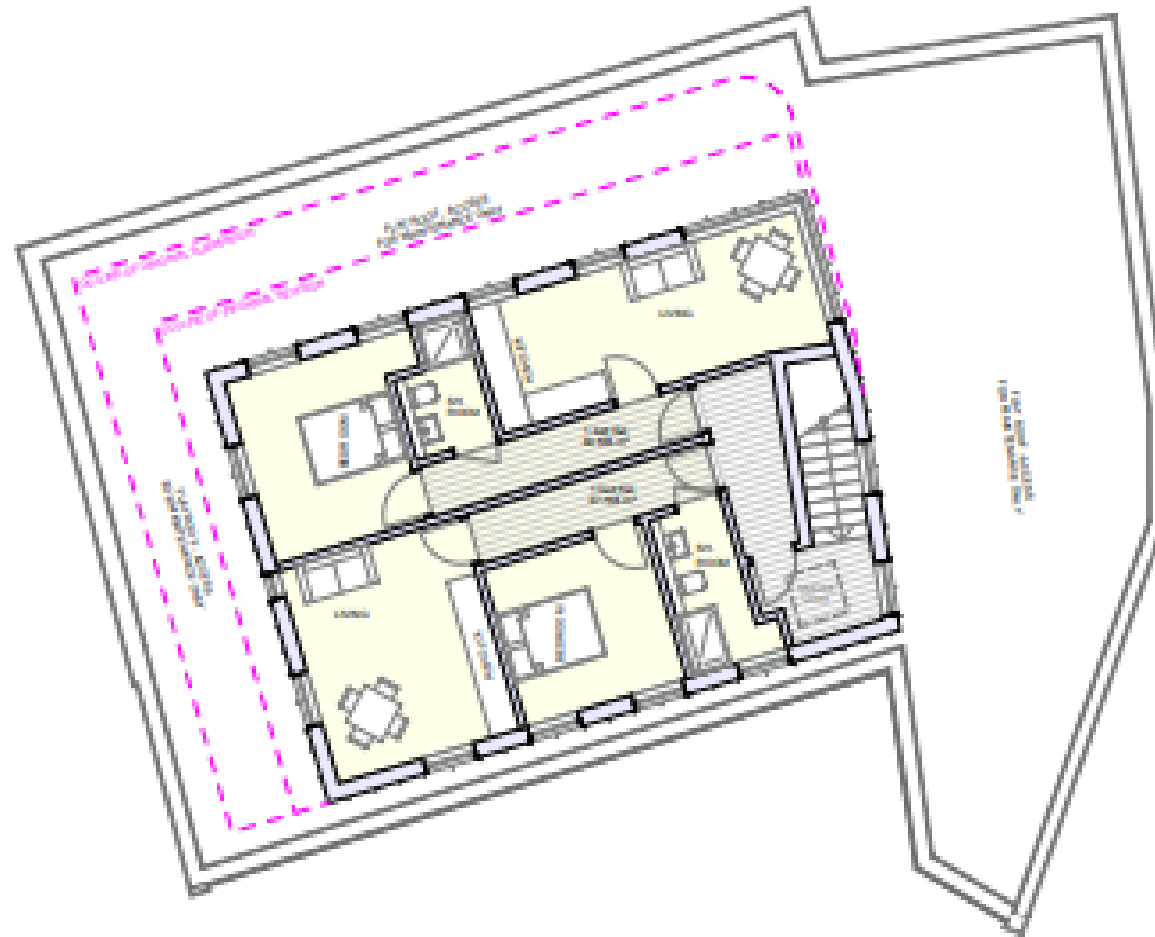
# Upper floor plans



Second floor



# New third floor





# Elevation to Strides Lane





# Strides Lane



# Front elevation

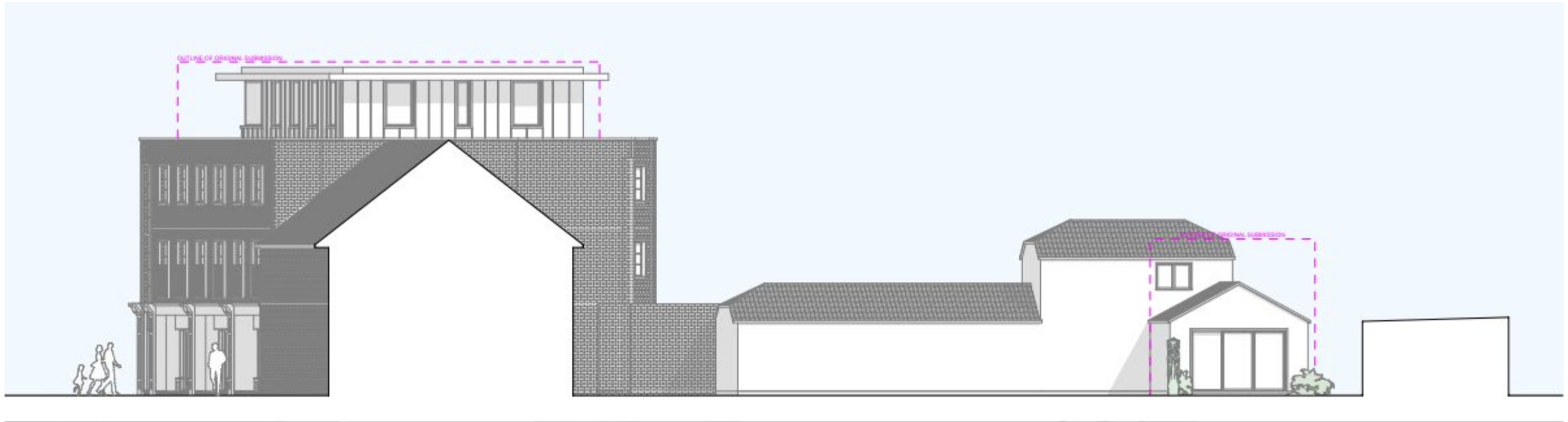
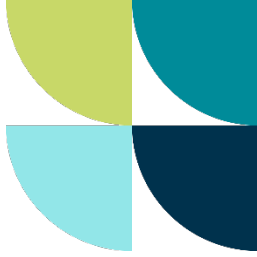




# Frontage



# Side/rear elevation



# Rear/side elevation





# Rear





# Market Place street scene





# West Street street scene



85



3e 23/10821







# Recommendation

- The proposal is considered to offer an acceptable solution in design terms to the refurbishment and alteration of these buildings within the Conservation Area and would provide 9 dwellings in a sustainable location
- However, in view of the lack of a sequential test for a proposal which requires this to be considered, refusal must be recommended

End of 3e 23/10821 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10820

Barn at the Old Stores,

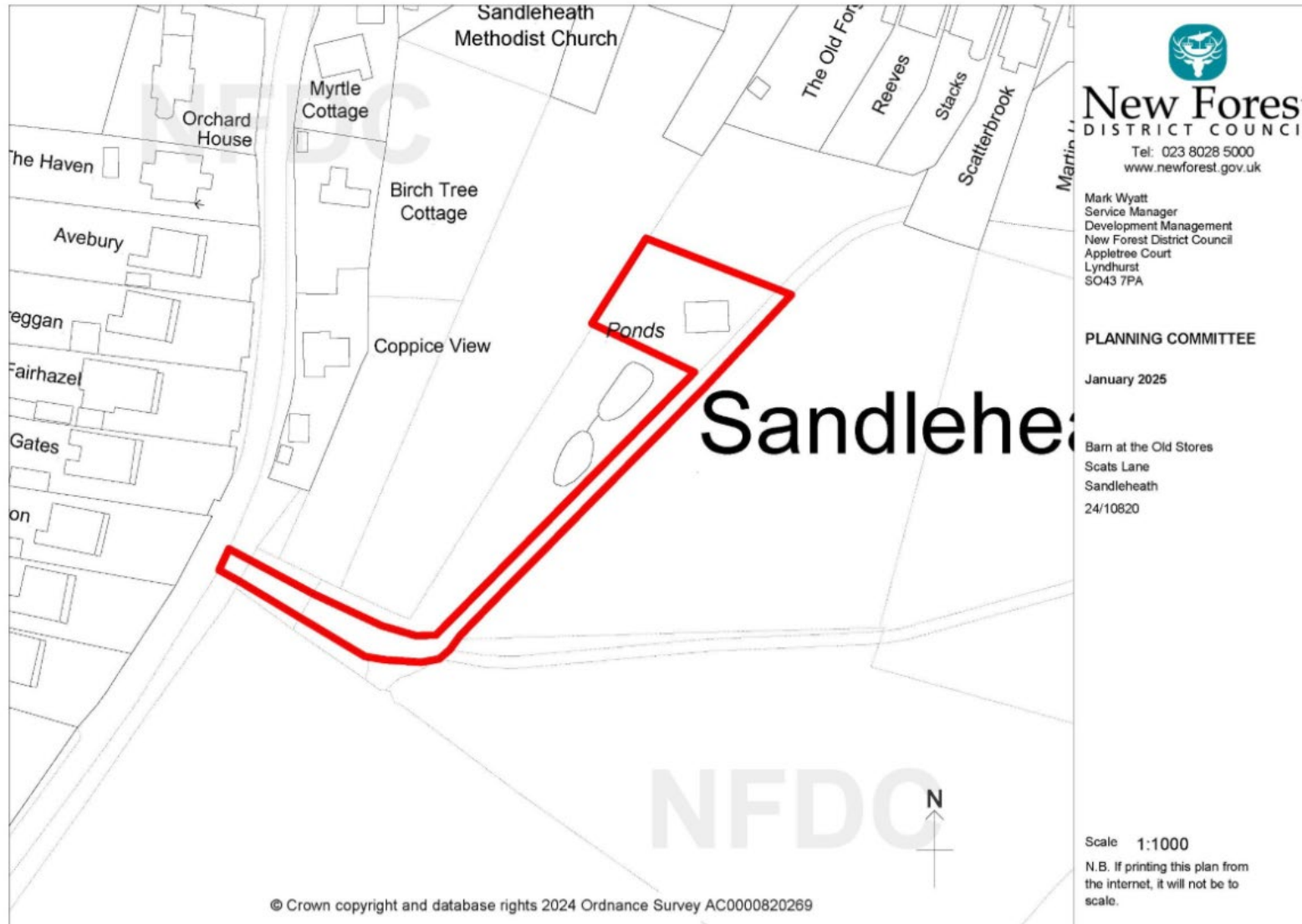
Scats Lane

Sandleheath

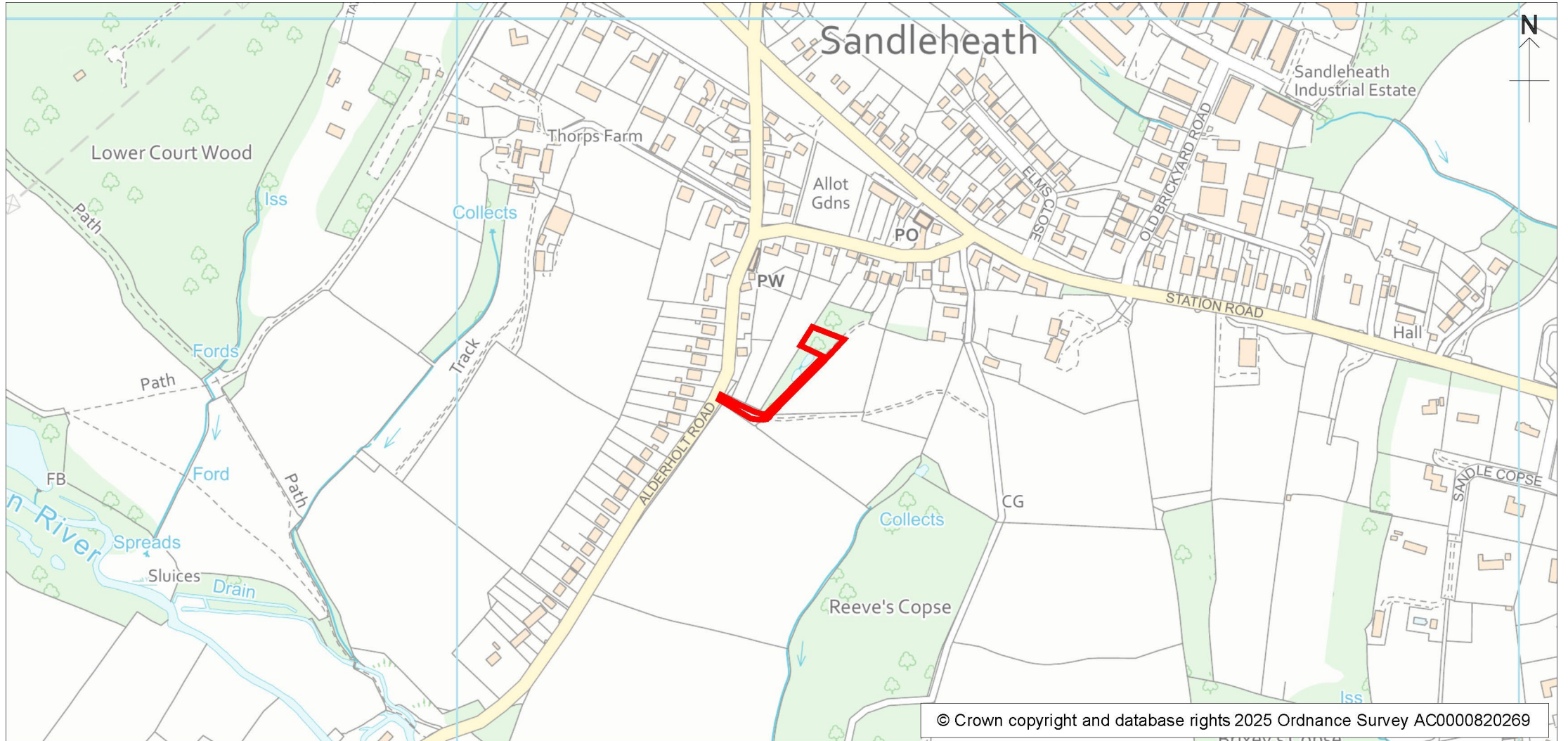
**Schedule 3f**



# Red Line Plan



# Local context





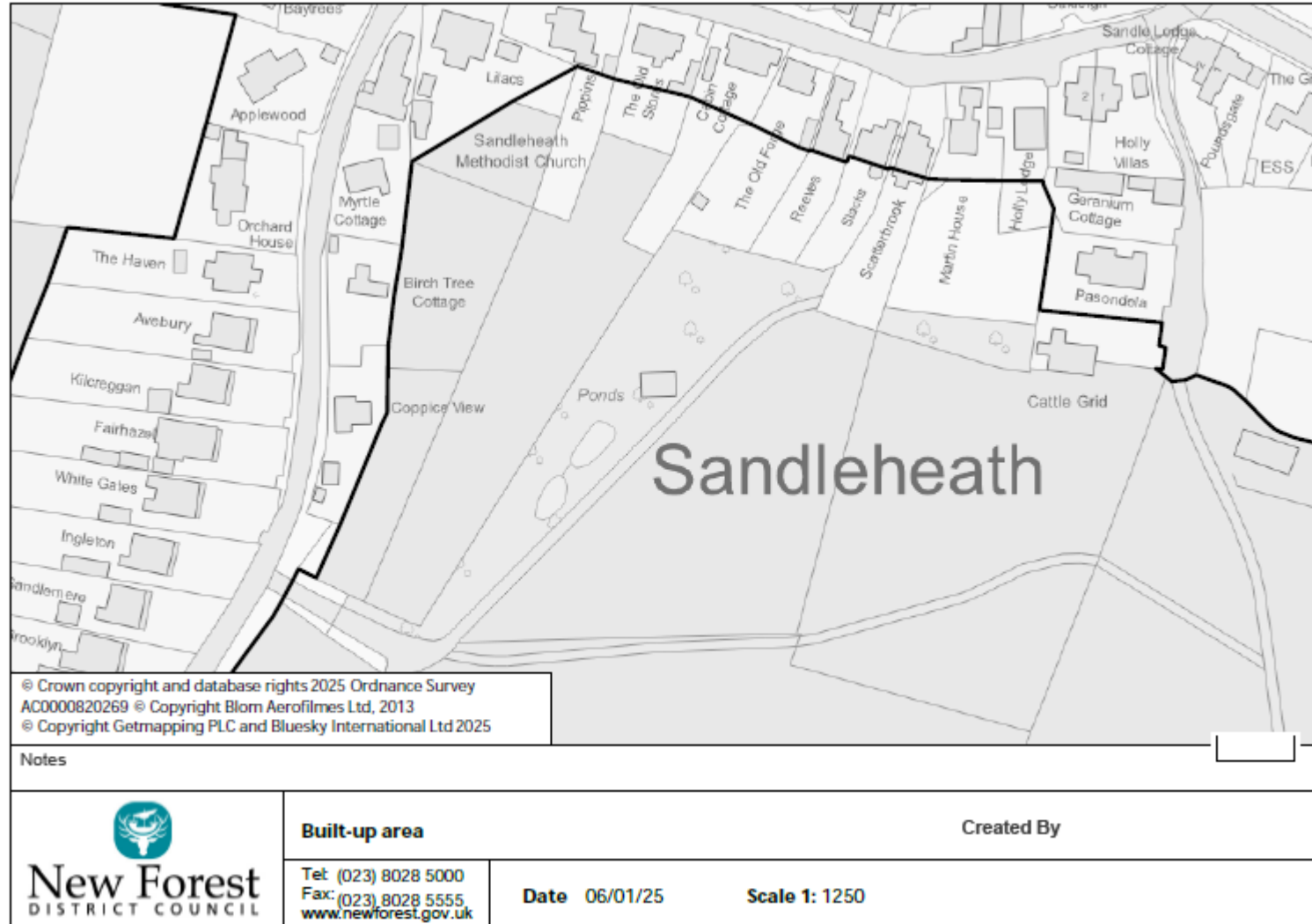
# Aerial photograph



© Getmapping Plc and Bluesky International Limited 2025



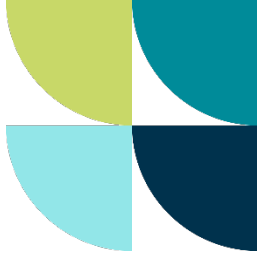
# Built up area



# Red Line Plan 2



# Site photographs 1





# Site photographs 2





# Access photographs 1





# Access photographs 2



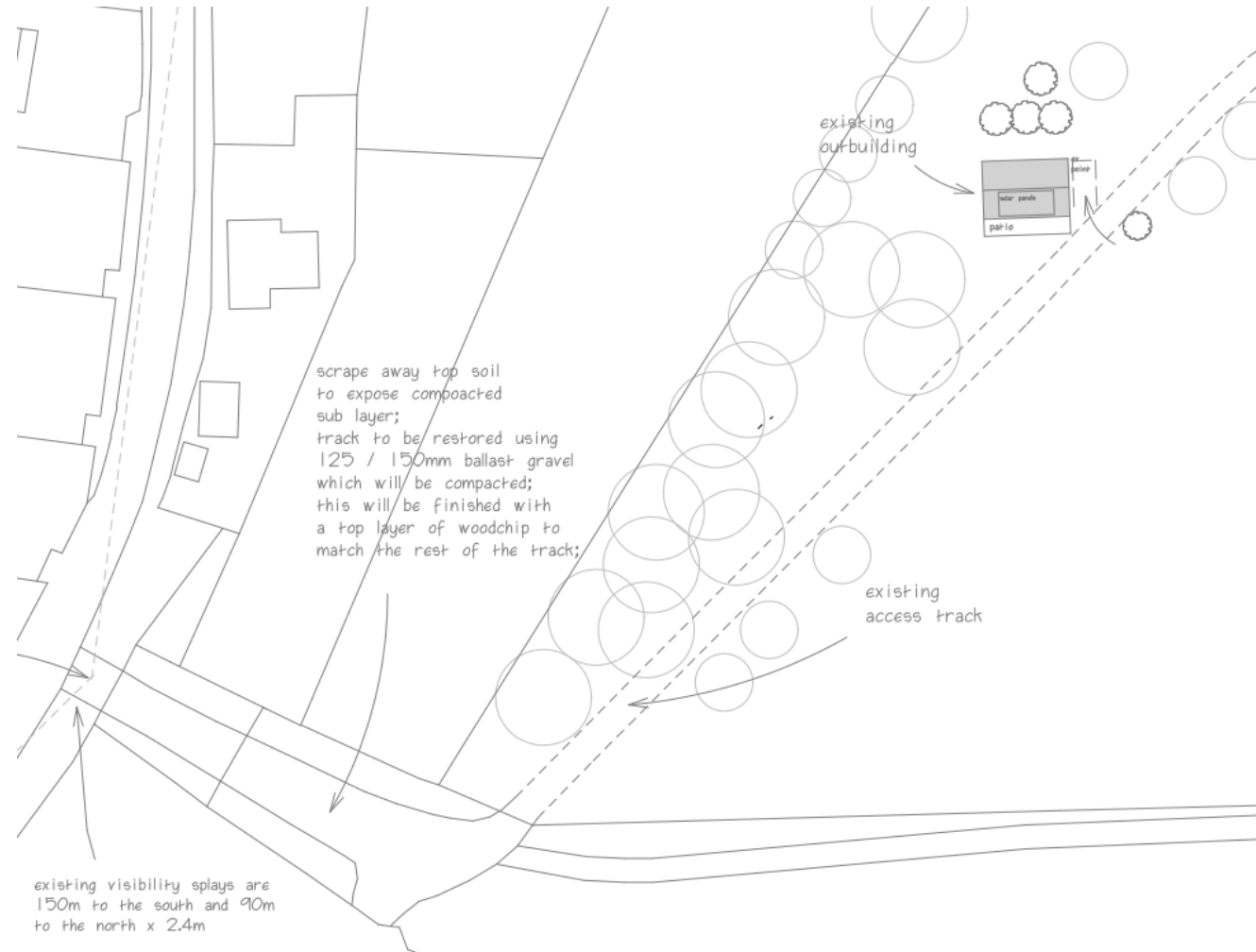
View north



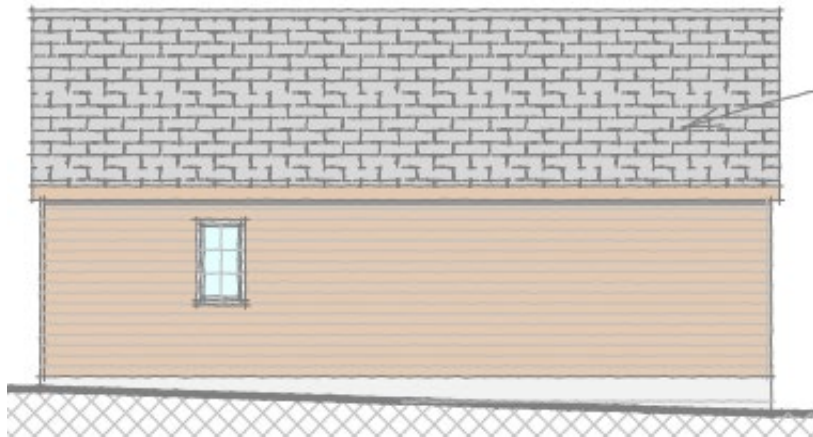
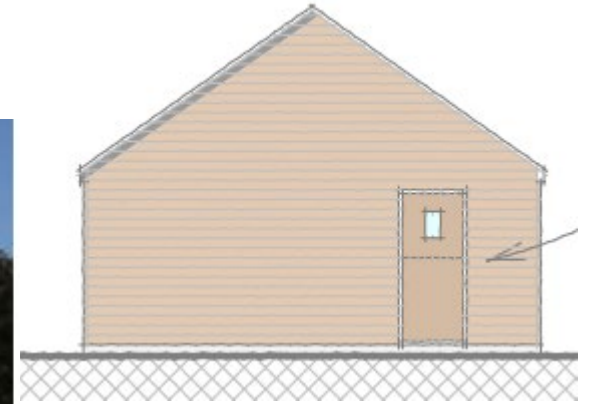
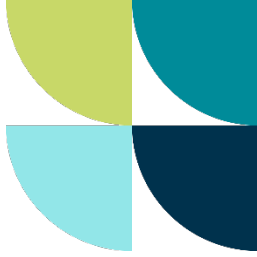
View south



# Block Plan: Access



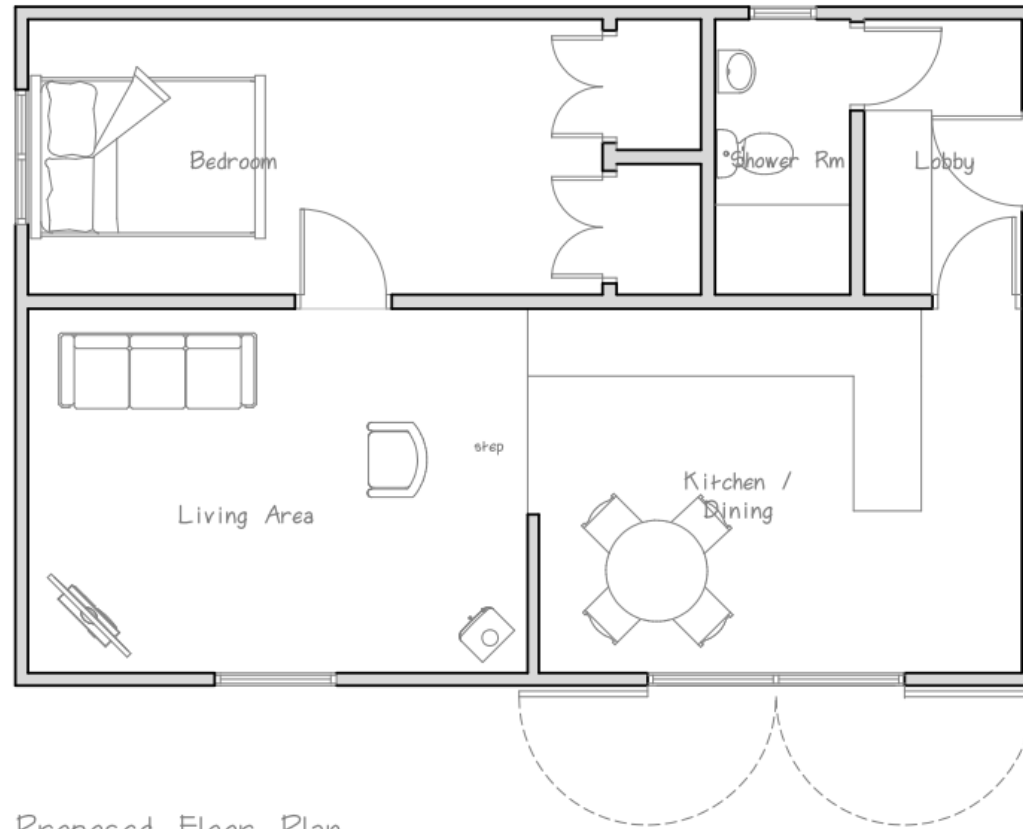
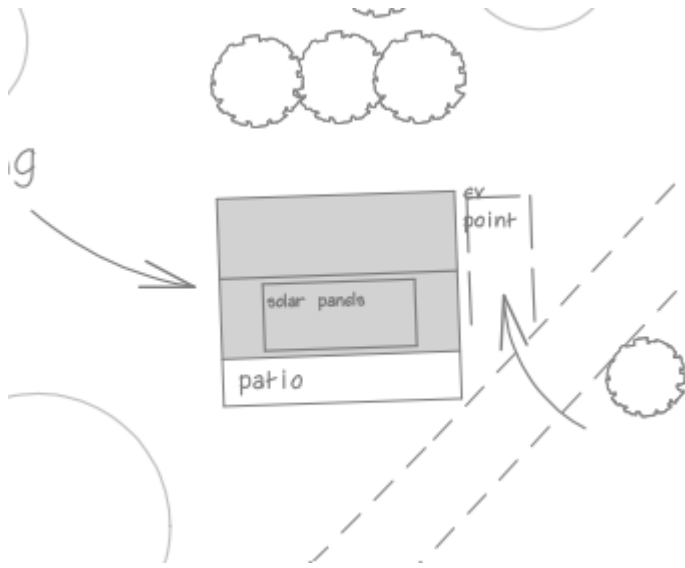
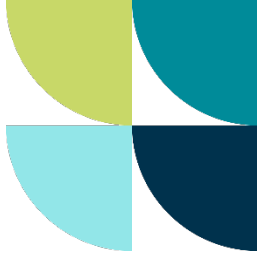
# Proposed Elevations



99

3f 24/10820

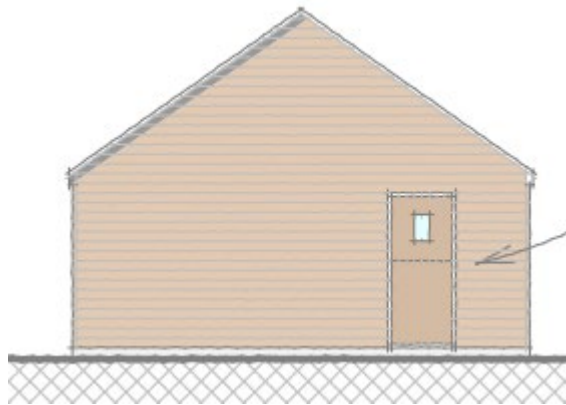
# Proposed Floorplans



Proposed Floor Plan



# Landscape setting



101



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# Conclusion

- Whilst there is a general presumption against development in the countryside in Policy STR3 as set out it does allow for appropriate development in a rural setting if it addresses Policy CS21 (Rural Economy)
- The local plan recognises that tourism is an important part of the local economy and as such given the proposed scheme converts an existing building and has potential minor economic benefits this weighs in support of the scheme
- As such, the principle of the development is considered to be acceptable in accordance with local Plan policies STR3, STR6, CS19, CS21 criterion (d) and DM13

# Recommendation

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

- i. The completion of a planning obligation entered into by way of a Section 106 Agreement to secure
  - £3,359 towards New Forest Habitats recreational mitigation infrastructure
  - £489 towards New Forest Habitats recreational mitigation non-infrastructure
- ii. The imposition of the Conditions as set out in the report



End of 3f 24/10820 presentation



# New Forest

DISTRICT COUNCIL

