

Planning Committee

12 March 2025



Planning Committee 12 March 2025 Applications Presentations

<p>Planning Committee App No 24/10199 Calmore Croft Farm, Salisbury Road Calmore, SO40 2RQ Schedule 3a</p> <p>3 3a 24/10199</p>	<p>Planning Committee App No 24/10837 Land adj. To the Wheelwrights Post Salisbury Road, Burgate Fordingbridge SP6 1LX Schedule 3b</p> <p>27 3b 24/10837</p>	<p>Planning Committee App No 24/10656 Land rear of Waltons Avenue, Holbury Fawley, SO45 2LU Schedule 3c</p> <p>45 3c 24/10656</p>
<p>Planning Committee App No 25/10039 Woodbury, 2 Viney Road Lymington, SO41 8FF Schedule 3d</p> <p>66 3d 25/10039</p>	<p>Planning Committee App No 24/11008 Threeways Cottage, Rockbourne SP6 3NL Schedule 3e</p> <p>69 3e 24/11008</p>	<p>Planning Committee App No 25/10058 Walcot House Blackfield Road Fawley Schedule 3f</p> <p>89 3f 25/10058</p>
<p>Planning Committee App No 24/10919 41 - 43, Manor Road Ringwood BH24 1RB Schedule 3g</p> <p>105 3g 24/10919</p>	<p>Planning Committee App No 24/11007 Vicarage Moor Cottage, The Common South End Damerham Schedule 3h</p> <p>119 3h 24/11007</p>	<p>Planning Committee App No TPO/0008/24 6 Albert Road, New Milton BH25 6SP Schedule 3i</p> <p>133 3i TPO/0008/24</p>



Planning Committee

App No 24/10199

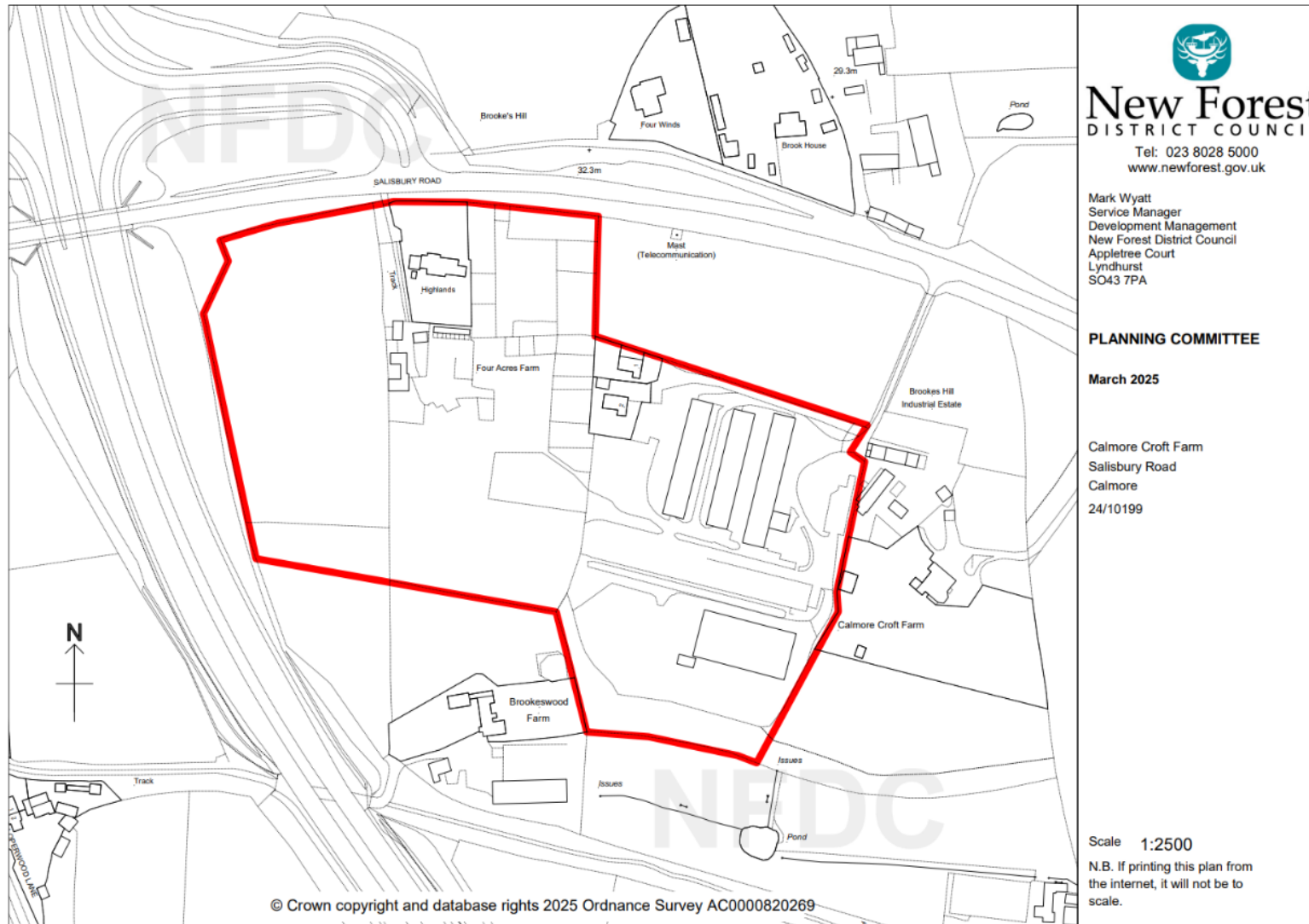
Calmore Croft Farm,

Salisbury Road

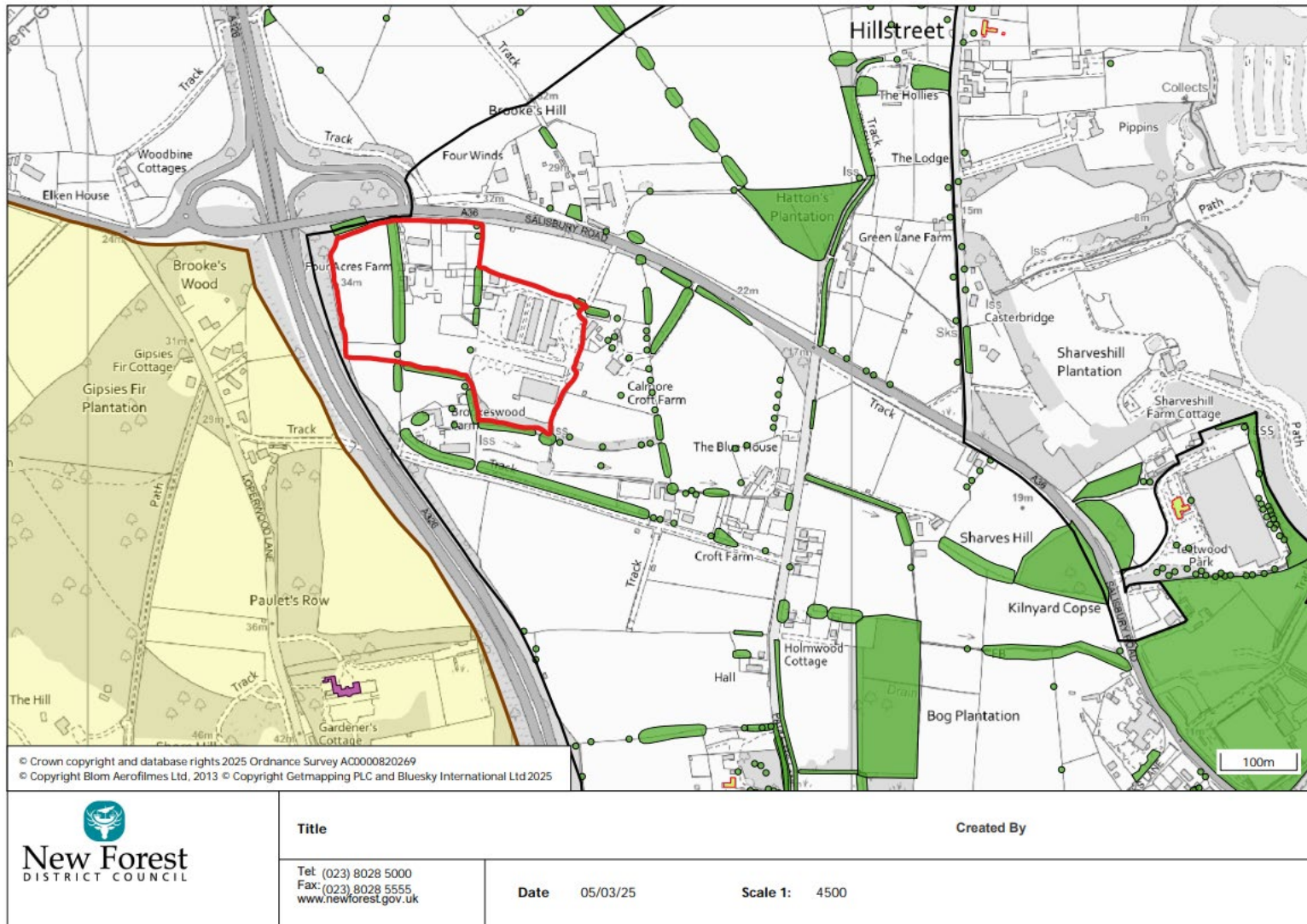
Calmore, SO40 2RQ

Schedule 3a

Red Line Plan



Local context



Aerial photograph



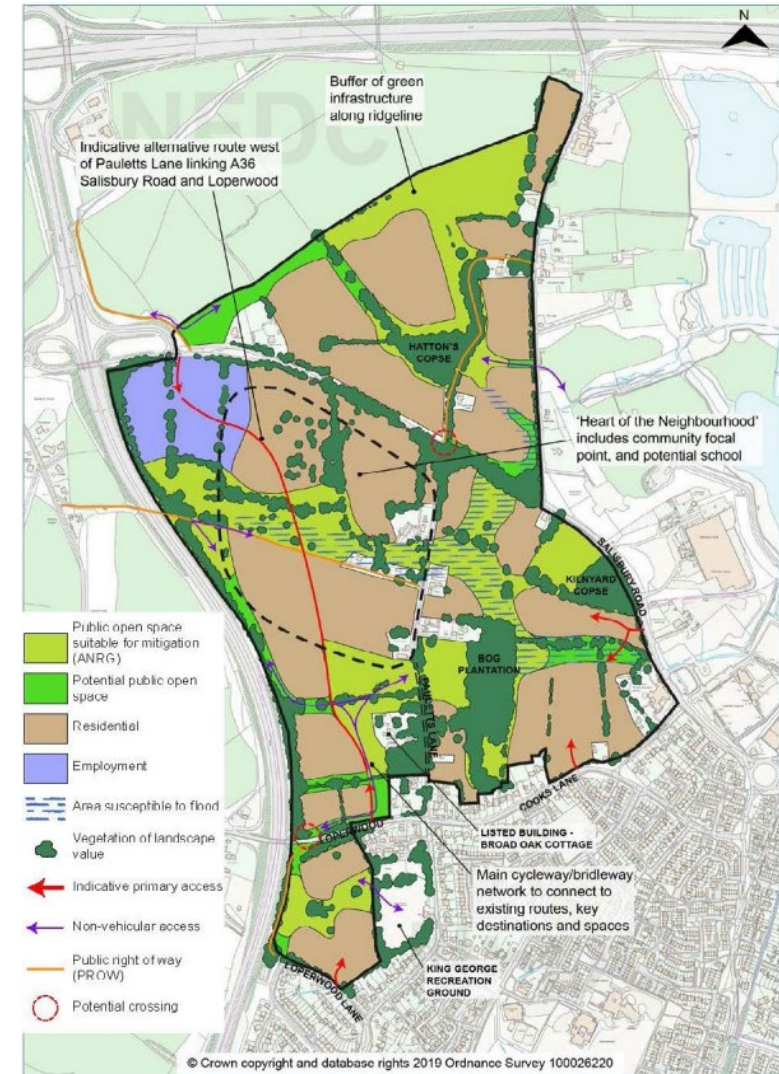
© Getmapping Plc and Bluesky International Limited 2025

LP policy SS1 Concept Masterplan

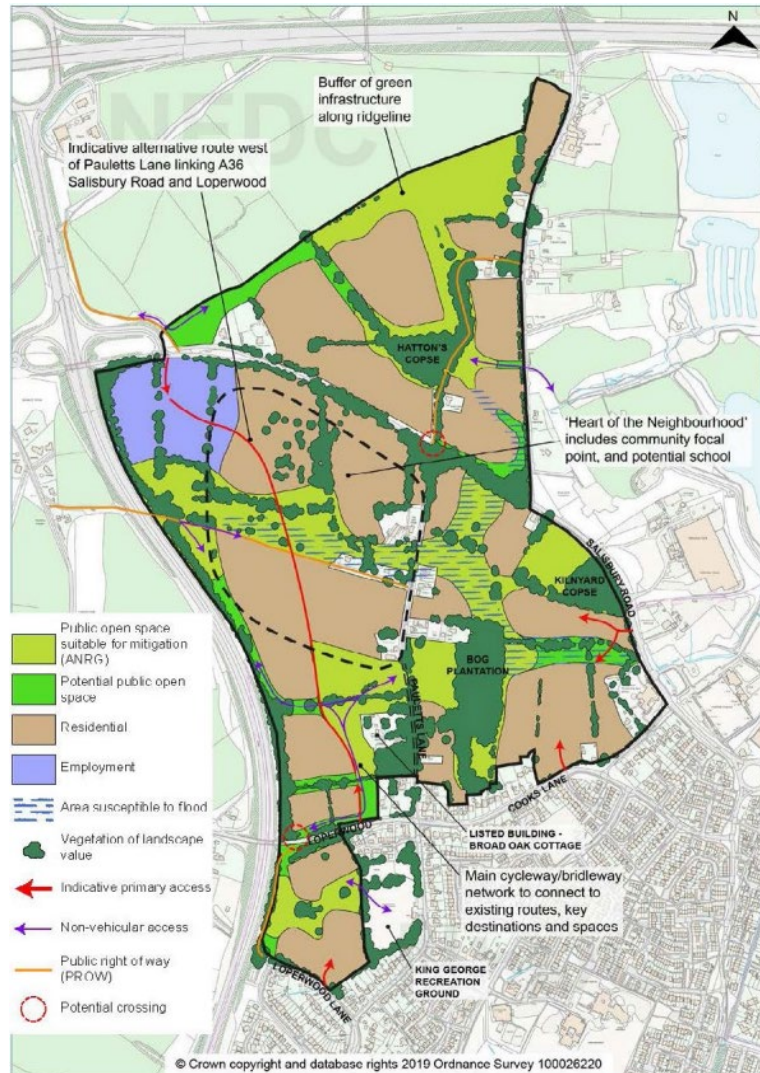
Strategic Site 1: Land to the north of Totton

i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:

- At least 1,000 homes, dependent on the form, size and mix of housing provided
- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include two hectares of land to be reserved for a primary school
- On-site provision of formal public open space



Site in relation to LP policy SS1 Concept Masterplan



© Crown copyright and database rights 2024 Ordnance Survey AC0000820269

Site Photographs 1. Salisbury Road



Site Photographs 2. Salisbury Road



Site Photographs 3



Site Photographs 4. Internal east



12

3a 24/10199

Site Photographs 5. Internal west



Site Photographs 6. Bridleway



14

3a 24/10199

Proposed Scheme

Outline application proposing use of land for up to 22,000sqm floorspace of employment development:

- B2 General Industrial &
- B8 Storage and Distribution

Detailed proposals for:

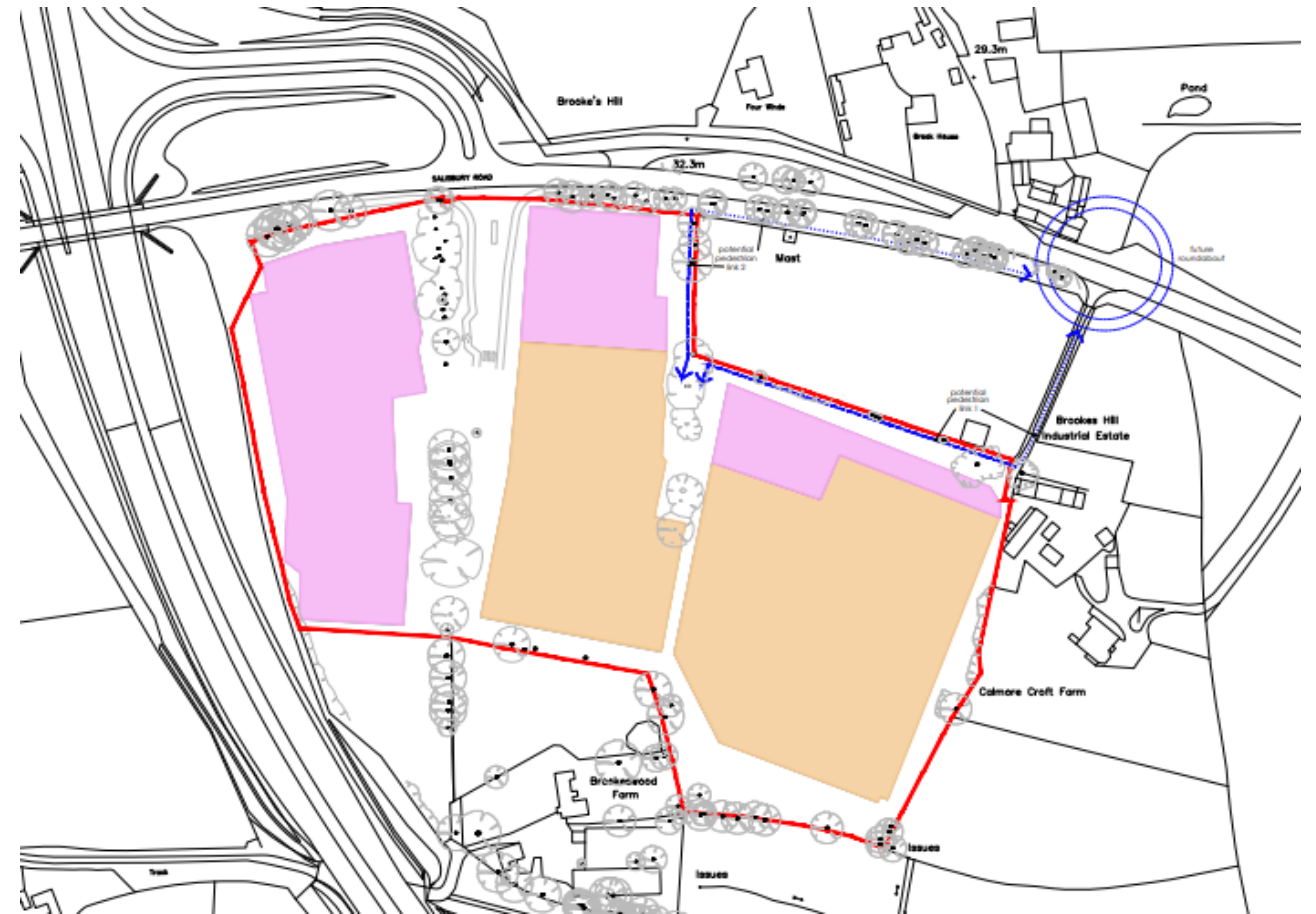
- Access from Salisbury Road

Matters reserved for future application:

- Appearance- The detailed architecture of the buildings
- Landscape - detailed design and species
- Layout – the detailed arrangement of the buildings and routes across the site
- Scale – the height, width and length of the buildings



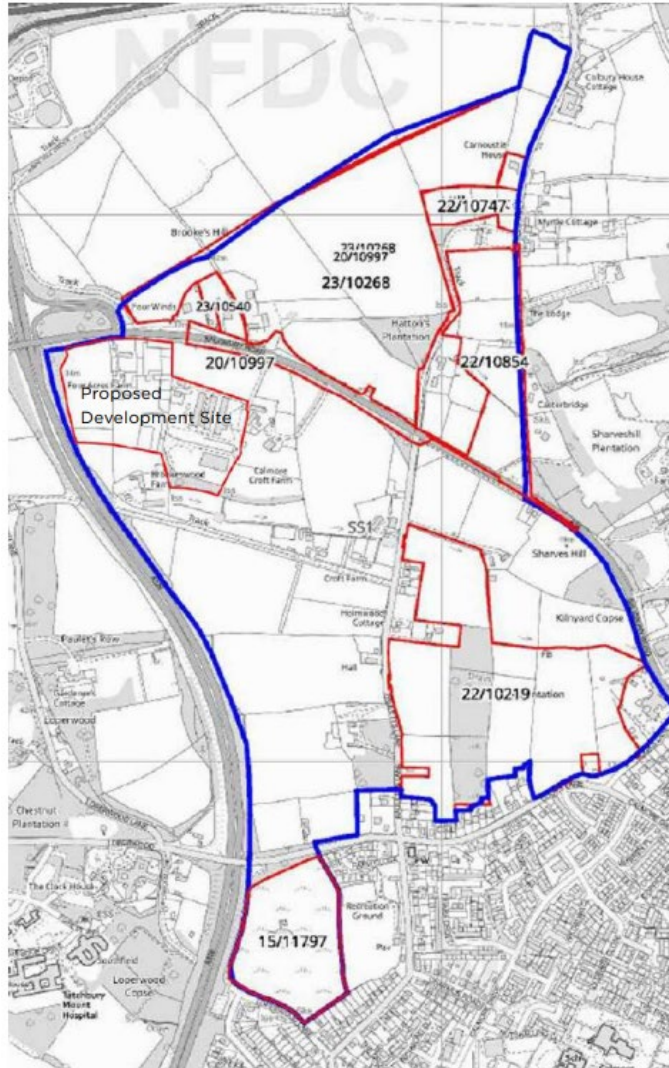
Proposed Scheme Plan



SS1 Housing delivery

Salisbury Road – 267
Hill Street – 69
Cooks Lane – 198
Loperwood – 80

Total - 614

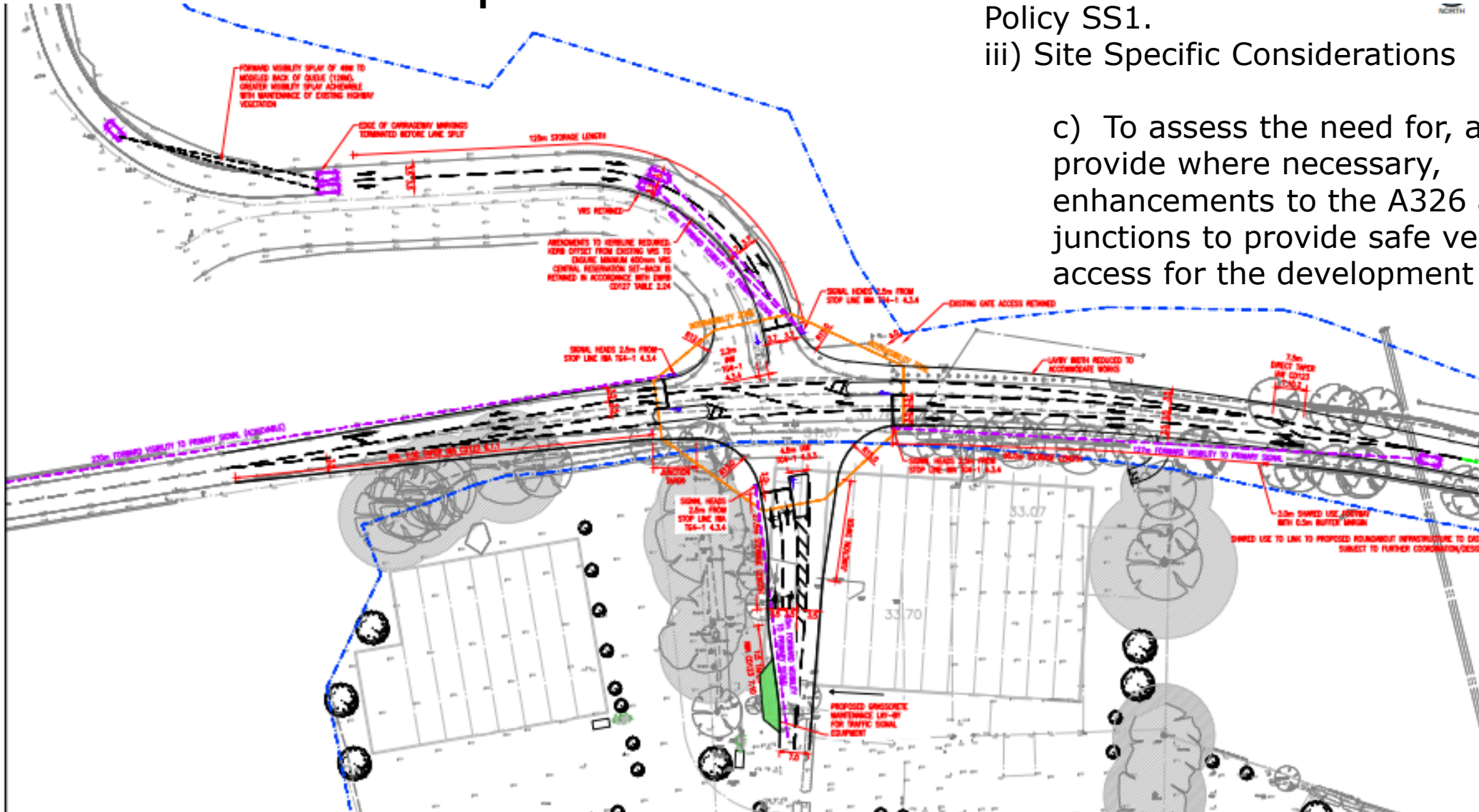


Detailed Proposal: Access

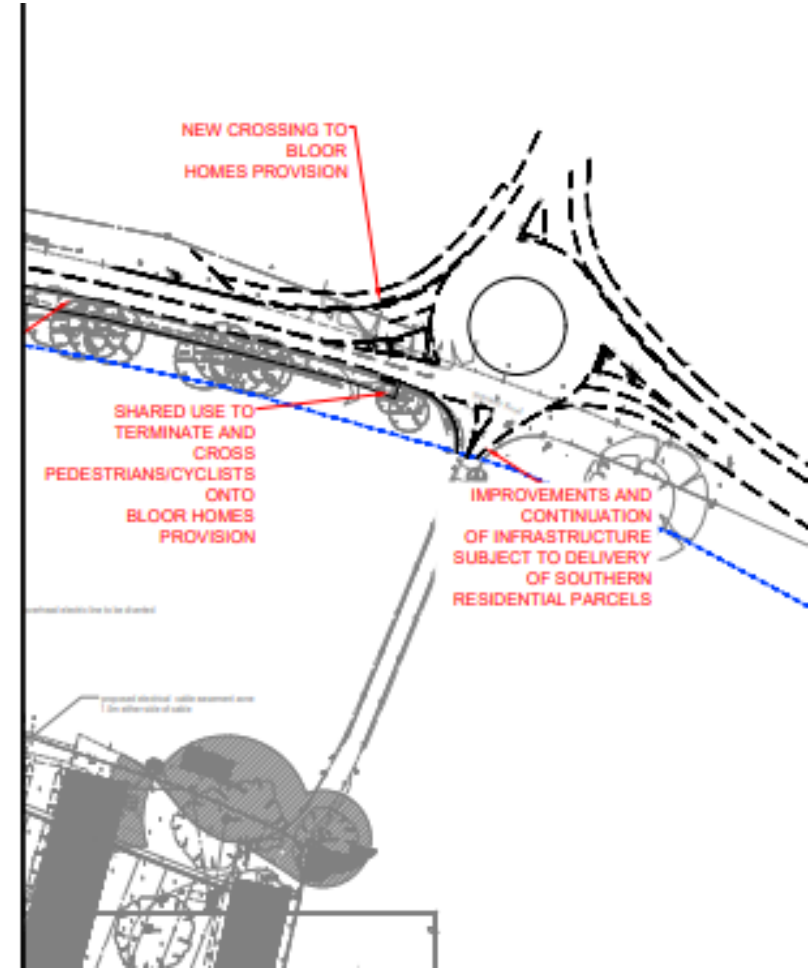
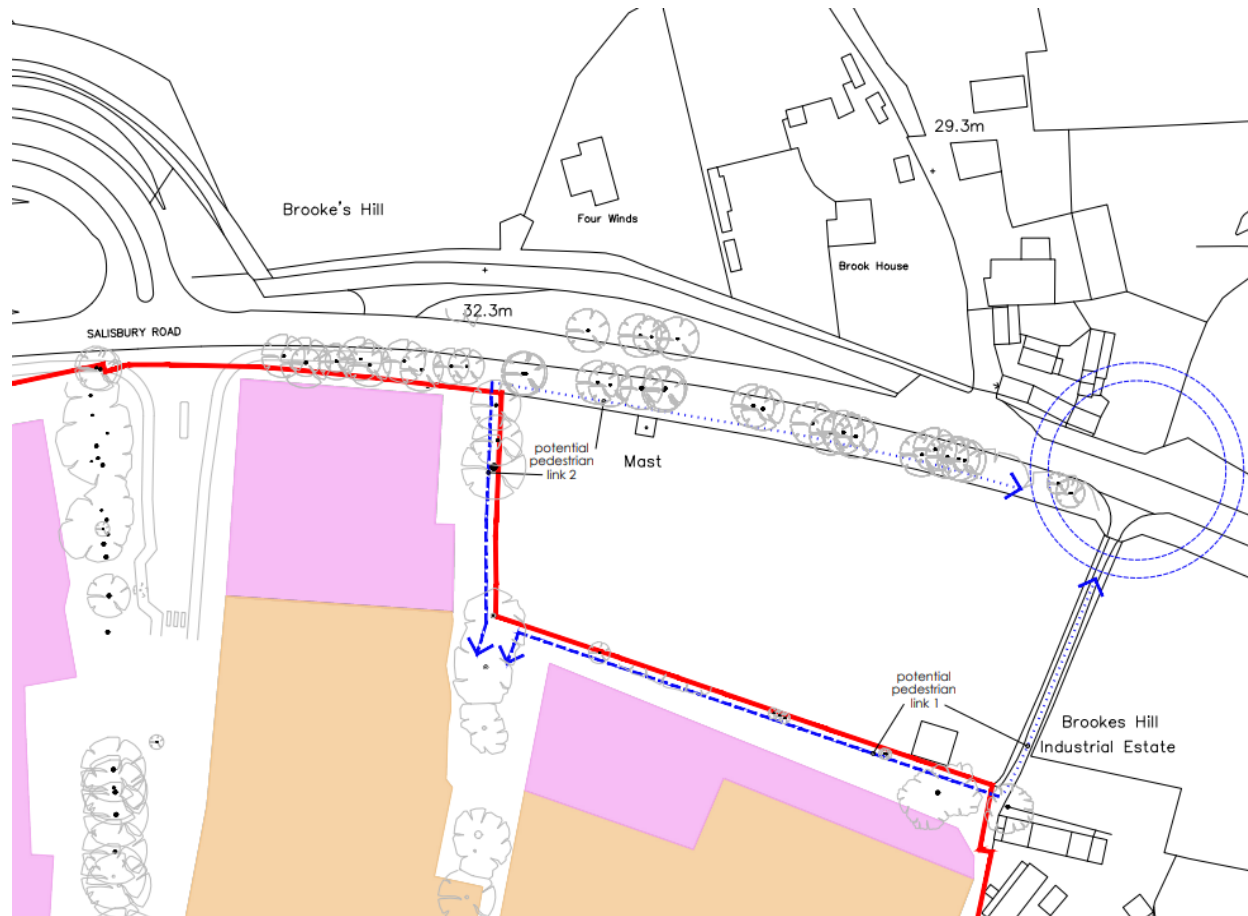
Policy SS1.

iii) Site Specific Considerations

c) To assess the need for, and to provide where necessary, enhancements to the A326 and A36 junctions to provide safe vehicular access for the development



Non-vehicular access



Proposed developable areas. 1



Landscape Strategy

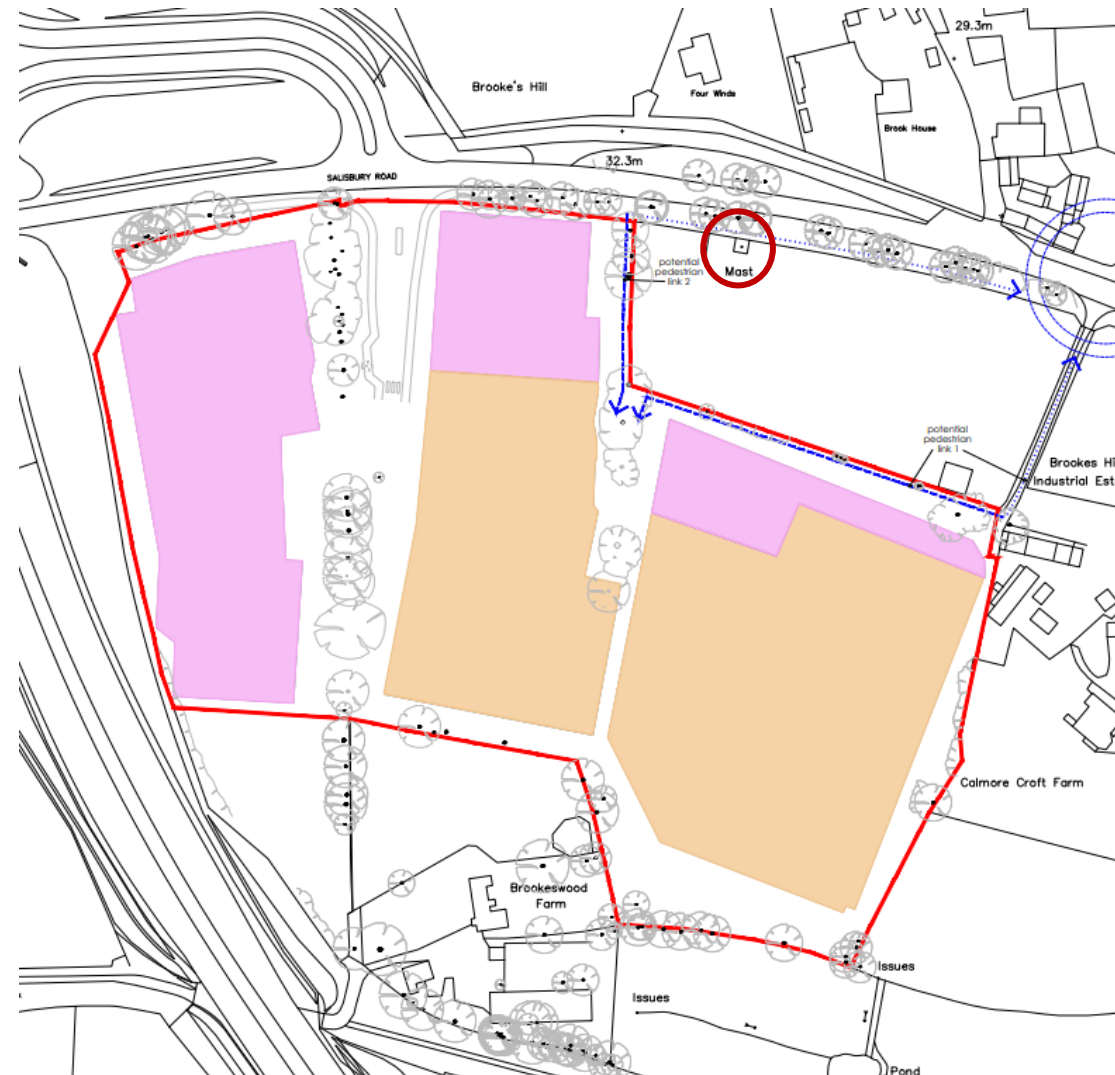


Landscape framework

Proposed developable areas. 2. Trees



Proposed developable areas. 3. Heights





Summary

- Outline application proposing up-to 22,000sqm of employment development, with defined developable areas and maximum building heights
- Detailed proposals for Access from Salisbury Road
- The appearance of the scheme, its detailed landscape design, detailed layout and scale are reserved for future applications



Conclusion

- Development is in accordance with New Forest Local Plan
- The scheme will preserve highway safety and deliver infrastructure enhancements required by policy SS1
- The scheme has economic, environmental and social benefits delivering a sustainable development
- There are no other material considerations or significant impacts that demonstrably outweigh the benefits

Recommendation

- Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION**
- Subject to Completion of a S.106 agreement to secure:
 - Highway infrastructure
 - Travel Plan and financial bond
 - Biodiversity Net Gain monitoring contribution
- Conditions as set out in the report



End of 3a 24/10199 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 24/10837

Land adj. To the Wheelwrights Post

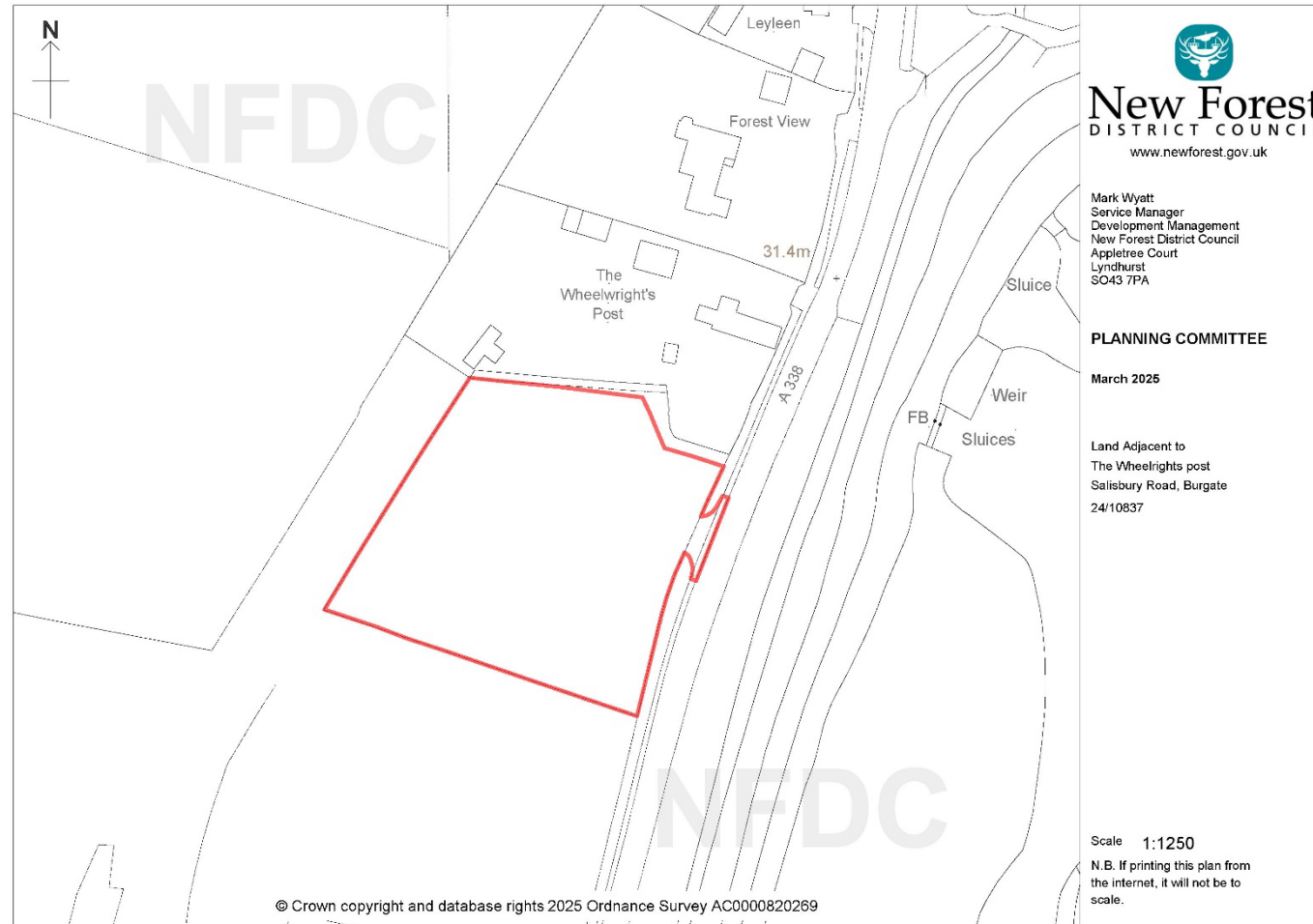
Salisbury Road, Burgate

Fordingbridge

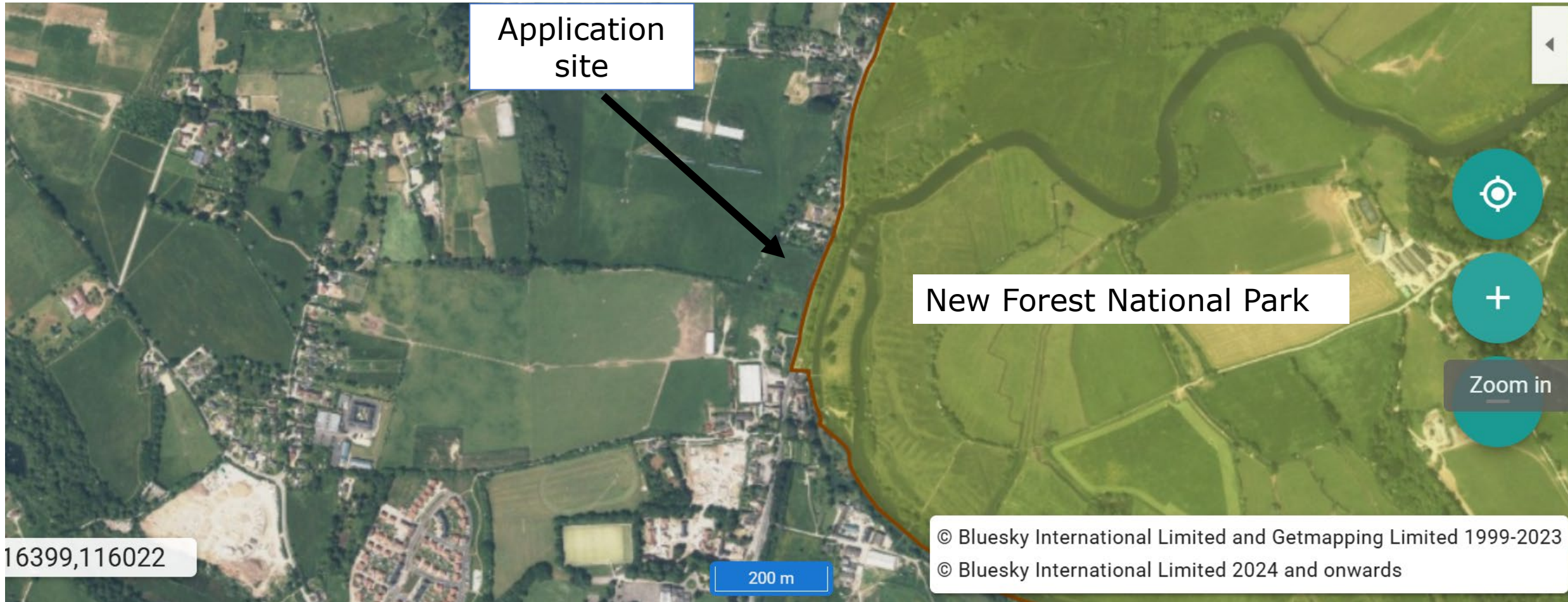
SP6 1LX

Schedule 3b

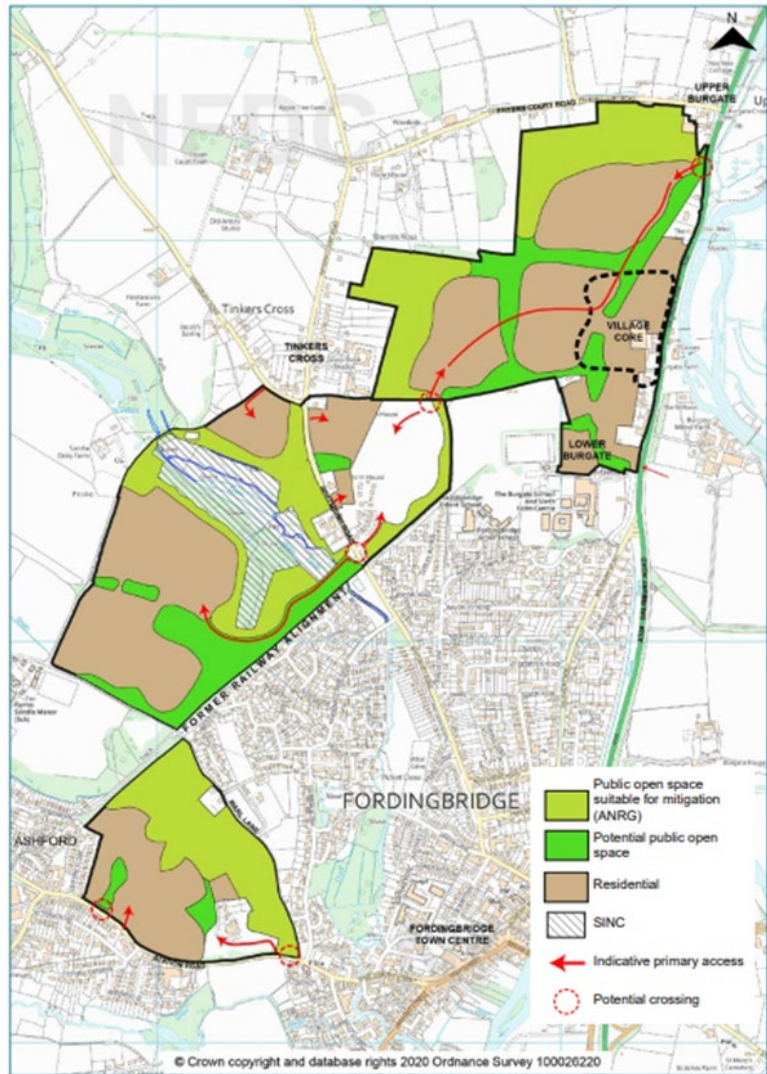
Red Line Plan



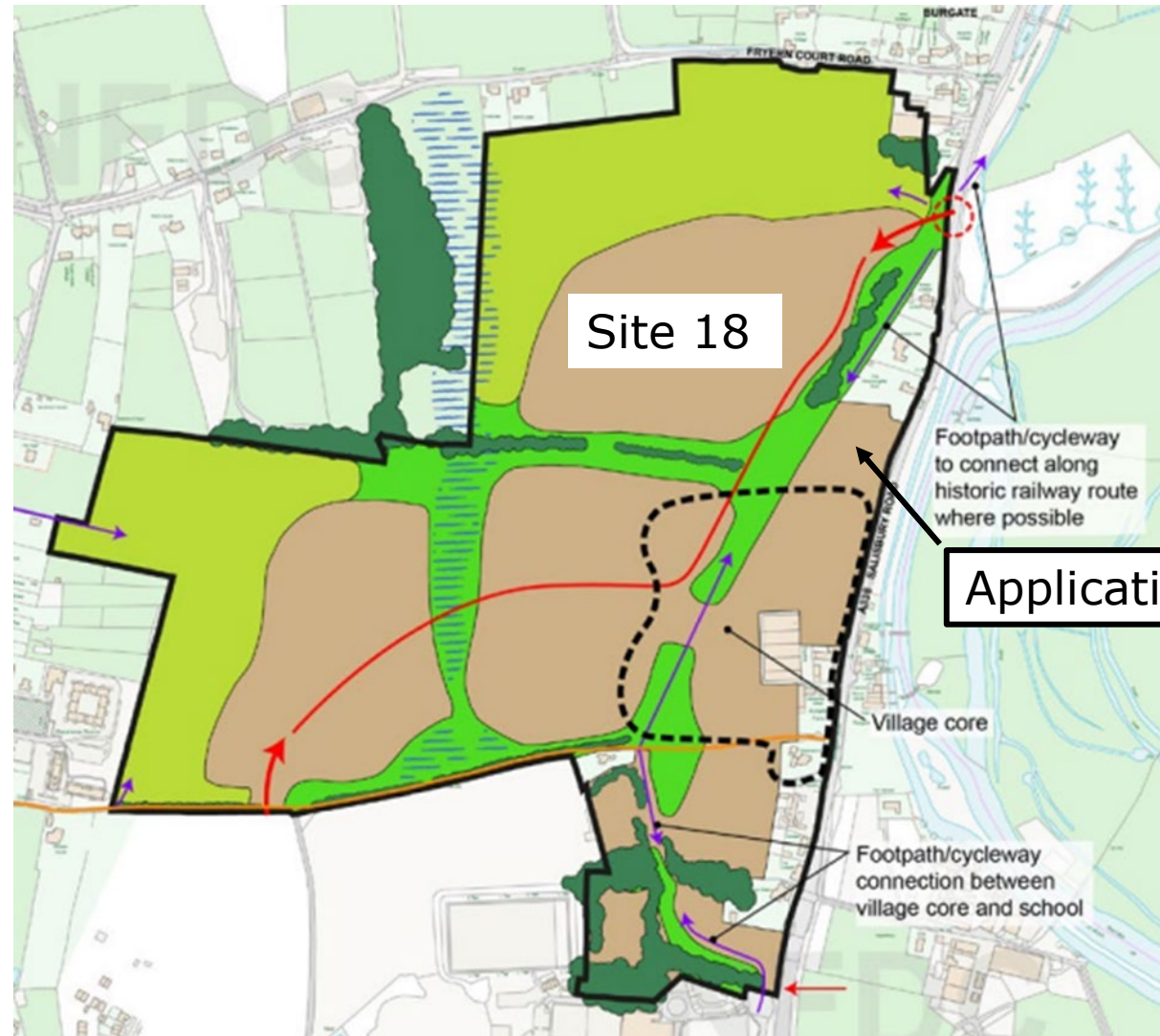
Aerial photograph



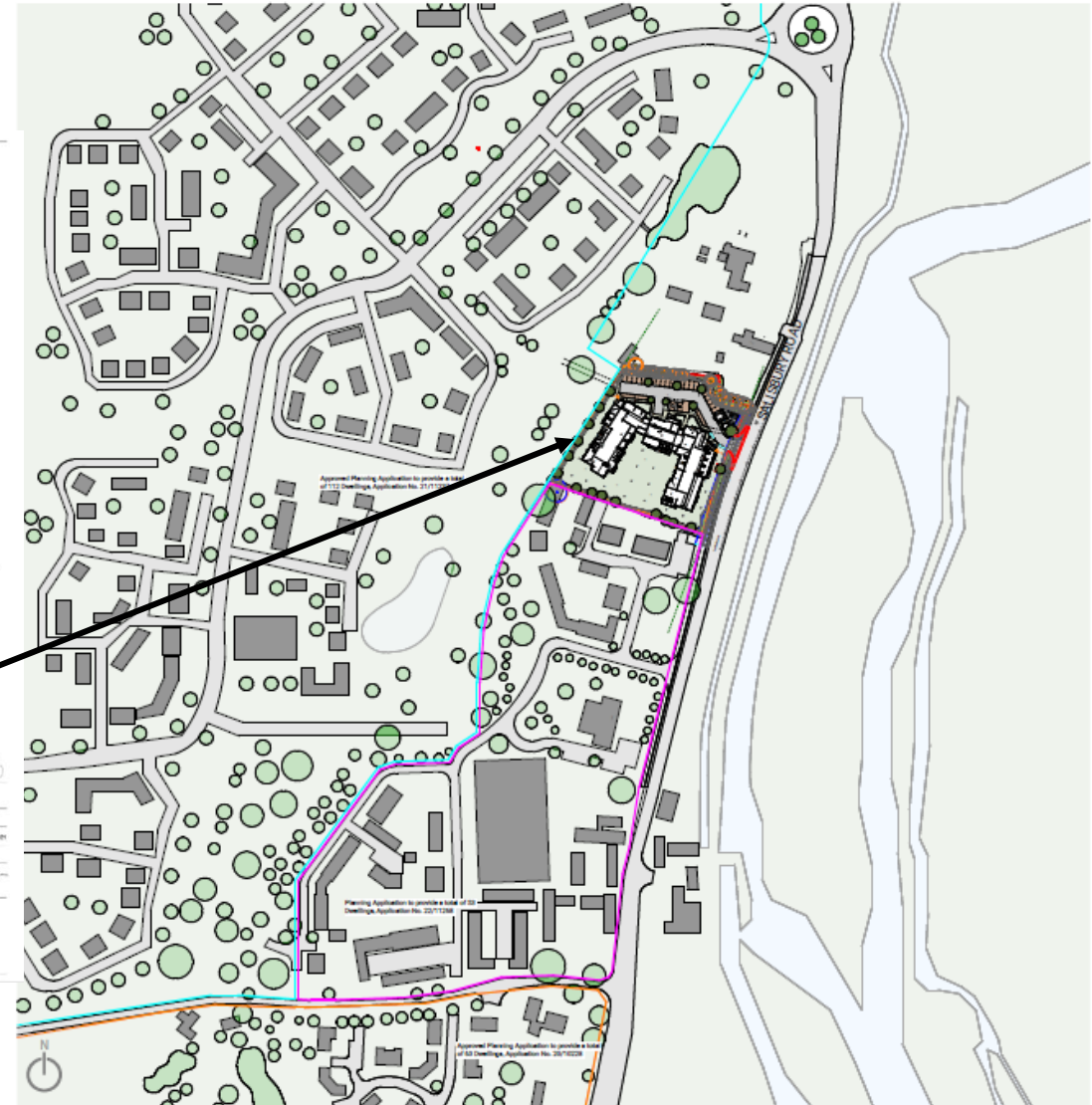
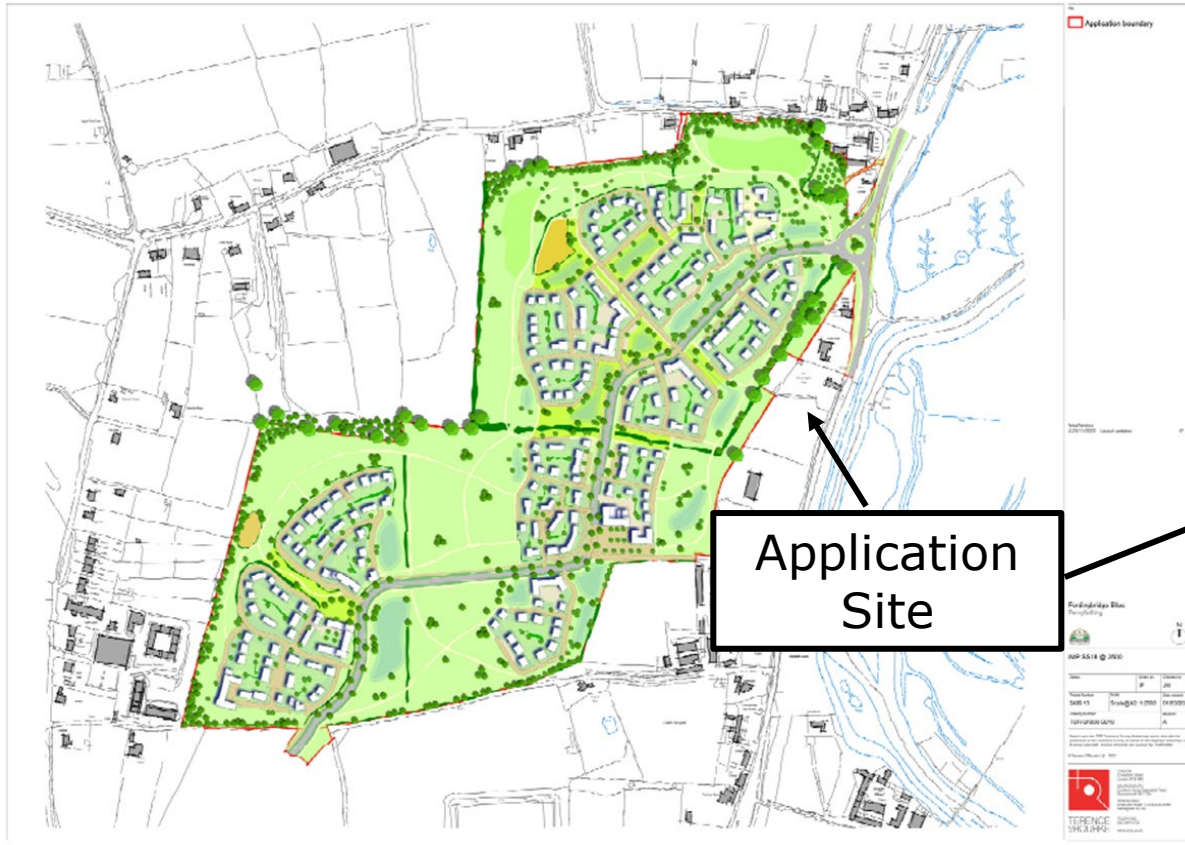
Fordingbridge Strategic Sites



Fordingbridge Strategic Site Allocations Overview



Wider site context plan



Proposed site layout plan



Site Landscaping Plan



Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



Proposed East and North Elevations



Proposed West and South Elevations



⑤ West Elevation
1:100



⑥ South Elevation
1:100

Application site looking west



Site Photographs

Site looking north



PHOTO 1: View towards site from Salisbury Road

Wheelwrights Post



PHOTO 3: The Wheelwrights Post on Salisbury Road

Artist impressions



Elevation facing west



Entrance from A338

Artist impression – central courtyard



Recommendation

- Delegated Authority be given to the Service Manager (Development Management) to:
 - take receipt of and have regard to any comments from Natural England in response to the Council's Appropriate Assessment
 - the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Reptile refugia set up and future management
 - Section 278 Junction agreement
 - County Council legal agreement charge
 - Air quality monitoring contribution

Then GRANT PERMISSION subject to the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the comments from Natural England and due to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

End of 3b 24/10837 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/10656

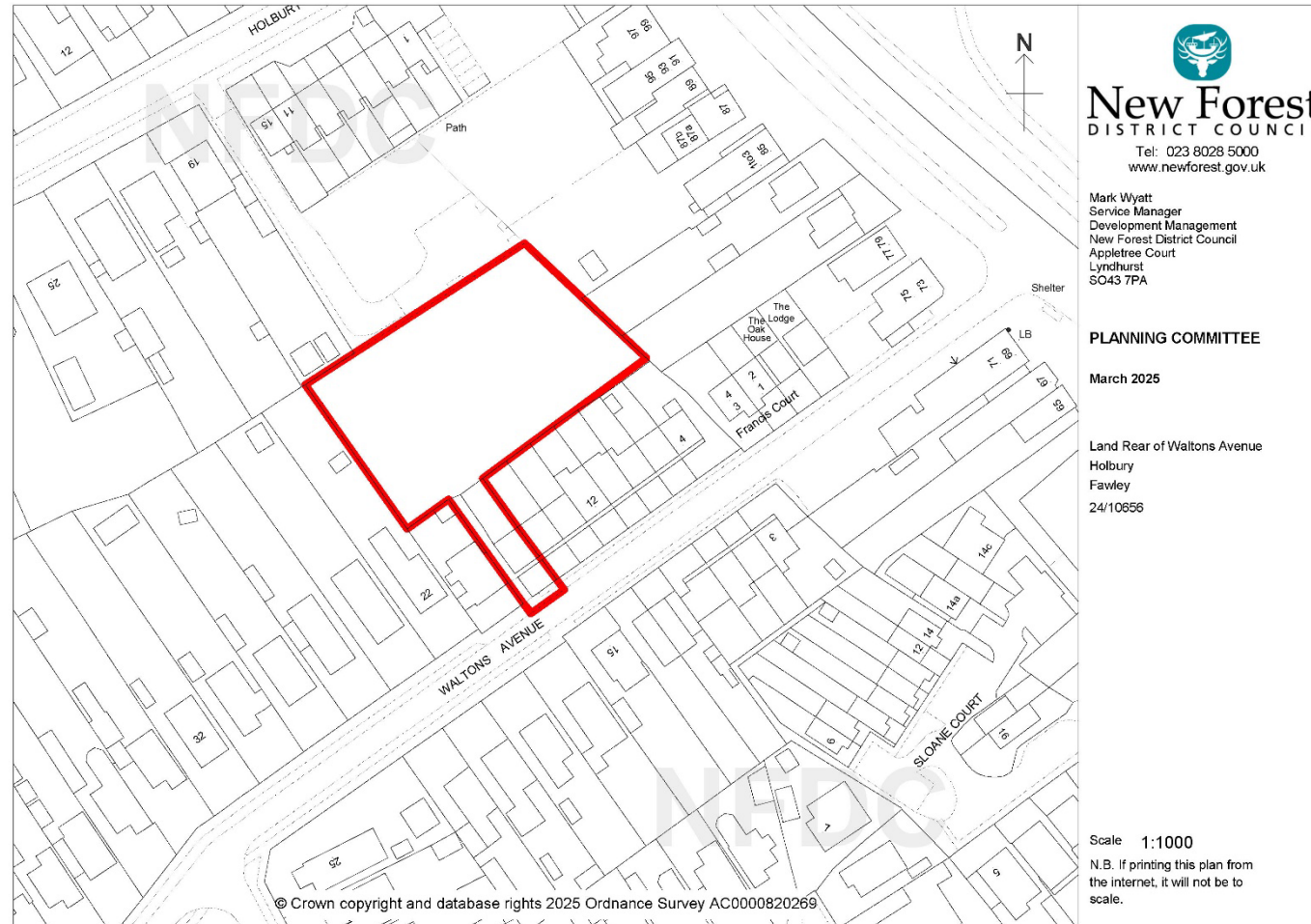
Land rear of Waltons Avenue,

Holbury

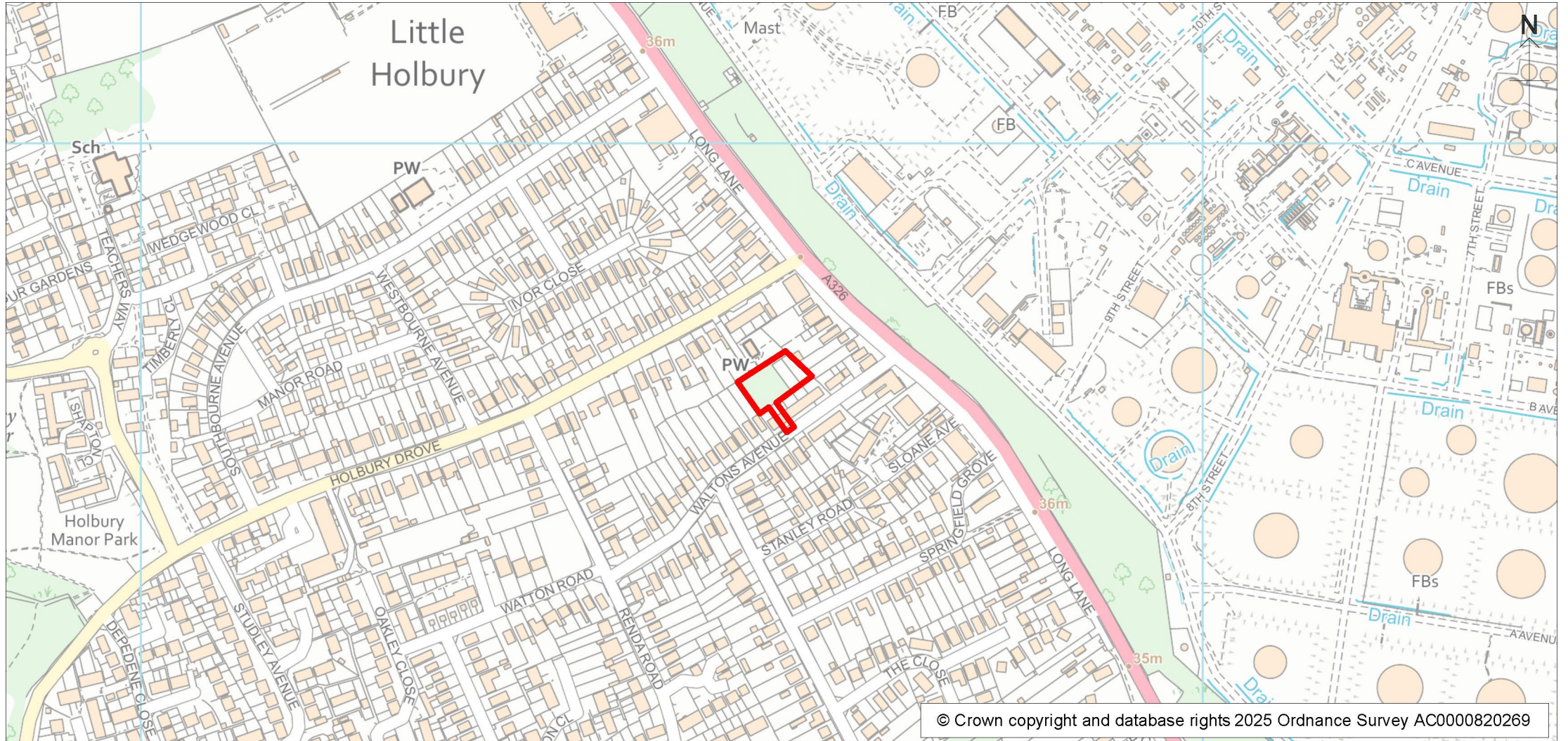
Fawley, SO45 2LU

Schedule 3c

Red Line Plan



Local context

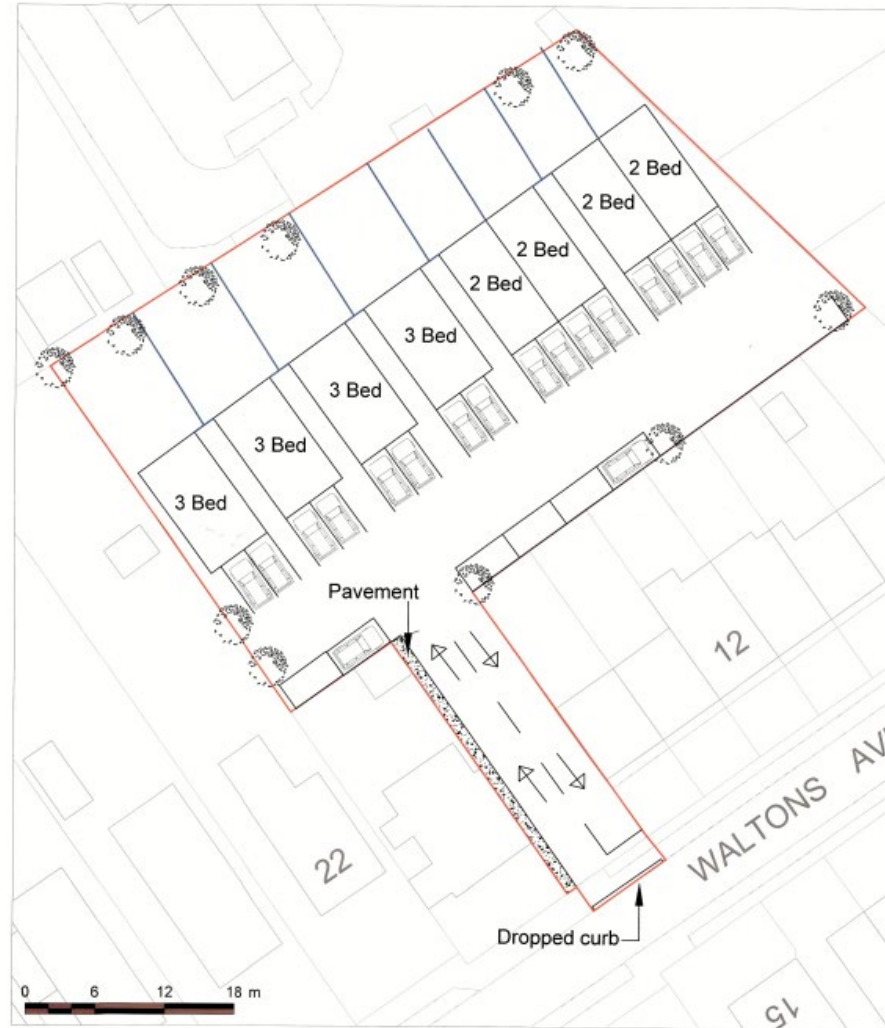


Aerial photograph

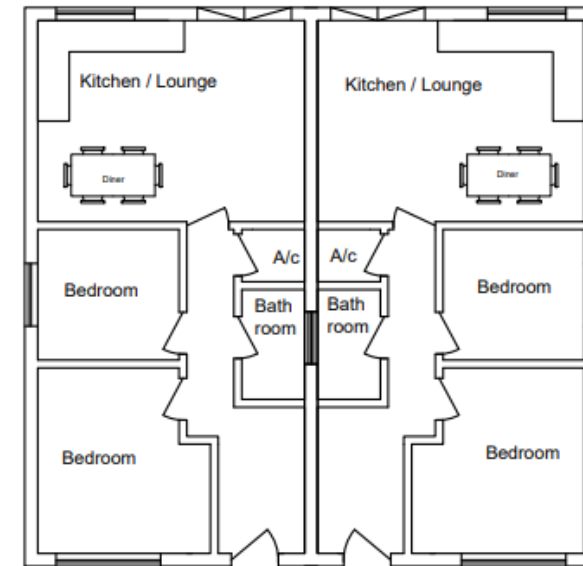
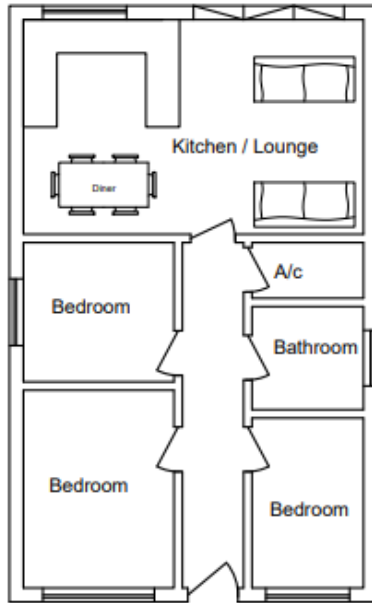
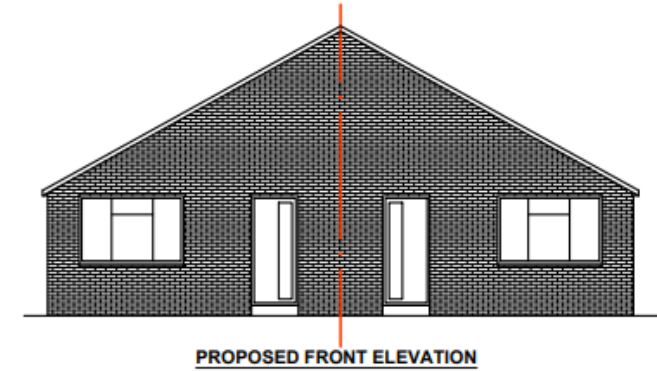


© Getmapping Plc and Bluesky International Limited 2025

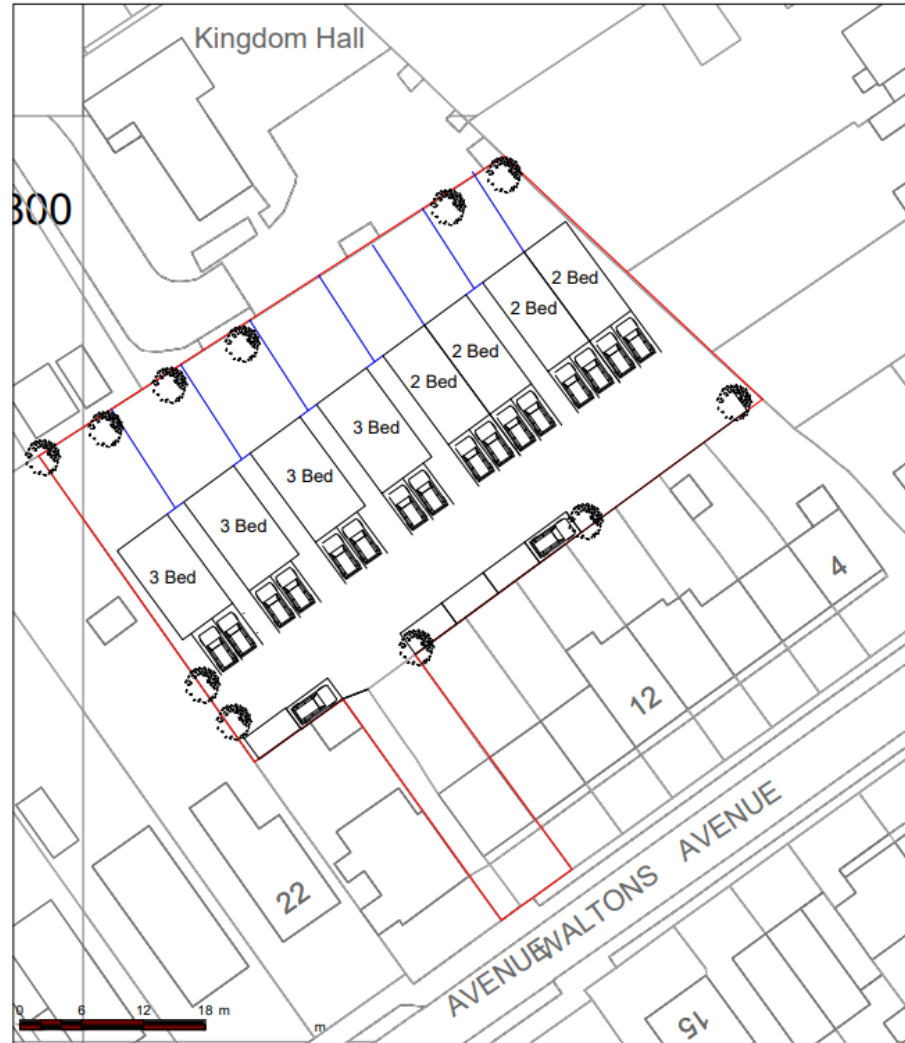
Approved site plan – 22/11140



Approved elevation and floor plan – 22/11140



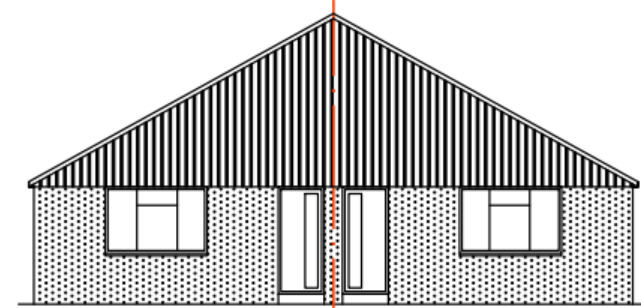
Approved site plan – 23/10823



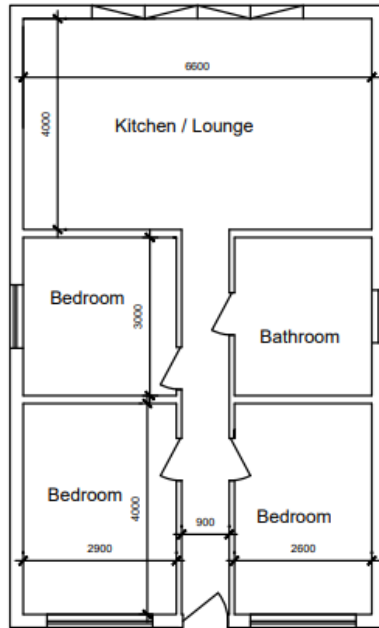
Approved elevation and floor plan – 23/10823



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



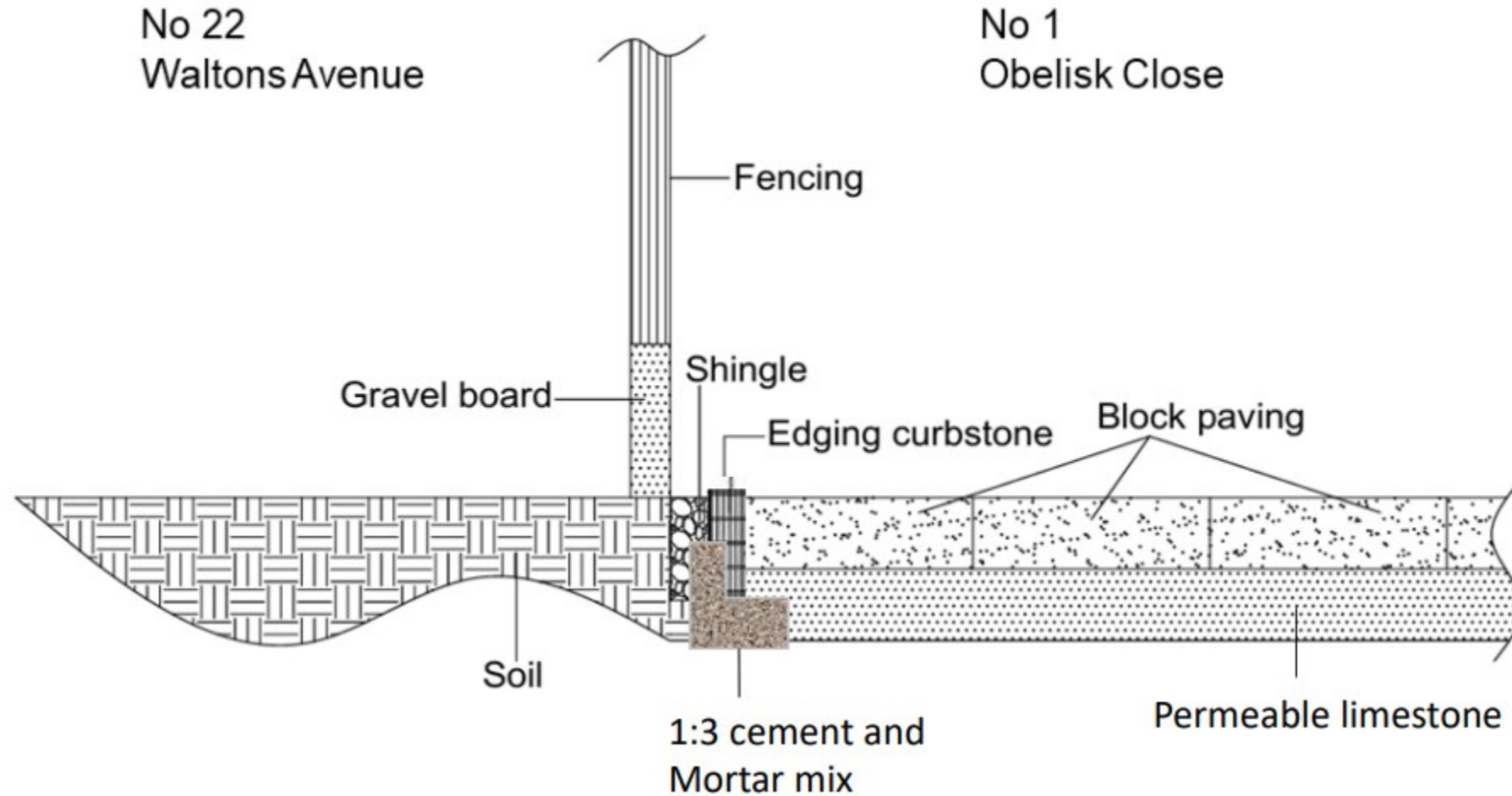
Site plan – 15th January committee



Site plan – current proposal



Boundary with 22 Waltons Ave



Proposed drain along boundary



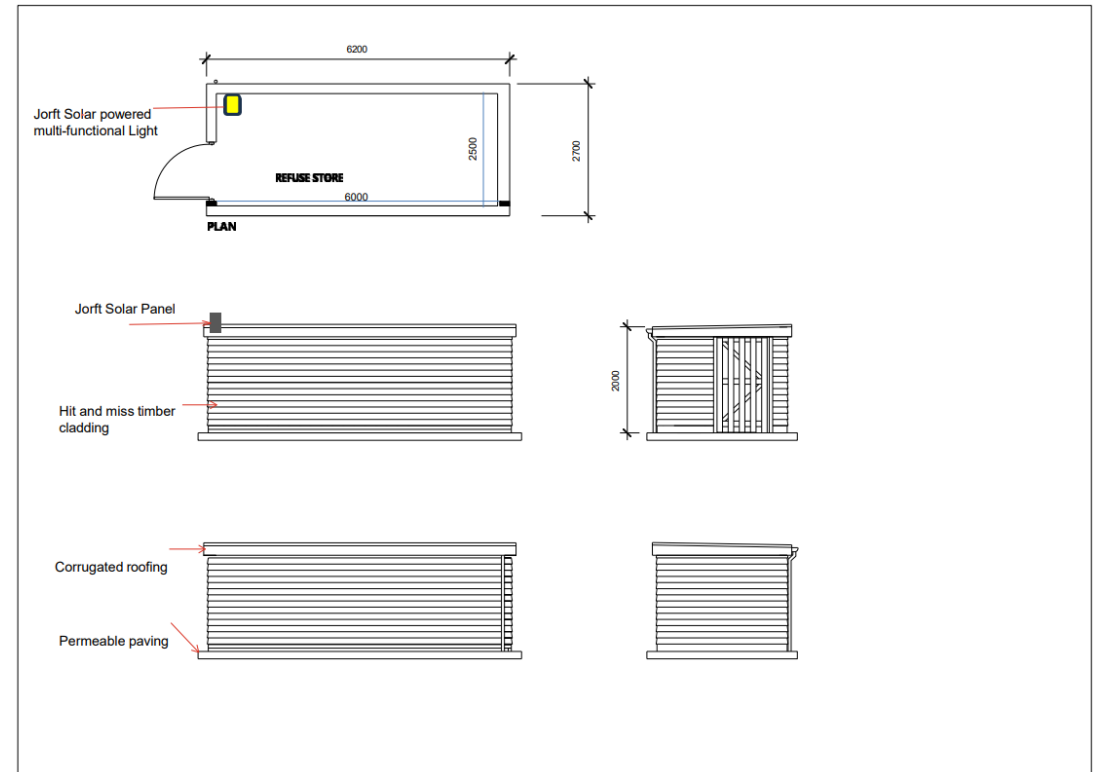
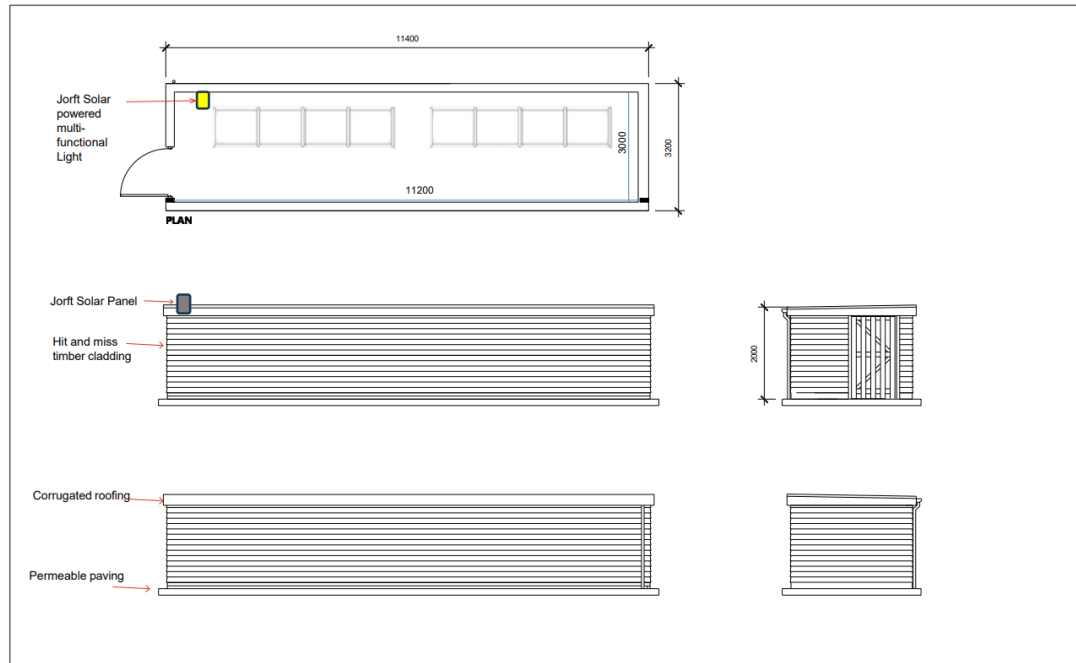
Detached 3-bed – elevation and floor plan



Semi-detached 2-bed – elevation and floor plan



Refuse and cycle stores



Site photographs – Waltons Avenue



Site photographs – within site



Western end of site



Across site towards the west



Across site towards the east

Site photographs



62



3c 24/10656



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 3c 24/10656 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10039

Woodbury,

2 Viney Road

Lymington, SO41 8FF

Schedule 3d

Withdrawn from agenda

- This application has been withdrawn from the agenda



End of 3d 25/10039 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/11008

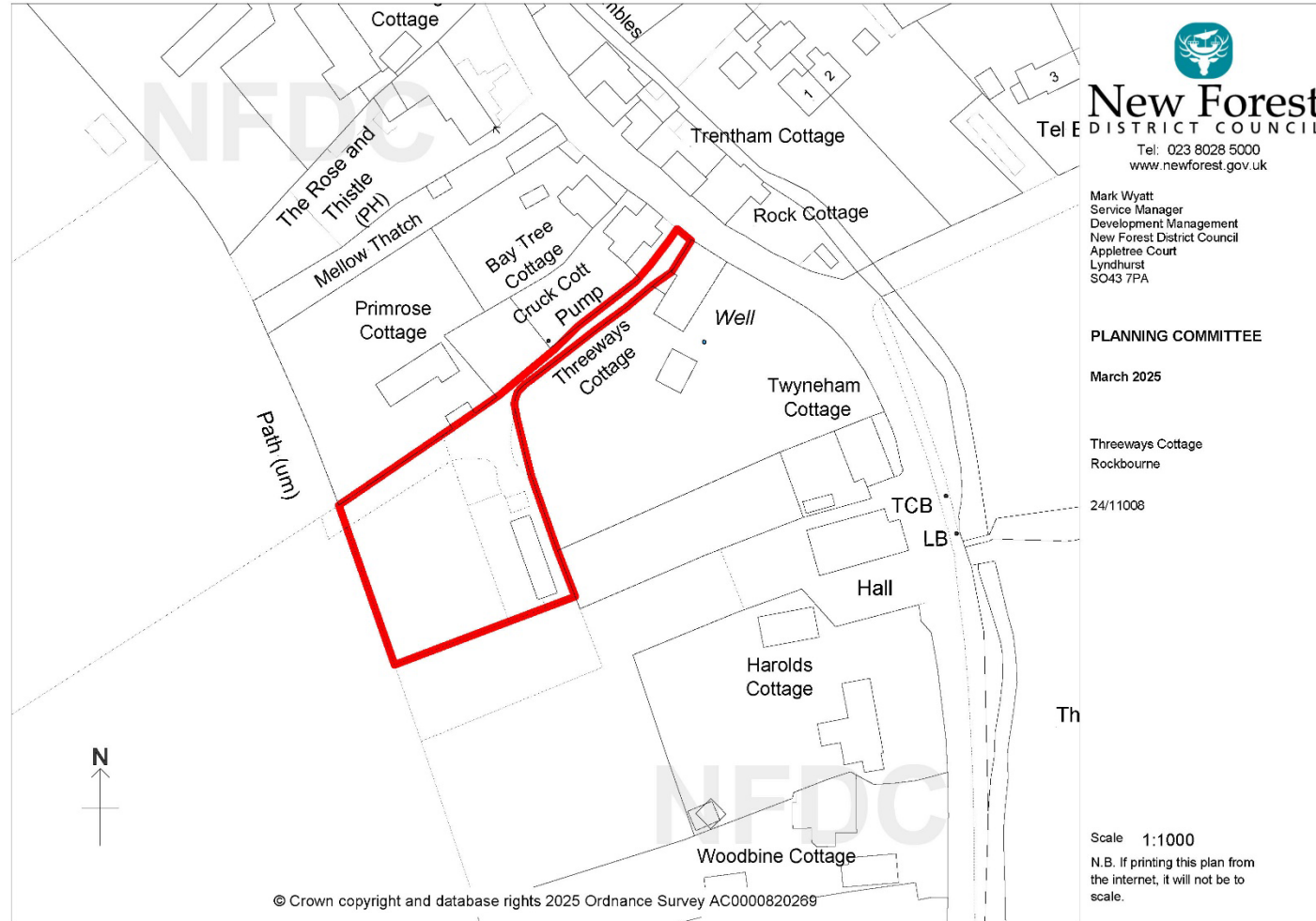
Threeways Cottage,

Rockbourne

SP6 3NL

Schedule 3e

Red Line Plan



Local context

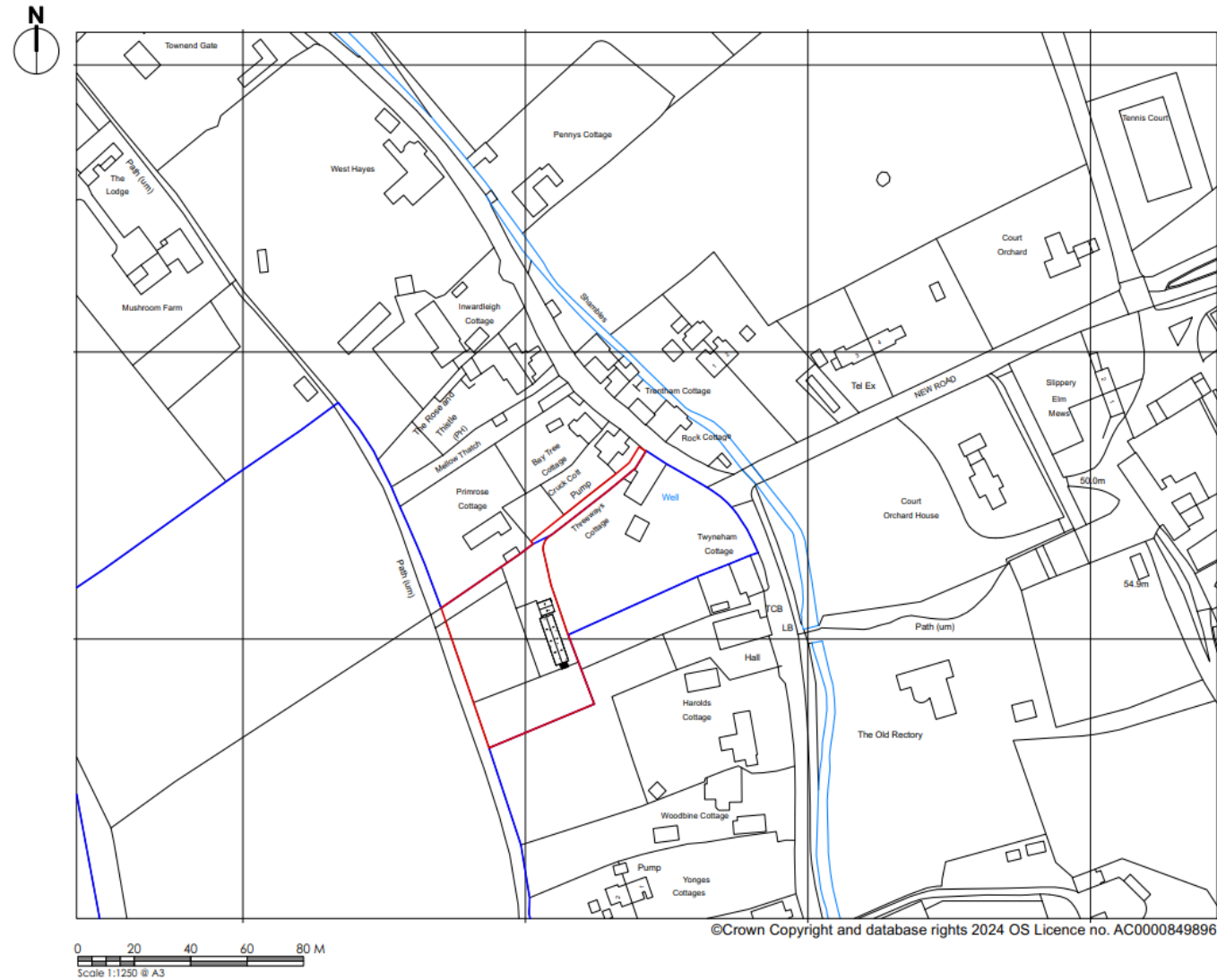


Aerial photograph

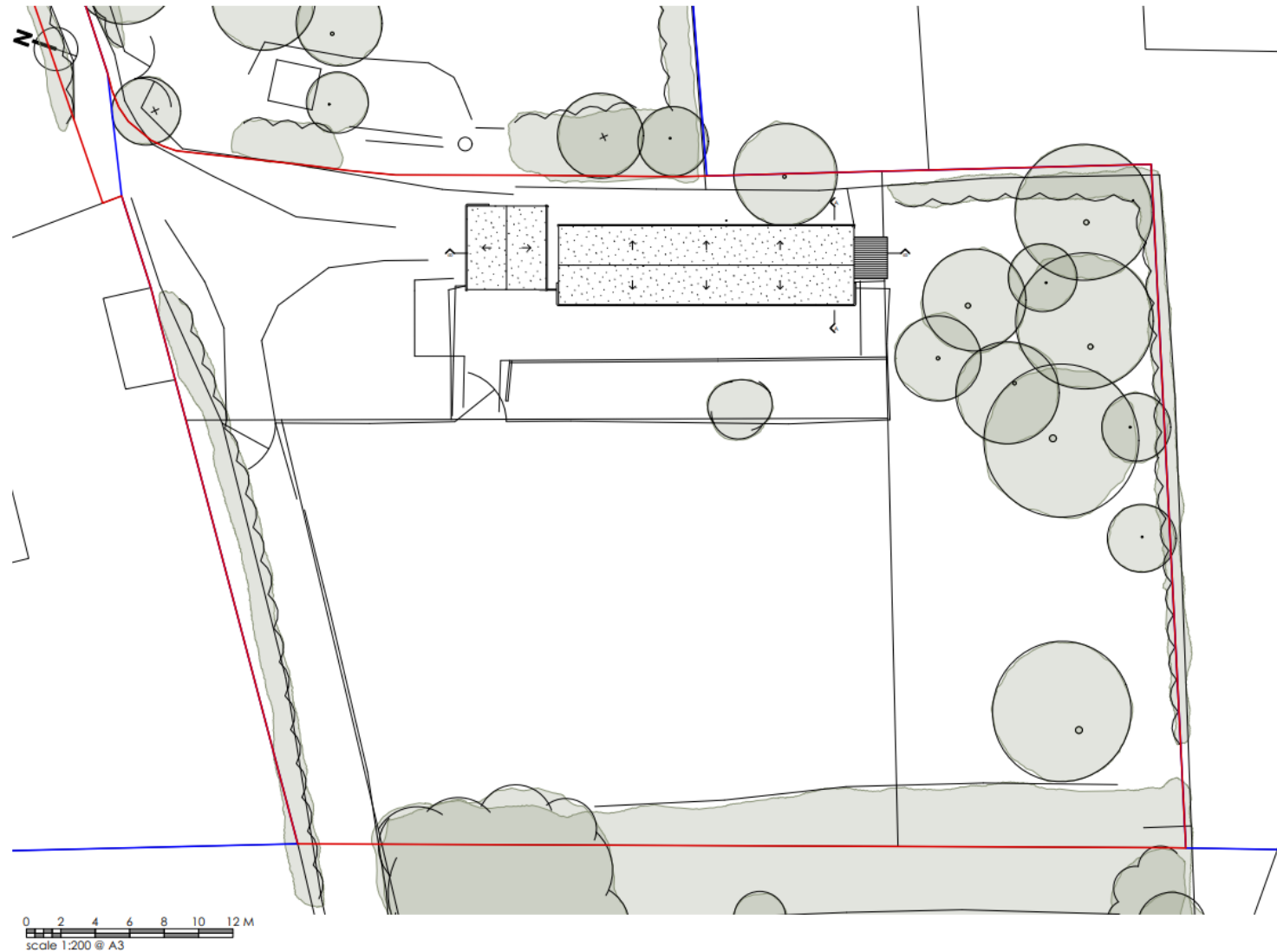


© Getmapping Plc and Bluesky International Limited 2025

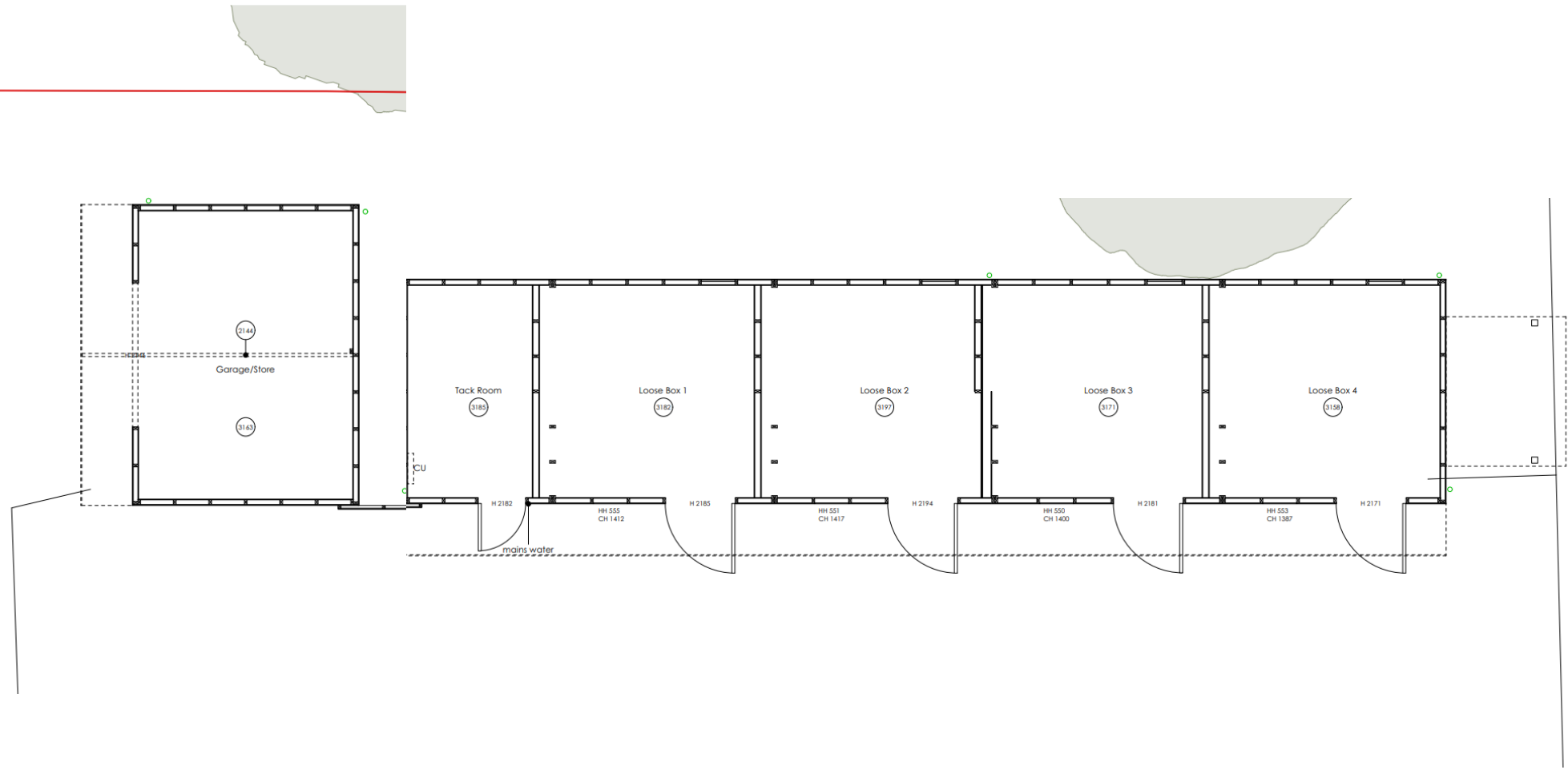
Land Ownership



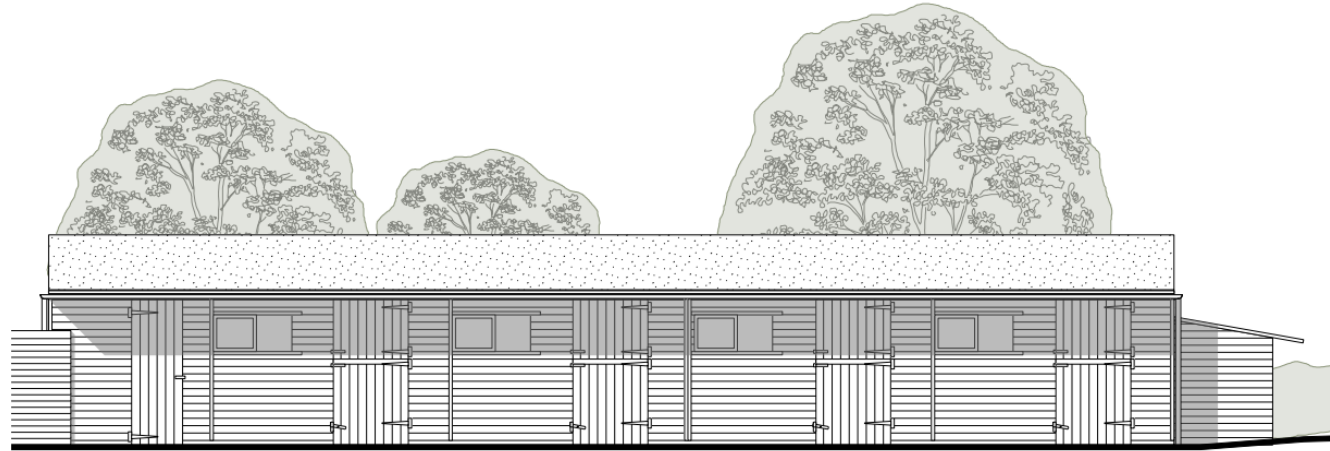
Existing Site Plan



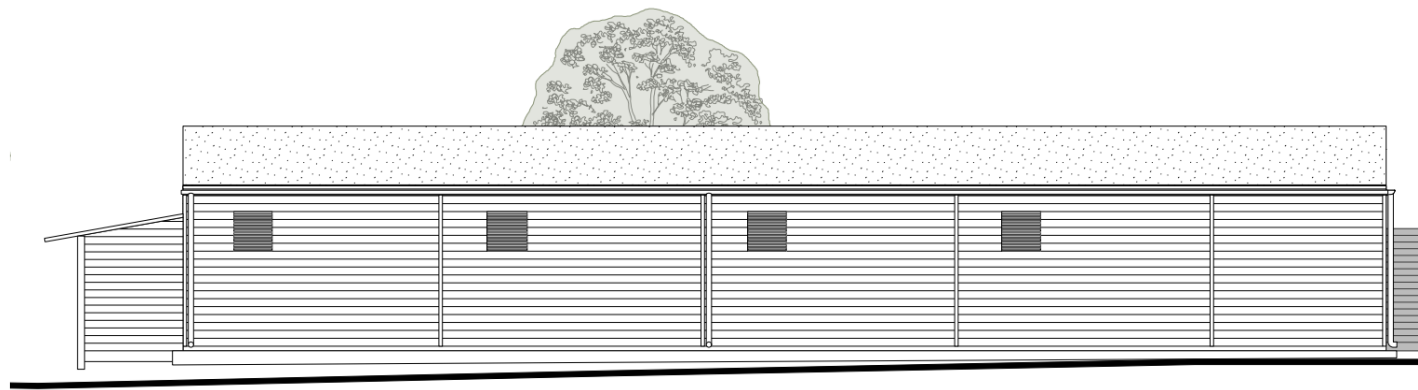
Existing Stable Floor Plan



Existing Stable Front & Rear Elevations

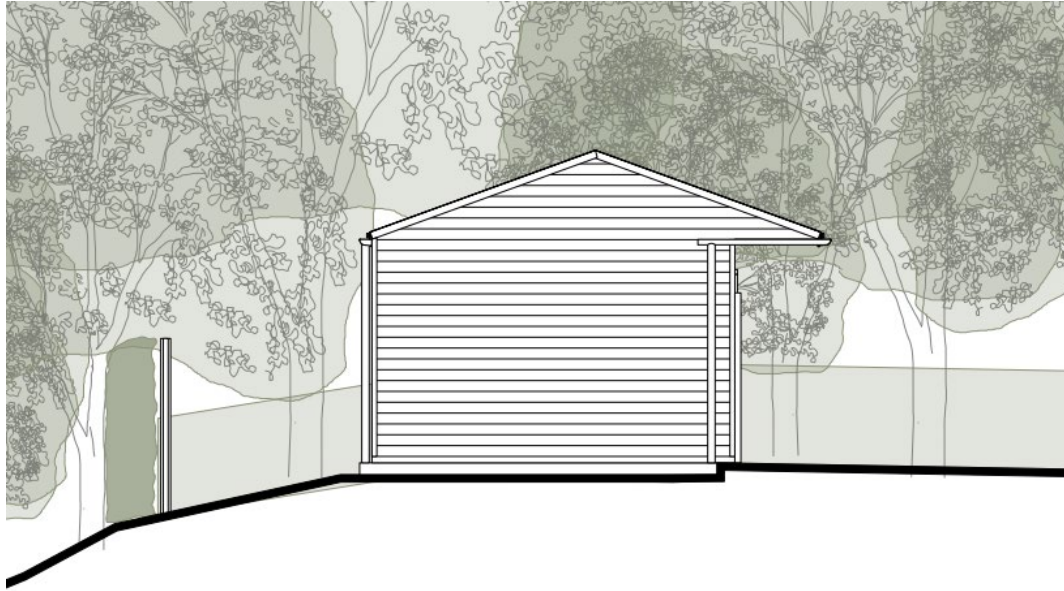


Front Elevation

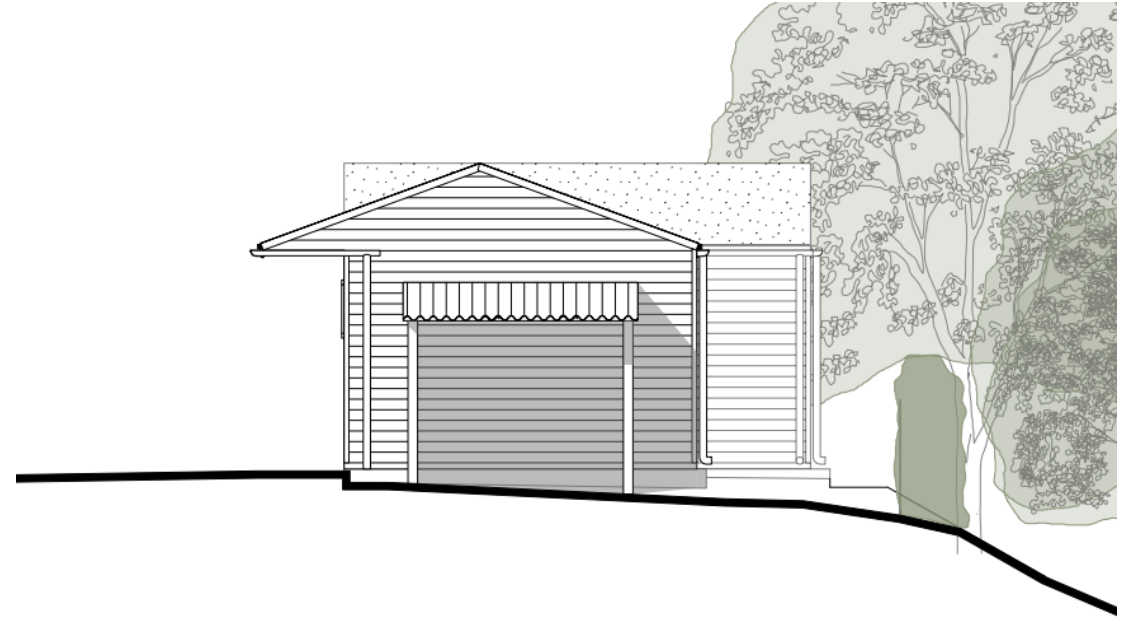


Rear Elevation

Existing Stable Side Elevations

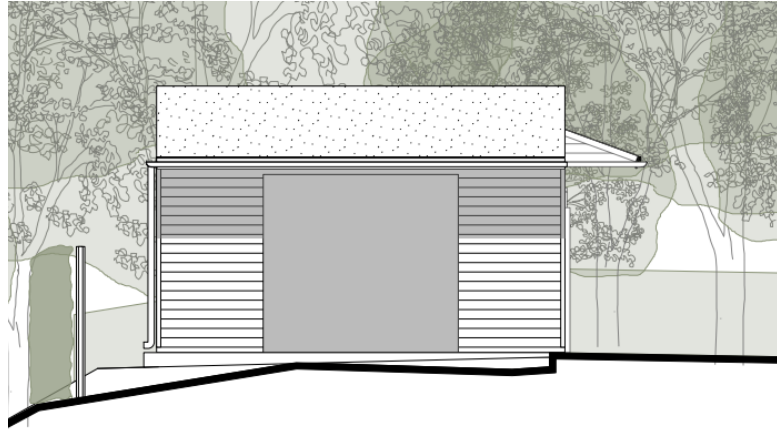


Side Elevation

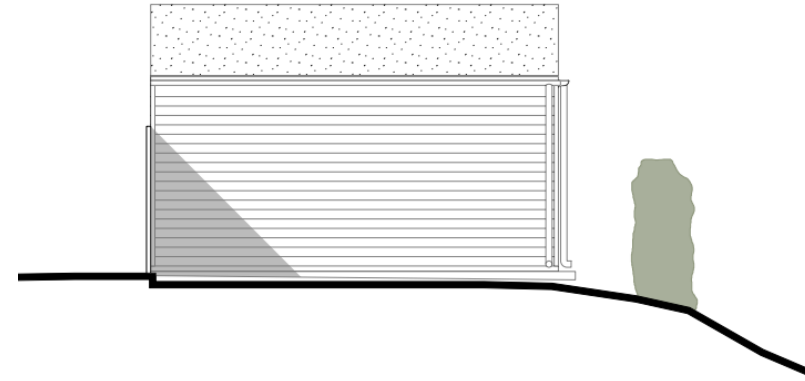


Side Elevation

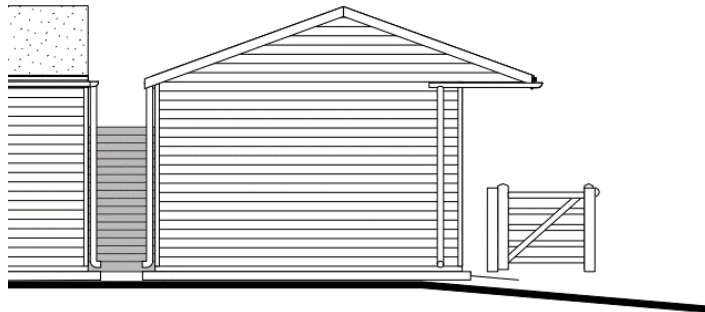
Existing Store Elevations



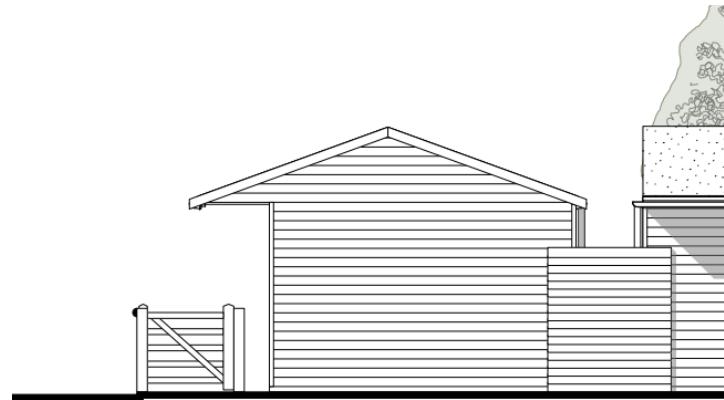
Front Elevation



Rear Elevation

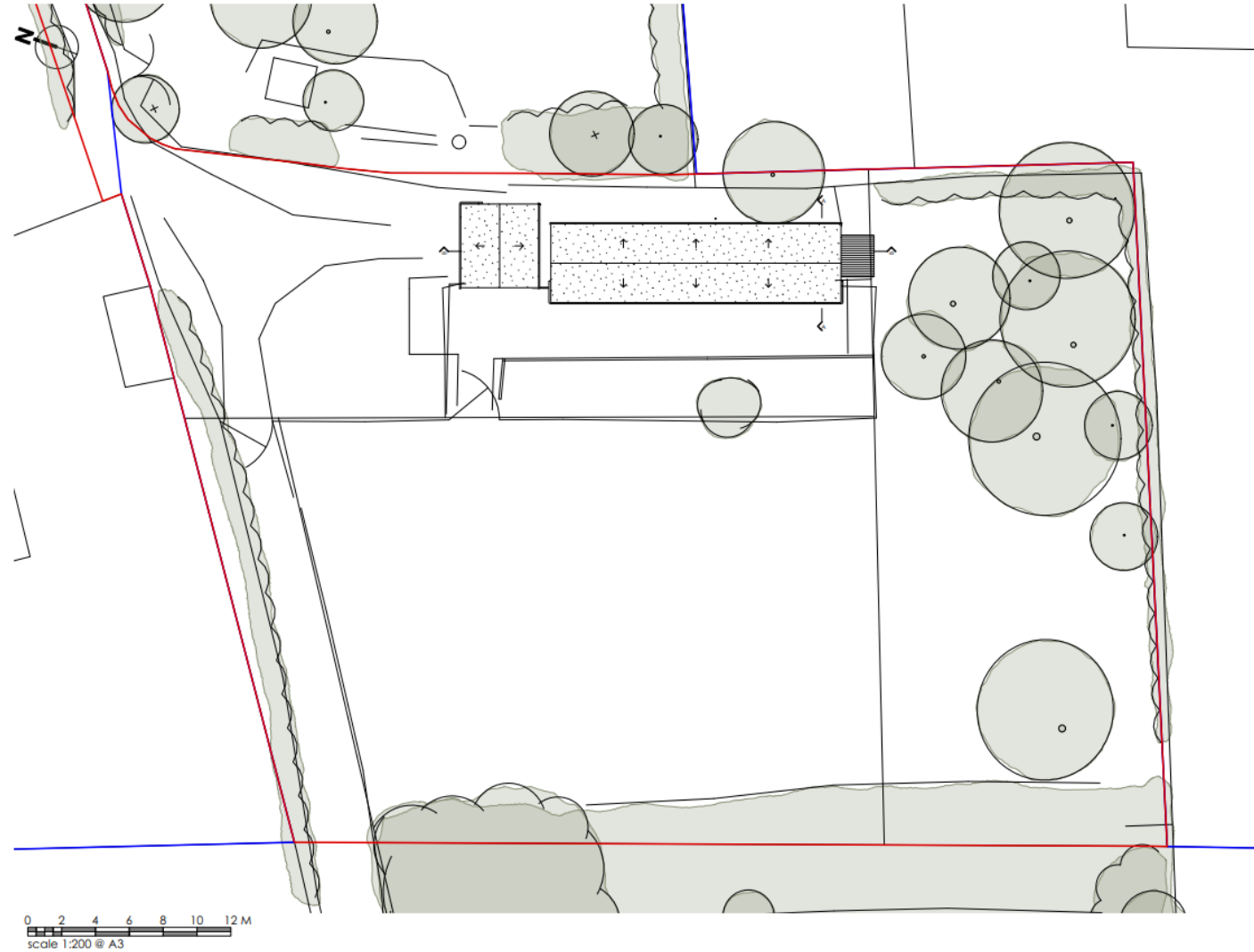


Side Elevation



Side Elevation

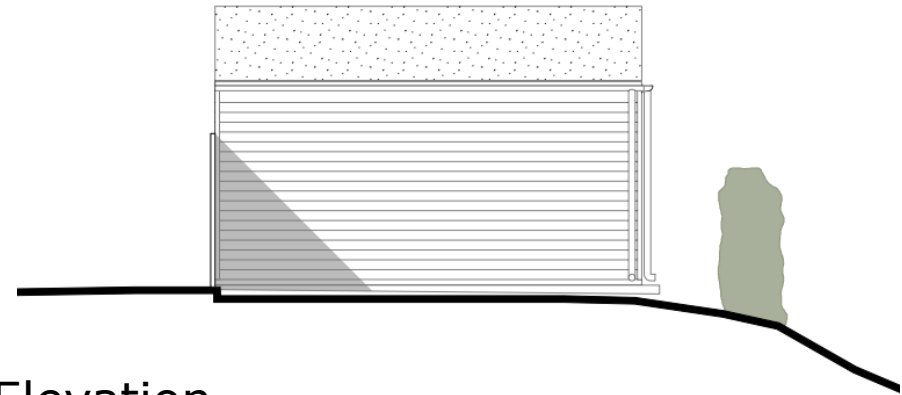
Proposed Site Plan



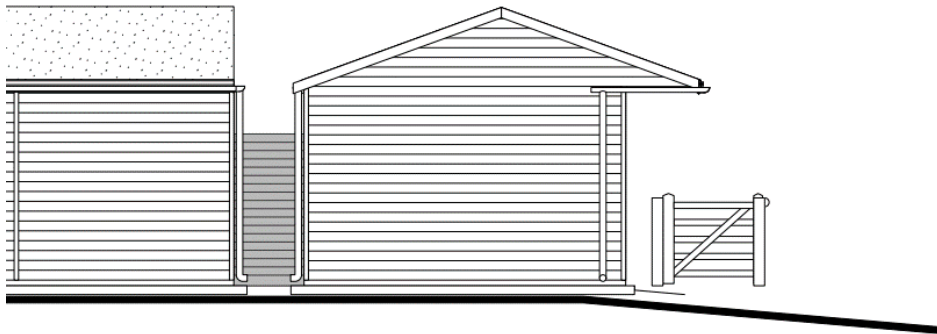
Proposed Store Elevations



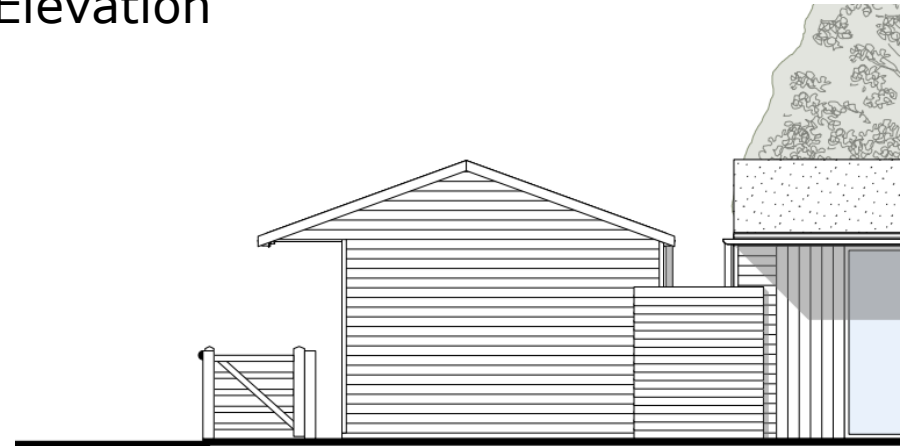
Front Elevation



Rear Elevation

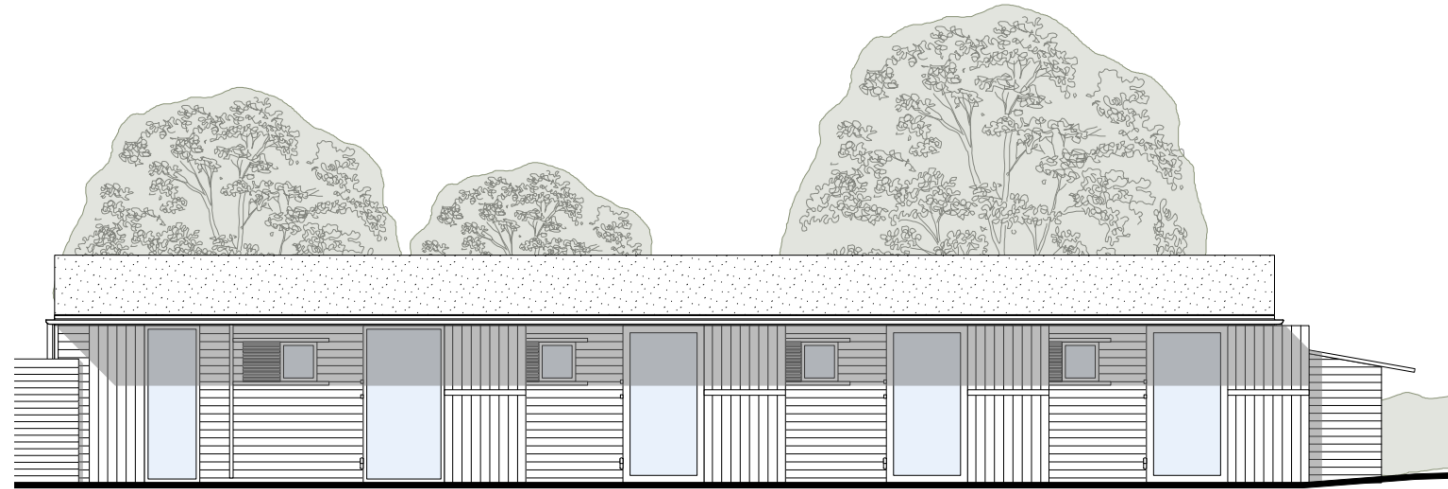


Side Elevation

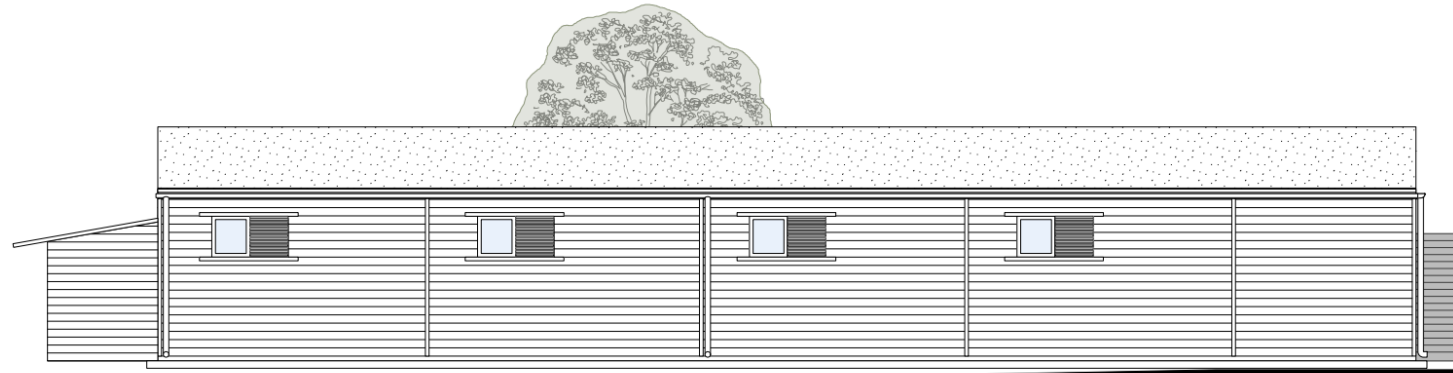


Side Elevation

Proposed Front & Rear Elevations

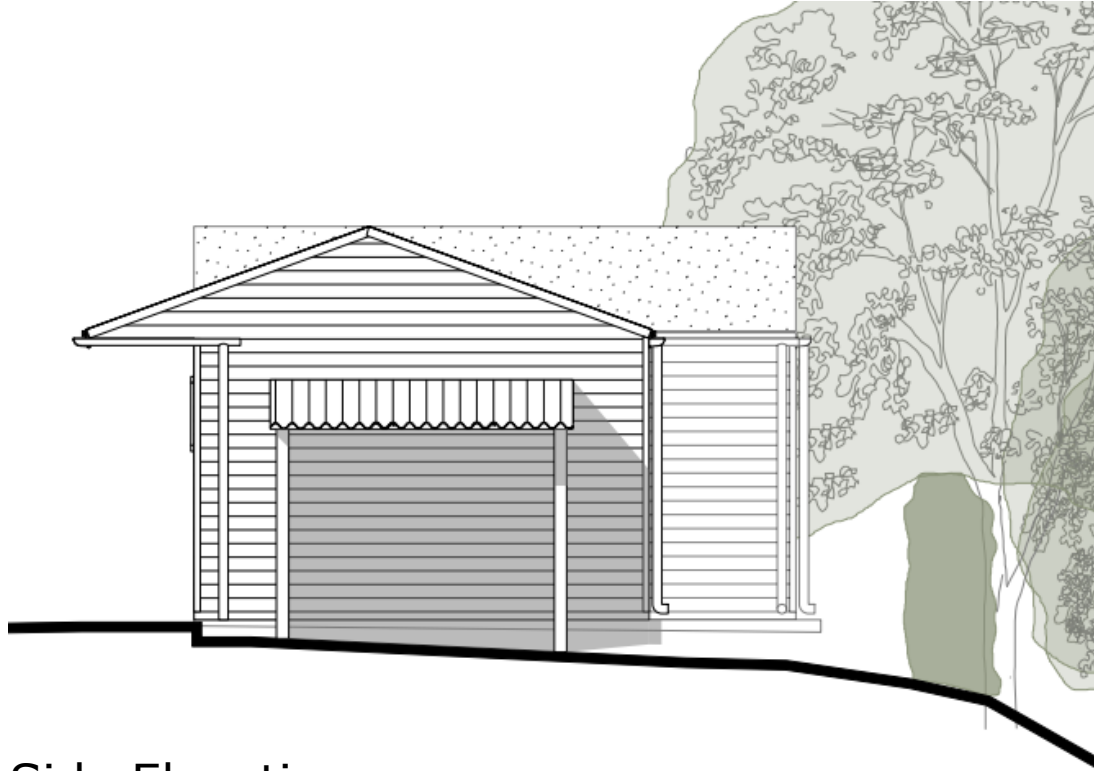


Front Elevation

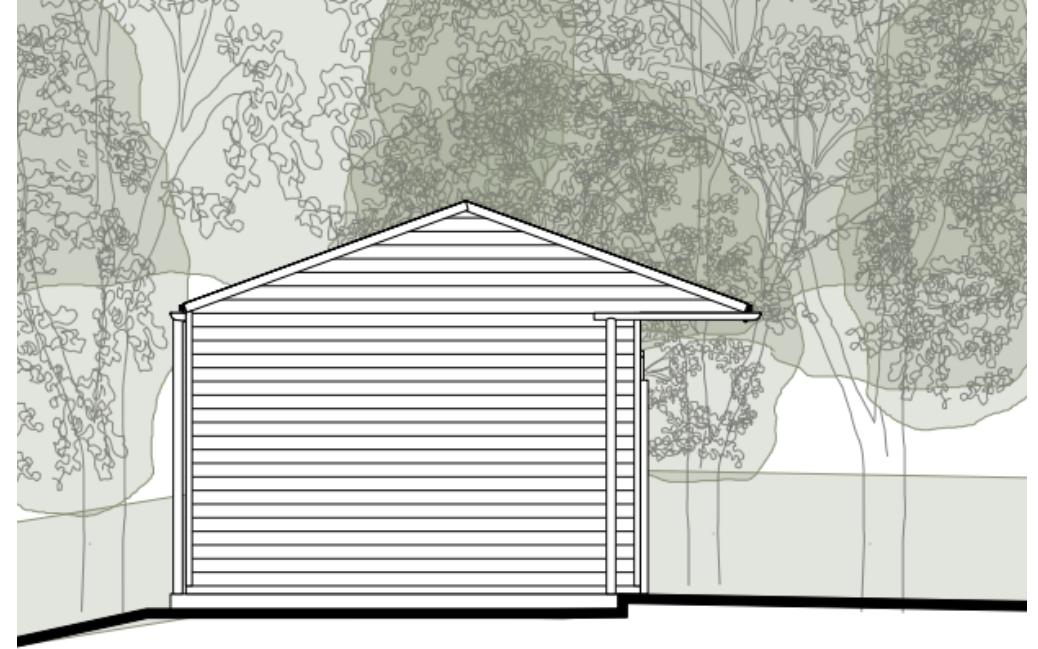


Rear Elevation

Proposed Side Elevations



Side Elevation



Side Elevation

Site Photographs – Context



Towards Rockbourne Road



West towards Primrose Cottage



The site from shared private



Towards Primrose Cottage

83



Towards Threeways/Cruck
Cottage 3e 24/11008



Primrose Cottage (adjacent to
the site)

Site Photographs – The Site



Site looking north



Site from within the driveway



Site from the Public Right of Way



Site & curtilage, looking towards
Rockbourne Road
84



Site & curtilage, looking towards
Rockbourne Road
3e 24/11008



Outside the stables towards Primrose
Cottage

Site Photographs – The Stables



View of the store



Front of the stables



View of the site from the Public Right of Way



Construction of existing stable



Stable building structure



Stable building

Site Photographs – Inside Stables



Recommendation

- The proposal would result in an intrusive and unacceptable form of residential development and a significantly extensive domestic curtilage which would erode and be harmful to the visual amenities of the countryside and Cranborne Chase National Landscape, where no exception tests have been met
- The proposal would not preserve or enhance the Rockbourne Conservation Area and the setting of Grade II Listed Primrose Cottage
- The proposal would provide a substandard level of accommodation, failing to provide sufficient amenity for future occupiers
- The recreational and air quality impacts would not be mitigated
- The proposal would be contrary to Policies ENV1, ENV3, ENV4, STR1, STR2, STR3 and STR4 of the New Forest District Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park, Policies DM1 and DM20 of Local Plan Part 2 for the New Forest outside of the National Park and Chapter 12, Chapter 15 and Chapter 16 of the National Planning Policy Framework

End of 3e 24/11008 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 25/10058

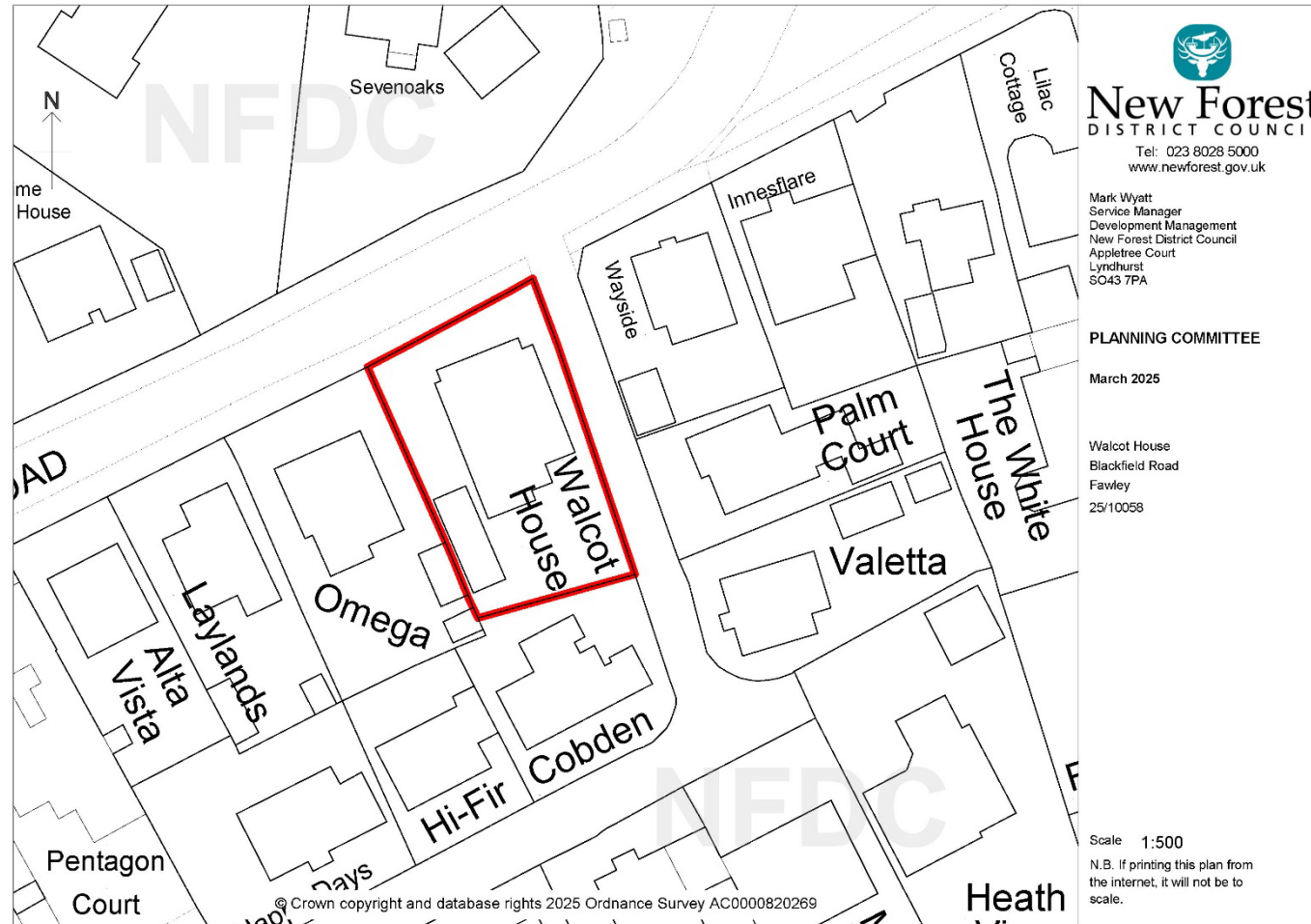
Walcot House

Blackfield Road

Fawley

Schedule 3f

Red Line Plan



Local context

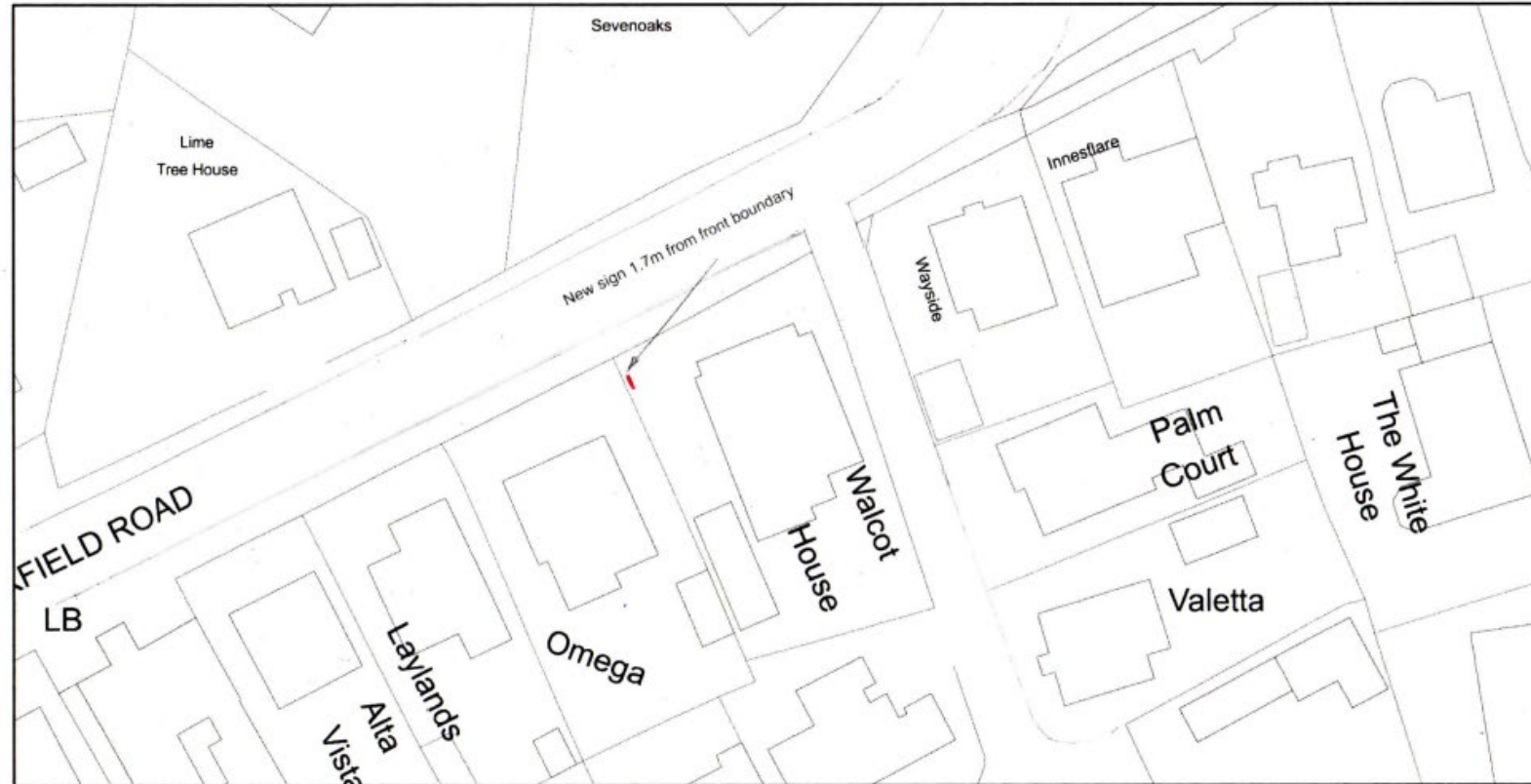


Aerial photograph



© Getmapping Plc and Bluesky International Limited 2025

Block plan



ReQuestaPlan

Plan Produced for: Robert Elliott

Date Produced: 03 Feb 2025

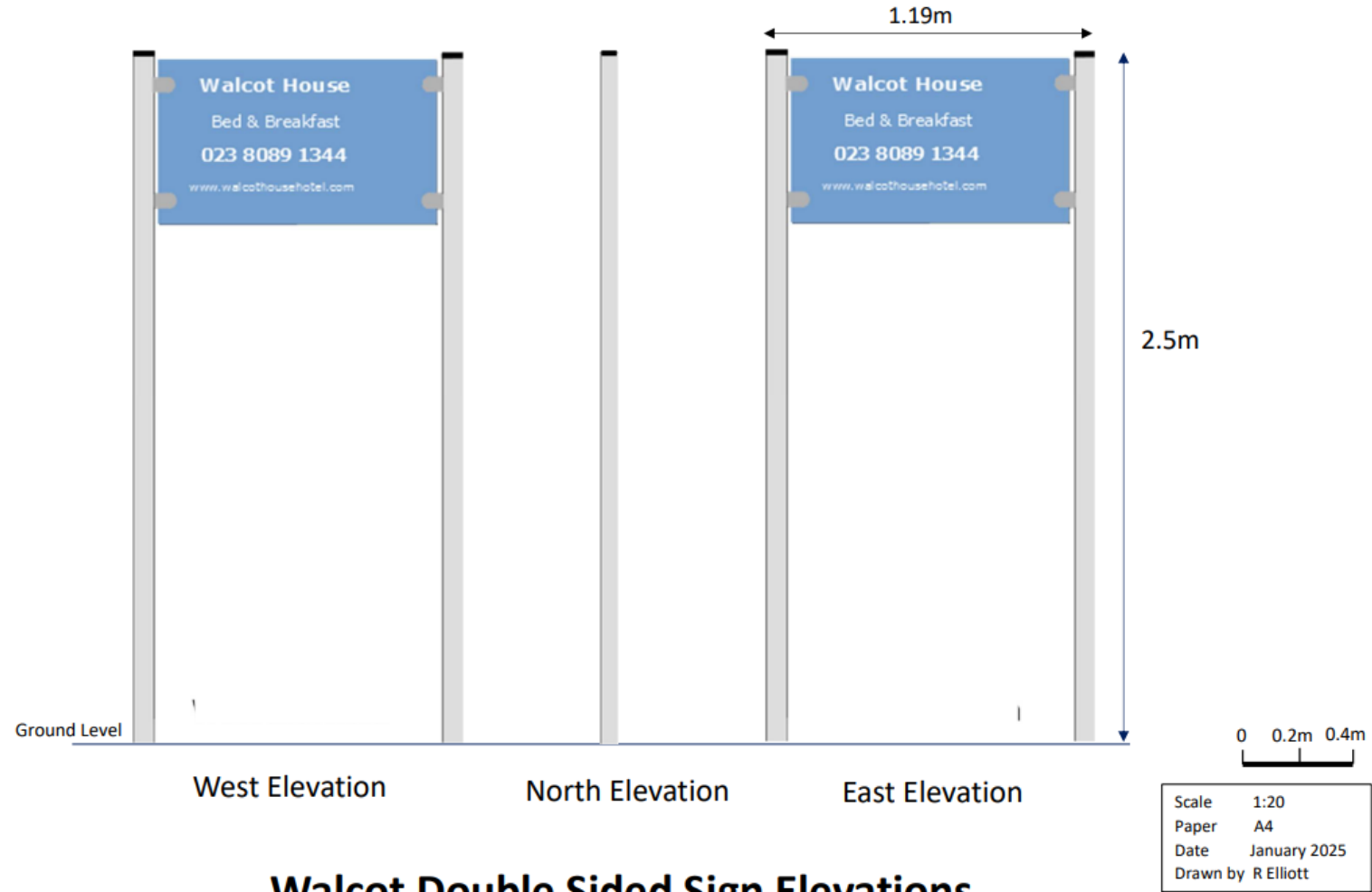
Plan Reference Number: TQRQM25034165945455

Scale: 1:500 @ A4

© Crown copyright and database rights 2023 OS 100042766



Elevations plan



Walcot Double Sided Sign Elevations

Sign detail



Walcot Sign Text



Photograph – sign in street scene



Photograph – sign in street scene



Photographs – sign



Photograph- sign and front of neighbour



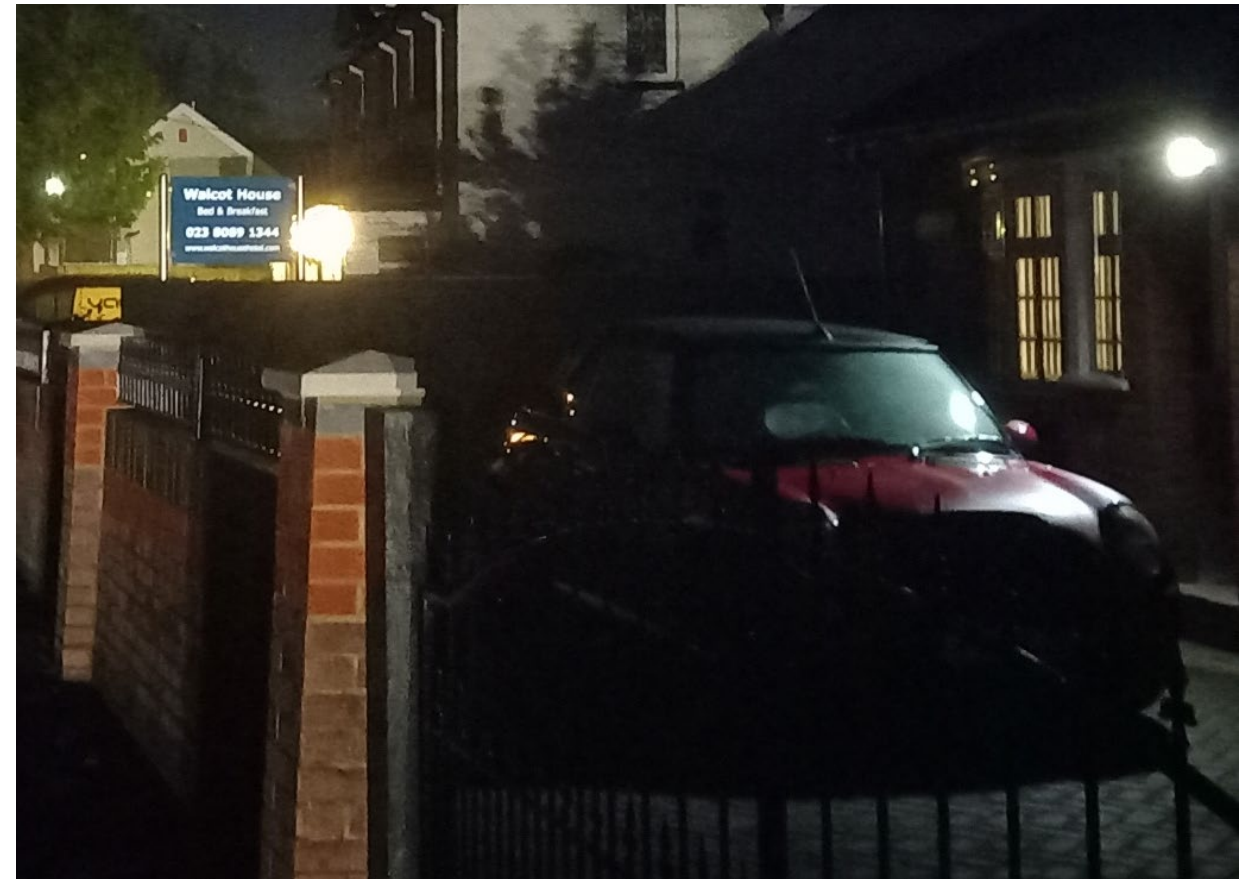
Photographs – sign at night



Photographs – street scene at night



Photographs – sign lit by car lights



Recommendation

- Grant with standard Advertisement consent conditions

End of 3f 25/10058 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/10919

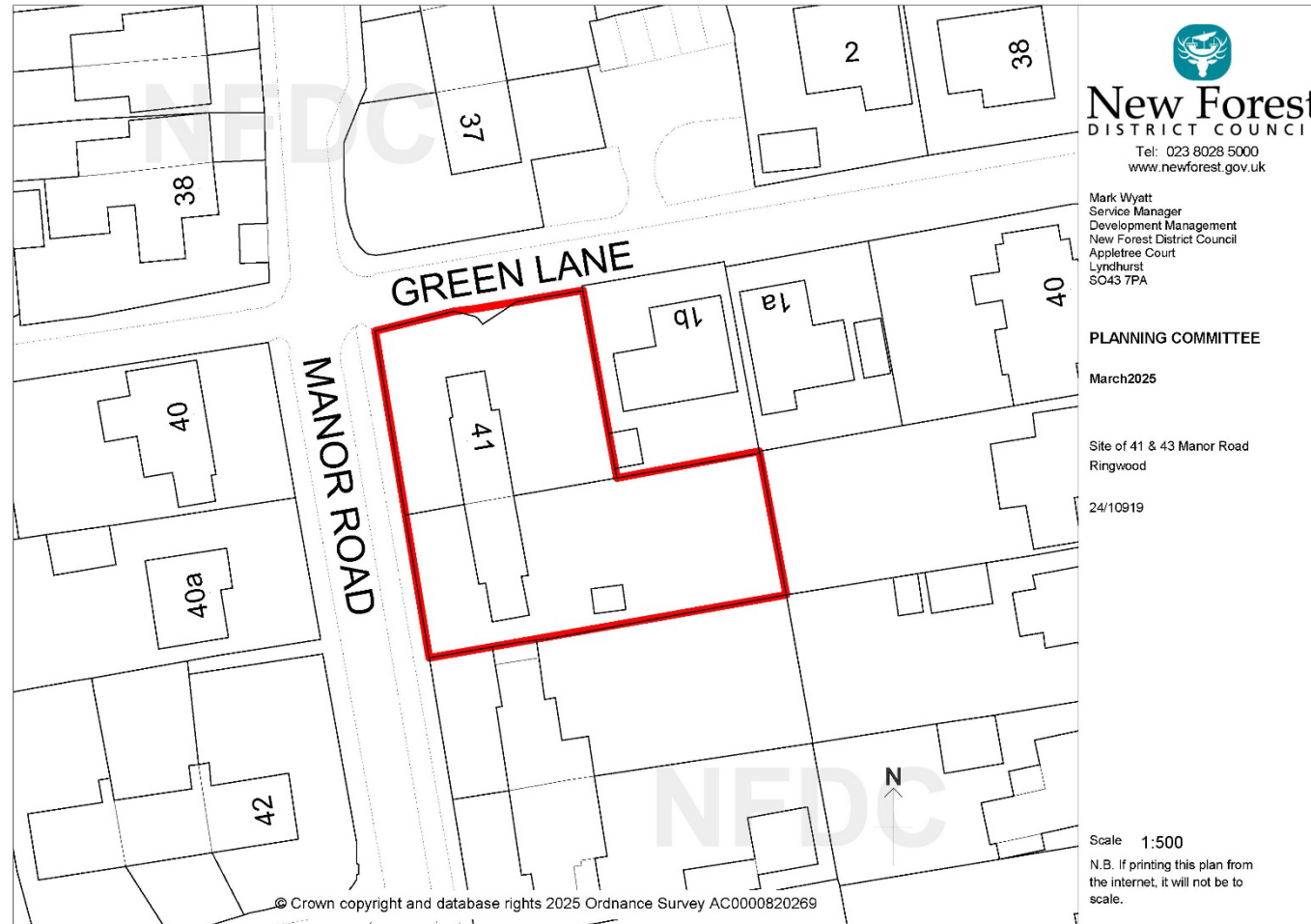
41 - 43, Manor Road

Ringwood

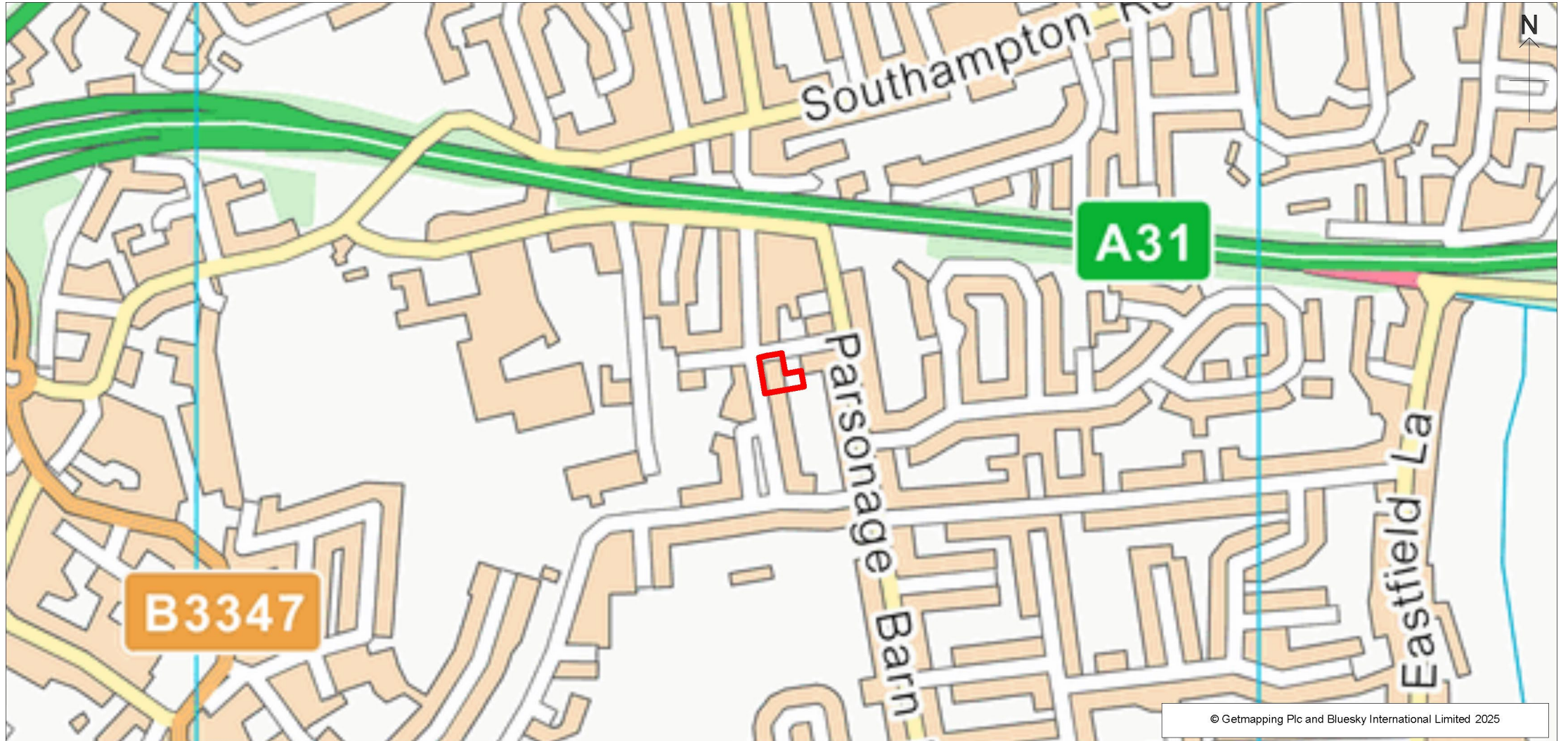
BH24 1RB

Schedule 3g

Red Line Plan



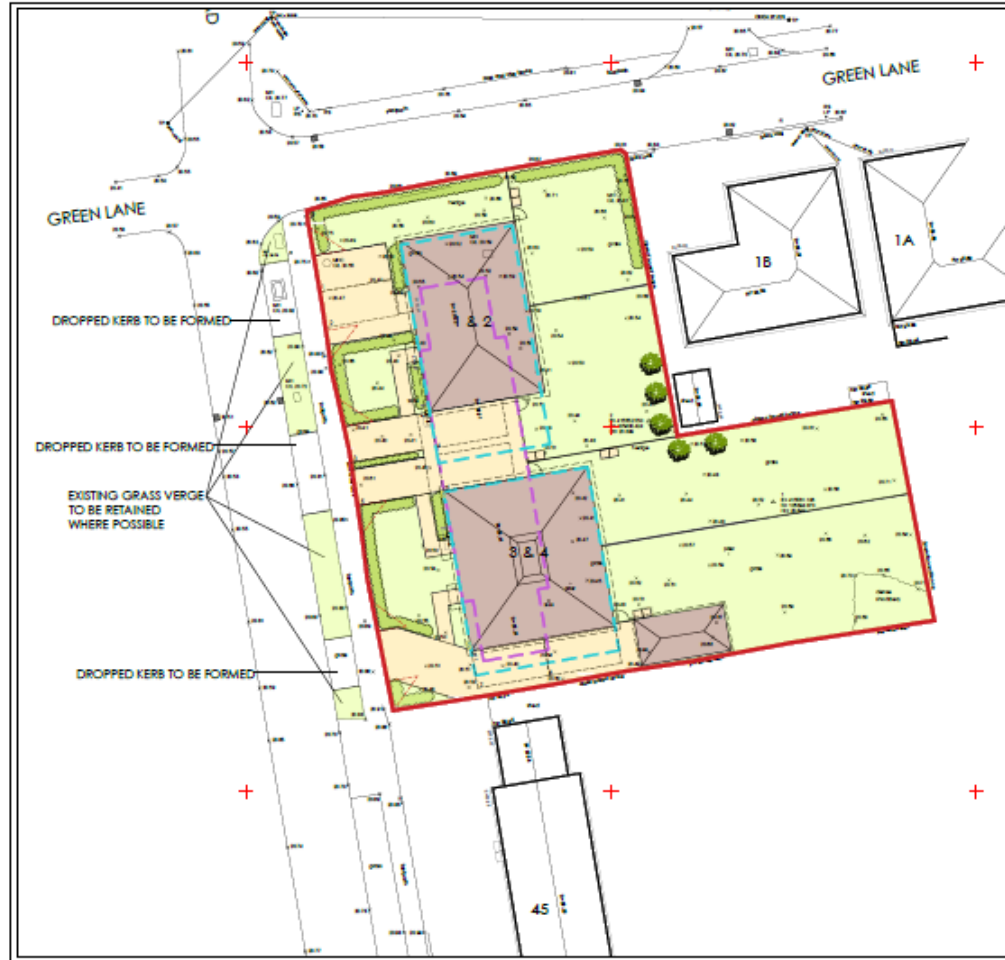
Local context



Aerial photograph



Proposed block plan

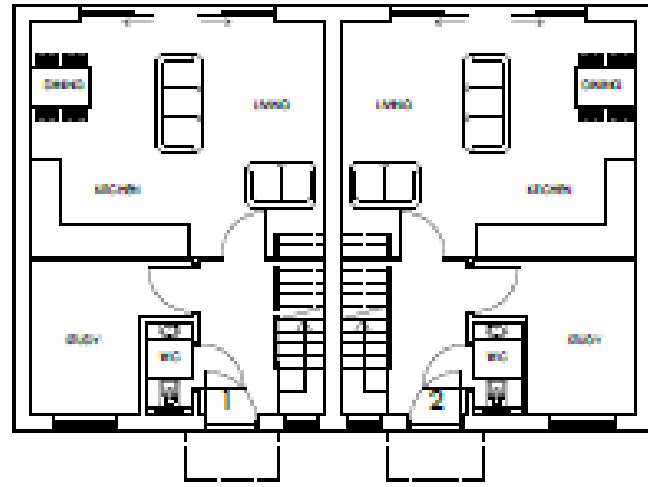


SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION

Previous block plan



Units 1 & 2 Plans and Elevations



GROUND FLOOR PLAN
SCALE 1/8"

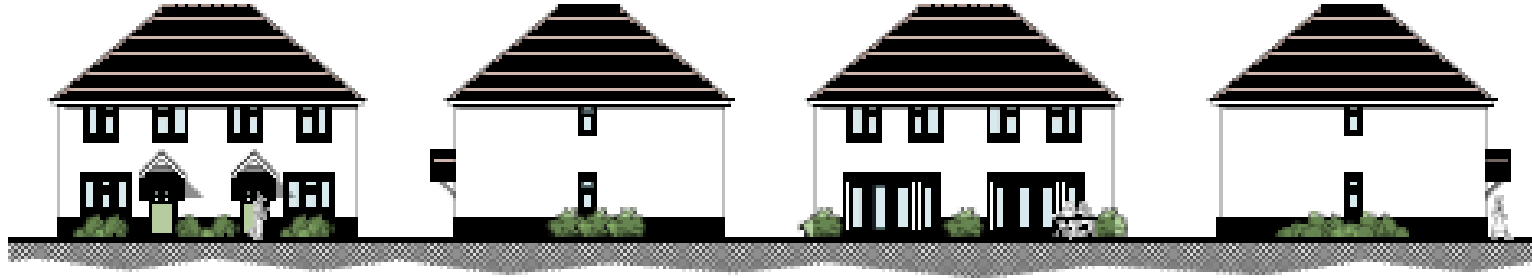


FIRST FLOOR PLAN
SCALE 1/8"

Previous front elevation



Units 3 & 4 Plans and Elevations



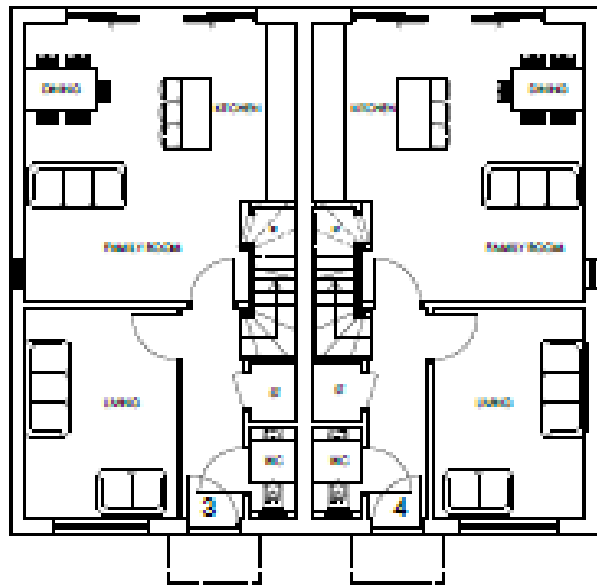
SOUTH WEST ELEVATION
SCALE 1:50

SOUTH EAST ELEVATION
SCALE 1:50

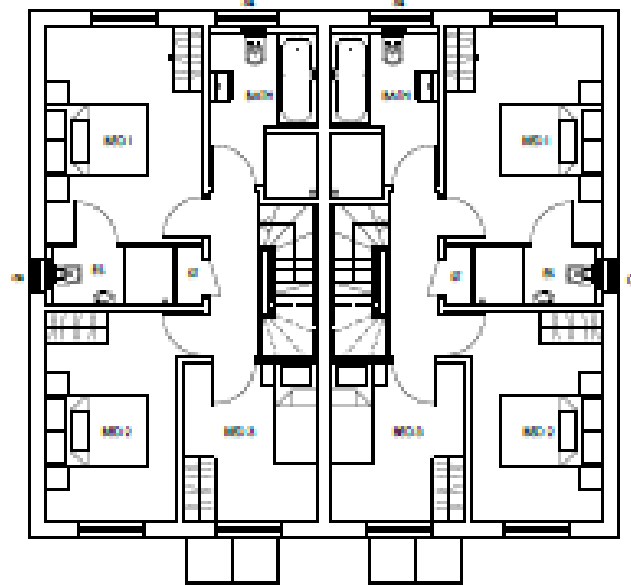
NORTH EAST ELEVATION
SCALE 1:50

NORTH WEST ELEVATION
SCALE 1:50

Previous front elevation



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

Indicative Street Scene



INDICATIVE STREET SCENE
SCALE 1:500

Existing Properties



Photographs



Existing properties from Green Lane

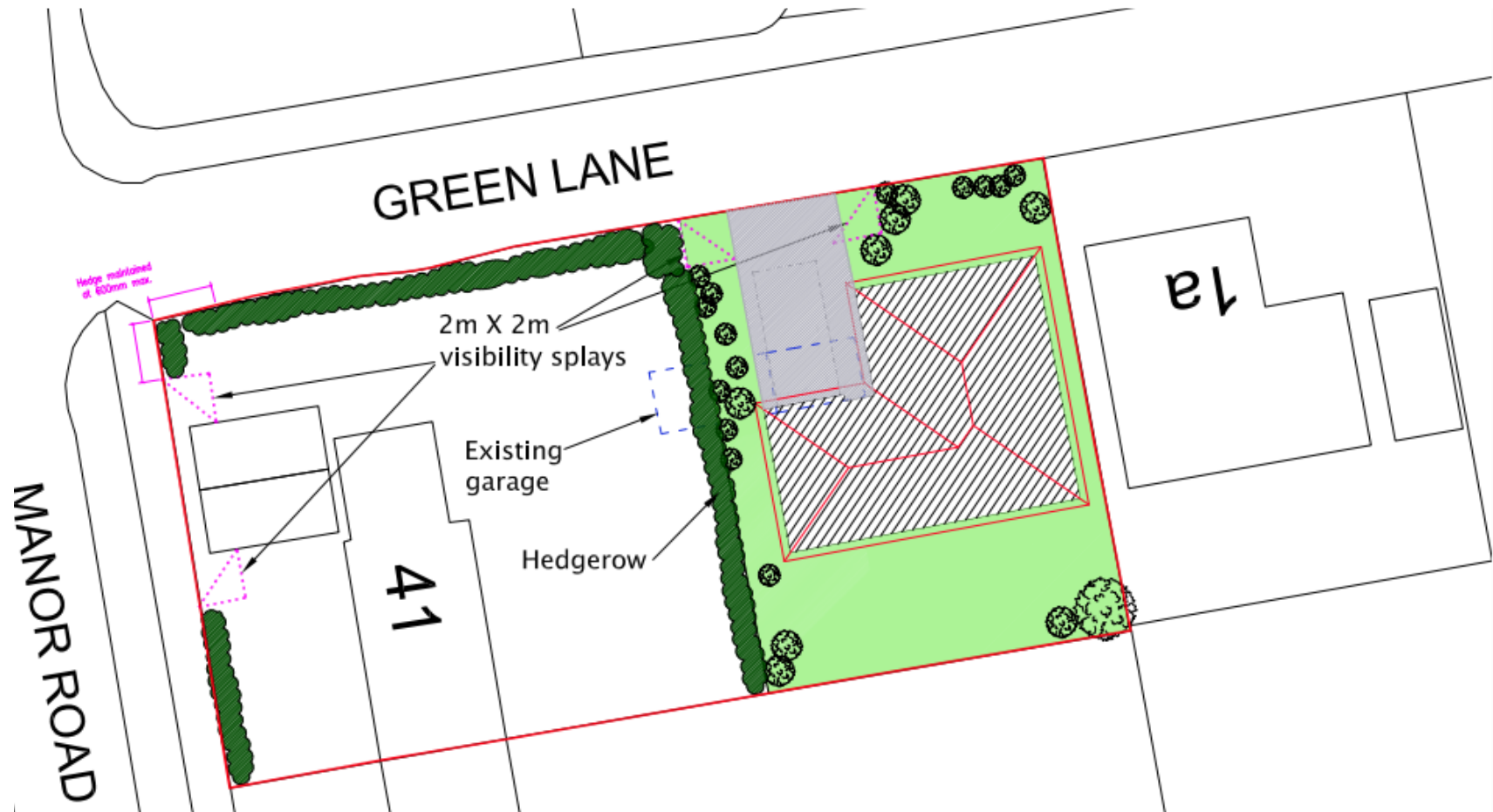
Relationship between site & bungalow



Rear garden



Extant parking layout (19/10624)



Recommendation

- The proposal includes elevational alterations to address concerns made by the Inspector in dismissing the previous appeal
- The two pairs of houses have greater spacing between them and the adjacent property enabling parking to be provided on plot and to the side of the houses
- Appropriate Habitat Mitigation and Air Quality Monitoring contributions have been secured
- Permission is therefore recommended

End of 3g 24/10919 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/11007

Vicarage Moor Cottage,

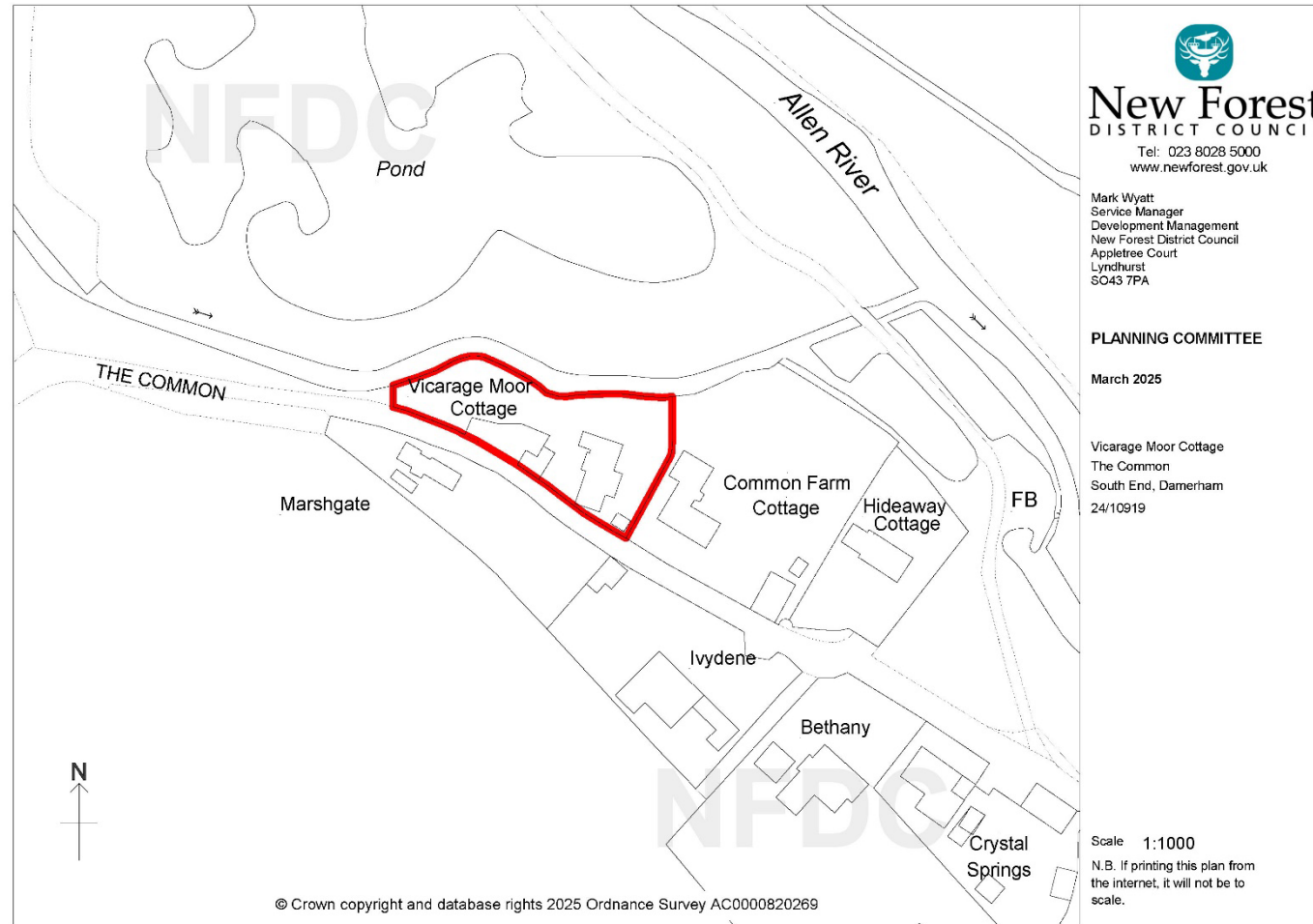
The Common

South End

Damerham

Schedule 3h

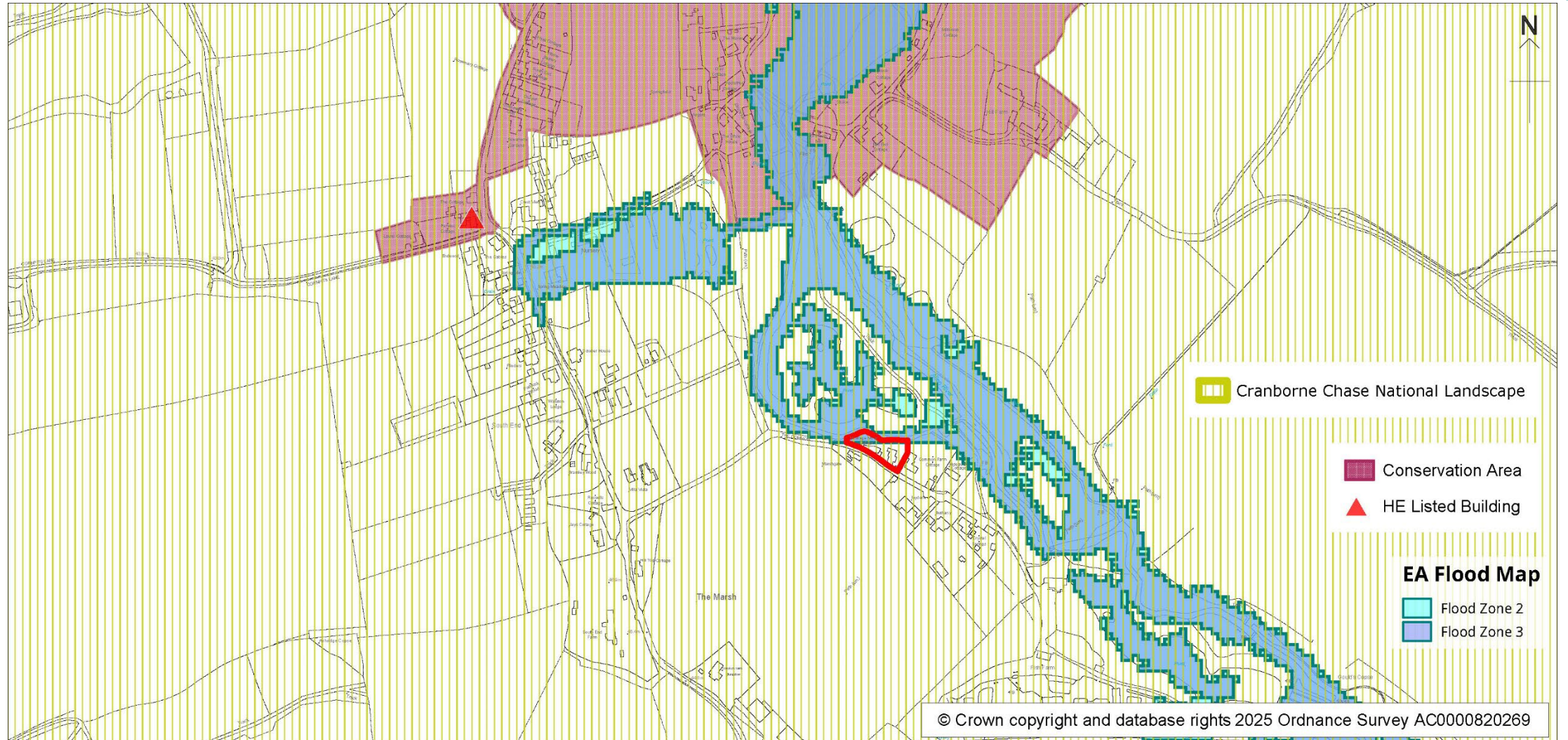
Red Line Plan



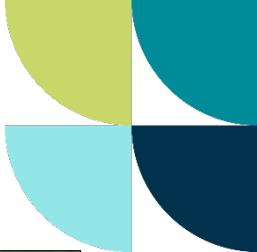
Local context



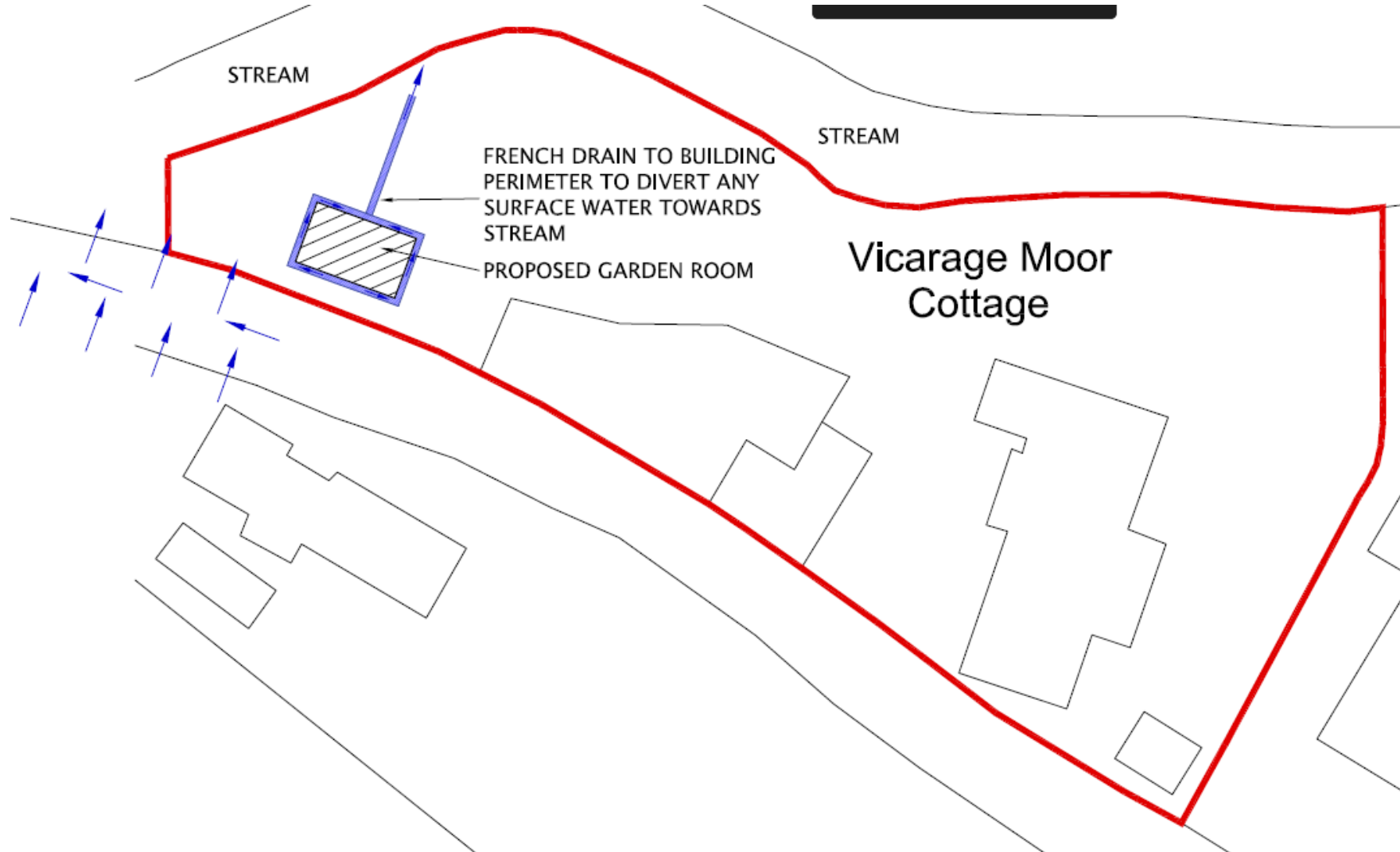
Planning constraints



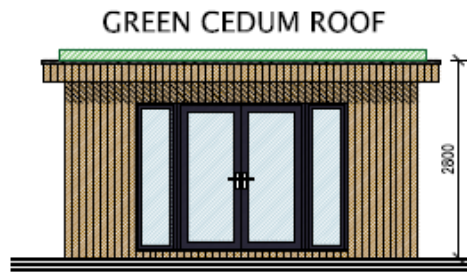
Aerial photograph



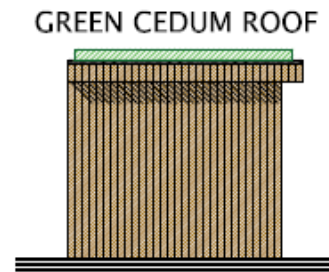
Block Plan



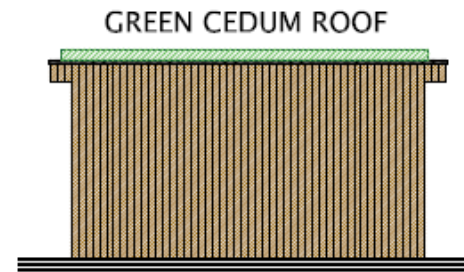
Proposed Elevations



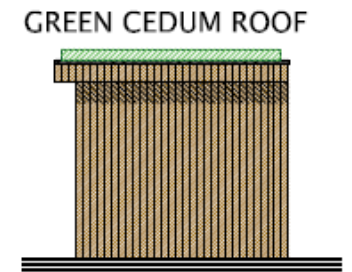
North East - *front elevation*
@ scale 1:50



South East - *side elevation*
@ scale 1:50

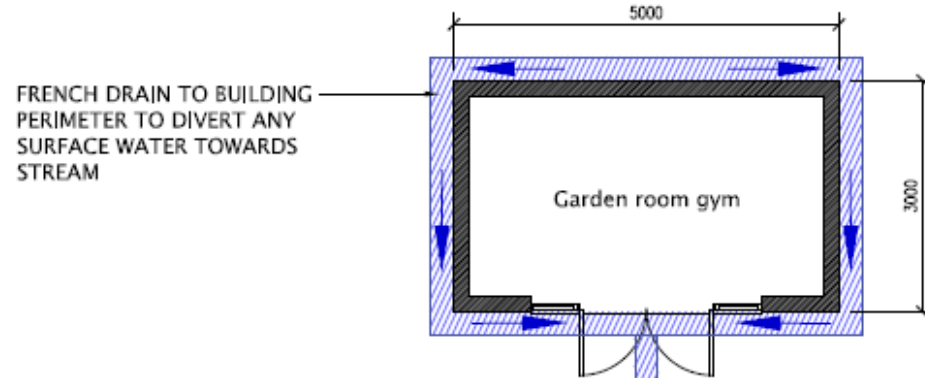


South West - *rear elevation*
@ scale 1:50

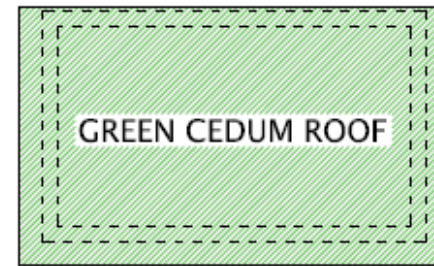


North West - *side elevation*
@ scale 1:50

Floor Plan



Floor plan
@ scale 1:50

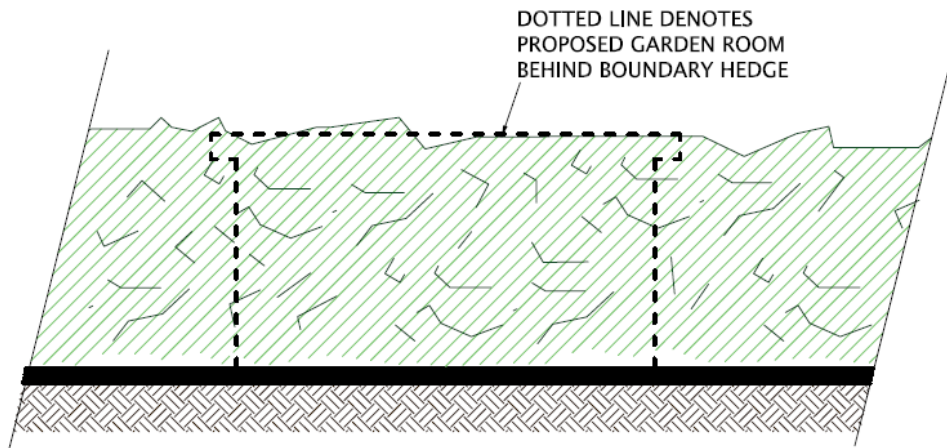


Roof plan
@ scale 1:50

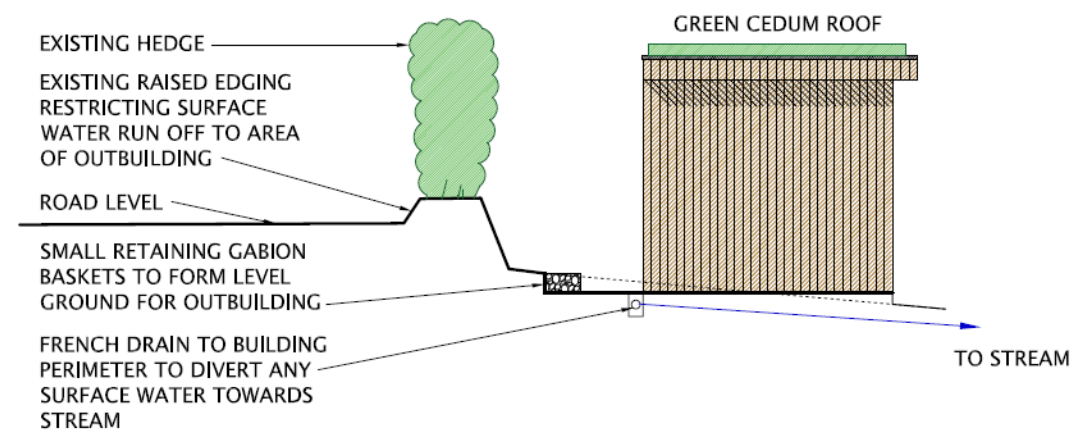


As Propose

Street scene & Section



South West - street scene



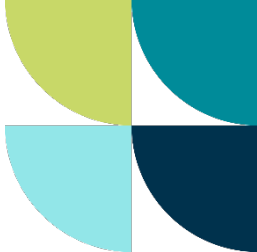
Street scene



Marsh Gate Cottage & Vicarage Moor Cottage



Area of Proposed outbuilding



Recommendation

- Grant subject to conditions



End of 3h 24/11007 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No TPO/0008/24

6 Albert Road,

New Milton

BH25 6SP

Schedule 3i

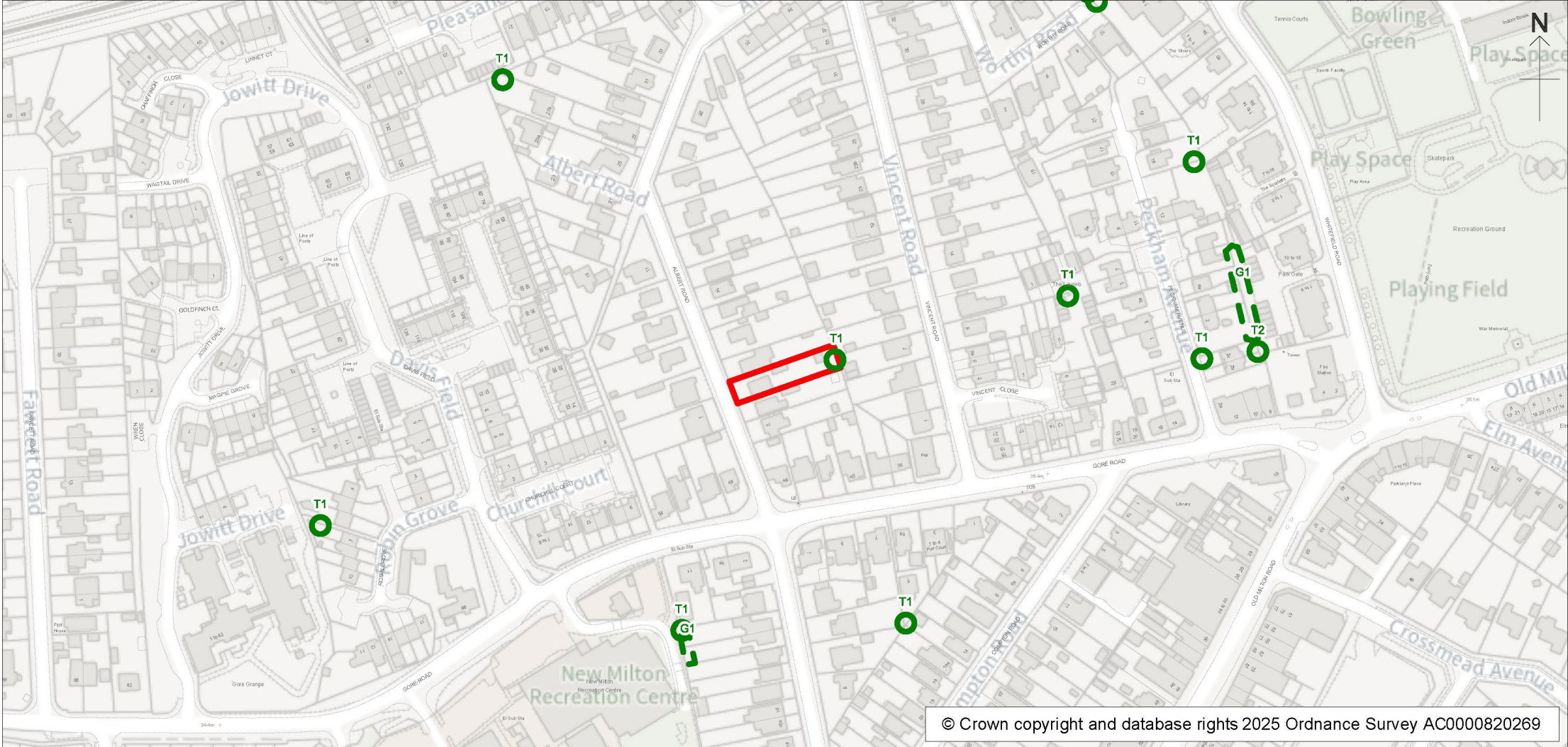
Red Line Plan



Local context



TPO constraints



Aerial photograph



Aerial photograph detail



TPO/0008/24 LAND AT 6 ALBERT ROAD



SCHEDULE SPECIFICATION OF TREES TPO/0008/24

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

Reference on map	Description	Situation
T1	Sycamore	Situated on the eastern extent of property rear garden, as shown on plan.

Public Amenity - Streetscene Photographs



Public Amenity – Streetscene Photographs



Public Amenity – Streetscene Photographs



Sycamore tree (T1) within rear garden



View of stem, north and south side



View of stem, east and west side



View of stem junction and wound



View of crown and previous pruning





Conclusion and Recommendation

- The sycamore provides a positive contribution to the area and meets the criteria in terms of public amenity
- It would be expedient to protect it due to the potential pressure for its removal, or work that may detrimentally affect its amenity value
- The recommendation is to confirm the order in the interests of public amenity

End of 3i TPO/0008/24 presentation



New Forest

D I S T R I C T C O U N C I L

