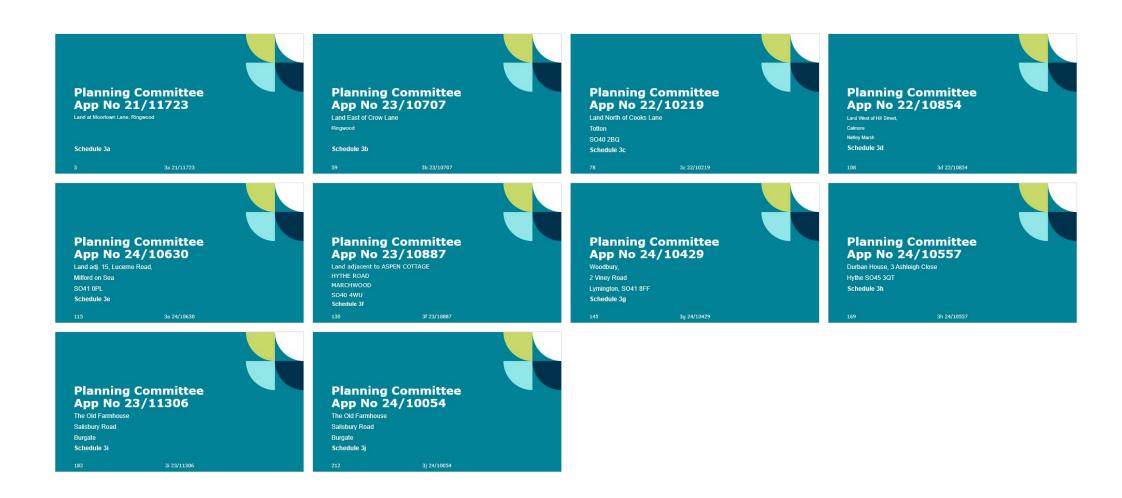
# Planning Committee

13 November 2024





#### Planning Committee 13 November 2024 Applications Presentations

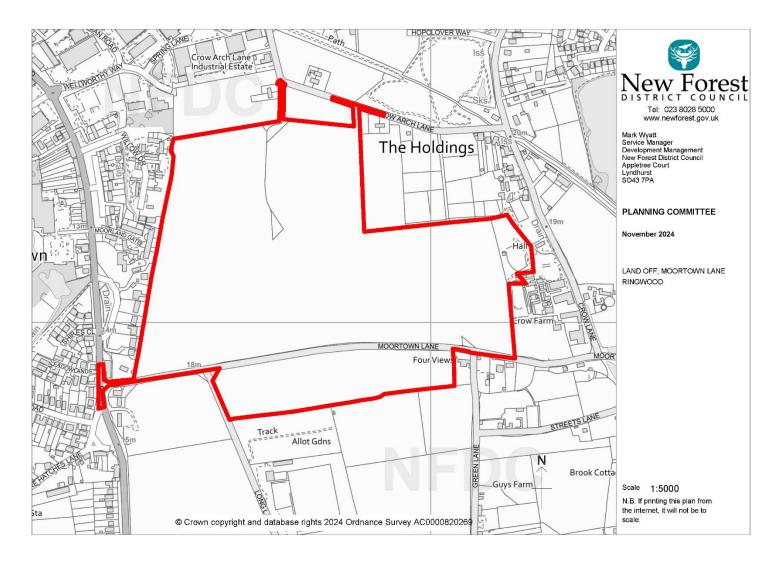


# Planning Committee App No 21/11723

Land at Moortown Lane, Ringwood

Schedule 3a

#### Red Line Plan



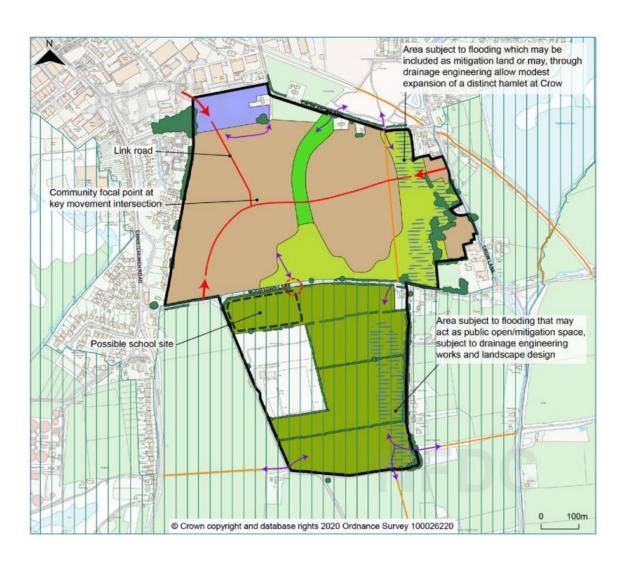
# Aerial photograph



# Relationship with 23/10701



# Local Plan Concept Masterplan



Strategic Site SS13 Allocated for residential led development comprising at least 480 new homes, access and public open space



#### Proposed Development

- The proposal involves the residential-led mixed-use development of part of the Local Plan Allocation Site 13: Land at Moortown Lane, Ringwood
- The proposal is submitted as a hybrid planning application with planning permission sought for the following:
  - Outline planning permission for the erection of 293 dwellings (C3) with all matters reserved except access; and
  - Full planning permission for the erection of 150 dwellings with associated parking, ANRG, open space, landscaping and sustainable drainage systems (SuDS), alongside the creation of a vehicular junction with Moortown Lane, primary and secondary road infrastructure, creation of public footway and offsite highways improvements

# Site Phasing

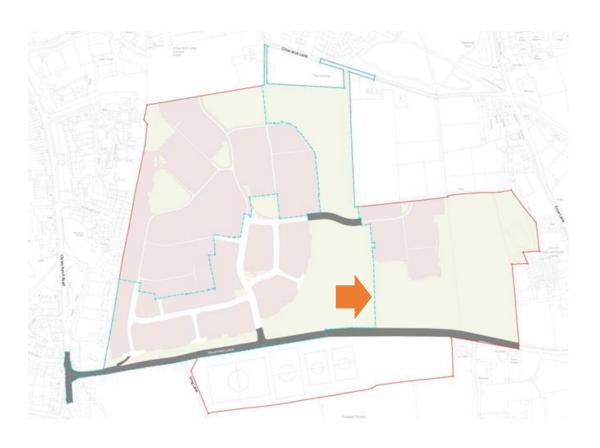


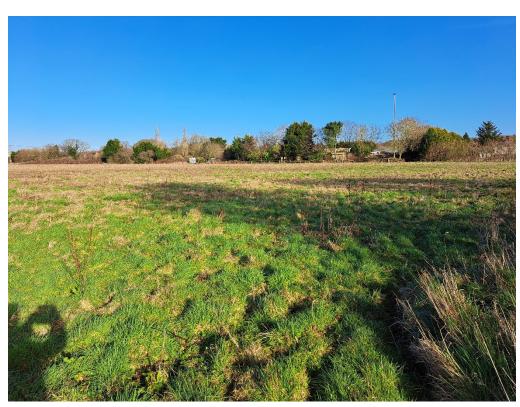
# Site Photographs 1 - Site Access





# Site Photographs 2 - East towards Crow Lane



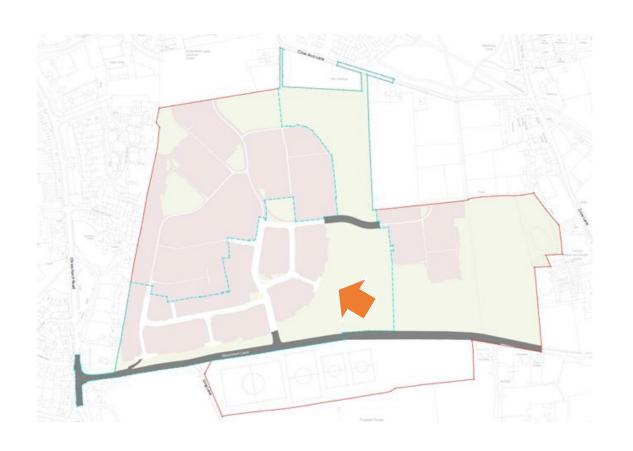


# Site Photographs 3 - North towards Crow Arch Lane





#### Site Photographs 4 - North West towards western boundary





# Site Photograph 5 - Centre towards NW





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# Site Photographs 6 - towards western boundary

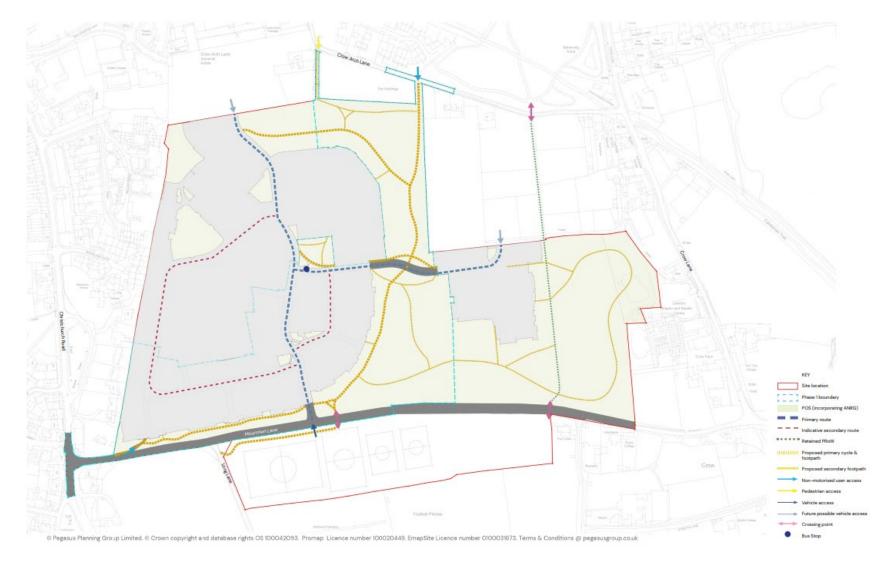




## Parameter Plans 1 - Land Use



#### Parameter Plans 2 - Movement and Access



# Parameter Plan 3 - Building Density



# Parameter Plans 4 - Building Scale



# Parameter Plans 5 - Landscape



# Phase 1 (Full) Housing Mix

Tenure and Typology	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed flat	0	7	5	0	12
2-bed house	15	11	11	11	48
3-bed house	23	6	10	9	48
4+ bed house	37	2	0	3	42
Total	75	26	26	23	150

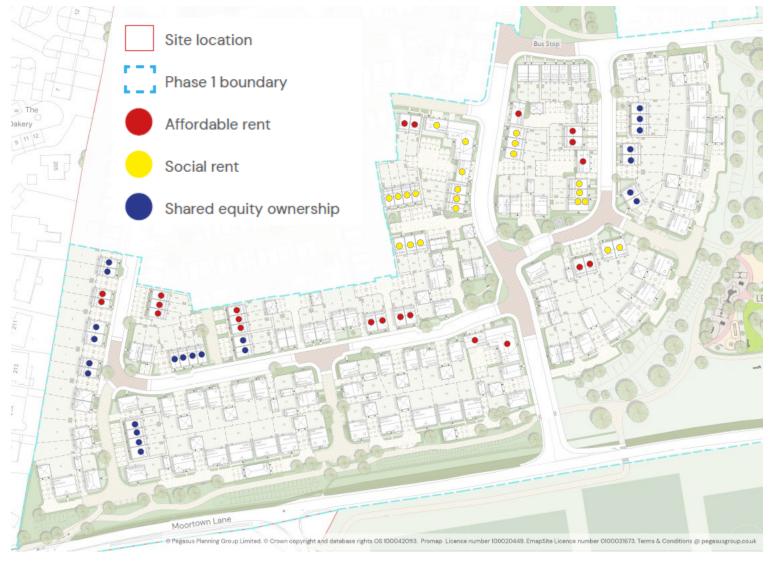
#### Phase 2: Outline (Revised October 2024) Housing Mix

Tenure	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed	0	14	14	0	28
2-bed	117	4	3	8	132
3-bed	60	2	3	9	74
4+ bed	58	1	0	0	59
Total	235	21	20	17	293

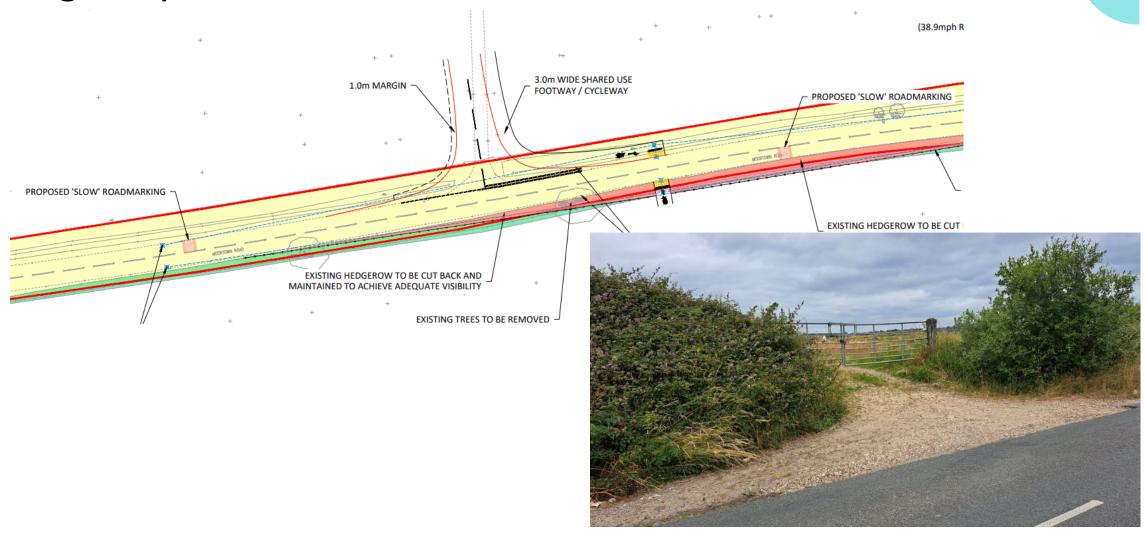
#### Overall Housing Mix (Revised October 2024)

Tenure	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed	0	21	19	0	40
2-bed	132	15	14	19	180
3-bed	83	8	13	18	122
4+ bed	95	3	0	3	101
Total	310	47	46	40	443

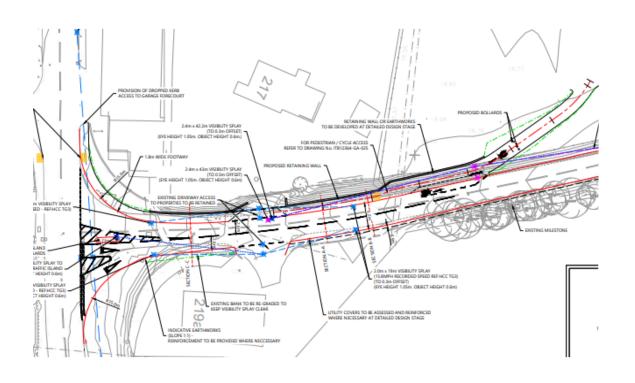
# Phase 1 Housing Mix



# Highways 1 - Site Access



## Highways 2 - Moortown Lane & Christchurch Road







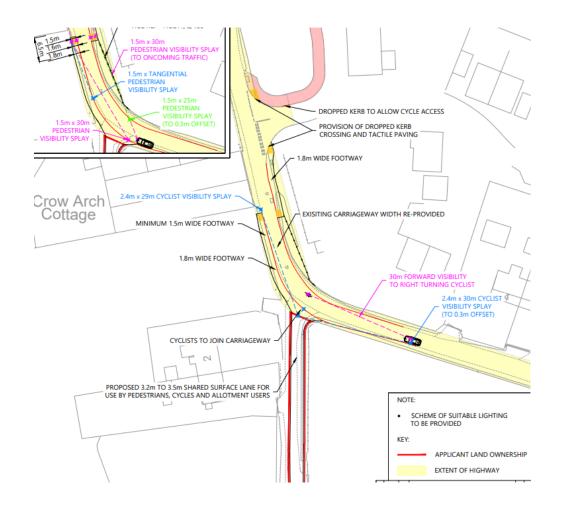
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## Highways 3 - Moortown Lane & Christchurch Road





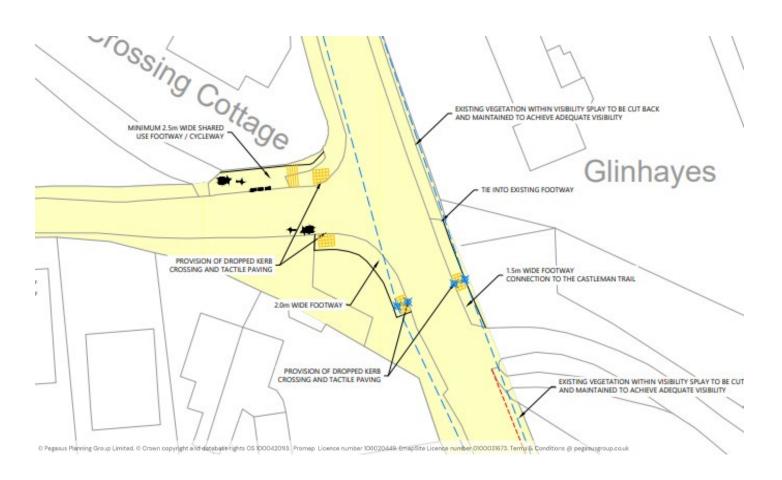
#### Highways 4 Pedestrian/Cycle route - Crow Arch Lane

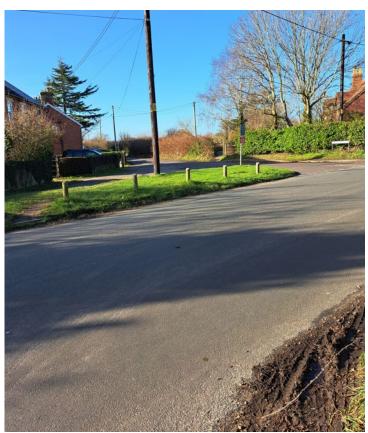




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#### Highways 5 - Crow Lane & Crow Arch Lane junction



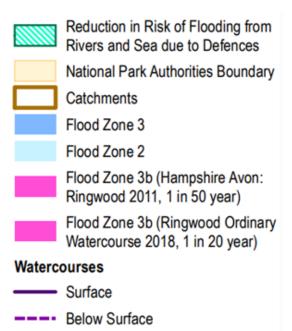


#### Highways 6 - Moortown Lane: Eastern Pedestrian Access

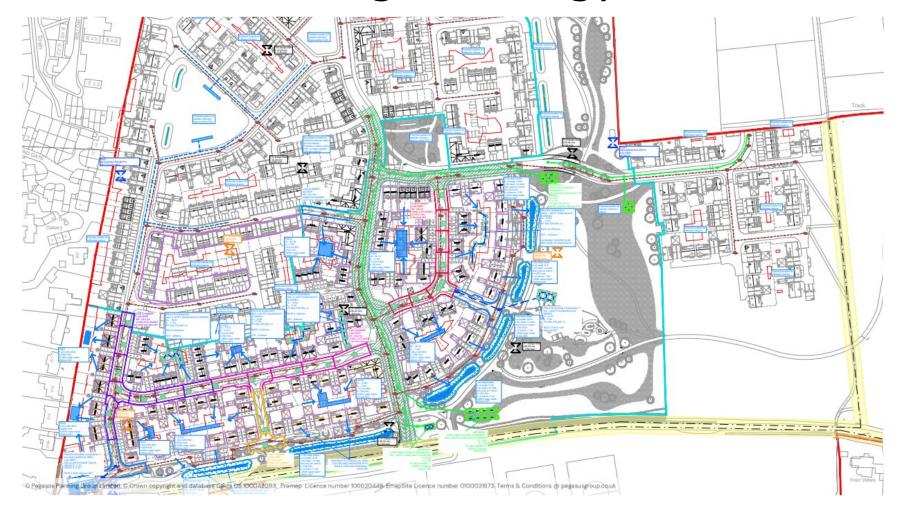


# Flood Risk - Fluvial (watercourses)





# Surface Water Drainage Strategy



# Landscape Masterplan & ANRG Strategy

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# Phase 1 Landscaping



#### Phase 1 NEAP Play Area

#### **Play Equipment**



Basketball Goal
 Supplier: Massey & Harris
 Freestanding galvanised post
 basketball goal or similar
 approved



 Hammock Swing Supplier: Jupiter Play Product Reference: 901310100R Age: 3 to 12



3. Sit Ups Supplier: Playdale Product Reference: SU/S Age: 14 to Adult



4. Ladder Walk Supplier: Playdale Product Reference: LW/S Age: 14 to Adult



5. Parallel Bars Supplier: Playdale Product Reference: PA/S Age: 14 to Adult



6. Twin Balance Beam Supplier: Playdale Product Reference: BB(T)/S Age: 14 to Adult



7. Parkour 2 Supplier: KOMPAN Product Reference: NRO852



Varioset Seeburg
 Supplier: Jupiter Play
 Product Reference: V01252050R
 Appl: 6 to 14.



9. Infinity Bowl Supplier: Jupiter Play Product Reference: IP20



10. Inclusive 2 Bay Swing Supplier: Jupiter Play Product Reference: L10A-IN-I



11. Rope End Swing Supplier: Jupiter Play Product Reference: 901330100R Age: 3 to 14



12. Double Width Slide with Single Step Supplier: Jupiter Play Product Reference: 9022570100 Age: 3 to 10



13. Jumping Blocks Supplier: Jupter Play Product Reference: 906110300R Age: 5 to 12



14. Chime Cascade Supplier: Jupiter Play Product Reference: IP414 Age: 3+



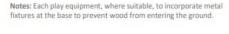
15. Pendulum Swing Supplier: Jupiter Play Product Reference: 904622100R Age: 8 to 14



16. Wave Seating Supplier: Jupiter Play Product Reference: ONDLAR



17. Robinia Hangout Bench Supplier: Jupiter Play Product Reference: 909223300R

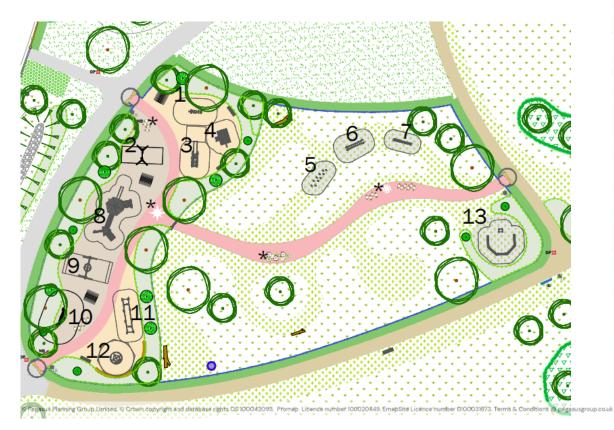






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#### Phase 1 LEAP Play Area



#### Play Equipment



1. Natura Vespa Springa Supplier: Jugiter Play Product Reference: 9203A



2. Mixed Swing Supplier: Jupiter Play Product Reference: L29M Age: 0 to 16



3. Mouse Slide Supplied Jupiter Play Product Reference: PS206-W Age: 1 to 6



4. Stake House Supplier: Jupiter Play Product Reference: 900325100R



5. Stepping Stilts Supplier: Jupiter Play Product Reference: 906110400R



6. Sloping Monkey Bars Supplier: Jupiter Play Product Reference: 90612:1500R



Supplier: Jupiter Play Supplier: Aspiter Play Fraduct Reference: 9061107005 Product Reference: V01204050



8. Varioset Worms



9. Nest Swing Supplier Jupiter Play Product Reference: 901230300R Age: 2 to 14



Supplier: Aspiter Ptsy Product Reference: IOL



11. Inclusive Seesaw Supplier: Suplier Play Product Reference: 913/411009.



Supplier: Lapter Play Product Reference: IP12W Age: All Ages.



13. Nativity Seating Suppler: Jupiter Play Product Reference: ASSI

Notes: Each play equipment, where suitable, to incorporate metal fixtures at the base to prevent wood from entering the ground.









#### Play Surfacing



Proposed Main Play Surface Supplier: Tiger Mulich or Similar Approved



Proposed Secondary Play Surface Supplier: Tiger Mulch or Similar Approved



roposed Play Path Surface Supplier: Tiger Mulch or Similar Approved.

# ANRG Road Crossing 1



# ANRG Road Crossing 2



# Phase 1 Housing Site Plan and Street Hierarchy



# Phase 1 - Character Areas















#### Phase 1 - "Crow Gardens" Character Area street scene



Plot 13: Stratford Plot 14: Marlborough Plot 15: Marlborough Plot 28: Salcott Plot 29: Salcott

Plot 30: Stratford Plot 31: Stratford



Plot 32: Derby Plot 33: Derby Plot 52: Derby Plot 51: Salcott Plot 50: Stratford Plot 49: Stratford Plot 48: Derby Plot 47: Marlborough

#### Phase 1 - "Crow Boulevard" Character Area street scene



Plot 47: Marlborough Plot 46: Ripley Plot 41-45: Apartment Plot 77: Marlborough Plot 83: Chelmsford Plot 84-86: AFR2B3P Plot 91: Dromer Plot 92-96: Apartment

#### **Crow Boulevard**



Plot 100: Walkford Plot 107: Dromer Plot 108-110: AFR3B4P Plot 111: Chelmsford

#### Phase 1 - "Moortown Suburbs" Character Area Street scene



 Plot 56:
 Plot 57:
 Plot 58-61:
 Plot 62:
 Plot 67-68:
 Plot 69-70:
 Plot 71-72:

 Chelmsford
 Ashford
 AFR2B3P
 AFR3B4P
 Calthorpe
 Seaton
 Seaton



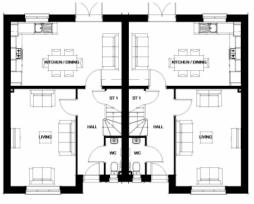
Plot 73-74: Plot 75-76: AFR3B4P AFR3B4P

Plot 77: Marlborough Plot 82: Plot 83: Ashford Chelmsford

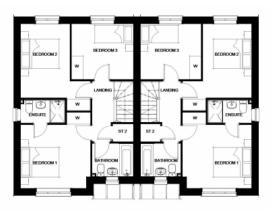
# Phase 1 - Typical House Elevation & Floorplan



'Seaton' 3-bed semi detached market house (plots 69-72; 142-143)



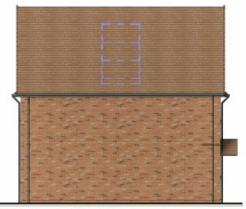




FIRST FLOOR PLAN

# Phase 1 - Typical House Elevation & Floorplan





LEFT ELEVATION



Affordable Housing - Four 2-bed terrace (plots 87 - 90)



GROUND FLOOR PLAN

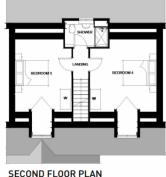


# Phase 1- Typical Elevations and Floorplan



'Derby' 5-bed detached 2.5 storey market house – red brick and weatherboarding (plots 32, 48, 122, 131, 135, 145, 146)

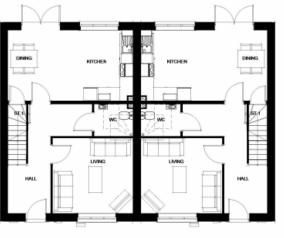




# Phase 1 – Typical Elevations and Floorplans



4-bed Affordable House - plots 5-6 and 137-138



BEDROOM 1

BEDROOM 2

BEDROOM 2

ST3

BEDROOM 2

ST3

BEDROOM 3

BEDROOM 1

BEDROOM 1

BEDROOM 1

BEDROOM 1

BEDROOM 1

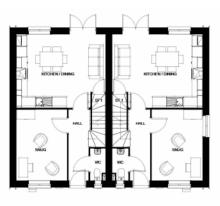
BEDROOM 1

# Phase 1 - Typical Elevations and Floorplans



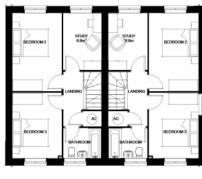
REAR ELEVATION

'Walkford' 4-bed 3-storey semidetached townhouse (plots 100/101)



UNICIPICAL DISECUTE BEDROOM1

GROUND FLOOR PLAN



SECOND FLOOR PLAN

RIGHT ELEVATION

# Phase 1 – Typical Elevations and Floorplans



RIGHT ELEVATION

Affordable Flatted Block 41 35 (five 1-bed flats)



# Phase 1 Design - Building Storeys



- The proposal would provide 92% of the minimum quantum of housing identified in Local Plan Policy SS13
- The proposal would make a significant contribution to the District's housing need
- The development will deliver 133 affordable dwellings across a range of tenures (Social Rent, Affordable Rent, Shared Ownership)
- Given the proposed housing, the balance is clearly in favour of permission and will meet the priority of meeting housing needs set out in the recently adopted NFDC Corporate Plan (2024-2028)

- No substantive alternative evidence has been submitted in representations to set aside the views of statutory consultees
- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of highways, access, vehicular parking, electric vehicle charging, public rights of way, pedestrian and cycle routes, cycle storage, refuse storage and collection, flood risk and foul drainage
- The proposal will be acceptable in terms of habitat mitigation and European designated nature conservation sites, phosphates neutrality, biodiversity net gain and protected species
- The proposal will also provide suitable public open space in the form of ANRG, informal open space and play areas. Detailed hard and soft landscaping in Phase 1 will be secured through suitable conditions

(Continued on next slide)

- The housing design is of sufficient quality to meet the requirements of NPPF paragraphs 135 and 136 and Policy ENV3 and has regard to local design guidance
- The detailed objections from NFDC Environmental Design and Ringwood Town Council, including the completed Building for a Healthy Life assessment, are noted and have been addressed in the Planning Assessment of the Committee Report
- The proposal does not meet Ringwood Neighbourhood Plan Policies R5, R6 and R10, but for the reasons set out in the Committee Report it is considered that this does not significantly and demonstrably outweigh the identified benefits
- The proposal, subject to suitable conditions, will not have a harmful impact on heritage assets, archaeological remains, mineral extraction, air quality, noise and residential amenity

(Continued on next slide)

• The proposal will include a substantial package of contributions of approximately £4.4m towards local infrastructure and mitigation to be secured in a s106 planning obligation and significant further infrastructure funding should also come forward through the Community Infrastructure Levy (CIL)

## Planning Balance

- Overall given there are no technical objections to the proposal which coupled with the significant public benefits including the delivery of need market and affordable housing, the provision of substantial new public open space, and the sustainable development as set out in this report the proposal is considered to be generally in line with local and national policy and guidance
- As such, in accordance with paragraph 11(d) of the NPPF, on the balance of all material considerations, with significant weight placed on the substantial housing being bought forward, the proposal comprises sustainable development in line with Local Plan Policy STR1 (Achieving Sustainable Development)
- Any identified harm does not equate to an identifiable level of adverse impact whereby that impact would significantly and demonstrably outweigh the identified benefits that the application will bring as set out in the above detailed report

## Recommendation

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England prior to the proposed adoption of the shadow HRA and AA, and to GRANT PERMISSION subject to:

- the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
  - Affordable Housing (133 units)
  - Air quality monitoring contribution
  - Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and play spaces including management and maintenance framework (including provision for the scenario whereby management is not undertaken properly or the management company ceases to operate)
  - ANRG Phase 1 Phasing Plan
  - Biodiversity Net Gain management and monitoring
  - Community Facility contribution in lieu of community focal point

- District Council Monitoring charges (recreational habitat mitigation commencement and on-site monitoring and/or inspections, affordable housing monitoring, biodiversity net gain monitoring, public open space)
- Formal public open space (football pitch) contribution
- Habitat Mitigation
- Linden Ring 3 footpath improvement contribution
- Hampshire County Council contributions
  - Primary Education in Ringwood
  - Countryside Services (Public Rights of Way)
  - Local Highway Authority contribution

(Continued on next slide)

### Recommendation

ii. the imposition of the conditions as set out in Appendix A and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provision

# End of 3a 21/11723 presentation



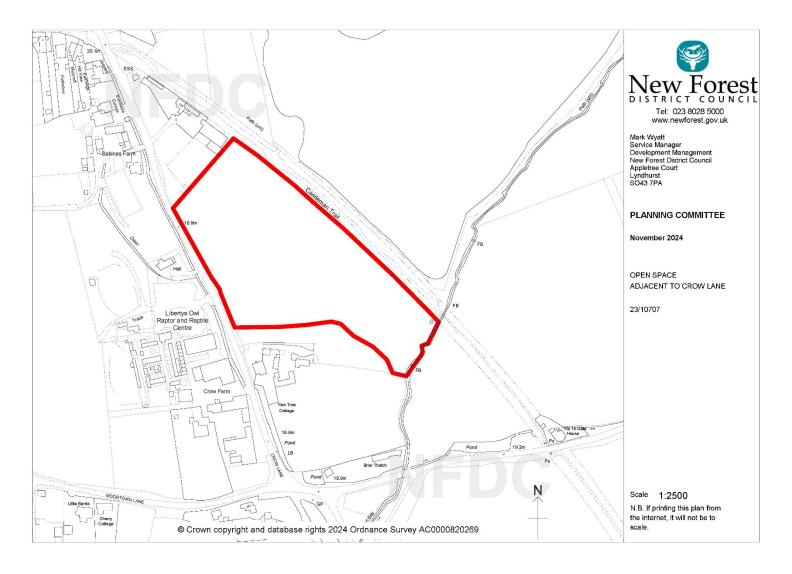
# Planning Committee App No 23/10707

Land East of Crow Lane

Ringwood

**Schedule 3b** 

# Red Line Plan



# Local context



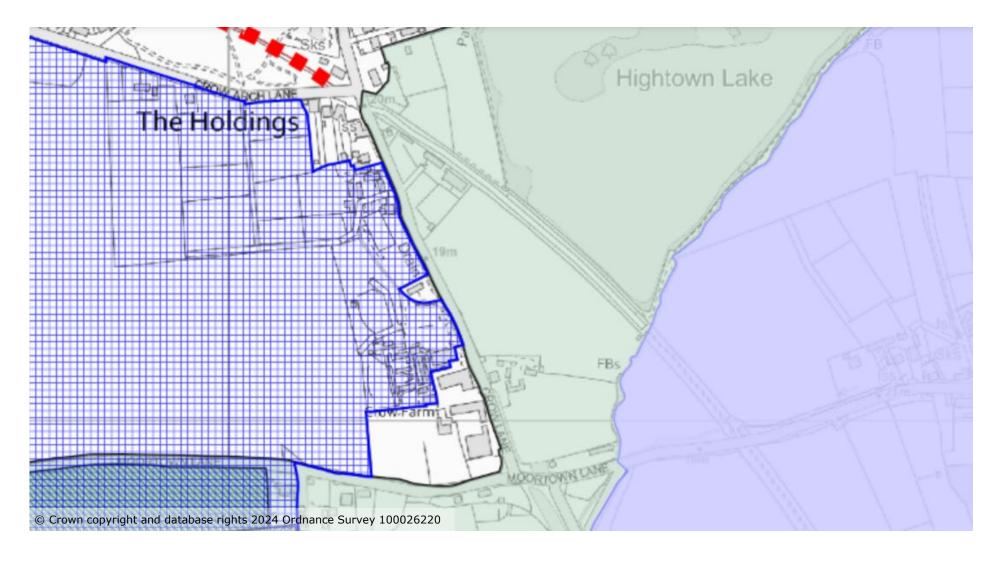
# Aerial photograph



## Proposed Development

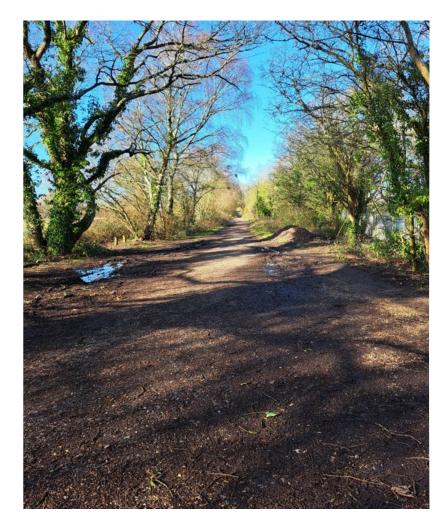
 The Change of Use of agricultural land to publicly accessible open space to facilitate
 Alternative Natural Recreational Greenspace (ANRG) with associated landscaping, footways and access points

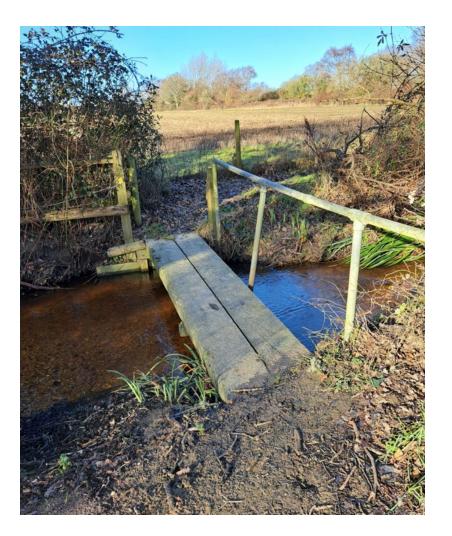
# Green Belt and NFNPA boundary













# Additional Land: ANRG and Public Open Space





# Landscape Plan and Access Plan



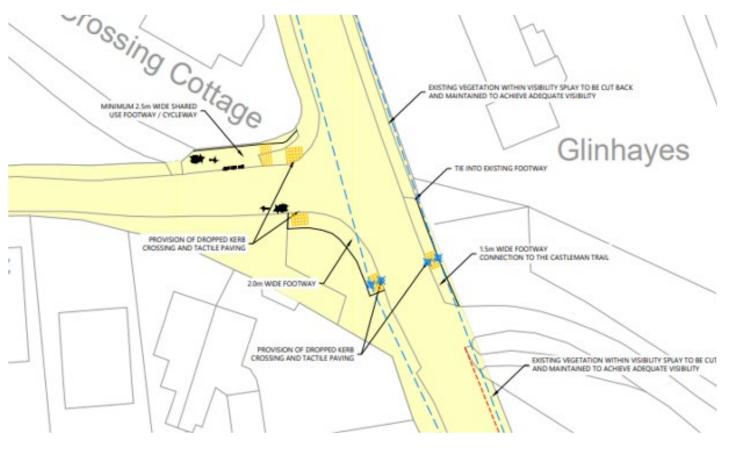


# Detailed Landscape Plan



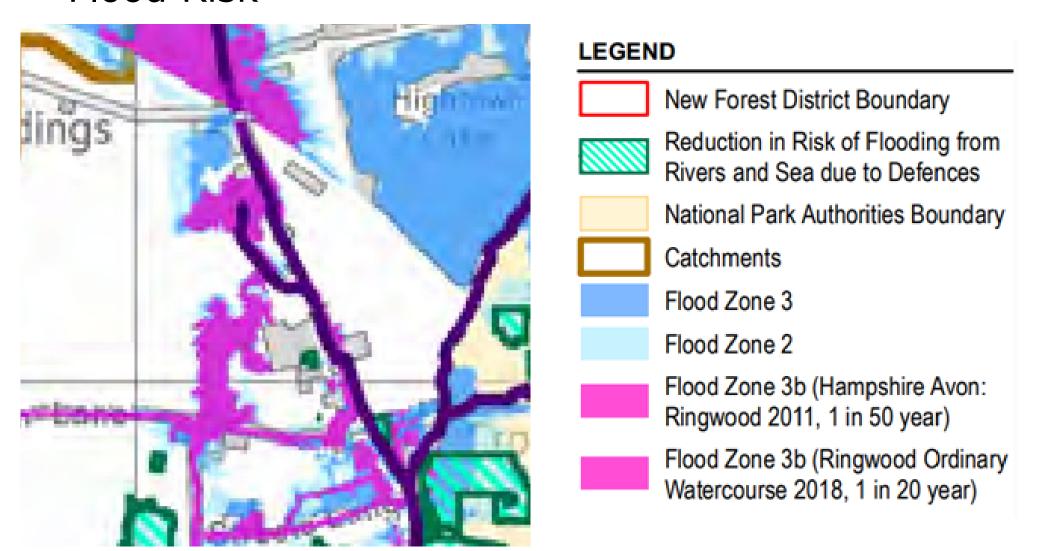


#### Access - Castleman Trail at Crow Lane and Crow Arch Lane





#### Flood Risk



#### Landscape Plan - Land East of Crow Lane and Moortown Lane (21/11723)



#### Summary

- The proposal is acceptable in terms of the South West Hampshire Green Belt and subject to suitable conditions, is sufficiently sensitively designed to minimise any adverse impacts on the setting of the New Forest National Park
- On balance of considerations the proposal is acceptable in terms of ANRG provision
- The long-term management of the proposed public open space can be linked to the main application (21/11723) and secured through suitable conditions and a planning obligation
- The proposal, subject to suitable conditions and a planning obligation, would be acceptable in terms of ecology, flood risk and drainage, trees, landscaping and pedestrian access
- The loss of agricultural land is considered to be outweighed by the benefit of additional public open space

#### Recommendation

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

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
  - Public Open Space Management and Maintenance framework
- ii. the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

#### End of 3b 23/10707 presentation



# Planning Committee App No 22/10219

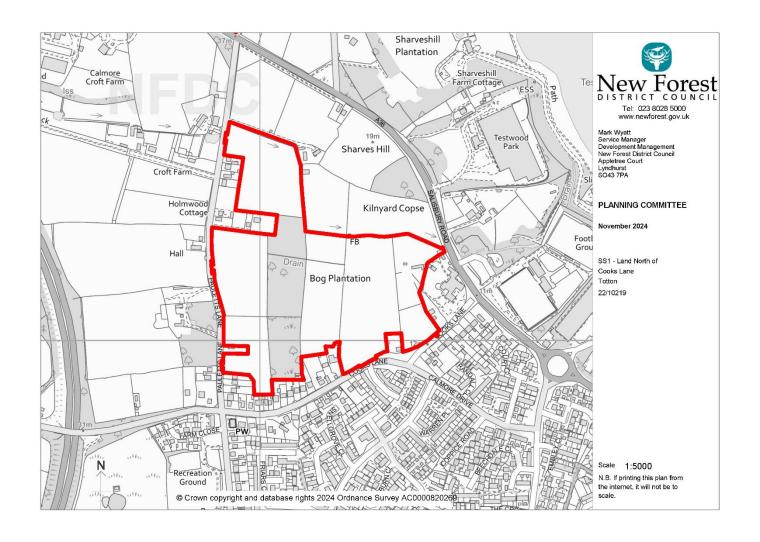
Land North of Cooks Lane

Totton

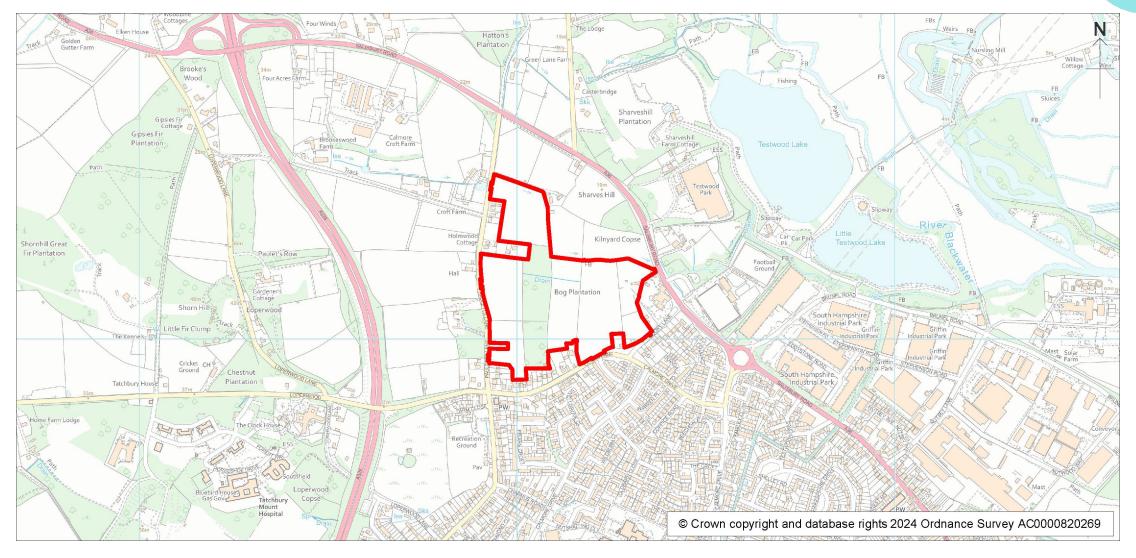
SO40 2BQ

Schedule 3c

#### Red Line Plan



#### Local context



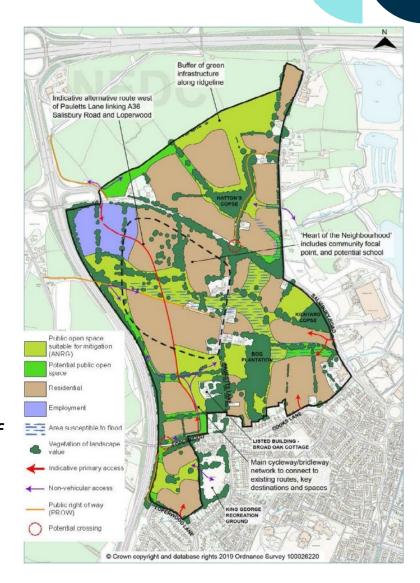
# Aerial photograph



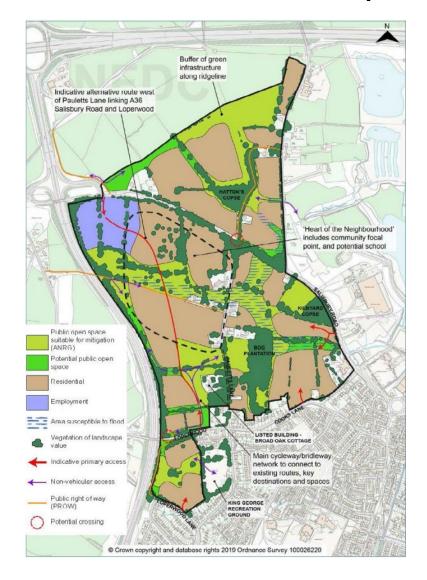
#### LP policy SS1 Concept Masterplan

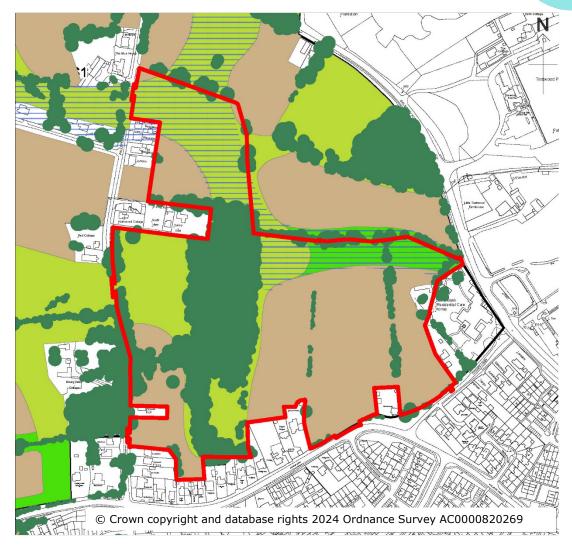
#### **Strategic Site 1: Land to the north of Totton**

- 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





# Site photographs 1: Cooks Lane



# Site photographs 2: Southern Parcel



# Site photographs 3: Pauletts Lane Parcel



# Site photographs 4: North parcel



#### Proposed Scheme

Outline application proposing use of land for up to 196 dwellings:

- 5.3ha of Alternative Natural Recreational Greenspace - ANRG
- 1.8ha of Public Open Space POS

Detailed proposals for:

- Accesses from Cooks Lane and Pauletts Lane
- Dedicated Accesses for pedestrians and cyclists from Salisbury Road, Cooks Lane and Pauletts Lane

Matters reserved for future application:

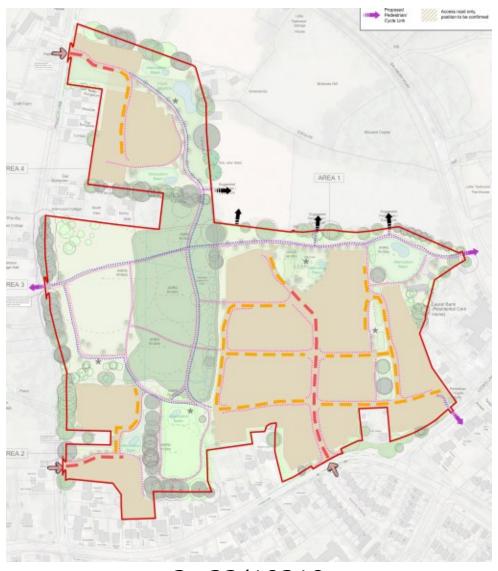
- Appearance- The detailed architecture of the buildings.
- Landscape detailed design and species
- Layout the detailed arrangement of the buildings and routes across the site
- Scale the height, width and length of the buildings

Proposed Scheme Plan





# Proposed Accesses Plan



3c 22/10219

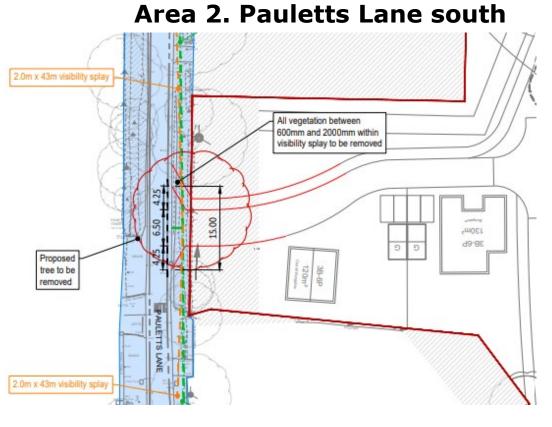
## Proposed Access 1: Cooks Lane



#### **Area 1 Cooks Lane**



## Proposed Access 2: Pauletts Lane south

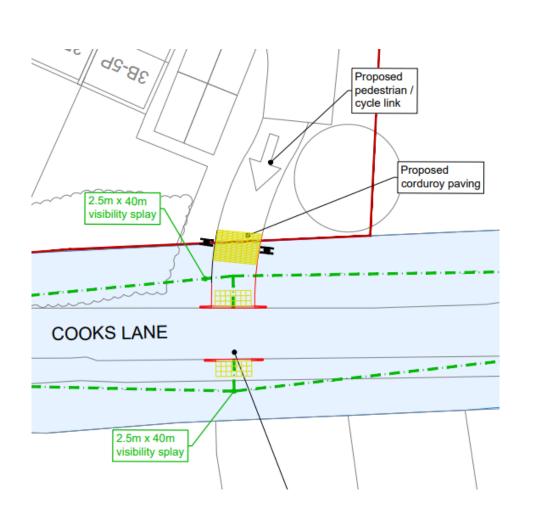




#### Proposed Access 3: Pauletts Lane north



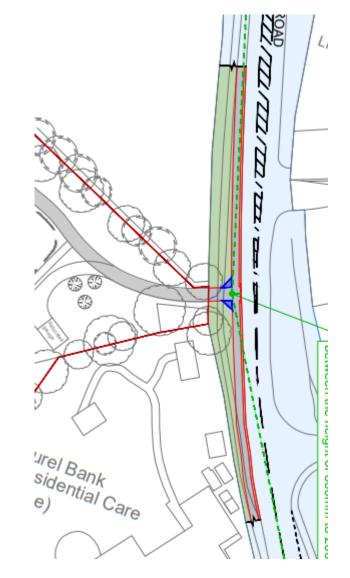
## Proposed Access 4: Non-vehicular





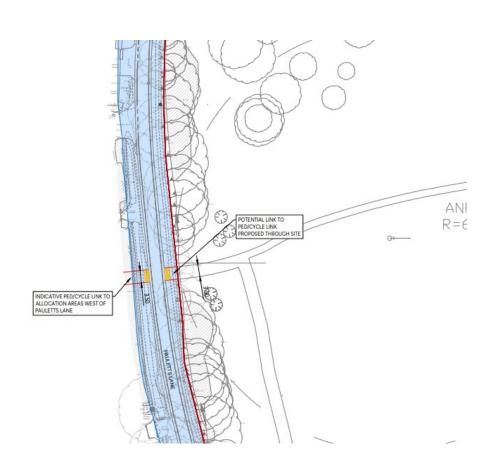
#### Proposed Accesses 5: Non-vehicular



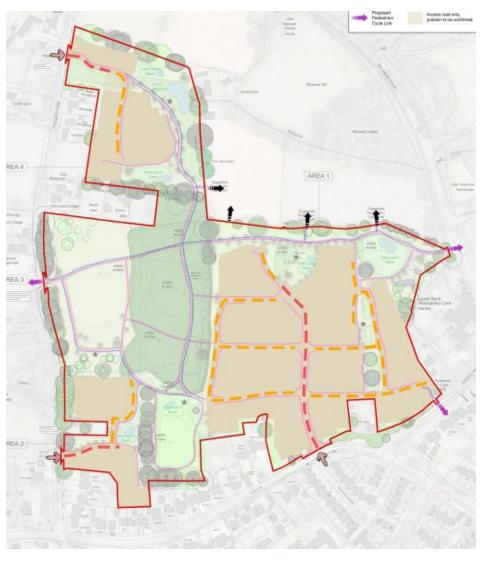


# Proposed Access 6: Non-vehicular





#### Access Parameter Plan



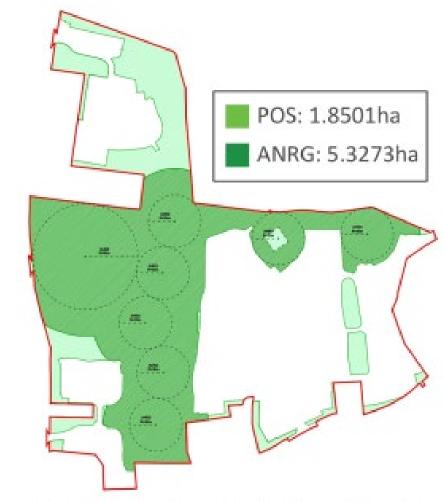
3c 22/10219

#### Built Framework Parameter Plan



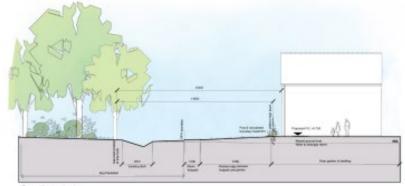
# Landscape and Drainage Parameter Plan



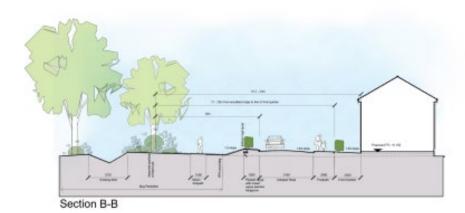


Above plan shows POS & ANRG provision accross the site. POS shown on the above includes the landscape buffer areas to south of Area 1. These areas are also indicated on the plan below with dashed lines

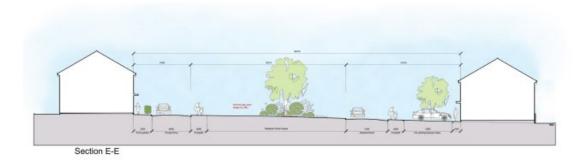
#### Illustrative sections



Section A-A

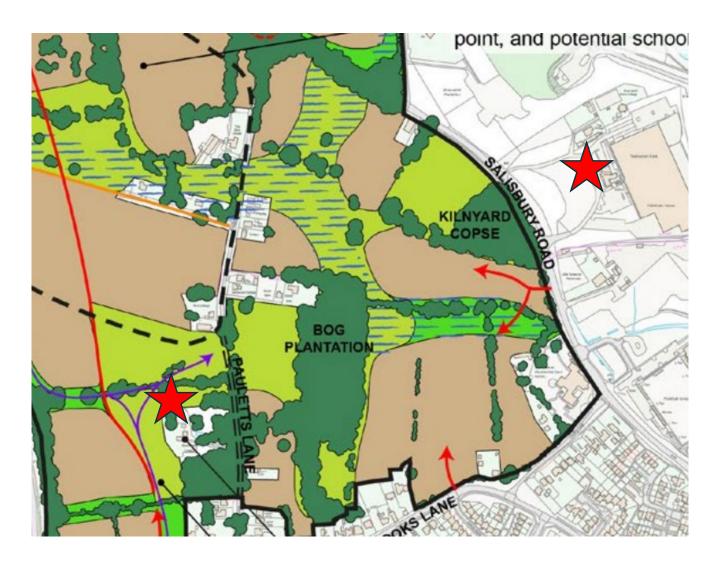




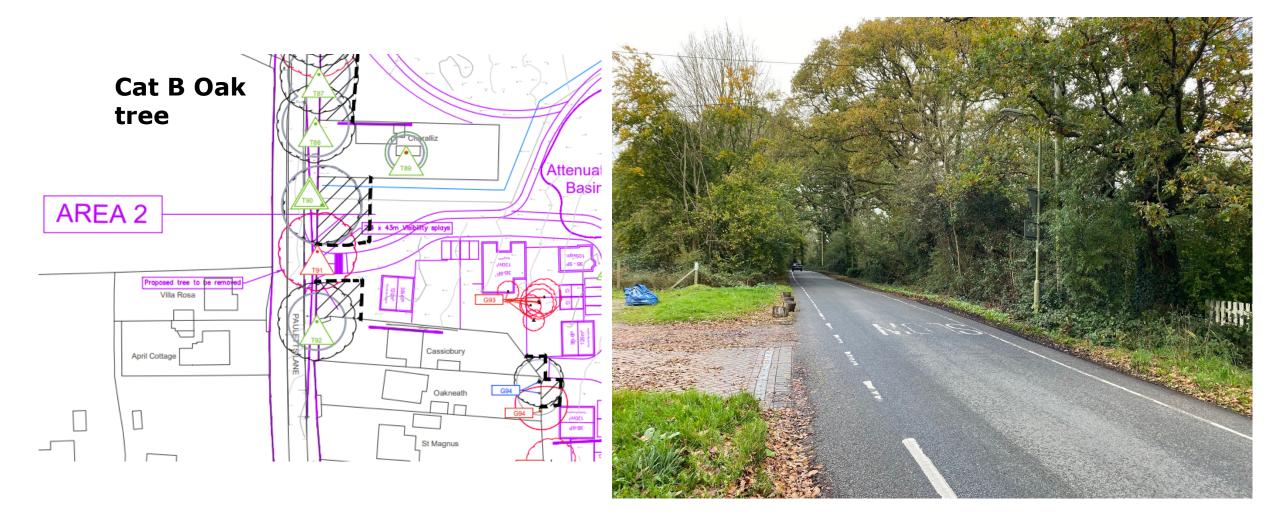




# Heritage



#### Trees



## Surface water management





#### Summary

Outline application proposing use of land for up to 196 dwellings:

- 5.3ha of Alternative Natural Recreational Greenspace ANRG
- 1.8ha of Public Open Space POS

#### Detailed proposals for:

- Accesses from Cooks Lane and Pauletts Lane
- Dedicated Accesses for pedestrians and cyclists from Salisbury Road, Cooks
   Lane and Pauletts Lane

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
- Mitigation for the effects of the development on protected New Forest and Solent habitats can be secured
- 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:
  - Air Quality monitoring, Recreational habitat mitigation
  - Highway infrastructure and financial contributions
  - Education contributions
  - Affordable housing on site
  - Public Open Space

Conditions as set out in the report

#### End of 3c 22/10219 presentation



# Planning Committee App No 22/10854

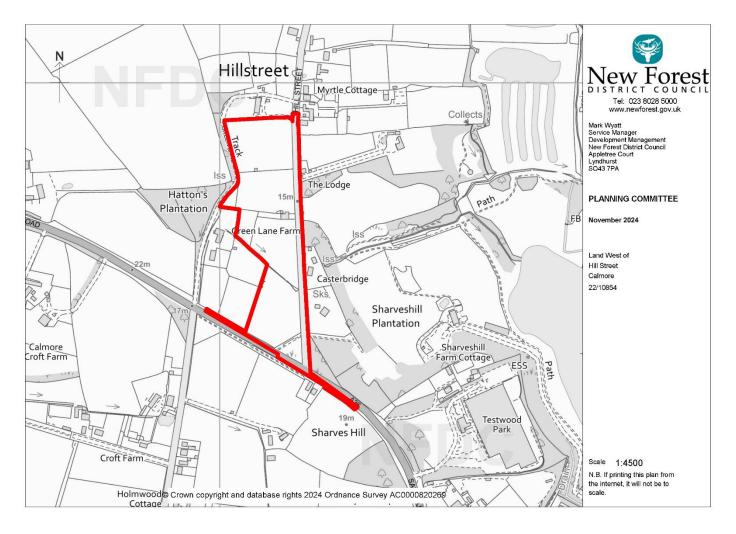
Land West of Hill Street,

Calmore

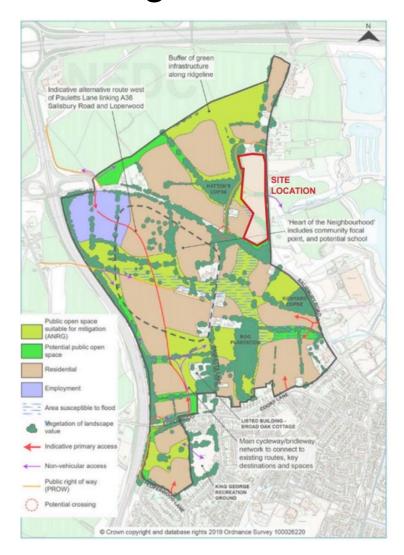
**Netley Marsh** 

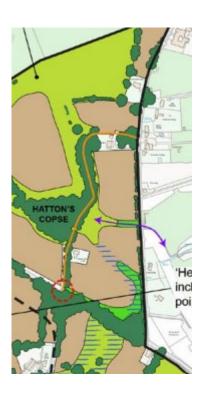
Schedule 3d

## Red Line Plan



## Strategic Site SS1 context





Allocated for residential-led mixed use development and open space, comprising of:

- At least 1000 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

# **Proposed Layout**



#### Conclusion

- The design layout and appearance of the scheme would positively integrate with the landscape setting, preserve residential amenity, highway safety and designated heritage assets
- The scheme makes provision for improvements to off-site highway infrastructure, Greenway Bridleway and education facilities in the area
- New Public Open Space, trees and biodiversity net gain and policy compliant 35% provision of affordable housing
- The scheme has economic, environmental and social benefits, contributes
  to delivery of the Development Plan and achieves sustainable
  development. There are no significant impacts that demonstrably outweigh
  these benefits

#### Recommendation

- Delegated Authority be given to the Service Manager DM to GRANT PERMISSION subject to:
  - the completion of a planning obligation entered into by way of a Section 106
     Agreement to secure those matters set out in the report; including those identified in the update report;
  - the imposition of the conditions as amended and set out in the report

## End of 3d 22/10854 presentation



# Planning Committee App No 24/10630

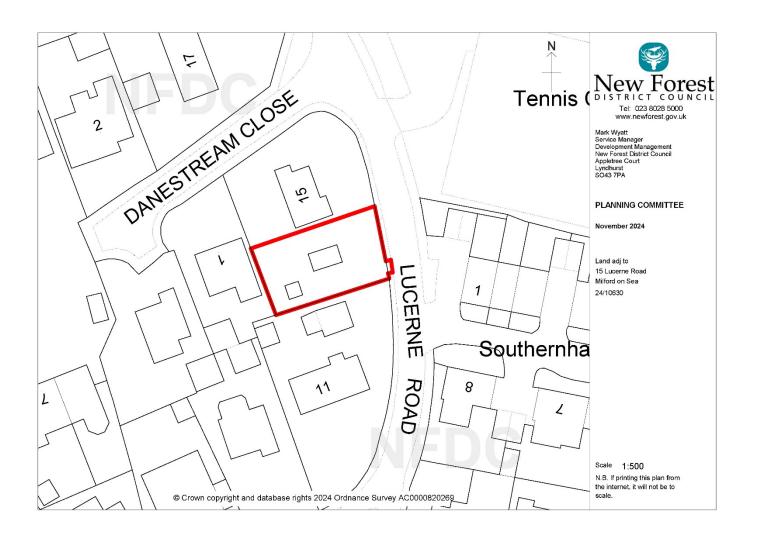
Land adj. 15, Lucerne Road,

Milford on Sea

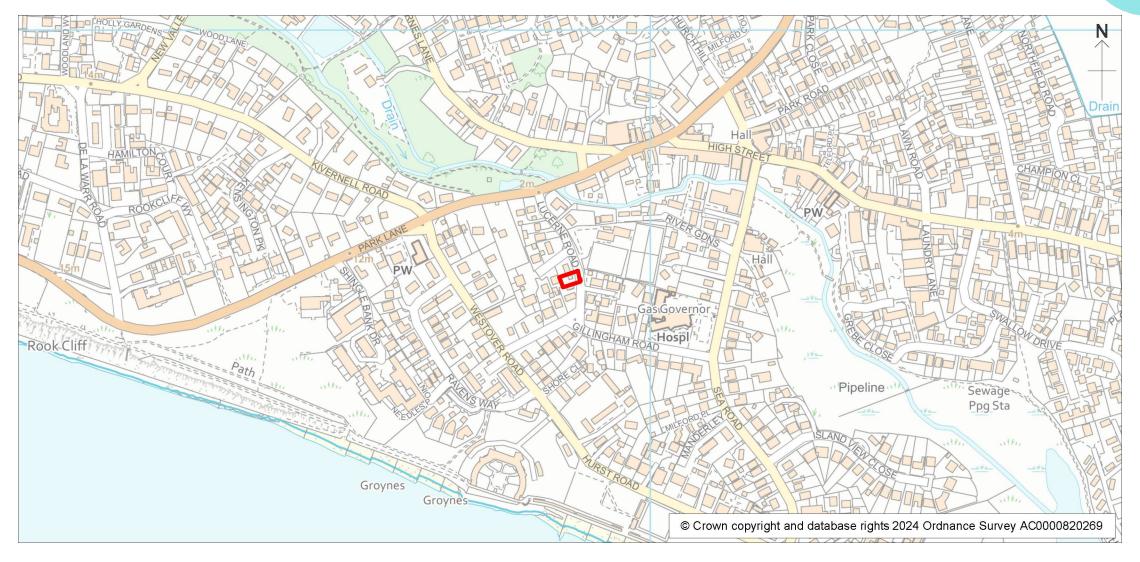
SO41 0PL

Schedule 3e

## Red Line Plan



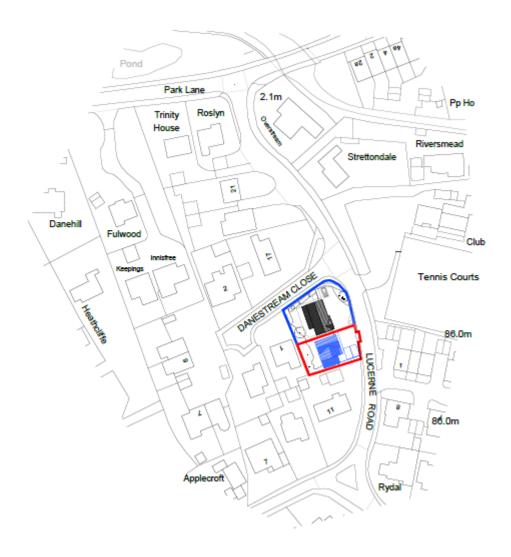
## Local context

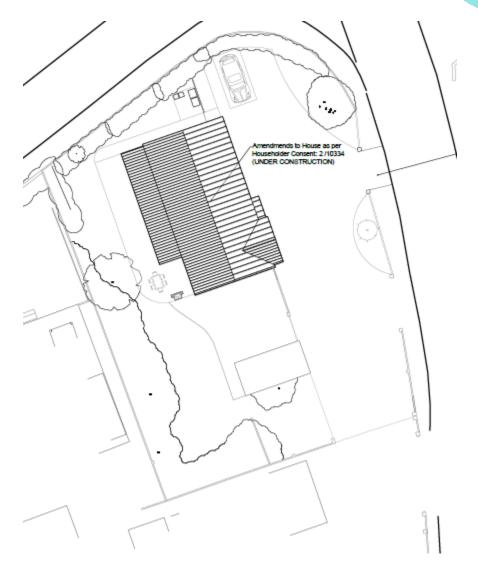


# Aerial photograph

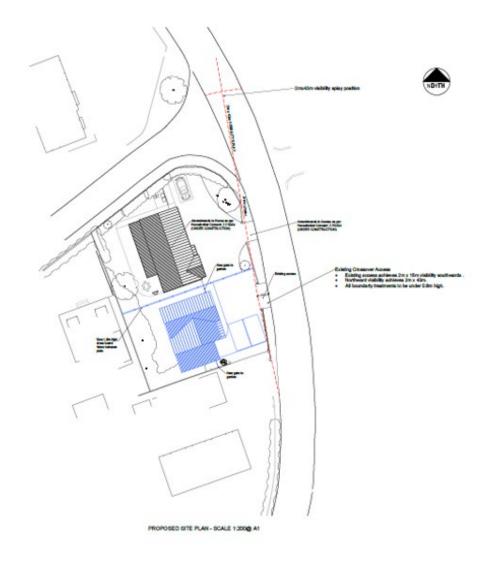


## Site Location and Existing Block Plan

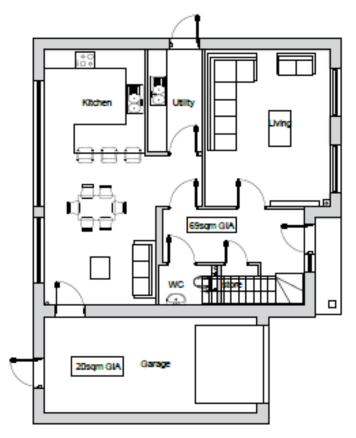




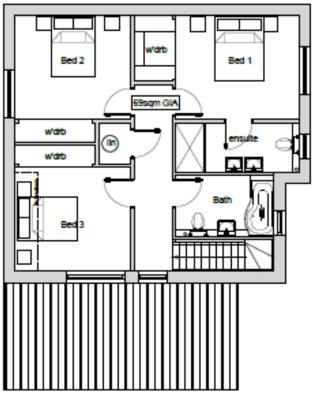
# Proposed Block Plan



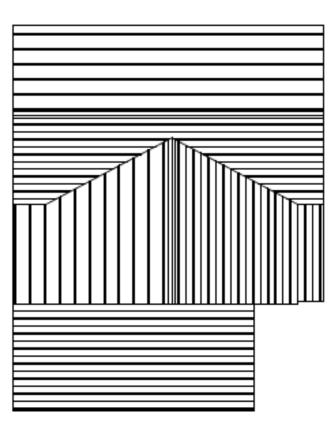
## Proposed Plans



Proposed Ground Floor Plan

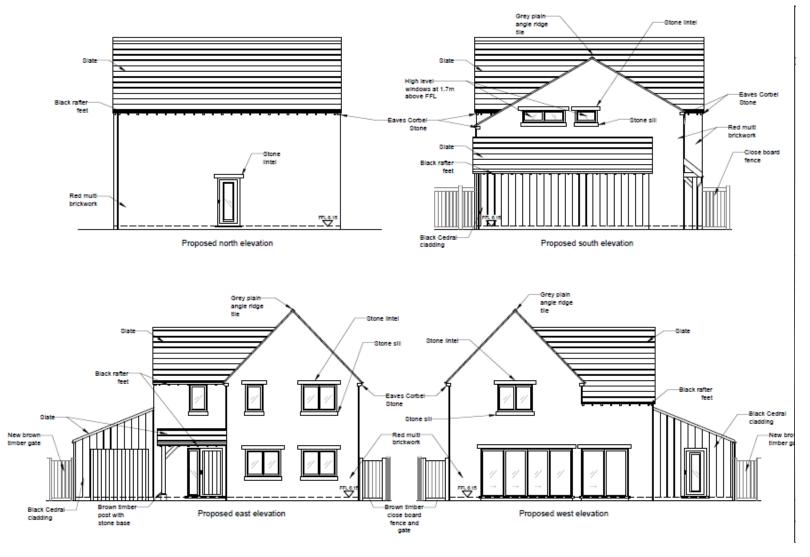


Proposed First Floor Plan



Proposed Roof Plan

## Proposed elevations



# Proposed Street Scene



## Street Scene 1



## Street Scene 2





# Rear Garden and Property to Rear





# Frontage Trees





#### Recommendation

- The proposal would be a cramped from of development due to its size and resultant spacing around it
- It would have an adverse impact on the residential amenities of the neighbouring dwelling which is compounded by the limited amenity space for the proposed dwelling
- Refusal is therefore recommended

## End of 3e 24/10630 presentation



# Planning Committee App No 23/10887

Land adjacent to ASPEN COTTAGE

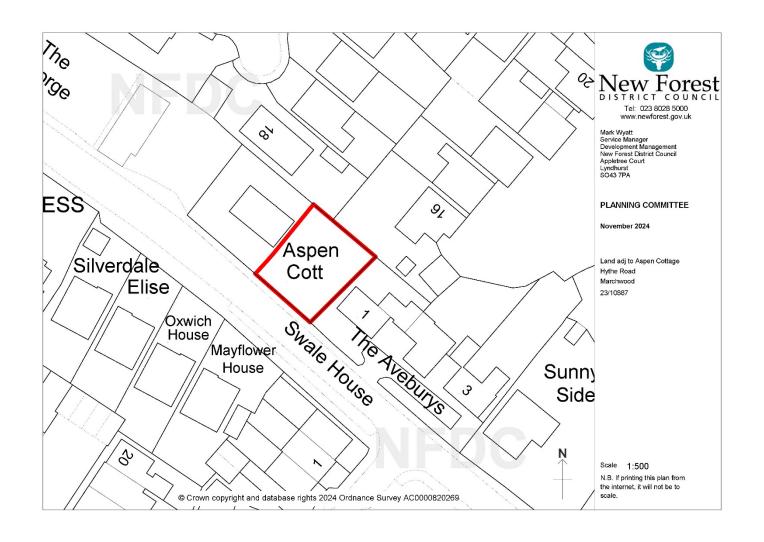
**HYTHE ROAD** 

MARCHWOOD

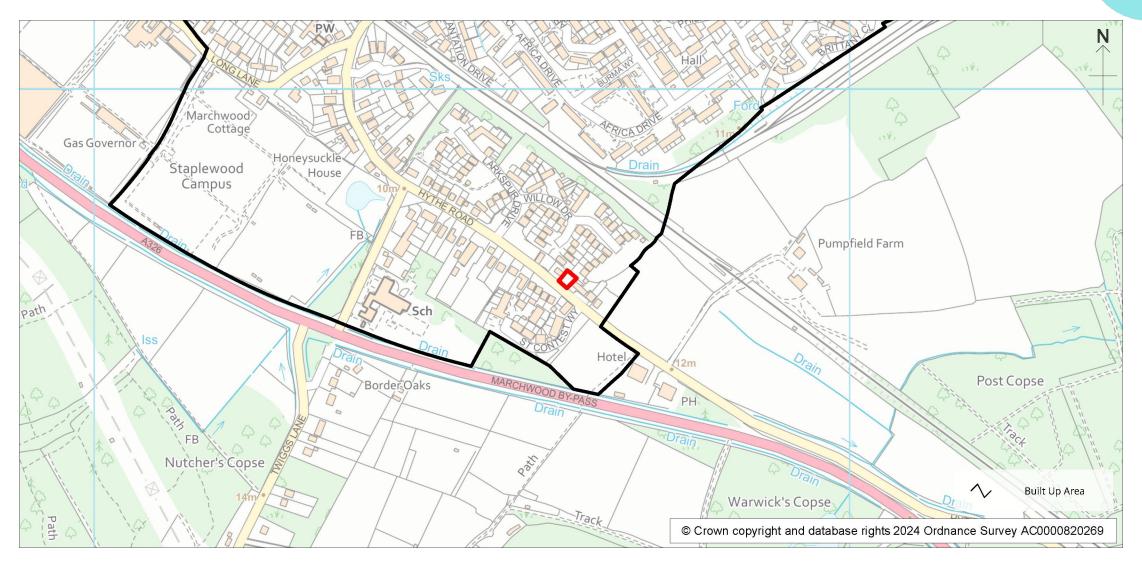
SO40 4WU

**Schedule 3f** 

## Red Line Plan



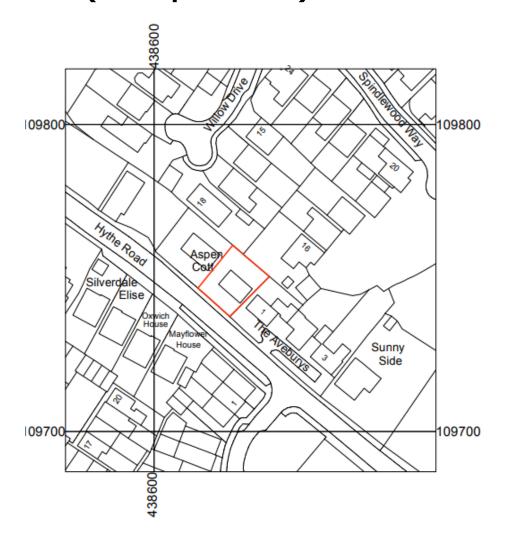
## Local context



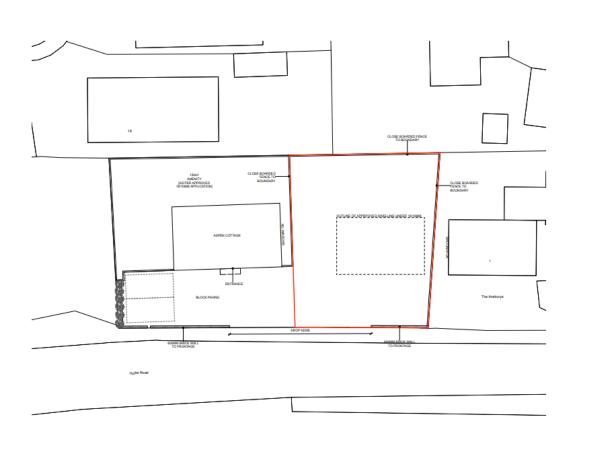
# Aerial photograph

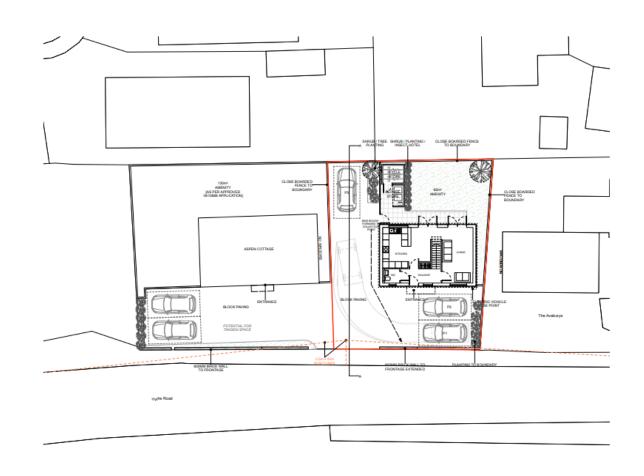


## Site Location Plan (Proposed)



#### Existing Site Plan (showing outline of approved dwelling) and Proposed Site Plan





# Site and Aspen Cottage





## Side and rear boundaries with neighbours

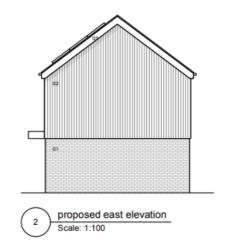




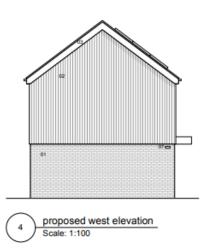


# Proposed elevations

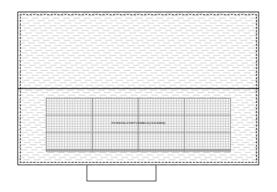




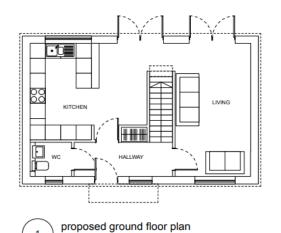


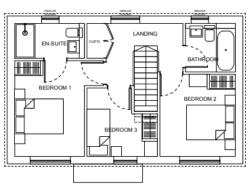


# Proposed Floor plans



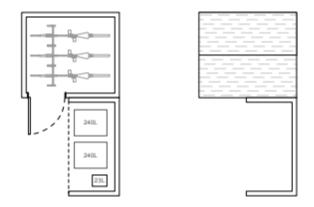
proposed roof plan
Scale: 1:100

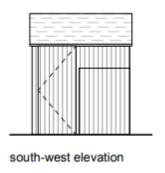


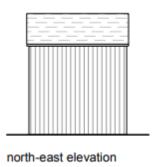


proposed first floor plan
Scale: 1:100

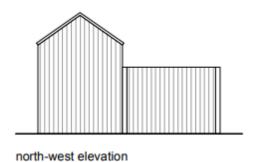
# Proposed cycle and refuse store







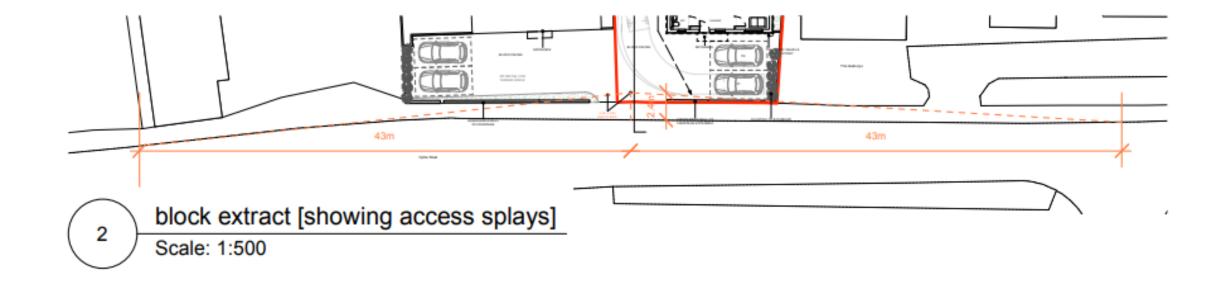




## Proposed Street Scene



## Proposed Access and Visibility Splays



#### Recommendation

That Delegated Authority be given to the Service Manager (Development Management) to grant permission subject to:

- the completion of a Section 106 Agreement to secure contributions to mitigate the development's recreational and air quality impacts on designated European sites
- the imposition of the conditions set out within the report

## End of 3f 23/10887 presentation



# Planning Committee App No 24/10429

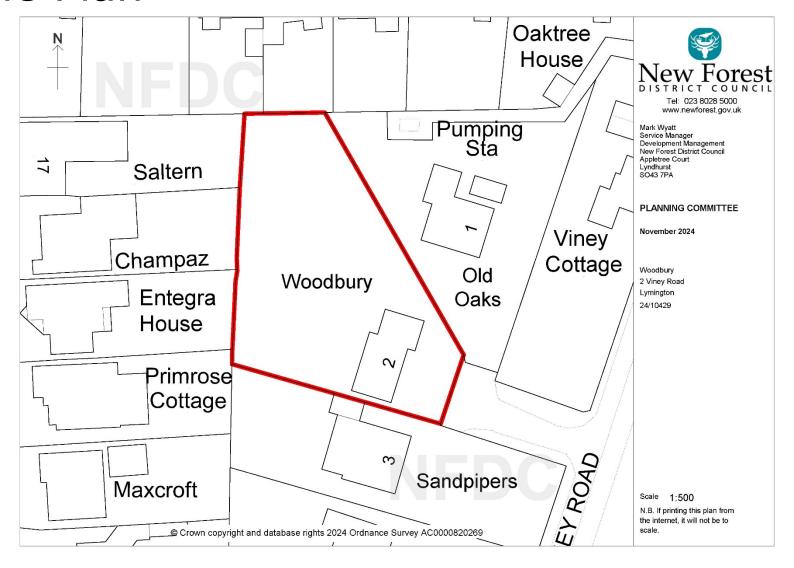
Woodbury,

2 Viney Road

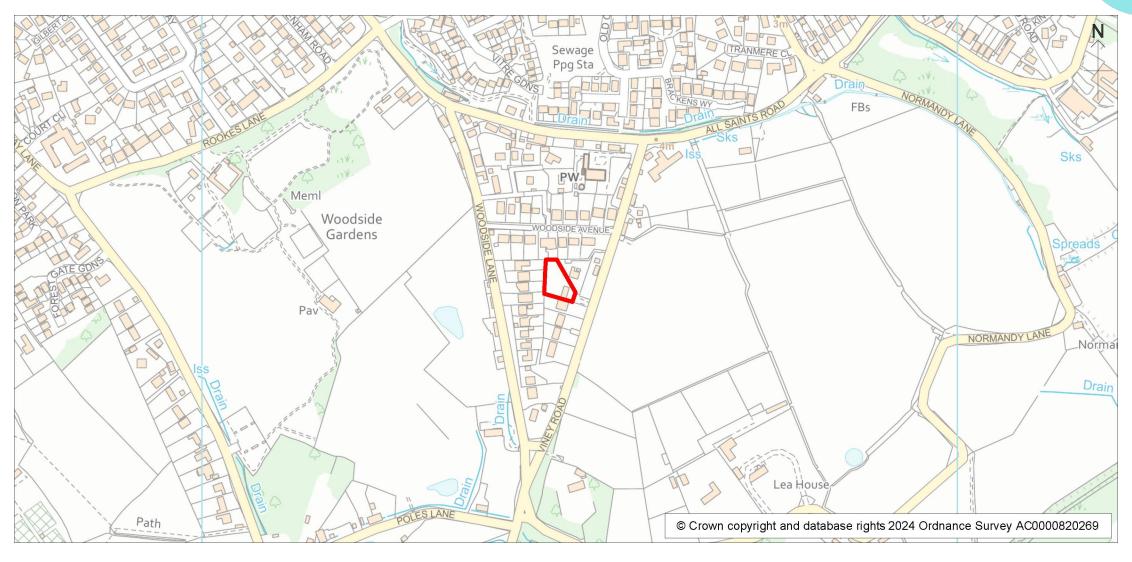
Lymington, SO41 8FF

Schedule 3g

#### Red Line Plan



#### Local context



# Aerial photograph



#### Location Plan / Site Layout Plan



#### Streetscene



Existing Street Scene



Proposed Street Scene

#### Site Photographs – Streetscene & Context

Streetscene looking towards south



Site of site from streetscene



Streetscene looking towards north





View towards no.1



View of site & No 1 Viney Road from road



View of no. 3 Viney Road

3g 24/10429

#### Site Photographs

Site from shared driveway



Front elevation



Rear elevation





Relationship with no. 1



Relationship with no. 1



Relationship with no. 3

3g 24/10429

# Site Photographs

Garden of the site



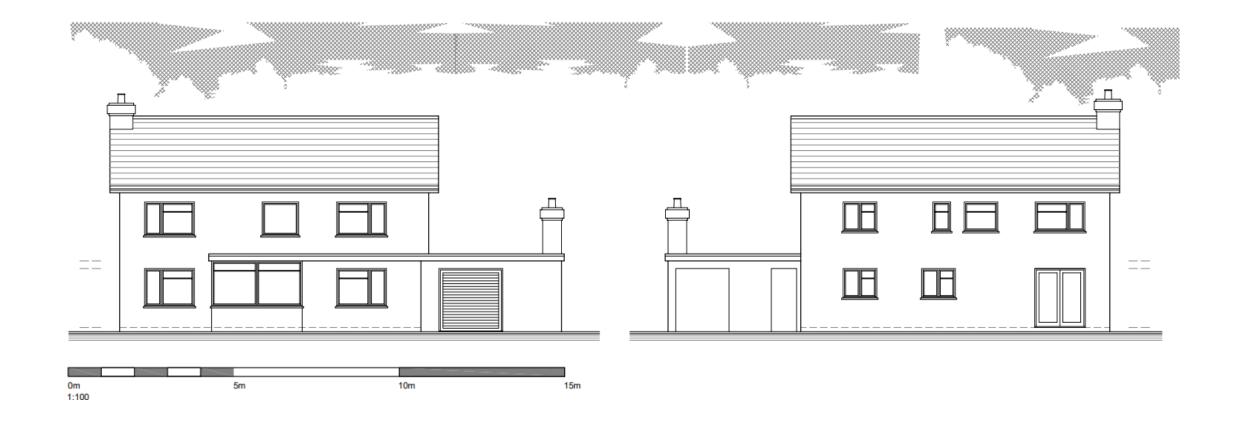
Garden of the site



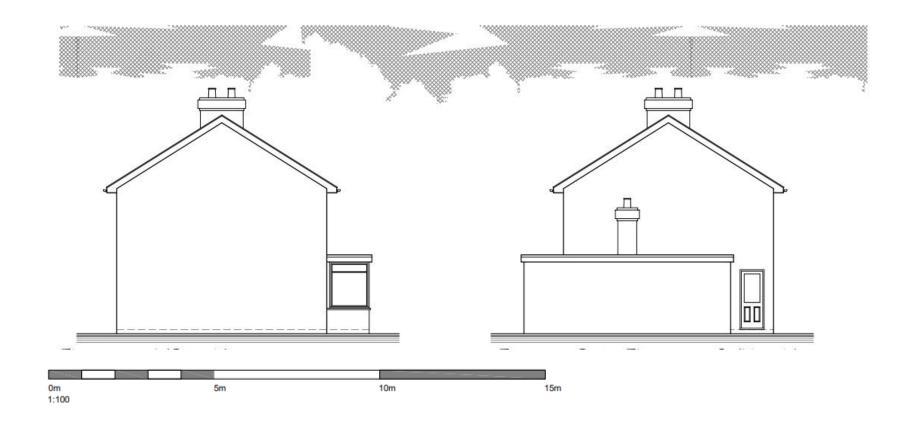
Garden of the site



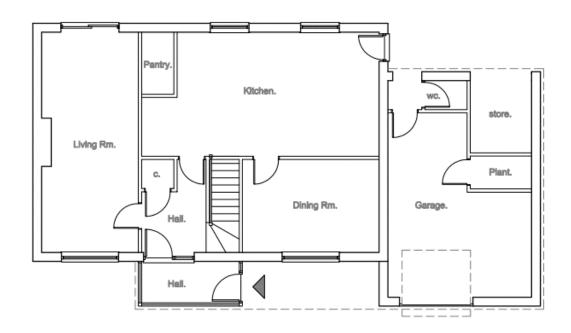
#### Existing Front & Rear Elevations

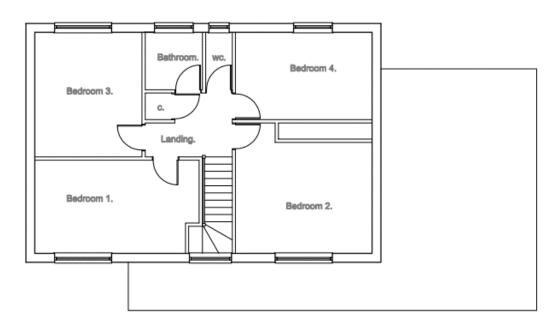


## **Existing Side Elevations**



#### **Existing Floor Plans**

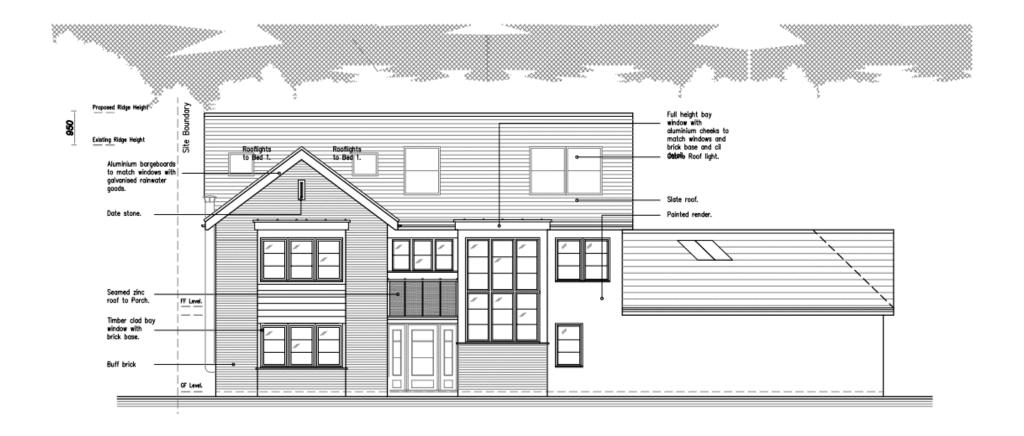




**Ground Floor Plan** 

First Floor Plan

#### **Proposed Front Elevation**



#### Proposed Rear Elevation



Proposed West Facing Elevation (Rear)

#### Proposed Side Elevations





#### 3D Visuals

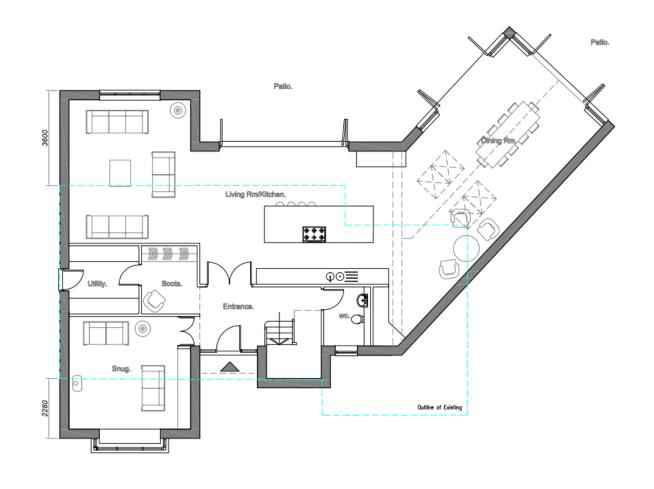


Front Elevation

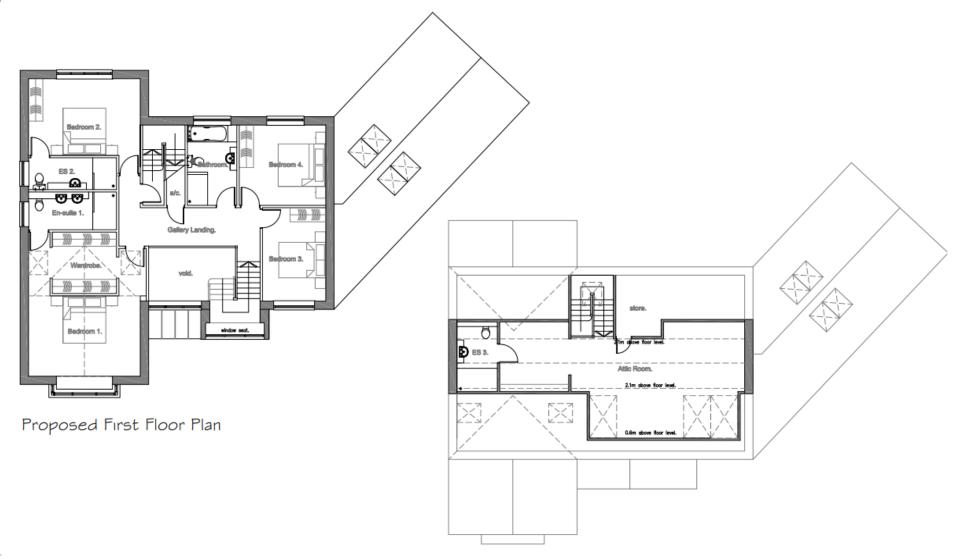


Rear Elevation

#### **Ground Floor Plan**



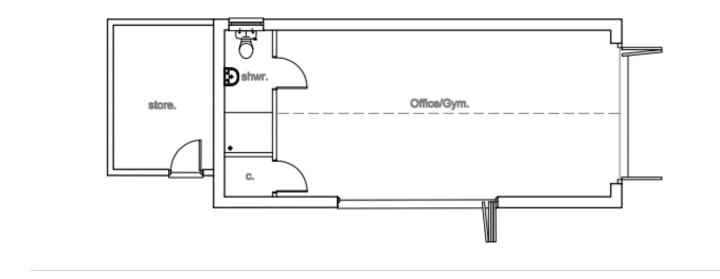
#### Proposed First & Second Floor Plans



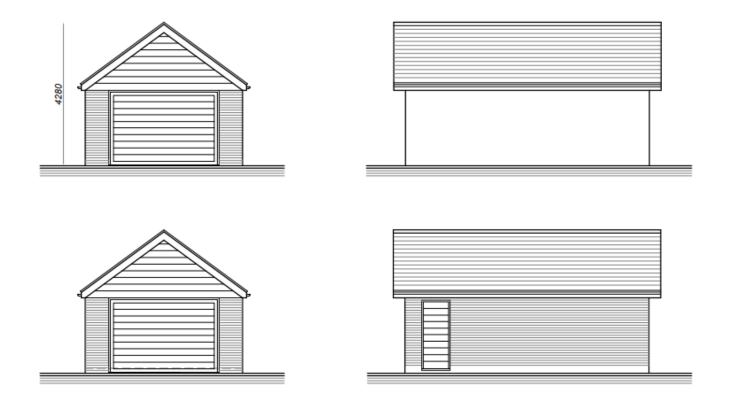
#### Proposed Garden Building - Elevations

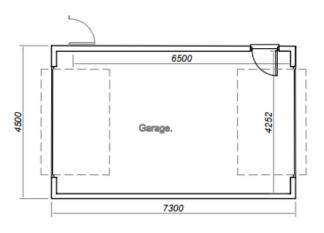


#### Proposed Garden Building – Floor Plan



## Proposed Detached Garage





#### Site Photographs

Relationship to no. 3



View from neighbouring garden



View from neighbouring garden





View from neighbouring window



View from neighbouring conservatory



Relationship to no. 3

166 3g 24/10429

#### Recommendation

Grant subject to conditions

#### End of 3g 24/10429 presentation



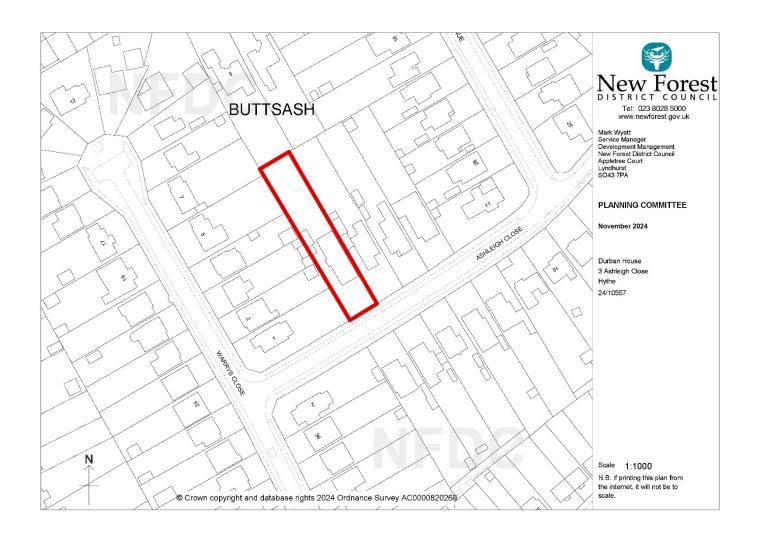
# Planning Committee App No 24/10557

Durban House, 3 Ashleigh Close

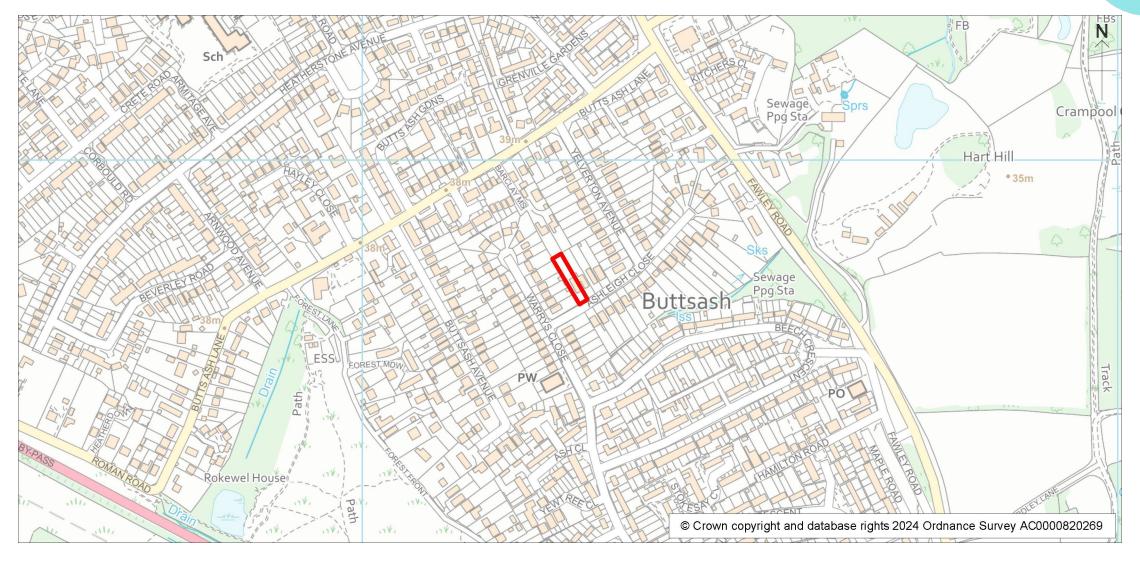
Hythe SO45 3QT

Schedule 3h

#### Red Line Plan



#### Local context



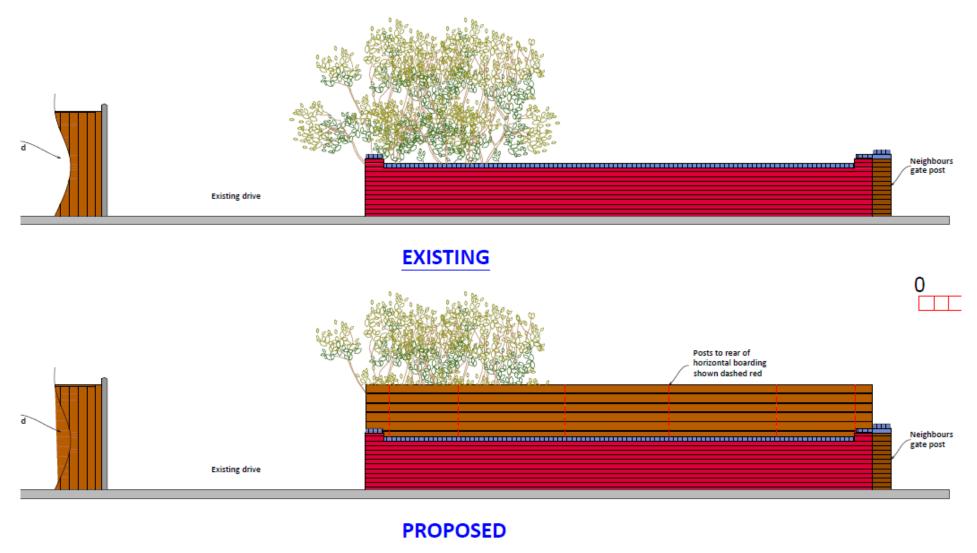
# Aerial photograph



#### Block Plan



# Front boundary treatment



3h 24/10557

#### Boundary treatment at application site





#### Relationship of the front boundary treatment with 1 Ashleigh Close





## Street scene of Ashleigh Close



# Street scene of Ashleigh Close



#### Boundary treatments of 1 and 2 Ashleigh Close





# Street scenes of Warrys Close and Yelverton Avenue





#### Recommendation

#### Refuse

- By reason of its excessive height, length, and prominent position adjacent to the highway, the proposed fence projecting above the front wall would create an intrusive element with a harmful visual impact which is not sympathetic to the distinctive character of the area which is defined by low level front boundary treatments that are characteristic within the surrounding street scene and would therefore harmfully erode the distinctive character of the area
- The proposed development would be contrary to Policy ENV3 of the Local Plan Part 1: Planning Strategy for the New Forest outside of the New Forest National Park, and the Hythe & Dibden Neighbourhood Plan

#### End of 3h 24/10557 presentation



# Planning Committee App No 23/11306

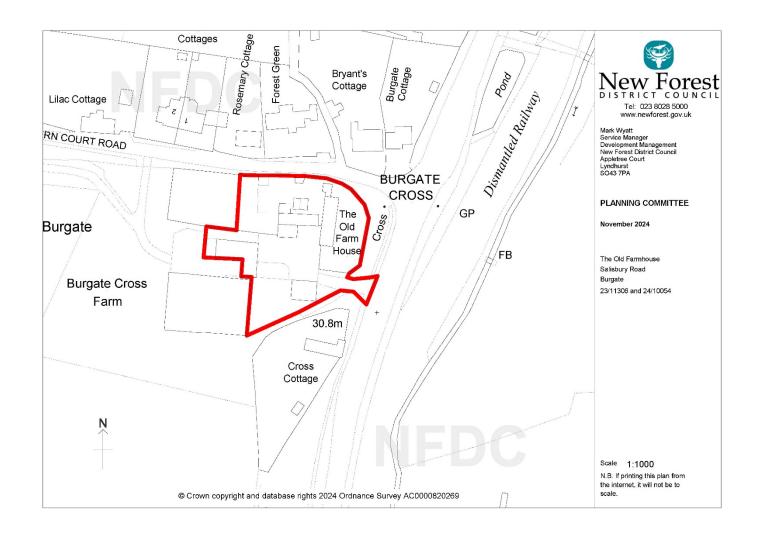
The Old Farmhouse

Salisbury Road

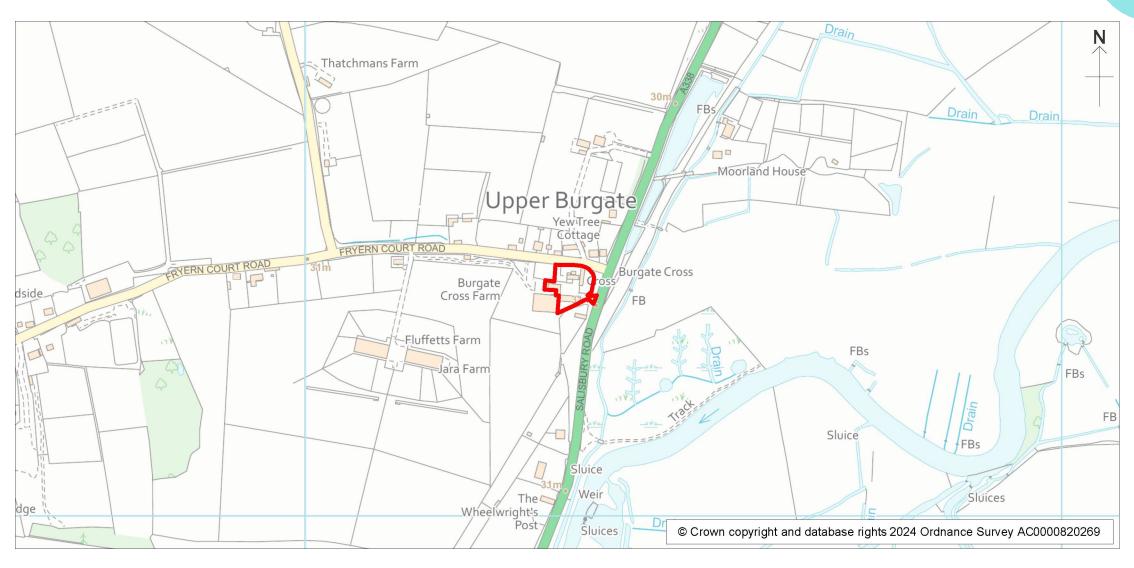
Burgate

Schedule 3i

#### Red Line Plan



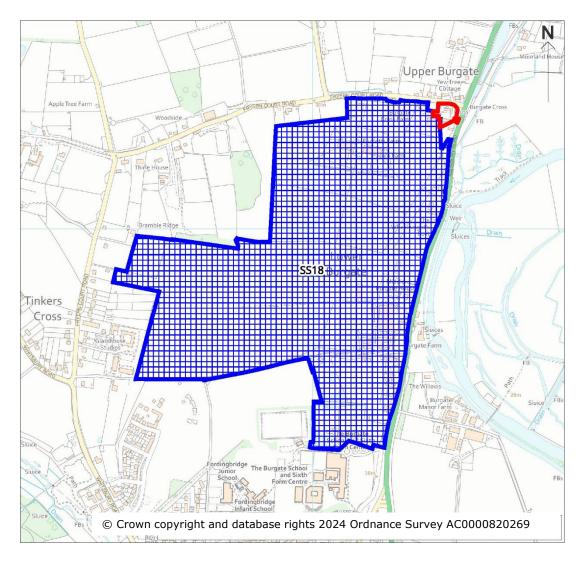
#### Local context



# Aerial photograph

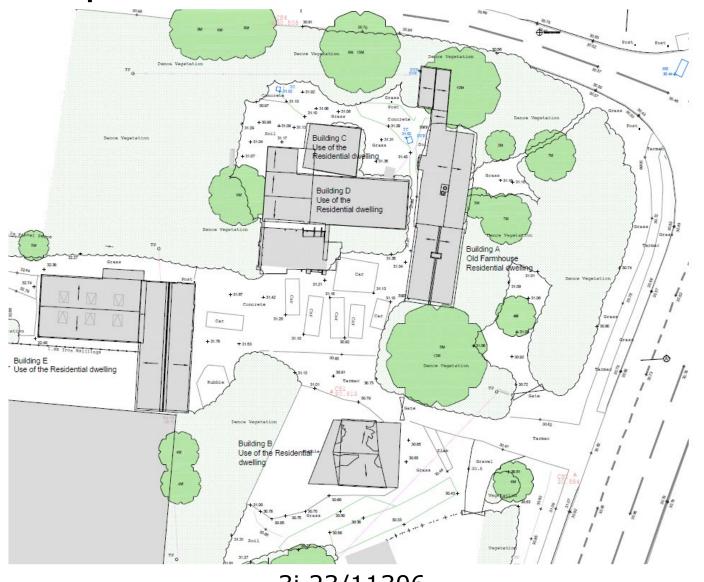


## Adjacent SS18





Existing site plan



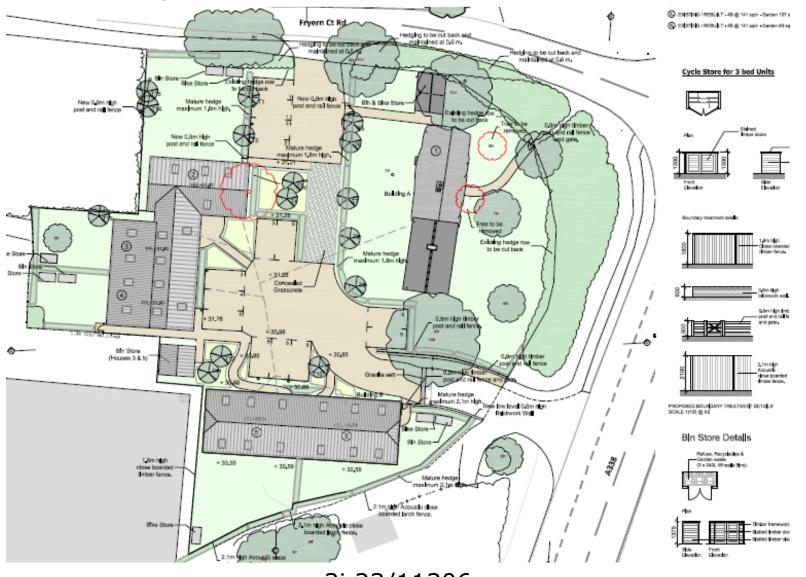
3i 23/11306

# Courtyard





#### Proposed site plan



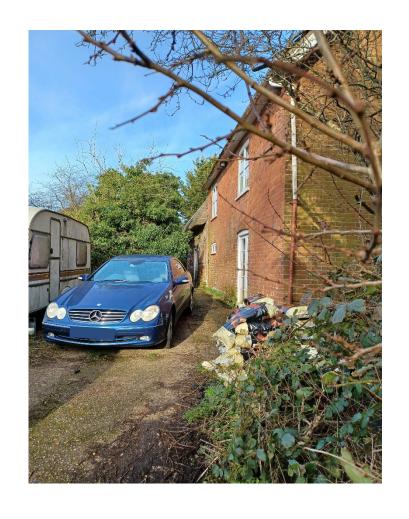
3i 23/11306

#### Farmhouse front elevation



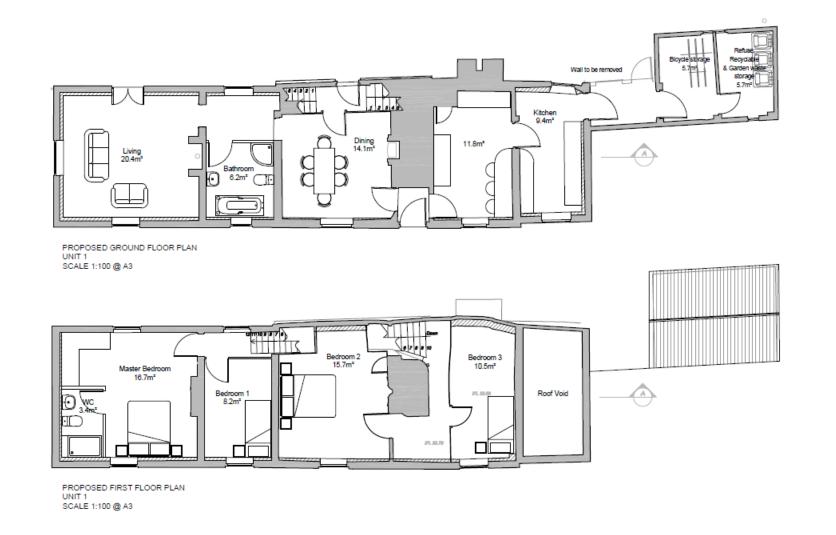


#### Farmhouse west and south elevations

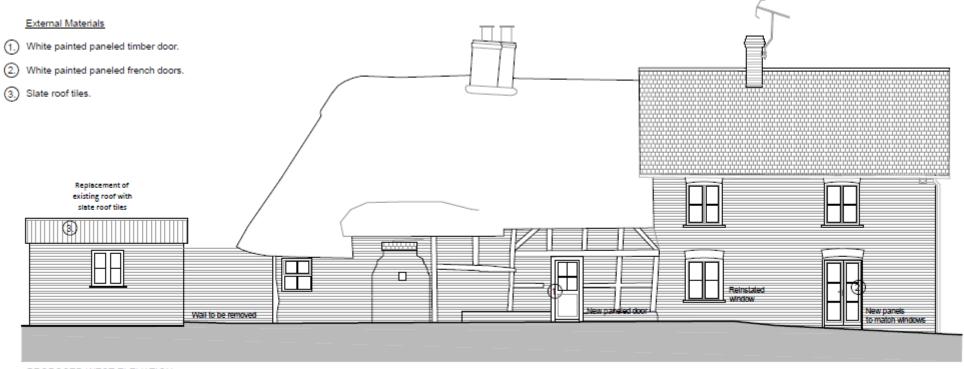




#### Proposed floor plans - Farmhouse



#### Proposed rear elevation - Farmhouse



PROPOSED WEST ELEVATION UNIT 1 SCALE 1:100 @ A3

# Building B (north)





# Building B (south)



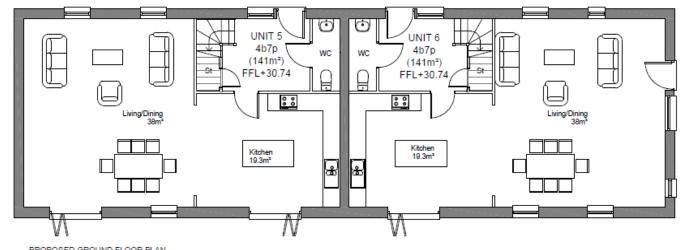


# Building B (east)

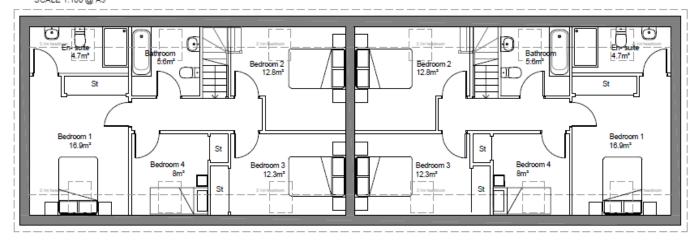




#### Proposed floor & roof plans units 5 & 6



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



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

#### Proposed elevations unit 5 & 6



PROPOSED NORTH ELEVATION UNIT 5 & 6 SCALE 1:100 @ A3

PROPOSED WEST ELEVATION UNIT 5 & 6 SCALE 1:100 @ A3





3i 23/11306

# Building C



#### North elevation of Building D



## Building D – south and north/west



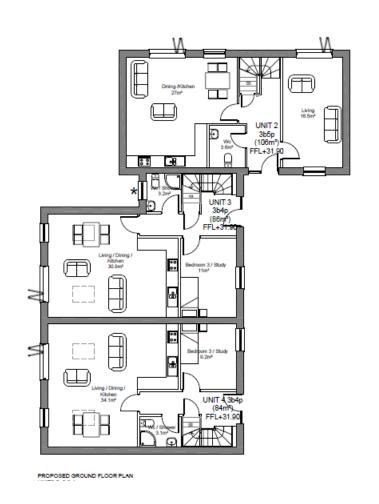


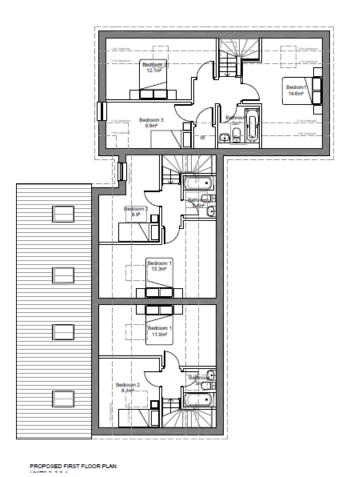
## Building E – east and north elevations

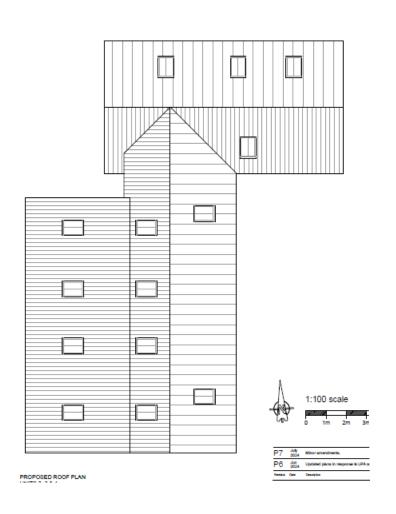




#### Proposed plans units 2, 3 & 4







#### Proposed elevations units 2, 3 & 4





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

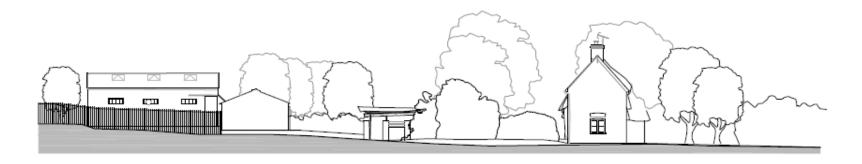


PROPOSED NORTH ELEVATION UNITS 2, 3 & 4 SCALE 1:100 @ A2



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

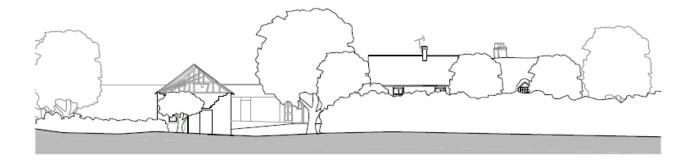
#### Existing and proposed site section (N)



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



#### Existing and proposed site section (W)



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

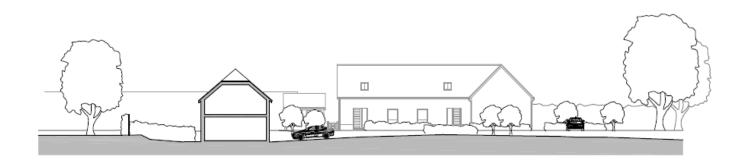


PROPOSED CONTEXT ELEVATION (B-'B) SALISBURY ROAD SCALE 1:200 @ A2

#### Existing and proposed site section (W)



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

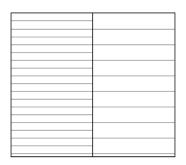


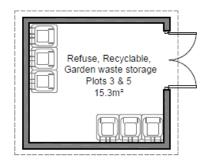
PROPOSED CONTEXT ELEVATION / SITE SECTION (C-'C) SCALE 1:200 @ A2

#### Proposed shared bin store

#### **External Materials**

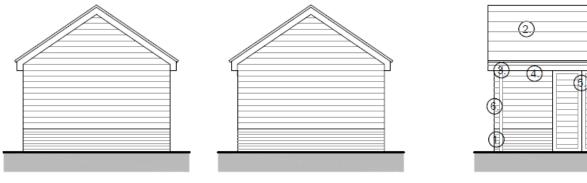
- Red brickwork matching existing to LA approval.
- Slate roof tiles.
- 3.) Black Cast Iron Rainwater goods
- 4. Dark Grey stained timber fascias and bargeboards
- 5. Dark grey stained timber door
- 6.) Horizontal Larch cladding to LA approval.

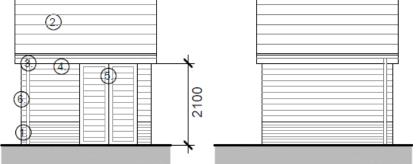




Roof plan

Ground floor plan





Proposed South Elevation

Proposed North Elevation

Proposed East Elevation

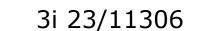
Proposed West Elevation

#### Recommendation

- Refusal is recommended
  - There is no justification for the provision of 5 new dwellings in the countryside
  - The proposal would harm the setting of the listed building though both demolition of existing buildings and the provision of new ones, resulting in significant 'less than substantial harm'
  - There would be limited amenity value for the occupants of unit 6
    and it has not been demonstrated that the access provisions are
    adequate for refuse vehicles

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





# Planning Committee App No 24/10054

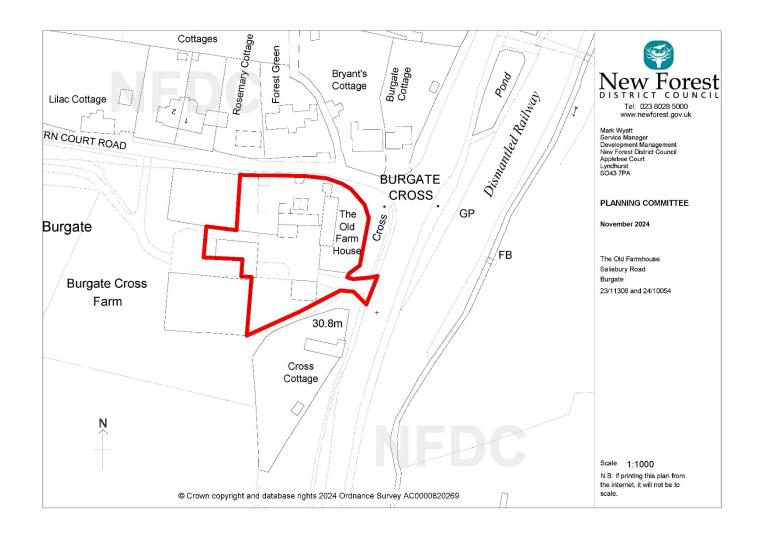
The Old Farmhouse

Salisbury Road

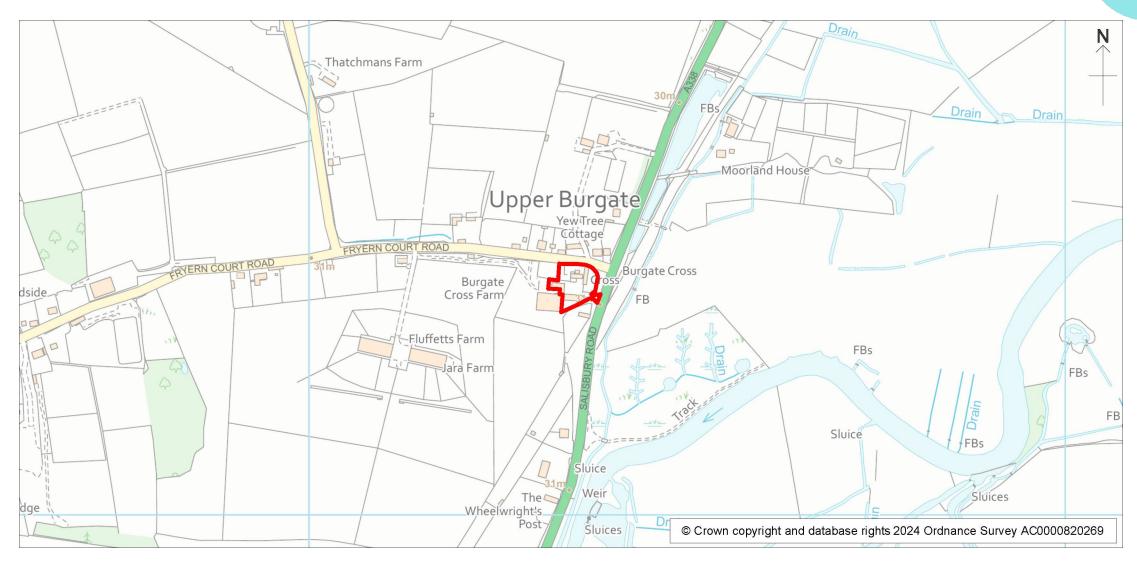
Burgate

Schedule 3j

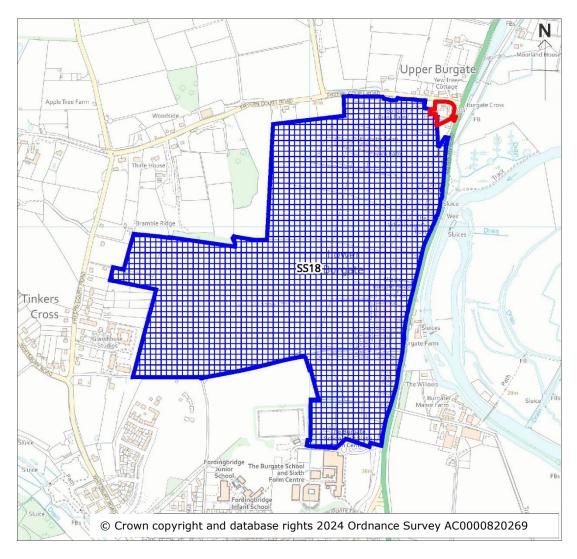
#### Red Line Plan

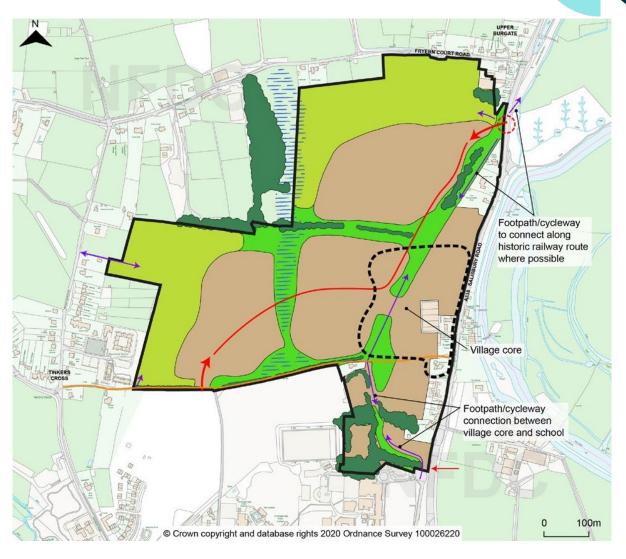


#### Local context



#### Adjacent SS18





# Aerial photograph

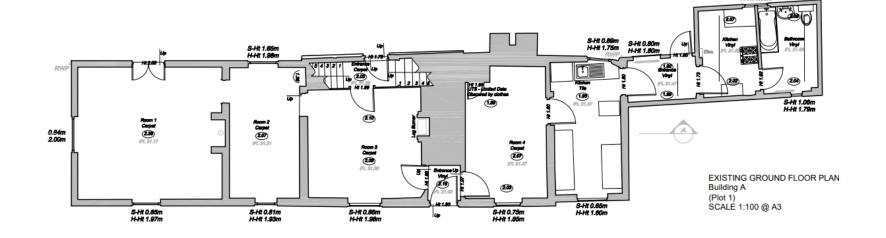


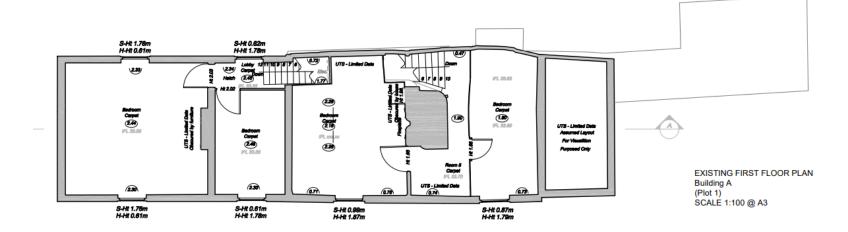
Existing site plan



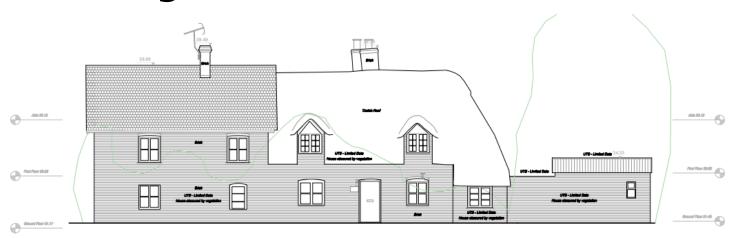
3j 24/10054

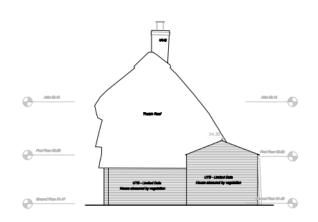
#### Existing plans





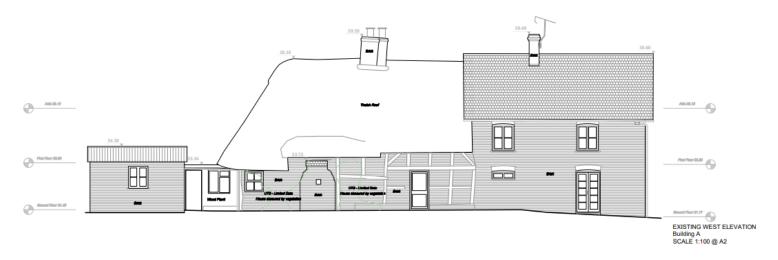
# Existing elevations

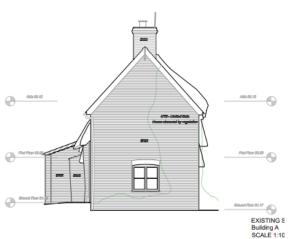




EXISTING EAST ELEVATION Building A SCALE 1:100 @ A2

EXISTING Building A SCALE 1:1





#### Part front and rear elevations





#### Internal roof





# Buildings C and D

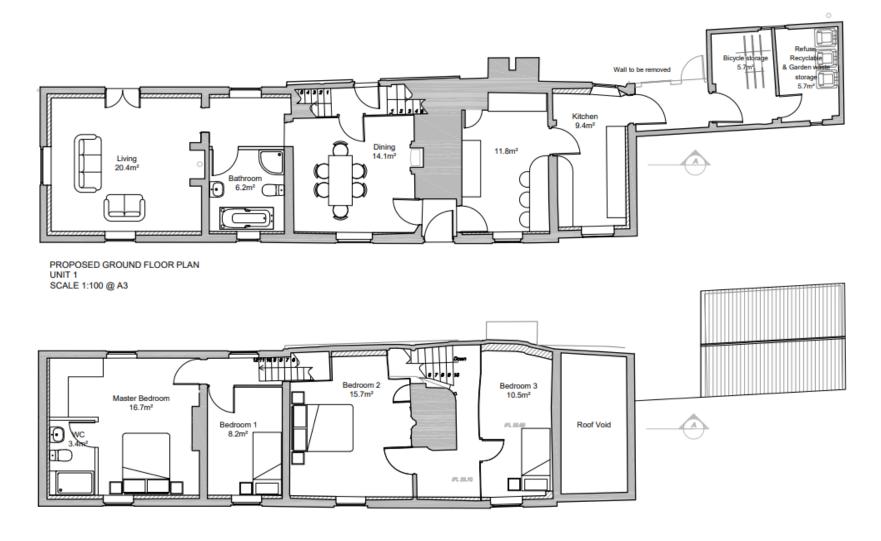


## Proposed site plan



3j 24/10054

## Farmhouse – proposed floor plans

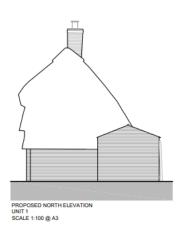


# Farmhouse - proposed elevations









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

1:100 scale

PROPOSED EAST BUILDING A UNIT SCALE 1:100 @ A

1:100 scale

## Building D proposed elevations







3j 24/10054

#### Recommendation

- Refusal is recommended
  - The application does not justify the demolition of Building D
  - The detailing of Building B is inappropriate
  - There is a lack of detail regarding the roof alterations to the farmhouse

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

