

Application Number: 19/10948 Full Planning Permission

Site: AVONWAY COMMUNITY CENTRE, 36 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF

Development: Main entrance doors; glazing; entrance canopy

Applicant: Fordingbridge & District Community Association

Target Date: 18/09/2019

Extension Date: 18/10/2019

Link to case file: [view online here](#)

1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application. These, and all other relevant considerations, are set out and considered in Section 11, of this report after which a conclusion on the planning balance is reached.

- (1) Whether the proposed design of the porch is appropriate
- (2) Impact of the development upon the character and appearance of the Conservation Area

This matter is being considered by Committee as the recommendation is a contrary view to that expressed by the Town Council.

2 THE SITE

The application site consists of the Avonway Community Centre, situated on the corner of Shaftesbury Street and Bartons Road within the Fordingbridge Town Centre and Conservation Area. The site comprises a number of buildings of varying age and some of the rear aspects which front Bartons Road are later additions to the original building.

3 THE PROPOSED DEVELOPMENT

This application seeks permission for a new entrance to the rear of the community centre. This entrance is situated on the northern elevation of the centre and fronts Bartons Road in the north. The changes comprise new doors, some additional new glazing and an entrance canopy.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
10/95486 Access ramp and steps; handrails to existing ramp	18/06/2010	Granted Subject to Conditions	Decided
01/72520 Single storey extension and porch canopy	07/09/2001	Granted Subject to Conditions	Decided

89/NFDC/41850	Single storey extension	05/07/1989	Granted Subject to Conditions	Decided
87/NFDC/34937	Erection of office and store building.	04/08/1987	Granted Subject to Conditions	Decided
85/NFDC/30115	Erection of a 10 foot high chain link fence to north boundary.	12/06/1986	Granted Subject to Conditions	Decided
83/NFDC/24137	Addition of reception, lobby and new access.	24/10/1983	Granted Subject to Conditions	Decided
78/NFDC/11073	Alterations and addition of store.	05/09/1978	Granted	Decided
78/NFDC/10276	Alterations and additions of toilet accommodation.	14/06/1978	Granted	Decided
76/NFDC/05534	Alterations and extension with new toilet accommodation.	06/08/1976	Granted Subject to Conditions	Decided
75/NFDC/03148	Change of use to community centre including part of site for Youth Centre.	24/09/1975	Granted Subject to Conditions	Decided

5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

Plan Policy Designations and Constraints

Town Centre Boundary
 Built-up Area
 Fordingbridge Conservation Area

Core Strategy

CS2: Design quality
 CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
 CS8: Community services and infrastructure
 CS20: Town, district, village and local centres

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

The Emerging Local Plan

Policy 8: Community services, infrastructure and facilities
 Policy 11: Heritage and conservation
 Policy 13: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPG - Fordingbridge - A Conservation Area Appraisal
 SPD - Fordingbridge Town Design Statement

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan
Planning (Listed Building and Conservation Areas) Act 1990

Relevant Advice

National Planning Policy Framework

Chap 12: Achieving well designed places
Chap 16: Conserving and enhancing the historic environment

7 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council

Comment: PAR4: Recommend refusal as not in favour of the design of the porch and would like to see something more in-keeping.

Comments in full are available on our website.

8 COUNCILLOR COMMENTS

None received.

9 CONSULTEE COMMENTS

The following is a summary of the representations received which can be read in full via the link set out at the head of this report.

NFDC Conservation - No objection subject to conditions.

Environmental Health Contaminated Land - No objection.

Comments in full are available on our website.

10 REPRESENTATIONS RECEIVED

None received.

11 OFFICER COMMENTS

Introduction

- 11.1 The application proposes a small extension to the front of the building to provide canopy over the entrance to the Community Hall. The community centre building is not listed, but it is identified as an important unlisted building within the Fordingbridge Conservation Area Appraisal.
- 11.2 National Planning Policy Framework (2019) in Chapter 12 (Achieving well-designed places) puts strong emphasis on delivery of good design which helps to create “better places in which to live and work and helps make development acceptable to communities” (para. 124). The Framework also calls for “a high standard of amenity for existing and future users” (para. 127).

- 11.3 Paragraph 197 of the National Planning Policy Framework (2019) advises that when weighing applications which affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 11.4 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBCA) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 11.5 The main considerations are whether the design of the canopy is appropriate for the building and the impact of the proposal and whether it preserves or enhances the character and appearance of the Conservation Area.

Relevant Considerations

Design of the Canopy and it's impact on the Conservation Area

- 11.6 The glazing and the current entrance porch at the rear (north) of the community centre was granted permission in 1989. This feature is not a historic addition and makes no contribution to the character of the building within the context of the Fordingbridge Conservation Area. The plans associated with the 1989 application also showed a covered porch area attached to the main extension, in the same position and similar in nature to that which is proposed. This feature is no-longer in place, however the principle of a covered porch area to provide a rear entrance to the community centre was previously approved.
- 11.7 The entrance canopy proposed is of a contrasting design and materials to the existing building. It is however not considered to be a discordant feature and due to its subservient, light-weight form, it would compliment the form of the building and does not detract from the contribution that it makes to the character of the Conservation Area. This accords with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 11.8 Whilst the comments of the Town Council are noted, given the small scale nature of the addition, its set-back and the fact that it would compliment the community centre and not detract from the existing building and character of the Conservation Area, harm cannot be identified and no objection to the proposal is justified.

12 CONCLUSION ON THE PLANNING BALANCE

The design of the extension is considered acceptable and would preserve the character and appearance of the Conservation Area under section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would also accord with National and Local Authority Planning Policy.

13 OTHER CONSIDERATIONS

Crime and Disorder

Not relevant.

Local Finance

Local financial considerations are not material to the decision on this application.

Human Rights

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and 3rd parties. The application is considered to raise no significant issues and the planning balance on this occasion is for approval

Equality

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

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

14. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

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

2. The development permitted shall be carried out in accordance with the following approved plans: 00-01, 00-02, 01-00, 01-01, 01-02, 01-03, 01-04, 01-05, 01-06, 01-07, 01-08, 01-09, 02-00, 02-01, 02-02, 02-03, 02-04, 02-05, 02-06, 02-07, 02-08, 02-09, 02-10 REV A, 02-11.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details and finishes of all materials shall be submitted to the Local Planning Authority. These details to include sections of the canopy and the doors. The details shall be approved in writing by the Local Planning Authority prior to development commencing. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy and Policy DM2 of the Local plan Part 2 for the New Forest District outside the National Park.

Notes for inclusion on certificate:

1. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard.

The applicant/agent/developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/confirmed by this notice.

Address is:

Southern Gas Networks Plc

SGN Plant Location Team

95 Kilbirnie Street

Glasgow

GS5 8JD

Tel: 0141 184093 OR 0845 0703497

Search online at:

www.linesearchbeforeyoudig.co.uk

SGN personnel will contact you accordingly.

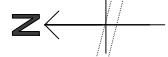
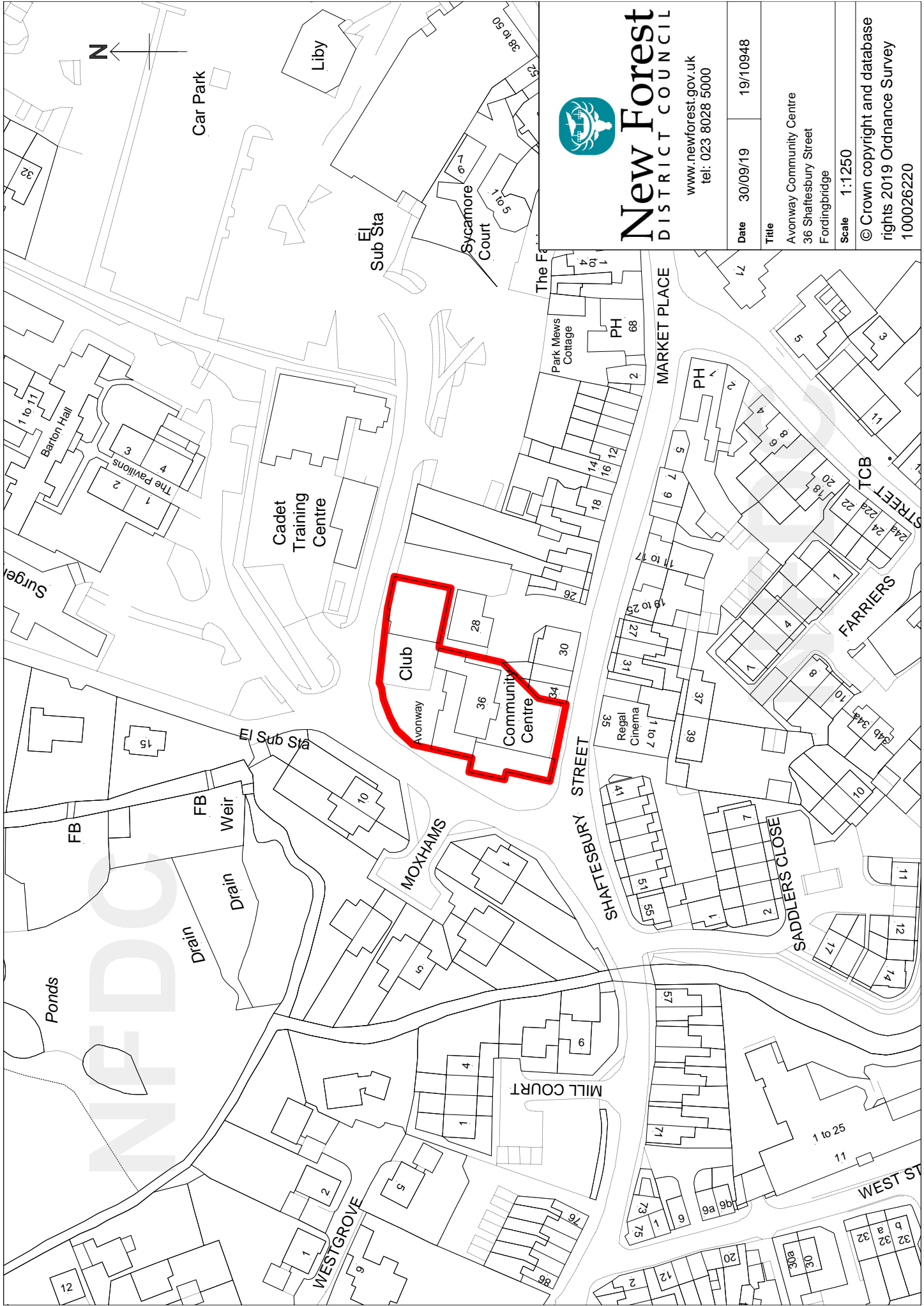
2. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Judith Garrity

Telephone: 023 8028 5588



New Forest
DISTRICT COUNCIL

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

Date	30/09/19	19/10948
Title	Avonway Community Centre 36 Shaftesbury Street Fordingbridge	
Scale	1:1250	
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