

Application Number: 20/10998 Full Planning Permission

Site: 23 HIGH STREET, FORDINGBRIDGE SP6 1AS

Development: Change of use from A1 to Sui-generis (Tattoo Studio)

Applicant: Lovingink Tattoos

Agent:

Target Date: 11/12/2020

Case Officer: Jim Bennett

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Impact on vitality and viability of town centre, including impact on the local delivery of services, including local shops and pubs
- 3) Impact on the character and appearance of the area, including the Conservation area/ heritage assets
- 4) Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy

This application is to be considered by Committee as the recommendation is contrary to the view of the Town Council..

2 SITE DESCRIPTION

The site lies within Fordingbridge Conservation Area, town centre and within a Primary Shopping Frontage and Primary Shopping Area. The area is characterised by commercial/retail uses. The ground floor premises has been vacant for a number of years, although the first floor has more recently been converted to residential accommodation.

3 PROPOSED DEVELOPMENT

The application is made for the change of use of a vacant A1 (now Class E) retail premises, formerly used as a hardware store to a tattoo studio (sui-generis). No external alterations are proposed to the building, although internal partitioning with stud walls is proposed.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11186 Variation of condition 2 of planning permission 18/11424 to allow new door for independent access. To refer to a new drawing reference 4284:14A	22/04/2020	Granted	Subject to Conditions Decided
19/10595 Display 1 non-illuminated fascia sign; 1 non illuminated hanging sign (Application for Advertisement Consent)	22/04/2020	Granted (Advert)	Decided

18/11424 Shop front alterations to allow new front door for independent access to upper floors; new door and window in rear elevation; re-paint existing woodwork white 21/02/2019 Granted Subject Decided to Conditions

18/10331 Use of first-floor as 2 flats; first-floor rear extension; roof terrace; Juliet balcony; window alterations; rooflights 20/07/2018 Granted Subject Decided to Conditions

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3 - Design quality and local distinctiveness
Policy ECON5: Retail development and other main town centre uses
Policy ECON6: Primary, secondary and local shopping frontages

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Relevant Advice

NPPF Chap 6: Building a strong competitive economy
NPPF Chap 12: Achieving well designed places

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council, Town Hall - Recommend refusal under PAR4 as the Council doesn't wish to lose A1 commercial property in the High Street, wanting to maintain a certain percentage of A1 Commercial property in the prime shopping area.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Design (Conservation) - the proposed works are only to the interior of this unlisted building and as such will have a limited impact on the character and appearance of the conservation area and no conservation concerns are raised. At some stage signage will be required for the exterior and at that point the applicant should discuss this with the Planning Team. The existing shop front while of 20th century date has some interesting details and materials. The use of stone pillars and the glazed letter signs at the top of the windows should be retained.

NFDC Drainage - though part of this site lies within FRZ, the proposed change of use to the existing building does not require a FRA.

Historic England - no objection

Natural England - no objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Inappropriate development in the High Street and PRIMARY shopping frontage at ground floor level.
- We already have a tattoo parlour further up the High Street

10 PLANNING ASSESSMENT

Principle of Development

The principle of the change of use of an A1 premises to another commercial use in the town centre is broadly acceptable, subject to the following material considerations.

Impact on vitality and viability of town centre, including impact on the local delivery of services, including local shops and pubs

Policy ECON6 of the Local Plan Part 1 states that proposals for the change of use of ground floor shops in A1 or A2 use to other uses that require planning permission, will only be supported where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the shopping frontage as a whole. The aim of the policy is to strike an appropriate balance between responding to market demand and changing circumstances on the one hand and the need to ensure settlement centres remain active and viable.

The Primary Shopping Frontage on the south side of the High Street is comprised of twenty one commercial premises. Sixteen (76%) of these would remain in A1/A2 use if the use of the application premises is changed to that of a tattoo studio. The application property is adjoined directly by A1 and A2 units to the east and west.

Officers are of the view that a 3 to 1 balance of shopping to non-shopping uses would not result in a concentration of non-shopping uses and would not result in an unacceptable change in the retail character of the shopping frontage as a whole. Conversely, while an A1 premises would be lost, the type of use proposed will attract a certain level of foot-fall where the use will add to the vitality and attractiveness of the town centre, particularly as the unit has been vacant for some time and the tattoo studio use proposed would retain a commercial use within the frontage.

Impact on the character and appearance of the area, including the Conservation area/ heritage assets

Policy DM1 states that changes of use to a building of importance to the character of a Conservation Area shall not entail alterations which would harm its character. The proposed use does not involve any external alterations to the building and it is not anticipated that the proposal would cause harm to the heritage asset, which is a view confirmed by the Conservation Officer.

Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy

There are residential dwellings in the locality above commercial units. However, the type of use proposed is unlikely to harm adjoining residential amenity and the proposal complies with the amenity related provisions of Policy ENV3.

11 CONCLUSION

The proposal would have no adverse impact upon the viability of Fordingbridge Town Centre, the character of the area or adjoining amenity. Consequently the proposed change of use is recommended for approval.

12 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.

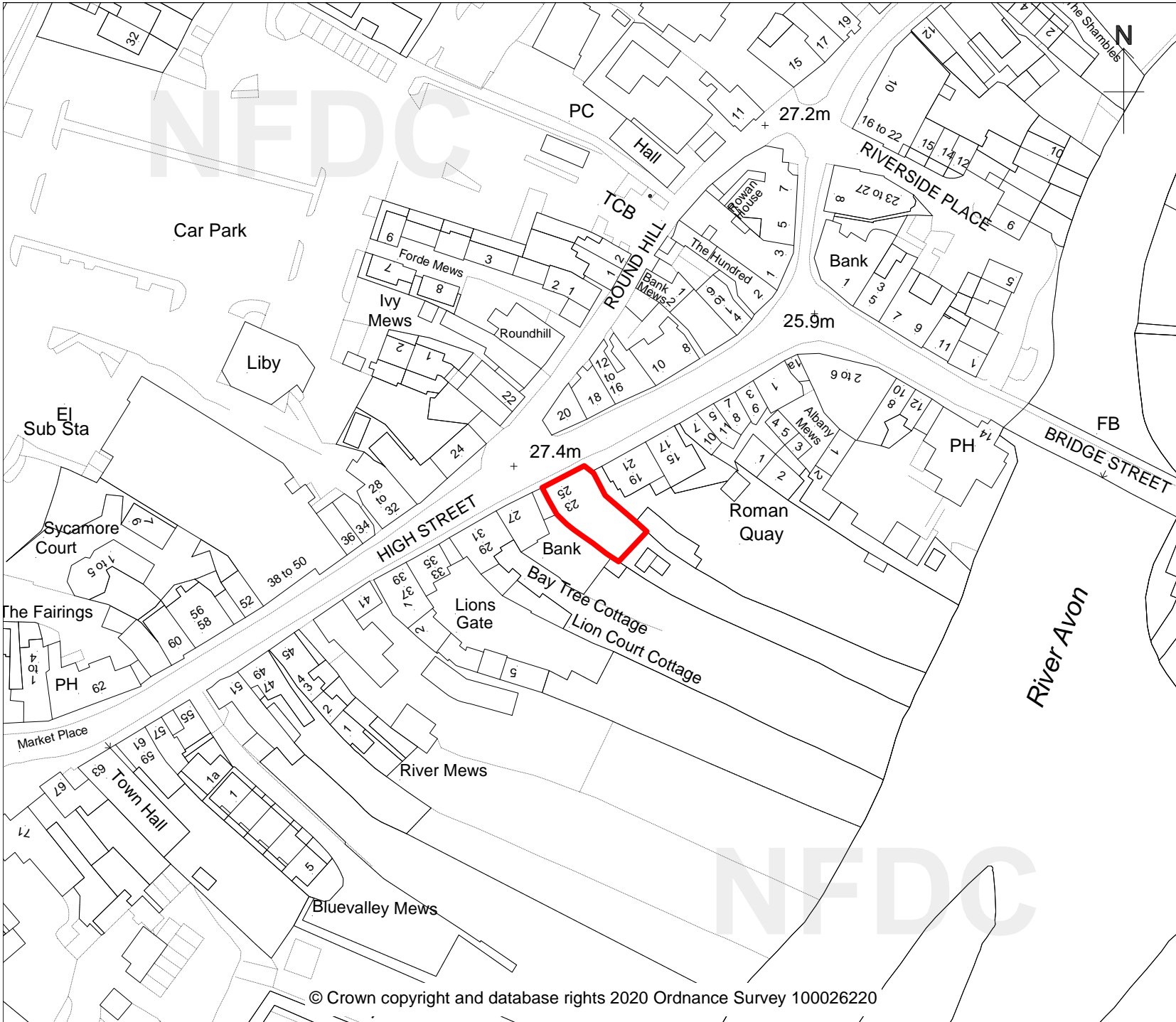
2. The development permitted shall be carried out in accordance with the following approved plans: TQRQM20268162826304, TQRQM20268163521016 and floorplan

Reason: To ensure satisfactory provision of the development.

Further Information:

Jim Bennett

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PLANNING COMMITTEE

December 2020

23 High Street
Fordingbridge
SP6 1AS
20/10998

Scale 1:1250

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