

**Application Number: 22/10685** Full Planning Permission

**Site:** UNIT 4, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD,  
FORDINGBRIDGE SP6 1NQ

**Development:** Two storage containers and four chiller units (part retrospective)

**Applicant:** D R Smith Properties Ltd

**Agent:** Jerry Davies Planning Consultancy

**Target Date:** 03/08/2022

**Case Officer:** Jim Bennett

**Extension Date:** 12/08/2022

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) Impact of the proposal upon the character of the area
- 3) Amenity Impacts
- 4) Impact upon retail and the local economy
- 5) Other matters

This matter presented to Committee as the recommendation is contrary to that of the Town Council who are only willing to support on the basis of a temporary permission. The application seeks a permanent permission.

## 2 SITE DESCRIPTION

The proposal relates to a single storey structure at Arch Farm Industrial Estate on the edge of Fordingbridge. The principal building on the site benefits from a planning approval for use as a farm shop in 2019. The site is within the built-up area as defined by the Local Plan, opposite the FORD1 housing allocation.

## 3 PROPOSED DEVELOPMENT

The proposal is made retrospectively to site two storage containers and four chiller units within the curtilage of the farm shop. The structures are temporary in nature, but are required in association with the site's retail use.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10603 2no post mounted non-illuminated boards (Application for Advertisement Consent)			Application registered
21/10391 External alterations to existing outbuilding (Retrospective)	05/05/2021	Granted Subject to Conditions	Decided

19/10853 Alterations and change of use of building to A1 shop      21/10/2019      Granted Subject to Conditions      Decided

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3 - Design Quality and local distinctiveness  
Policy ECON05 - Retail development and other main town centre uses

### **Local Plan Part 2: Sites and Development Management 2014**

Policy DM19: Small local shops and public houses

### **Relevant Advice**

Chapter 2 - Achieving sustainable development  
Chapter 6 - Building a strong competitive economy  
Chapter 7 - Ensuring the vitality of town centres  
Chapter 12 - Achieving well designed places

### **Supplementary Guidance**

Fordingbridge Town Design Statement

### **Plan Policy Designations and site constraints**

Built-up Area  
New Housing Land Allocations  
Tree Preservation Order: TPO/0016/17/T1  
Avon Catchment

## **6 PARISH / TOWN COUNCIL COMMENTS**

**Fordingbridge Town Council** - Recommend PERMISSION under PAR3 with the condition that the permission given is temporary (rather than permanent).

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

None

## **9 REPRESENTATIONS RECEIVED**

None

## **10 PLANNING ASSESSMENT**

### **Principle of Development**

The proposal is to permanently site two storage containers and four chiller units within the curtilage of the existing farm shop. The principle of convenience retail has been established on this site and the proposed development seeks to support retail use of the main site. Consequently the principle of the development is acceptable.

### Impact of the proposal upon the character of the area

The application proposes the siting of moveable structures, albeit on a permanent basis within the curtilage of the farm shop. The site is bound by a 1.8m fence and by vegetation beyond to the south, east and west. To the north the structures would be screened by existing buildings (the farm shop). A small proportion of the containers is currently visible above the fenceline, but their appearance does not cause any significant harm to visual amenity. In time they will be almost entirely obscured by maturing vegetation around the site. Overall, the proposal would not result in any detriment to the character and appearance of the area, in accordance with the design related provisions of Policy ENV3.

### Amenity Impacts

The proposal is reasonably well separated from the residential development on the opposite side of Whitsbury Road. The proposal would not have any significant impact upon adjoining amenity, in accordance with the amenity related provisions of Policy ENV3.

### Impact upon retail and the local economy

Policy DM19 is perhaps the most pertinent policy in respect of the form of development proposed here. It states that outside of town centres and defined local shopping frontages, local convenience stores of up to 280 square metres will be permitted where they provide for the day to day needs of a community, which otherwise would not be provided for, and are located within the community served. The site lies within the established built-up area of Fordingbridge. There are plans to increase the quantum of residential development in the area and the FORD1 housing development directly opposite the site is complete. The proposed development seeks to support an established retail use on the site, which offers a retail outlet to existing and future occupiers of the locality, which would negate the need to travel further a field for convenience shopping. Accordingly, the principle of convenience retail development in this location is considered to be acceptable.

### Other Matters

Fordingbridge Town Council are only willing to support the proposal on the basis of a temporary permission, where the application seeks permanent consent. The applicant's agent points out that as moveable structures, within the business curtilage, the storage containers and chillers may in fact be lawful development. The lawfulness of their siting is not examined here. Nevertheless, as pointed out above, these moveable structures are unobtrusively sited within the curtilage of the farm shop, will in time be almost completely screened from the public realm and are an essential aspect of the commercial use of the site. It is pointed out that as moveable structures, the chillers and containers could quite readily be removed from the site should the associated commercial use cease. Consequently there is insufficient reason to substantiate a reason for refusal on the basis of the permanent consent sought.

## **11 CONCLUSION**

The use and form of development proposed here would not detract from the character or appearance of the site, would promote economic activity and would have no adverse impact upon adjoining amenity. The proposal complies with policies of the development plan and is accordingly recommended for approval.

## **12 RECOMMENDATION**

### **Grant Subject to Conditions**

#### **Proposed Conditions:**

1. The development permitted shall be carried out in accordance with the following approved plans:

Drawing no. JDPC-4 - Location Plan  
Drawing no. JDPC-1 - Container Plan  
Drawing no. JDPC-2 - Chiller Plan  
1:200 - Layout Plan  
Design Access and Planning Statement by JDPC

Reason: To ensure satisfactory provision of the development.

#### **Further Information:**

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

August 2022

UNIT 4,  
ARCH FARM INDUSTRIAL ESTATE  
WHITSBURY ROAD  
FORDINGBRIDGE SP6 1NQ  
22/10685

Scale 1:1250

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

