

**Application Number:** 15/11018 Full Planning Permission

**Site:** FINN M'COULS, 25 MARKET PLACE, RINGWOOD BH24 1AN

**Development:** Single-storey rear extension; terrace; bike/bin store; refurbish coach house & use as B&B accommodation; access from Strides Lane; boundary wall; entrance gates; parking

**Applicant:** Finns (Ringwood) Ltd

**Target Date:** 02/09/2015

---

**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary Town Council view

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built up area  
Conservation Area  
Town Centre  
Grade II Listed Building

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

**Objectives**

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

**Policies**

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS19: Tourism
- CS20: Town, district, village and local centres

**Local Plan Part 2 Sites and Development Management Development Plan Document**

- NPPF1: National Planning Policy Framework – Presumption in favour of sustainable development
- DM1: Heritage and Conservation
- DM14: Primary shopping frontages

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

- Section 38 Development Plan
- Planning and Compulsory Purchase Act 2004
- National Planning Policy Framework
- Achieving Sustainable Development
- NPPF Ch.2 - Ensuring the vitality of town centres

NPPF Ch. 7 - Requiring good design  
NPPF Ch. 12 - Conserving and enhancing the historic environment

Section 72 General duty as respects conservation areas in exercise of planning functions

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 General duty as respects listed buildings in exercise of planning functions.

Planning (Listed Buildings and Conservation Areas) Act 1990

## **5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPD - Ringwood Local Distinctiveness

## **6 RELEVANT PLANNING HISTORY**

- 6.1 15/11019 - single storey rear extension, terrace, bike/bin store, open front entrance, block side door, reglaze window, remove stud walls, create door into kitchen and hatch, remove front bar, refurbish coach house, roof light, create window, staircase, stud walls; create bathroom; boundary wall; entrance gate. (application for Listed Building Consent). Item 3b on this agenda.
- 6.2 14/10687 - single-storey side and rear extension, extractor flue, smoking canopy, reopen front door, cycle stands, vehicle access from Strides Lane, wall and gates. Withdrawn 15.10.14
- 6.3 10/96116 - retention of illuminated letter signs, 4 hanging signs, 3 wall signs, projecting signs, menu box and wall lamp. Granted in part 9.12.10
- 6.4 07/90366 - exterior covered dining area, covered walkway, replace windows with double doors. Refused 14.9.07

## **7 PARISH / TOWN COUNCIL COMMENTS**

Ringwood Town Council - recommends refusal, concerned with potential noise pollution through bi-fold doors, parking close to boundaries and increased traffic movements. (Further update at Committee).

## **8 COUNCILLOR COMMENTS**

None received

## **9 CONSULTEE COMMENTS**

- 9.1 Drainage - no comment
- 9.2 Natural England - no comment
- 9.3 Environmental Health (Commercial) - offer advice
- 9.4 Environment Agency - refer to standing advice
- 9.5 Environmental Design (Conservation) - recommends approval subject to conditions.
- 9.6 Hampshire County Council Highway Engineer - no objection subject to conditions.

9.7 Environmental Health (Pollution) - no objection subject to conditions

## **10 REPRESENTATIONS RECEIVED**

Objections have been received from 10 local residents. Their concerns are:

- Strides Lane is unsuitable for 2-way traffic and cannot be widened
- many deliveries occur along Strides Lane
- existing access should be retained
- emergency access will be required
- parking is a problem in Strides Lane
- additional noise pollution
- green notices not visible when gates are open
- access is difficult in Strides Lane
- additional traffic with B&B facility
- new access would cause chaos
- Strides Lane has a dangerous junction which would be exacerbated with the redevelopment of the social club
- impact on residential amenity
- loss of light to patio area
- amendments do not address highway issues

## **11 CRIME & DISORDER IMPLICATIONS**

None

## **12 LOCAL FINANCE CONSIDERATIONS**

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

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 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 take a positive and pro active approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.

- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The application follows the previously withdrawn proposal from 2014 although some works were implemented earlier this year. The current scheme incorporates those changes and additional alterations following significant discussions with the Conservation Officer.

## 14 ASSESSMENT

- 14.1 The site lies within the built up area of Ringwood in the Primary Shopping Area of the town centre. It is within the Ringwood Conservation Area and the pub is listed Grade II. Adjoining the site are a shop and restaurant with residential properties above and adjacent to the side boundary. The proposal entails the demolition of an outbuilding (presently used as storage for a nearby business) in order to facilitate the provision of a new vehicular access onto Strides Lane, demolition of much of the single storey additions to the rear and their replacement with a new kitchen extension and bar/dining area with glazed porch leading to the refurbished garden and rearranged parking area, bin and cycle store and coach house which would be refurbished to provide B&B accommodation. The new kitchen would also have a replacement flue. Internal alterations and fenestration alterations are also proposed but these are subject to a separate listed building consent application. (Item 3b on this agenda).
- 14.2 The property is an established pub/restaurant and no Policy objections are raised to the principle of extending it and providing B&B accommodation, although it is acknowledged that the Town Council has raised this as an issue. The majority of concerns raised relate to the provision of a vehicular access off Strides Lane in conjunction with the cessation of the use of the Market Place access for vehicular traffic. In order to demonstrate the suitability of this part of the proposals, a swept path analysis has been submitted detailing access and reversing movements for refuse lorries. The Highway Authority are therefore satisfied that larger vehicles necessary for the operation of the business can access the site (through reversing) and leave in a forward gear. While it is accepted that some of these movements will involve the public highway (Strides Lane), the wheel tracks are fully contained within the carriageway and, given the limited number of movements associated with the larger vehicle, the Highway Authority does not consider that a refusal for this reason is appropriate or could be sustained.
- 14.3 Concerns have been expressed in respect of the junction of Strides Lane with Market Place, although this is outside of the application boundary. The Highway Authority has not raised any concern with regard to the junction being inadequate to accommodate additional traffic movements. The new access would result in the loss of a single on street parking space although, given the town centre location, this minimal loss is considered acceptable.

- 14.4 In visual terms, the proposal would remove the unsympathetic additions, including the flue, to the rear elevation and this is welcomed. Although the main entrance door is to be relocated, there are no changes to openings, just alterations to existing doors to allow access. The first floor of the frontage building is not proposed to be altered and the alterations have little impact on the street scene. To the rear, the proposed addition is designed so as to limit its impact on the listed building through the provision of a flat lead roof adjacent to the original rear wall. The flat roof continues to the east and part southern elevations of the rear projection giving the impression of a link between the frontage building and (new) pitched roof outbuilding. The design of the kitchen extension also has a flat roof in order not to cover the traditional window pattern above. The overall scheme is a balance between intervention and benefits for the listed building and, subject to conditions relating to detailing, the alterations are acceptable with regard to the listed building and in terms of the impact on the Conservation Area.
- 14.5 The refurbishment of the coach house is welcomed and there are no objections to the provision of ancillary B&B accommodation in connection with the main use of the site as tourism accommodation is actively encouraged through Policy CS19 of the Core Strategy. An objection was received in respect of the additional parking this use would bring, although it would only allow accommodation for 4 people in two ensuite rooms and this level of accommodation is unlikely to give rise to parking difficulties.
- 14.6 In order to ensure local residents are not subject to additional noise and disturbance, the proposed rear addition has been designed with a glazed lobby in order that one set of doors can be closed at all times when clients access the building. Environmental Health have requested self closing doors to assist with this and this should help to address the Town Council's concern. The pub already has a garden area and while slightly smaller than the proposed area, much of the additional area is separated from residents of The George Mews by the coach house. Restrictions on the use of the garden in line with the premises' license is considered appropriate. The proposed flue is an improvement on the existing flue design in terms of impact on residential amenity. Further details in respect of noise and odour control are considered appropriate in order to minimise disruption to residents, given the potential intensification of the use.
- 14.7 A Flood Risk Assessment has been submitted which states that the finished floor levels would be 900mm above the future extreme flood level and will be risk free for the whole of the main buildings' life.
- 14.8 In conclusion, this proposal is considered to result in benefits to this Listed Building with no adverse implications for neighbours or the Conservation Area. The Highways Engineer has confirmed that there are no objections to the rear access position on Strides Lane.
- 14.9 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed.

In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. 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: Design and Access Statement, Heritage Statement, photographs of glazing and inside of outbuilding, 4507/PL/112, 4507/PL/120A, 4507/PL/104, 4507/PL/105, 4507/PL/106, 4507/PL/110C, 4507/PL/111A, 4507/PL/113C, 4507/PL/115A, 4507/PL/119A, 4507/PL/121A, 4476/201A, 4507/PL/101B, 4507/PL/102E, 4507/PL/103, 4507/PL/107D, 4507/PL/108C, 4507/PL/109C, 4507/PL/114B, 4507/PL/117D.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples of the facing and roofing materials and rainwater goods to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure the integrity of the listed building in accordance with policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park.

4. Large scale drawings (elevations and sections) of all new boundary walls and gates along with details and samples should be submitted to and approved by the Local Planning Authority prior to works commencing. The development shall be implemented in accordance with the approved details prior to the occupation of the new accommodation.

Reason: To maintain and enhance the character and appearance of the Conservation Area and in accordance with Policy CS3 of the New Forest District Council Core Strategy.

5. Before development commences, a sample panel of brickwork showing the brick, bond, mortar and joint details shall be made available on site for the inspection and approval by the Local Planning Authority. Development shall only take place in accordance with those details that have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

6. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- a) the existing trees and shrubs which have been agreed to be retained;
  - b) a specification for new planting (species, size, spacing and location);
  - c) areas for hard surfacing and the materials to be used;
  - d) other means of enclosure;
  - e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

7. No demolition/development shall take place/commence until a programme of archaeological work to assess the work to create the foundations of the new extension including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions, and;
- a) The programme and methodology of site investigation and recording
  - b) The programme for post investigation assessment
  - c) Provision to be made for analysis of the site investigation and recording
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archeological significance where the recording of archeological remains should be carried out prior to the development taking place in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

8. Prior to the implementation of the chimney style flue, details of a scheme to control noise and odour from the flue shall be submitted to, for approval in writing by, the Local Planning Authority. The flue shall be provided in accordance with the approved details prior to the first use of the kitchen and thereafter retained and maintained.

Reason: To protect the amenities of the surrounding residential properties in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

9. Before use of the development is commenced the existing vehicular access from the site to Market Place shall be permanently stopped up and effectively closed with the footway provided or verge reinstated in accordance with details which have been submitted to and approved in writing by the Planning Authority.

Reason: In the interests of highway safety and in accordance with policy CS2 of the New Forest District Council Core Strategy.

10. Before use of the development is commenced provision for parking and turning shall have been provided within the site in accordance with the approved plans and shall be retained thereafter. Turning shall enable vehicles to enter and leave in a forward gear and the parking relates to both car and cycles.

Reason: In the interest of highway safety and in accordance with policy CS2 of the New Forest District Council Core Strategy.

11. All doors to the outside area will be fitted with self-closing devices. Windows will be kept closed at all times and maintained as such, as will doors except for access and egress.

Reason: In the interests of the residential amenities of the area and in accordance with policy CS2 of the New Forest District Council Core Strategy.

12. Between 22.30h and 08.00h there will be no customer use of the rear external areas, except for access or egress.

Reason: In the interests of the residential amenities of the area and in accordance with policy CS2 of the New Forest District Council Core Strategy.



### **Notes for inclusion on certificate:**

1. In accordance with paragraphs 186 and 187 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.

The application follows the previously withdrawn proposal from last year although some works were implemented earlier this year. The current scheme incorporates those changes and additional alterations following significant discussion with the Conservation Officer.

2. For any approved scheme to control odour from the kitchen, (given the nature of the development and the proposed height of the kitchen extract flue) the upward flow of extracted air at the termination of the flue is likely to required to be expelled at high velocity (above 16 m/s) in order to achieve sufficient high-level dispersal of cooking odours. You are advised that this must not be impeded, for example by covering with arrangements such as a 'Chinese Hat'.
3. You are advised that in order to comply with condition 3 above, all replacement rainwater goods should be cast iron and all new rainwater goods should be metal and they should match existing historic profiles and fixings.

### **Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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

Chris Elliott  
Head of Planning & Transportation  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**Planning Development  
Control Committee**  
**January 2016**

**Item No: 3a & 3b**  
Finn McCouls  
25 Market Place  
Ringwood  
15/11018 & 19  
SU1405

Scale 1:1250

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

