

**Application Number:** 15/11824 Full Planning Permission

**Site:** RINGWOOD SOCIAL CLUB, 19 WEST STREET,  
RINGWOOD BH24 1DY

**Development:** Office building; 1 pair of semi-detached houses; 1 terrace of 3 houses; demolition of existing club extension & single-storey rear extension; external window & door alterations; parking; access; landscaping

**Applicant:** Ringwood Social Club

**Target Date:** 07/06/2016

**Target Date:** 12/08/2016

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Policy

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built-up area, Conservation Area

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
3. Housing
6. Towns, villages and built environment quality
9. Leisure and recreation

Policies

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS6: Flood risk
- CS15: Affordable housing contribution requirements from developments
- CS20: Town, district, village and local centres
- CS24: Transport considerations
- CS25: Developers contributions

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

- DM1: Heritage and Conservation
- DM3: Mitigation of impacts on European nature conservation sites
- DM15: Secondary shopping frontages
- DM16: Within town centres, outside Primary Shopping Areas and Secondary Shopping Frontages

#### **4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework

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

SPD - Ringwood Local Distinctiveness  
SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards

#### **6 RELEVANT PLANNING HISTORY**

- 6.1 Use of listed building as 6 flats; one terrace of 4 three-storey houses; bin store; parking; refurbish social club; fenestration alterations; render; separate club from listed building; extension to create internal staircase. (13/11324) - withdrawn 19/12/13
- 6.2 Office building; 1 pair of semi-detached houses; 1 terrace of 3 houses; demolition of existing club extension & single-storey rear extension; external window & door alterations; parking; access; landscaping (15/10322) - refused 10/6/15

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

Ringwood Town Council:- Recommend permission - value the importance of Ringwood Social Club as an amenity within the community and as such, recommends that affordable housing contributions should be waived as an exception to policy to enable investment in the Listed Building.

#### **8 COUNCILLOR COMMENTS**

None

#### **9 CONSULTEE COMMENTS**

- 9.1 Hampshire County Council Highway Engineer:- no objection subject to parking condition
- 9.2 Environment Agency:- no objection subject to condition
- 9.3 Natural England:- no objection subject to contributions and conditions
- 9.4 Land Drainage:- no objection subject to conditions
- 9.5 Ecologist:- no objection subject to conditions, although advise it would be preferable for further bat survey work to be undertaken and submitted to the Council prior to determination
- 9.6 Southern Gas:- advise of site's proximity to gas main
- 9.7 Conservation Officer:- no objection subject to conditions
- 9.8 Archaeologist:- no objection subject to archaeological conditions
- 9.9 Tree Officer:- no objection

9.10 District Valuer Services:- considers it likely that the development would be unviable if required to make any contributions towards affordable housing.

## **10 REPRESENTATIONS RECEIVED**

10.1 6 letters of support from local residents / social club members:- proposal would be sympathetic and beneficial to the local community and the Listed Buildings

10.2 Ringwood Society:- Welcomes the renovation; recommends conditions to ensure development is to a high standard; queries whether there is an opportunity to set land aside for a riverside walk.

## **11 CRIME & DISORDER IMPLICATIONS**

No relevant considerations

## **12 LOCAL FINANCE CONSIDERATIONS**

If this development is granted permission and the dwellings built, the Council will receive £5760 times 5 in each of the following six years from the dwellings' completion, and as a result, a total of £34,560 in government grant under the New Homes Bonus will be received.

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Based on the information provided at the time of this report this development has a CIL liability of £30,583.81.

Tables setting out all contributions are at the end of this report.

## **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 proactive 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.

In this case, the application proposals have been the subject of lengthy negotiations both before the application was submitted and during the application process and this has enabled a positive recommendation to be made.

## 14 ASSESSMENT

- 14.1 17-19 West Street are a pair of Grade II Listed Buildings which date from the 18th Century. The buildings are 3-storeys high under pitched roofs and are positioned at the back edge of the West Street pavement. Attached to the rear of the Listed Buildings is a large 2-storey flat-roofed structure dating from the early 1970s. To the rear of this is a large parking area, which is accessed from Strides Lane. The site has been occupied by Ringwood Social Club since the 1960s, although it is understood that the premises have not been open since May 2011. The now vacated accommodation includes a snooker hall, bar, kitchen, skittle alley, dance floor, first floor function room and bar, committee meeting room, and office. To the east side of the buildings (within the site) there is a private pedestrian access way which links the West Street frontage with areas at the back of the site, while to the west side of the site is a private access (outside the site) that provides access to a private commercial car park. The area is characterised by a mix of commercial and residential uses including a 3-storey residential building at 1-9 New Court, which is set to the east side of the existing rear car parking area.
- 14.2 The application site was the subject of a withdrawn application in 2013. More recently, an application to demolish the 1970s flat roofed addition; to extend, alter and make good the retained Grade II Listed Building; and to build a new office building and 2 pairs of semi-detached houses to the rear was refused planning permission in June 2015. The alterations to the Listed Building were deemed harmful to their heritage interest; the new buildings to the rear were deemed to be harmful to the setting of the retained Listed Buildings and the character and appearance of the Ringwood Conservation Area; the proposed units at the back of the site were deemed harmful to the amenities of neighbouring properties at 1-9 New Court; the development failed to address ecological interests or secure adequate cycle parking; and the proposal failed to secure contributions to affordable housing or secure any habitat mitigation measures.

- 14.3 As with the recently refused application, this latest proposal also seeks to demolish the existing 1970s addition to the rear of the Listed Building. The rear of the Listed Building is proposed to be made good, which includes window and door alterations, as well as the addition of a mainly single-storey extension. To the rear of the restored Listed Building it is proposed to erect 3 new buildings comprised of a 2-storey office building, a terrace of 3 houses, and a pair of semi-detached houses. The application also proposes parking and landscaping with access from Strides Lane to the rear. This application aims to address the key objections to the scheme that was refused last year, and is therefore a materially different design to that development. It should be noted that amended plans have been submitted since the application was first registered in order to try to address some outstanding concerns with the initial submission.
- 14.4 The whole of the application site is within the Ringwood Town Centre boundary, and the front part is within a Secondary Shopping Frontage location. There is considered to be no policy objection to a smaller social club, which would still be a viable size. With respect to the proposed office building, policy does allow for appropriate non-retail uses within Secondary Shopping Frontages to include public offices. In this case, the proposed offices are B1 offices that would not necessarily be 'public'. However, given that the proposed office building would be set to the rear of the site's main West Street frontage, it is felt that even if the office use is not open to the public, it would still be an acceptable commercial use that would be appropriate to the site's town centre context. The rear part of the site is outside the defined Secondary Shopping Frontage and Primary Shopping Areas. Here, residential development will be permitted where it does not result in the loss of retail, appropriate non-retail or other employment and business uses. As the dwellings would only result in the loss of a parking facility rather than a building in active commercial use, it is felt the residential element of the proposal would be consistent with policy. As a whole, it is considered that the mix of uses proposed would be consistent with Local Plan policies DM15 and DM16.
- 14.5 The demolition of the 1970s addition to the rear of the historic Listed Buildings is to be welcomed. This addition has a negative impact on the character and setting of the Listed Buildings and it has an adverse impact on the character and appearance of the Ringwood Conservation Area. However, while the removal of this poor quality addition would be of significant benefit, there is still a need for the new buildings to be sympathetic to the site's historic context.
- 14.6 The form and scale of the proposed extension to the rear of the Listed frontage buildings is acceptable. The design is much better than was the case with the previously refused application. It is felt that the external alterations and modest extension to the rear of the Listed Buildings would be a justified change and subject to conditions to ensure that the use of good quality materials and detailing, it is felt that the extension and alterations to the Listed Buildings would be sympathetic to their historic character and architectural interest.
- 14.7 The new detached buildings to the rear of the Listed Buildings would have a much better layout than the previously refused development. Their narrow linear form along the site's western boundary would be sympathetic to the site's historic context. The buildings would be of an appropriate 2-storey scale and would be well proportioned, drawing

heavily on traditional building forms and details seen in other buildings within the Conservation Area, thereby respecting local distinctiveness. The parking layout to the front of the dwellings and the walkway to the east side of the site would, subject to appropriate hard and soft landscaping proposals (including a need for well detailed brick walls), be well designed spaces. Landscaping details are a matter that can reasonably be conditioned. Subject to the use of good quality materials, the development to the rear of the site is one that, in conjunction with the positive works to the Listed Building, would have an acceptable impact on the character and appearance of the Ringwood Conservation Area. However, there will be a need for conditions to ensure that the development is not partially implemented in a way that fails to deliver the necessary benefits to the Listed Building that are critical in ensuring that the development as a whole is an acceptable scheme.

- 14.8 The commercial units would not have a materially greater impact on the amenities of adjacent properties than the existing 1970s extension which would be demolished. The use of the outside amenity space might generate some noise and activity, but having regard to the site's town centre location and its lawful use, it is not considered that use of these external spaces would cause unreasonable harm. At the back of the site, the 2 residential blocks would have some impact on the amenities of the neighbouring flatted block to the east side of the site. A number of first floor windows are proposed, which would be about 18-19 metres away from the flats at New Court (a greater distance than was the case with the scheme refused last year). In this particular town centre context, it is felt this degree of separation would be acceptable. The east side gable to unit 4, would have some impact on the outlook of the nearest flats in New Court, but not an unacceptable one taking into account the size of the gable end and its distance (14-16 metres) from the adjacent flats. Overall, the development would have a satisfactory relationship to the neighbouring flats at New Court, thereby positively addressing previous neighbour relationship concerns.
- 14.9 The proposed dwellings themselves would have varied sized garden spaces. The 2 dwellings at the southern end of the site would have reasonably generous sized gardens. The other 3 dwellings would have small enclosed courtyard gardens, or no garden at all in the case of the middle unit. Given the size of the dwellings, their outlook and their town centre location, it is felt that the limited amenity spaces afforded to some of the dwellings would be acceptable.
- 14.10 Based on the Environment Agency's flood risk maps, much of the site is within either a flood risk 2 or a flood risk 3 area, although Units 1-3 are outside of these flood risk areas. However, the applicants, in their Flood Risk Assessment, have carried out a more detailed topographical survey of the site and have looked at how this relates to existing and projected flood levels. This FRA suggests the bulk of the site, including the areas set aside for new buildings is actually within Flood Zone 1. The Environment Agency have no objection to the development that is proposed subject to adherence to the FRA including measures to ensure that finished floor levels are set at 15 metres AOD (0.5 metres above the predicted 1 in 100 year plus climate change flood level). Given the conclusions in the applicant's FRA, it would also appear that there is no need to apply the Sequential Test, as it would appear that the new buildings should not flood (although some of the proposed garden areas at the southern end of the site would still be at risk of flooding). Even if

the Sequential Test were applicable (given that some garden areas would be in flood zones 2/3), it is felt that the scheme's overall benefits (particularly in terms of conserving and enhancing the historic environment) would outweigh the disbenefits of developing within a Flood Risk Area, having regards to the Environment Agency's acceptance of the development and given that it would only be relatively limited areas of garden that would be likely to flood.

- 14.11 The application would result in the loss of parking for the social club, and would not provide any parking for the proposed office units. The Highway Authority consider that this lack of parking for the commercial and social club elements of the scheme would be acceptable, taking into account National Planning Policy Guidance. They also consider that the level of on-site parking for the proposed dwellings (10 spaces) would be adequate to meet the needs of the residential units. Given the Highway Authority's conclusions, it is not considered the proposed development would be detrimental to highway safety.
- 14.12 The Highway Authority have requested a condition in respect of cycle parking to ensure that adequate cycle parking is provided in line with the council's parking standards SPD. It is felt the need to provide cycle parking is entirely reasonable. Previously, it was felt this matter should not be left to condition given the site's historic context. Whilst leaving this matter to condition is not ideal, it is felt, on balance, that the details could now be left to condition, given that other design issues have been adequately resolved and given the information illustrated on the layout plan.
- 14.13 The application is accompanied by an ecological report, which identifies a small bat roost within the building that would be demolished and which would consequently be lost as a result of the development. There is therefore a need to consider Habitat Regulations tests. Most importantly, the Council's Ecologist has confirmed that if the suggested mitigation plan is adhered to, then the conservation status of the affected bat species will be maintained at a favourable level (although he has also highlighted a need for an up to date survey to be undertaken). It is also considered that there is an overriding public interest in redeveloping the site given the building to be demolished has a particularly negative impact on the existing heritage assets and given that there is no reasonable alternative to addressing this negative impact. As such, it is felt the relevant test would be satisfied. Subject to conditions, it is felt that the protected species on site, and the ecological interest of adjacent areas (which includes, to the south of the site, a designated Site of Special Scientific Interest / Special Protection Area / Special Area of Conservation) will be safeguarded.
- 14.14 On 19<sup>th</sup> May 2016 the Government issued planning guidance setting out the specific circumstances in which contributions for affordable housing and tariff style planning obligations (section 106 agreements) should not be sought from small scale and self-build development. This guidance has been reissued following the order of the Court of Appeal dated 13<sup>th</sup> May 2016 (*West Berkshire District Council and Another v The Secretary of State for Communities and Local Government*). The planning guidance specifies the circumstances in which contributions should not be sought as follows:

*“Contributions should not be sought from developments of 10 units or less and which have a maximum combined gross floorspace of no more than 1,000 sqm;  
In designated rural areas, local planning authorities may choose to apply a lower threshold of 5 units or less...;*

*Affordable housing and tariff style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing house”*

This national guidance is at odds with Policy CS15 of the Council’s Core Strategy which requires many small scale housing developments including the current application proposals to make affordable housing provision.

- 14.15 The presumption in favour of the development plan remains, in that the decision should be taken in accordance with the plan unless material considerations indicate otherwise. The new guidance is a material consideration which post-dates the adoption of the Local Plan. It is for the Council to decide which should prevail in the determination of a planning application. However, the Secretary of State, through his Inspectors can be anticipated to give greater weight to the Government’s national guidance unless there are reasons to make an exception.
- 14.16 While the need for affordable housing in this District is pressing, this in itself is unlikely to be considered by the Secretary of State as sufficient reason for the Council to apply its own development plan policy rather than applying national policy. Therefore, it is recommended that no affordable housing or tariff style contributions are sought from this development, in accordance with national Planning Practice Guidance, contrary to the provisions of Policy CS15 of the Core Strategy. In any event, it should be noted that in this instance, the applicants submitted a viability appraisal, which concluded that any affordable housing contribution would make the scheme unviable, a conclusion that was accepted by the District Valuer. Therefore, irrespective of the latest government advice, the scheme is one where the affordable housing requirement should be reasonably waived.
- 14.17 In accordance with the Habitat Regulations 2010 an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that likely significant adverse effects cannot be ruled out without appropriate mitigation projects being secured. Therefore, in the event that planning permission is to be granted for the proposed development, a condition will be required that would prevent the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council’s Mitigation Projects or otherwise providing mitigation to an equivalent standard.
- 14.18 Overall, the proposed development is considered to be consistent with Local Plan policies and objectives in that the proposed development would be a well designed development that would be sympathetic to the site’s historic context. The development would be sympathetic to the character and setting of the Listed Buildings and sympathetic to the amenities of neighbouring dwellings. The development would safeguard



the amenities of neighbouring dwellings and subject to conditions would safeguard ecological and archaeological interests. It is felt the affordable housing contribution can be reasonably waived. As such, the application is recommended for permission.

14.19 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.

### Section 106 Contributions Summary Table

<b>Proposal:</b>			
<b>Type of Contribution</b>	<b>NFDC Policy Requirement</b>	<b>Developer Proposed Provision</b>	<b>Difference</b>
<b>Affordable Housing</b>			
No. of Affordable dwellings	2	0	-2
Financial Contribution	0	0	0
<b>Habitats Mitigation</b>			
Financial Contribution	£17,650		

### CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Dwelling houses	366.78		366.78	£30,583.81 *
Businesses - Offices (non-Financial/Prof	404.4		404.4	£0.00 *
Drinking Establishments			0	£0.00 *

## 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: 826.100e, 826.101e, 826.102b, 826.103a, 826.104a, 826.105, 826.106, 826.107, 826.108, 826.109b, 826.110a, 826.111a, 826.112d, 826.113c, 826.114d, 826.115d, 826.116b, 826.117c, 826.118c, 826.119c, 826.120c, 826.121b, 826.099c.

Reason: To ensure satisfactory provision of the development.

3. Before development commences, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

4. Before the development is first occupied details of the future maintenance of the drainage system to be approved under condition 3 shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall thereafter be maintained in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Frank Tyhurst dated February 2015 and the proposed finished floor level and flood resistance/resilience measures recommended therein.

Reason: To prevent flooding / minimise flood risk in accordance with Policy CS6 of the Core Strategy for New Forest District outside of the National Park.

6. Before the commencement of development, an updated ecological report shall be submitted to an approved in writing by the Local Planning Authority. The updated report shall include detailed bat mitigation measures based on an up-to-date bat survey; details of non-native plant species control; and details of a general ecological mitigation plan. Development shall only take place in accordance with the approved details.

Reason: To safeguard ecological interests in accordance with Policy CS3 of the Core Strategy for New Forest District outside of the National Park

7. No demolition/development shall take place/commence until a programme of archaeological work 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) fNomination 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 Written Scheme of Investigation approved under this condition.

Reason: The development is located in an area of archaeological significance where the recording of archaeological 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. 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 Written Scheme of Investigation approved under condition 7 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 archaeological significance where the site's archaeological interest should be recorded in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

9. There shall be no tipping or piling of materials into the River Avon System Site of Special Scientific Interest (SSSI).

Reason: To safeguard to ecological interest of the adjacent SSSI in accordance with Policy CS3 of the Core Strategy for New Forest District outside of the National Park.

10. Before the commencement of development, details of the measures that are to be put in place to ensure contractors are aware of the boundaries of the adjacent Site of Special Scientific Interest shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved measures.

Reason: To safeguard to ecological interest of the adjacent SSSI in accordance with Policy CS3 of the Core Strategy for New Forest District outside of the National Park.

11. Samples and details of all external materials shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. Development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

12. Sample panels of brickwork (showing bond and mortar details), boarding and boundary wall details shall be prepared on site and shall be inspected and approved by the Local Planning Authority prior to the commencement of development . Development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

13. Large scale drawings (elevations and sections) of the new and replacement windows, timber doors and porch details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall only proceed in accordance with the approved details.

Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

14. Large scale drawings (elevations and sections) of all chimneys, eaves, verges, window cills, window heads and elevational details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall only proceed in accordance with the approved details.

Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

15. Large scale drawings (elevations and sections) of all new low profile metal conservation rooflights shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall only be carried out in accordance with the approved details.  
  
Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.
  
16. Large scale drawings (elevations and sections) of the new bin and cycle store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall only be carried out in accordance with the approved details.  
  
Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.
  
17. Large scale drawings (elevations and sections) of the new conservatory, rear store, lift tower and lantern shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall only be carried out in accordance with the approved details.  
  
Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.
  
18. No flues, ducts and vents shall be placed on the front elevations of the new buildings unless details have first been submitted to and approved in writing by the Local Planning Authority.  
  
Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.
  
19. All new rainwater goods shall be cast aluminium, painted black and match historic profiles and fixings.

Reason: To safeguard the character and setting of the Listed Building and to protect the character and appearance of the Ringwood Conservation Area in accordance with Policy CS3 of Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

20. 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) the treatment of the boundaries of the site and all 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 prevent inappropriate car parking to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

21. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy).

22. Prior to the first occupation of any dwelling, the existing club extension shown to be demolished shall have been demolished in full and prior to the first occupation of the terrace of 3 dwellinghouses (units 1-3) all of the proposed external works to the Listed Building including the erection of the orangery extension, the lift shaft and the new / replacement windows and doors and the associated external repairs shall have been implemented in full.

Reason: The development is considered acceptable as a whole. However, partial implementation of the development without delivering the proposed benefits to the Listed Building would result in a development that would fail to adequately preserve or enhance the site's historic context in accordance with Policy

DM3 of the Core Strategy for New Forest District outside of the National Park, Policy DM1 of the Local Plan Part 2: Sites and Development Management.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension or alterations otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the intensity of the development and the site's sensitive historic context and the flood risk, ecological and amenity issues affecting the site, this is a site where small scale alterations could potentially have a significant impact, and the Local Planning Authority would therefore wish to ensure that any future development proposals do not adversely affect the amenities of the area and the site's historic context, contrary to Policy CS3 of the Core Strategy for New Forest District outside of the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management.

24. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

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

25. The development hereby permitted shall not be occupied until the spaces shown on the approved plans for the parking of motor vehicles have been provided. The spaces shown on the approved plans for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

26. The bicycle store to be approved under condition 16 / the approved cycle storage areas shall be provided before any of the new buildings are first occupied and the approved cycle storage areas shall thereafter be permanently retained thereafter.

Reason: To ensure adequate cycle parking is provided in accordance with Policy CS2 and Policy CS24 of the Core Strategy for New Forest District outside of the National Park.

27. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:
- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
  - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
  - (c) The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

**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.

In this case, the application proposals were the subject of lengthy negotiations both before the application was submitted and during the application process and this enabled a positive recommendation to be made.

2. In discharging condition No. 27 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>

**Further Information:**

Major Team  
Telephone: 023 8028 5345 (Option 1)





**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee  
August 2016**

**Item No: 3j**  
Ringwood Social Club  
19 West Street  
Ringwood  
15/11824  
SU1405

Scale 1:1250

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

