

Application Number: 17/10426 Full Planning Permission

Site: FORDINGBRIDGE CLUB, ROUNDHILL, FORDINGBRIDGE SP6 1AQ

Development: Mixed development of 8 dwellings & commercial comprised: retail unit at front with flat over; attached house; carport; terrace of 4 houses; 2 detached houses; demolition of existing club

Applicant: Northshore Homes Ltd

Target Date: 05/06/2017

1 REASON FOR COMMITTEE CONSIDERATION

Policy interpretation

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Town Centre
Adjacent to Listed Building
Conservation Area
Primary Shopping Area
Built up area
Archaeological Site

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**Core Strategy****Objectives**

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

Policies**Core Strategy 2009**

CS2: Design quality
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
CS8: Community services and infrastructure
CS10: The spatial strategy
CS15: Affordable housing contribution requirements from developments
CS20: Town, district, village and local centres
CS24: Transport considerations
CS25: Developers contributions

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM3: Mitigation of impacts on European nature conservation sites

DM14: Primary 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 - Fordingbridge Town Design Statement

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPG - Fordingbridge - A Conservation Area Appraisal

SPD - Housing Design, Density and Character

6 RELEVANT PLANNING HISTORY

Outline application for three storey building comprising retail unit on ground floor with five flats Withdrawn in 2015

7 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council: Recommend permission. In principal as the proposal is of a pleasing design and will bring a resolution to this difficult site. The Town Council however raise concern over the insufficient amount of on-site parking provided for residents of the development and the provision of the pedestrian access through the site from the main car park which is unnecessary and, particularly given the Estate and Valuation Managers comments, could lead to a situation with problems over public access similar to that experienced at Riverside Place.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

9.1 Hampshire County Council Highway Engineer: no highway objections

9.2 Conservation Officer: supports subject to conditions

9.3 Archeologist: No objection subject to condition

9.4 Estates and Valuations: The public car park and a small strip of land adjacent to the eastern boundary of the site is owned by New Forest District Council. The strip of land to the east would be for landscaping and outside amenity space. There should be no vehicular access to the public car park to the north, and it is not desirable to permit additional legal rights of way onto the Councils car park as this could hinder future land usage in the longer term. It is noted that the proposed layout suggests a pedestrian link to the public car park, this is something that

would be considered on a non permanent basis only and if permitted would require a pedestrian access licence from the council giving permission that could be revoked at any time, therefore, the development should not be designed in a way that would require permanent pedestrian access rights to the Councils car park.

- 9.5 Southern gas: advise of a low/ medium intermediate pressure gas main near the site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or within 3 metres of an intermediate pressure system.
- 9.6 Ecologist: no objection subject to conditions.
- 9.7 Environmental Health (pollution): In relation to building over the burial site, other legislations apply.

10 REPRESENTATIONS RECEIVED

- 10.1 1 letter of support. The current club is an eyesore and the proposal would bring much needed residential units.
- 10.2 3 letters of objection concerned that there will be inadequate parking provision. The only nearby provision being that of the NFDC car park which is subject to parking restriction seven days a week. The current regulations governing the use of the NFDC car park would deem the use of the car park by the tenants of the new development, almost untenable. There is also a footpath facility in the plan which should not be permitted. There is already adequate pedestrian ingress/egress from the NFDC car park to Roundhill. The possibility of continuous anti social behaviour, as a result of the proposed footpath also makes this untenable. Concerned that there is a lack of provision for new retail and commercial uses in the development. The site is entirely commercial and the proposed retail use is only 21 square metres. The site lies within the Primary shopping area where more retail floor space should be created. The proposal shows a very small shop which is not practical. The ground floor should be retail and commercial with residential above.
- 10.3 1 letter of observation concerned that there is a possibility that in excavating the ground, skeletal remains could be found, and this area was used by Quakers over 200 years ago. The proposed development should not impact or overshadow the adjacent property.

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

If this development is granted permission, the Council will receive New Homes Bonus £9792 in each of the following four years, subject to the following conditions being met:

- a) The dwellings the subject of this permission are completed, and
- b) The total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

Based on the information provided at the time of this report this development has a CIL liability of £30,512.

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

14 ASSESSMENT

14.1 The site and surrounding context

14.1.1 The site comprises a large single and two storey building located in a very prominent and important town centre site in Fordingbridge. The site was previously used by Fordingbridge Club (a private members club) but the building is now vacant and shows signs of deterioration. The site is rectangular in shape, although part of the site adjacent to Roundhill is narrower and widens adjacent to the public car park.

14.1.2 The site lies within the Primary Shopping Area. Town Centre and designated Conservation Area. The existing building is not listed, nor are the buildings on either side. The buildings opposite the site at 8 and 10 Round Hill are listed buildings. The neighbouring buildings at Nos 1 and 2 Round Hill are residential properties. To the south of the building is a two storey building used for physiotherapy on the ground floor with a residential flat on the first floor. The public car park bounds the west and most of the north side of the site.

14.2 The proposal

- 14.2.1 The proposal seeks to demolish all existing buildings on the site and to construct a development comprising 8 two bedroom residential units and a retail unit. The proposal also seeks to provide on site car parking and landscaping. The proposed development is designed as a 'courtyard' ranging from single to two storeys in height, with varying interconnecting roof forms.
- 14.2.2 The proposed building would be sited closer to Roundhill than the existing building and be positioned close to and up to the other boundaries of the site. A two storey building with a ground floor retail unit and flat above would front onto Roundhill.
- 14.2.3 The proposed development is arranged so that pedestrian and vehicle access would be gained from Roundhill through an 'undercroft' within the building. The proposed development is designed to address the internal courtyard with window openings addressing the public areas. A narrow strip of land between the north elevation of the proposed building and public car park, which is owned by New Forest District Council would form part of the outside amenity space for future residents. It is proposed that the buildings would be constructed from traditional materials including brick, render, clay tile and slate roofs.

14.3 The assessment of the proposals

Policy

- 14.3.1 Policy CS8 of the Core Strategy for the New Forest District is applicable and relates to community facilities. The policy generally sets out a presumption against the loss of publically provided community facilities and services. However, in this case, the existing building was being occupied by a private members club and accordingly, this presumption would not need to apply. Moreover Fordingbridge Club has remained closed for a few years and there has been limited interest for a new community facility in the building.
- 14.3.2 Policy CS20 of the Core Strategy for the New Forest District is applicable and seeks to maintain active ground floor frontages within local centres. It allows for new retail and other commercial, service and leisure uses that help meet the day to day needs of the local community. The policy also seeks to protect the primary retailing role of the defined primary shopping areas, within the context of maintaining a broader mix of uses, including service, office and entertainment uses. Local Plan Part 2 Policy DM14 is also applicable and relates to Primary Shopping Frontages. The policy states that residential uses are not permitted at ground floor level.
- 14.3.3 In assessing the proposal against these policies, the shopping frontage only extends across the frontage to Roundhill. There is no policy requirement to provide active retail or commercial frontages fronting onto the public car park. The proposal would not result in the loss of any existing retail or commercial floor space. The proposal would create an active shopfront and retail use fronting onto Roundhill which would accord with the policy. Indeed this area currently offers no active frontage and the proposal would provide an interesting addition to Roundhill and accordingly is seen as an improvement.

14.3.4 Residential uses at ground floor level within Primary Shopping Areas are not normally permitted where the building immediately fronts onto the shopping street. This is not the case here. Moreover, residential uses at ground floor level are not normally permitted in cases which involve the loss of existing retail and commercial uses which again is not the case here. While it is unfortunate that the proposal does not provide a higher amount of retail and commercial floor space at ground floor level, the policy does not specifically state that a certain level of retail or commercial floor space should be provided, nor does it state that retail uses should extend throughout the whole of the site.

14.3.5 Accordingly in balancing out the issues, it is considered that the overall benefits the proposal would bring to the town including significant visual improvements and new housing within a sustainable location, outweigh the need to provide additional retail or commercial floor space in this case.

14.4 Impact on the character and appearance of the Conservation Area and setting of adjacent listed buildings

14.4.1 The Fordingbridge Club is located in the core of the Fordingbridge Conservation Area and within the setting of several listed buildings. The Fordingbridge Conservation Area Appraisal identifies the site as an opportunity for improvement through redevelopment, or improvement of the appearance of the existing buildings.

14.4.2 The site is located in the core of the Fordingbridge Conservation Area and within the setting of several listed buildings, including those which back onto Round Hill fronting High Street (Nos. 2, 4 and 8-10), No. 5-7 Shaftesbury Street and Nos. 24 and 26 High Street. Situated either side of the site are locally significant buildings; the pair of Victorian cottages Nos. 1 and 2 Round Hill and the former Auction Rooms (both are identified as such in the Conservation Area Appraisal).

14.4.3 The Conservation Area Appraisal recognises that the linear shape and form of the site possibly relates to a former burgage plot or post medieval development plot and has a random arrangement of buildings across its extent. It is the middle section of the building which has the appearance of a former warehouse or industrial use and is constructed from brick under a slate roof which potentially dates back to the 18th and 19th Century. It is considered that the middle section of the building makes a positive contribution to the character and appearance of the Conservation Area. It is acknowledged that single storey elements fronting onto Roundhill and the large single storey flat roof section facing the public car park comprise the modern and poorer quality additions. This said the site does respond to the scale, grain and plot development of the Conservation Area.

14.4.4 In assessing the loss of the existing buildings on the site, it is considered that they were historically important to this site and have some functions associated with former trades and industry within the town. These links however are not of high enough significance or clarity to make them exceptional examples. Furthermore the exterior and the interior of the buildings have been significantly compromised over the years along with their setting, including the replacement buildings on either end of the site which have introduced harmful design elements to the Conservation Area. It is therefore concluded that the loss of the

buildings would result in less than substantial harm to the designated heritage asset. However due to the elements of significance this loss would need to be mitigated by a high quality design to replace the existing buildings. This will ensure that there is a balance between the enhancement of the site against the loss of these structures.

- 14.4.5 The proposal has been designed as a series of outbuildings and smaller dwellings which picks up on the more industrial nature of the site with an active frontage onto the public car park and onto Roundhill. The scheme generally has a variation of simple roof forms and storey heights in which the buildings follow the boundary line which is an established contextual response. Designed as a courtyard collection of former industrial or barn type buildings, it is considered that the proposal has a number of positive features, which would make a positive contribution to the character and appearance of the Conservation Area. The scale of the development ranging from one to two storeys would reflect the general pattern of the area appearing appropriate in this context. The proposed building fronting onto Roundhill would be vastly improved compared to the existing single storey element and this would create a better relationship to the adjacent listed buildings and buildings on either side. The quality of the overall finished design will depend on the detailing, materials, boundary treatments and hard and soft landscaping and these are matters that can be dealt with through conditions. It is also considered important to retain the existing brick wall on the southern boundary. The brick wall is an old wall which would provide a good boundary treatment and screen. Overall it is considered that the proposed development would provide considerable visual and environmental improvement to this important town centre location lying within the Conservation Area.

14.6 Other matters

- 14.6.1 With regard to residential amenity, there is a detached two storey building to the south known as Roundhill Pilates and Physiotherapy Centre which occupies the ground floor and there is a residential flat above. To the rear of the building there is a garden area and rear terrace to the flat. The existing building is for the most part enclosed along the north and west boundary by a high brick wall which forms the boundary to Fordingbridge Club. Part of the existing wall rises to approximately 3.5 metres, but the height of the wall increases as it extends to the rear with the pitched roof rising above part of the building. The height of the wall on the rear boundary is about 3 metres high. On the ground floor of the physiotherapy centre, there are two windows facing north which comprise a treatment room and main workout area. The workout area also receives light from the rear. On the upper floor, there are two windows (facing north) in the residential flat which provide light into a dining room and lounge area.
- 14.6.2 The proposal to remove the buildings from the boundaries would be a significant improvement to their outlook. The proposed building fronting onto Roundhill and units identified as 2 and 3, including the car port are sited a reasonable distance away from the side boundary of the neighbouring property to the south. Given the proposed buildings are set further away from the boundary compared to the existing building, the physical relationship of the buildings to these neighbouring properties would be an improvement. The proposed building identified as unit 8 would be site on the rear boundary of this neighbouring

property, however given that there is already a building in this location and the proposed building would have a narrower building form, it is considered that the relationship is likely to be acceptable.

- 14.6.3 In terms of overlooking, the proposal has been designed to minimise overlooking to this neighbouring property. A first floor window is proposed on the south elevation of unit 1, however given the distances involved and the slightly oblique view, it is not considered to result in unacceptable overlooking to the Roundhill Pilates and Physiotherapy Centre and first floor flat. A number of first floor windows are proposed on the south elevation of unit 3, which would overlook the neighbouring property to the south. These are secondary windows and it would be reasonable to impose a condition for the lower part of these windows to be fitted with obscure glass.
- 14.6.4 Concerning the neighbouring property at No 1 Roundhill, this is a residential property which has its south boundary along the application site. For the most part the existing brick wall (which also forms part of the building) to Fordingbridge Club runs along the side garden to No 1. The wall rises to just over 3 metres in height but the taller building element lies along the far end of the garden. The proposed development has carefully considered this neighbouring property. Although ground and first floor windows to unit 2 would face into their rear garden area, these windows have been shown to be fitted with obscure glass, which would maintain a reasonable level of privacy. In terms of the physical relationship of the proposed development to No 1, it is considered, on balance, that the proposal would not unacceptably compromise the available light or outlook of that neighbour. It is accepted that a larger two storey building would be sited closer to No 1, and there would be a degree of overshadowing and visual impact however, this has to be balanced against the removal of the larger two storey element which lies at the end of the rear garden to No 1. This section of the building would be replaced by a single storey car port, which would have a roof that slopes away from the common boundary.
- 14.6.5 In terms of access and car parking, the existing social club has a total floor space of some 640 square metres. The proposal would provide 8 dwellings with a 21 square metre retail unit. A total of three car parking spaces would be provided which would be accessed from the highway in Roundhill. The application contains no details of any cycle parking facilities to be provided. Based upon the adopted Parking Standards Supplementary Planning Document, the recommended provision is 2 car parking spaces for each of the 8 proposed two bedroom dwellings and 1 space for each 20 square metres of retail space. Applying the above standards, this would result in a total on site car parking requirement of 17 spaces. The proposals would therefore result in a shortfall of 14 spaces.
- 14.6.6 The site is located close to the town with access to amenities and public transport links. Public off street car parking provision does exist in close proximity to the site although this does not present a viable alternative to on site facilities as maximum time restrictions apply. On street parking is time regulated during the daytime and double yellow lines exist in the vicinity to prevent parking in areas where it is undesirable for safety reasons. Given the nature and scale of the proposals it is considered that in this instance the shortfall in off street parking provision would not result in any detrimental effect on users of the local highway network. Having due regard to the location of the site, together

with the fact that the parking Supplementary Planning Document does not set minimum car parking standards, the Highway Authority consider that an objection based upon an under provision of car parking would be neither appropriate nor sustainable.

- 14.6.7 The public car park and a small strip of land adjacent to the eastern boundary of the site is owned by New Forest District Council. The strip of land to the east would be for landscaping and outside amenity space and this would be acceptable. The Council's Estates and Valuations Department states that there should be no vehicular access to the public car park to the north, and it is not desirable to permit additional legal rights of way onto the Council's car park as this could hinder future land usage in the longer term. In response, vehicular access is only gained from Roundhill and there will be no direct vehicular access from the Public car park.
- 14.6.8 The Council's Estates and Valuations Department also comment that the proposed layout suggest a pedestrian link to the public car park, this is something that would be considered on a non permanent basis only and if permitted would require a pedestrian access licence from the council giving permission that could be revoked at any time, therefore, the development should not be designed in a way that would require permanent pedestrian access rights to the Council's car park.
- 14.6.9 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. In the event that planning permission is granted for the proposed development, a condition is recommended 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.
- 14.6.10 In the light of recent changes to national planning policy, it is considered inappropriate to secure a contribution towards affordable housing in respect of schemes of 10 residential units or fewer. In essence, national planning guidance would now outweigh the Council's own policies on this particular issue.
- 14.6.11 Concerns have been raised that there is a Quaker Burial ground on the site. The Council's Environmental Health Officer advises that other legislation applies and separate approval is required either from the Secretary of State or the Church of England, depending on what is found.
- 14.6.12 In conclusion it is considered that the proposal would make a positive contribution to the character and appearance of the Conservation Area and would provide a collection of new residential units within a sustainable location. While it is unfortunate a higher quantity of retail or commercial space has not been provided within the proposal and that the private community facility would be lost, a new retail unit would front onto Roundhill creating an active frontage, and the club has been vacant for a considerable length of time.

14.6.13 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.

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	381.4		381.4	-225.01	£80/ sqm	-£19,800.95 *
Shops	21		21	-12.39		£0.00 *

Subtotal:	£0.00
Relief:	£0.00
Total Payable:	£0.00

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

$\text{Net additional new build floor space (A)} \times \text{CIL Rate (R)} \times \text{Inflation Index (I)}$

Where:

A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.

R = the levy rate as set in the Charging Schedule

I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2017 this value is 1.1

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: 8848/201, 8848/200, 8848/202, 8848/203, 8848/204,

Reason: To ensure satisfactory provision of the development.

3. 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).

4. Before development commences, the following details (large scaled drawings) 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.

- a) the external facing materials to include all bricks, roof tiles, cast metal rainwater goods,
- b) typical joinery details including window/doors
- c) the details of the windows and timber doors
- d) the details of the rooflights with central glazing bar, and their siting shown in situ
- e) the details of the eaves and verge, window cills, window headers, elevational details
- f) the details of the chimneys
- g) the details of the porches
- h) the details of the dormer windows
- i) the details of the timber post and openings for the car port
- j) the joinery details shown in situ of the shop windows/doors and fascia,
- k) the details of existing boundary wall to be retained/ repaired where necessary on the southern boundary and proposed boundary walls and boundary treatments

Reason: To ensure an acceptable appearance of the building within the Conservation Area in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and policy DM1 of Local Plan Part 2 Sites and Development Management Document.

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 ensure an acceptable appearance of the building within the Conservation Area in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and policy DM1 of Local Plan Part 2 Sites and Development Management Document.

6. Notwithstanding the submitted site plan and before development commences a detailed 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 details of existing boundary wall to be retained on the southern boundary including its height and the repair work where necessary;
 - e) the new boundary walls and boundary treatments;
 - f) 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).

7. All planting, seeding or turfing comprised in the approved details of landscaping as set out in condition 6 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).

8. The ground and first floor windows on the north east elevation serving the living area and bathroom to residential unit 2 of the approved building shall be obscurely glazed and fixed shut at all times unless the parts that can be opened are more than 1.7m above the floor.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

9. The lower window panels on the first floor windows on the south west elevation to residential unit identified as unit 3 of the approved dwelling shall at all times be glazed with obscure glass and fixed shut.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

10. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.
- In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.
- The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 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.

11. The development hereby permitted shall not be occupied until the spaces shown on plan 8848/200 for the parking and garaging of motor vehicles have been provided. The spaces shown on plan 8848/200 for the parking and garaging of motor vehicles shall be retained and kept available for the parking and garaging 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).

12. 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.

13. No development shall start on site until plans and particulars showing details of the provision of bin/cycle storage within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate cycle parking and bin storage facilities are provided and to promote sustainable travel in accordance with Policies CS2 and CS24 of the Core Strategy for the New Forest District outside the National Park.

14. No development shall 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:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall only take place in accordance with the approved Written Scheme of Investigation including the requirements set out under 1-6 of this condition. 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 requirements set out in 1-6 of this condition 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 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).

15. 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 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.

16. No flues, ducts and vents shall be placed on the 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.

17. The demolition hereby permitted shall not take place until a contract for the redevelopment has been let; the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

Reason: To prevent premature demolition of the building and the creation of a vacant site, detrimental to the character and appearance of the Conservation Area in accordance Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

18. The works hereby approved shall be undertaken in strict accordance with the mitigation and enhancement measures set out in the Ecological Report by Phillip Smith Ref 18052017 dated 20th May 2017 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

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.
2. In discharging condition No 11 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/>
3. This decision relates to amended / additional plans received by the Local Planning Authority on the 24th May 2017.
4. The Burial Act 1857 has been amended by the Church of England (Miscellaneous Provisions) Measure 2014.

From the 1 January 2015, approval is required from **either** the Secretary of State **or** the Church of England, depending on the current location of the remains.

- Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (a faculty or the approval of a proposal under the Care of Cathedrals Measure 2011). This includes consecrated ground in cemeteries.
- Exhumations from land which is *not* subject to the Church of England's jurisdiction will need a licence from the Secretary of State.

On receipt of lawful permission to exhume the body of a deceased person the Burial Authority will notify the Environmental Health Officer so that they can be present at the exhumation site.

Further Information:

Major Team

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**Planning Development
Control Committee
June 2017**

Item No: 3j

Fordingbridge Club
Roundhill
Fordingbridge
17110426
SU1414

Scale 1:1250

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

