

Briefing for discussion

Planning Application No: 21/10286

NEW FOREST DISTRICT COUNCIL DEVELOPMENT CONTROL PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION

PARISH: Fordingbridge

PARISH CONSULTATION EXPIRES: 14/05/2021

APPLICATION NUMBER: 21/10286

ADDRESS: 16 Salisbury Street, Fordingbridge SP6 1AF

PROPOSAL: Use of the outside area from residential garden to cafe seating area and children's play area; 2no. single-storey outbuildings; demolition of existing; decking and fencing; Alteration to route of existing pedestrian right of way from No.12 across site to Salisbury Street

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website www.newforest.gov.uk/planning

1. Development Plan Policies and Constraints

Constraints

Conservation Area
Adjacent to Listed Building
Built-up Area
Secondary Shopping Frontage
Town Centre Boundary
Flood Zone

Local Plan 2016-2036 Part 1: Planning Strategy

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

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation
DM15: Secondary shopping frontages

Supplementary Planning Guidance/ Documents

SPG - Fordingbridge - A Conservation Area Appraisal
SPD - Fordingbridge Town Design Statement

Relevant Advice

National Planning Policy Framework 2019

Para 7 - sustainable development

Para 85 Ensuring the vitality of town centres

Paras 91-92 - promoting healthy and safe communities.

Planning Practice Guidance on Noise 2014

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
17/10912 Variation of Condition 2 of Planning Permission 16/11650 to allow amended plan numbers to relocate external staircase, infill high level side windows and new side door.	14/08/2017	Granted Subject to Conditions	Decided	
16/11650 Use part of ground floor as cafe; use remaining part of building as 4 flats; front and rear dormers; glazed balcony; new windows & doors	22/05/2017	Granted Subject to Conditions	Decided	

3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Planning history of the site;
- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual

- intrusion and privacy;
- Creating healthy and safe communities through good design;
 - Impact on the character and appearance of the area, including Fordingbridge Conservation Area;
 - Impact on ecology and in particular protected species;
 - Impact on flood risk on, or near the site;
 - Impact on vitality and viability of town centre;
 - Impact on the local delivery of services, including local shops and pubs;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **14 May 2021** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

Parish and Town Councils:

In your response on this planning application, please use the following codes;

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.