

Briefing for discussion

Planning Application No: 23/11106

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

PARISH: Fawley

PARISH CONSULTATION EXPIRES: 08/12/2023

APPLICATION NUMBER: 23/11106

ADDRESS: Esso Ashlett Recreation Club, Ashlett Road, Ashlett Creek, Fawley
SO45 1DT

PROPOSAL: Replacement of modern windows; repairs to existing window panes;
removal of air-conditioning unit (Application for Listed Building
Consent)

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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

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

Ashlett Creek Conservation Area - character statement

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Countryside

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
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21/11544 Replacement of unsafe external fire escape staircase, replacement of UPVC windows, relocation of air-conditioning unit (Application for Listed Building Consent)	28/11/2022	Withdrawn by Applicant	Withdrawn
99/66751 Addition of timber decking at rear of building (listed building application)	23/11/1999	Granted Subject to Conditions	Decided
99/66677 Addition of timber decking to rear of building	19/11/1999	Granted Subject to Conditions	Decided
74/NFDC/00990/ LBC Extension for a beer store.	07/11/1974	Granted	Decided
XX/NFR/14819/2 Addition to form lounge extension and steward's garage.	19/03/1974	Granted Subject to Conditions	Decided
XX/NFR/14819/1 Proposed conversion of third floor to steward's living accommodation. (In accordance with amended plans received on 21/4/71).	17/05/1971	Granted	Decided
XX/NFR/14819 Erection of fire escape stairway.	19/11/1965	Granted	Decided

3. Matters to consider

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

- Planning history of the site
- Impact on the special character and significance of the listed building within the surrounding context with regard to the conservation area designation

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **08 December 2023** 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.