

RM/6203/01(22Nov23)NFDC

New Forest District Council,
Planning Department,
Appletree Court,
Lyndhurst,
SO43 7PA



22 November 2023

Dear Sir/Madam

**APPLICATION FOR FULL PLANNING PERMISSION FOR THE RETENTION OF THREE AIR
CONDITIONING UNITS (RETROSPECTIVE)
MORRISONS DAILY, 85-87 HIGHTOWN ROAD, RINGWOOD, BH24 1NJ.**

Introduction

Peacock + Smith have been instructed by our client, McColl's, to prepare and submit an application to New Forest District Council seeking full planning permission for the retention of three air conditioning units (retrospective) at Morrisons Daily, 85-87 Hightown Road, Ringwood.

This planning application is accompanied by plans submitted via the Planning Portal and should be read in conjunction with this covering letter:

- Site Location Plan (ref: 230388 PL_01)
- Existing Site Plan (ref: 230388 PL_02)
- Proposed Site Plan (ref: 230388 PL_03)

Site and Surroundings

The Application Site is located on the premises of Morrisons Daily convenience store on Hightown Road in Ringwood. The three air conditioning units, subject to this application, are positioned on the eastern elevation of the store. The units are set back significantly from the main road.

The site sits on the southernmost end of cul-de-sac Addison Square, facing away from residential properties. Extensive screening is provided at the Hightown Road and Castleman Way roundabout reducing potential amenity impact. The site benefits from further screening on all boundaries. Beyond its immediate surroundings, the site is adjacent to Hightown Industrial Estate with a number of mixed commercial uses generating a substantial level of activity.

The site is not subject to any policy designations and has no TPO's. The site does not fall within a Conservation Area. There are no listed buildings on or within the vicinity of the site.

The Proposed Development

The proposed development seeks to retain three air conditioning units associated with the existing Morrisons Daily convenience store. The units are on the eastern elevation of the store. The air conditioning units have been installed on site since 2021. This application is submitted to secure their usage and position on site.

Policy Guidance

The development plan for New Forest District Council is the Local Plan and consists of the below documents:

- Part 1: Planning Strategy (2020)
- Part 2: Sites and Development Management (2014)

The purpose of this plan is to help deliver sustainable development through strategic policies outlined within. The policies considered relevant to the proposed development are as follows:

Policy STR1 – Achieving sustainable development
Policy ENV3 – Design quality and local distinctiveness
Policy CCC1 – Safe and healthy communities

The National Planning Policy Framework (2023) is a material planning consideration that must be taken into account where it is relevant to a planning application. The following paragraphs are considered relevant to the proposed development:

Paragraph 130 – High quality design

Planning Considerations

The Morrisons Daily store on Hightown Road is an important facility in the locality providing essential services for the local community. There are only three convenience stores within Ringwood. As such, the store is a valuable asset and its use should be safeguarded.

The air conditioning units are required on the premises to ensure the site can operate as a convenience store. The location of the units on the building has been chosen as the most appropriate given its distance from the entrance of the store and it is set back from Addison Square and Hightown Road. In addition, the eastern elevation of the building is the furthest point from neighbouring properties. Such units are not incongruous features on convenience stores and the units are white in colour to minimise their visual impact on site. There have been no known associated noise complaints made in relation to the use of the units on site since their installation. They do not cause significant harm to the character and appearance of the area by reason of their appearance or function.

There has been no material change in circumstances and the quality of materials used remains the same as when installed. The units have not caused a significant adverse impact on the amenity of surrounding properties and this will not be affected should their use continue on site. The principle of development should therefore be considered acceptable in line with Policy ENV3 of the Local Plan that requires new development to avoid unacceptable effects on local character or residential amenity in the form of visual intrusion or overbearing impact. Accordingly, there are no valid reasons presented to withhold granting planning consent for such development.

Conclusions

The application adheres to all relevant policies and legislation. As such we respectfully request that this application is granted full planning permission without delay.

A fee payable of £234 has been paid via the Planning Portal to New Forest District Council via the Planning Portal. The fee was calculated using the most up-to-date information and has been submitted along with the application.

Should you have any queries regarding this application, please do not hesitate to contact Róisín Moyne via email or telephone. We look forward to receiving receipt of your written confirmation of this covering letter, other drawings and included documents.

Yours faithfully,



PEACOCK AND SMITH