

# Architectural & Design Development

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## **Planning Statement for:** *Re-application for Alterations and Redevelopment at 1 Bridge Street, Fordingbridge, SP6 1AH*

Former Planning application Reference : 18/10686

Date of this Statement ; 27<sup>th</sup> November 2023

### **INTRODUCTION**

This statement has been prepared in support of a retrospective re-application for the proposed re-development of the former Lloyds Bank premises at 1 Bridge Street, Fordingbridge. The building is not listed but is within the town Conservation Area.

#### **1. SITE DESCRIPTION**

1.1 The site has a mix of past commercial uses, most recent being the use as a Lloyds Bank branch up until March 2017 when it was permanently closed by the Lloyd's Banking Group, - it was the last 'foot-fall' bank branch in the town.

1.2 The site is within the Conservation area of Fordingbridge, part of which is also the main commercial area of the town, highly sustainable and close to all major facilities. Surrounding areas feature many different commercial and residential uses and some nearby Listed Buildings.

The building, 1 Bridge Street, stands on a clearly visible corner in the town centre and its main facades contribute to the Conservation area. Its location is described in the adopted Local Plan (part 2) as primary retail frontage, given its main frontages to Salisbury Street and to Bridge Street.

1.3 The former bank building features two storey red brick and stone quoin feature facades to Salisbury Street and Bridge Street with a narrow side pedestrian access from Salisbury Street to the rear, and a remote gated vehicular access to the north giving limited access to the rear of a number of enclosed buildings via a private access road know as Riverside Place. Riverside Place extends out to the banks of the River Avon.

The interior of the site – concealed within the site and not readily visible from the publicly accessible Conservation area – features a mix of facing brick and cement rendered facades, and timber and PVC framed fenestration together with a mix of walling materials and styles.

1.4 The key Planning policy considerations relate to the impact on the vitality of this part of the town centre and this important retail frontage - any proposals must respect the Conservation area and related Planning policy.

1.5 A Flood Risk Assessment, Heritage Statement and

**LOCATION PLAN - Not to scale – please see scale bar**



**Aerial View from Google Maps**



## **2. This Re-application**

**2.1** The original approved works were completed in a manner which the Local Planning Authority considered breached the approval terms. The applicant, on seeking to arrange sales of the properties, was alerted that no clearance of Planning conditions had been obtained. Architectural Design Development were then appointed as agents to try to seek a retrospective clearance of the original conditional issues. the LPA issued a refusal as the differences between the works as carried out and the approved plans was considered too great.

The site is on a clearly visible corner in the town centre of Fordingbridge and, although it is not itself listed, it retains features which contribute to the surrounding Conservation area. The property occupies a prominent position in the town and is classified in the adopted Local Plan part 2 as a primary retail frontage.

The key policy considerations relate to the impact on the vitality of this part of the town centre and this primary retail frontage where policy requires that the proposed use is either neutral or adds to the vitality of the shopping area.

**2.2** Under Planning Approval 18/10686 (10 Conditions) of October 2018 the ground floor of the building was split to provide 3 separate commercial units and to incorporate a separate 2 bedroom residential bungalow with it's own on-site parking space (existing space) accessed from Riverside Place.

The First and Second floors were built as 3 self-contained 2 bedroom flats. Flats 1 and 3 are two storey at first and second floor level, flat 2 is single storey only, at first floor level.

This re-application is made following the recent appeal 3301006 which was dismissed by the Planning Inspectorate.

Following discussions with New Forest District Council Planning this application is now made in regard to matters raised by them and by the appeal Inspector.

NFDC Planning highlighted 5 issues to be addressed, these are -

1. White painted timber double glazed windows & doors to replace the grey framed PVC fenestration originally installed. This is covered in the drawings which accompany the application.
2. Introduction of flood resilience requirements introduced by the NFDC planning department. This is covered in the drawings which accompany the application.
3. A draft Universal Undertaking to address mitigations with regards to European Nature Conservation Areas. This is covered in a separate document. The Title Deeds referenced follow as Appendix C.
4. A phosphate nutrient budget is to be submitted, based on the occupancy rates referred to by the appeal inspector. A future condition on any approval will cover credits to be paid to the available mitigation scheme at Bickton. The phosphate budget follows as Appendix D.
5. Ground floor commercial uses are to be specified on the existing and proposed plans, this is in respect of recent changes to the use classes in national planning legislation. This is covered in the drawings which accompany the application.

## **3. Planning History**

**3.1** The Planning History for the site consists of a number of signage applications by the former banking use up until 2017-18 when Lloyds Bank permanently closed the premises, which was the very last physical bank building in Fordingbridge. The property had been vacant since then.

3.2 The planning record after 2018 consists of the previous freehold owner applications to convert the premises under application reference's - 18/10686 and 18/10857 which were granted and are described in part 2. above.

The current site owner purchased the site with the Planning approval and completed the development, however the Planning conditions attached to the two approvals were not cleared following development. Accordingly, those approvals are now considered invalid by the LPA as the conditions imposed under the approvals were not complied with.

3.3 Planning appeal 3301006 was dismissed by the Planning Inspector in September 2023. Following discussions with New Forest District Council Planning this application is now made in regard to matters raised by them and by the appeal Inspector.

#### **4. Planning Policy**

There are a number of relevant policies applying to this Conservation area, it is considered by the LPA as a Primary Shopping Area, Local Shopping Frontage and within the Town Centre Boundary.

Principal Development Plan Policies are -

Core Strategy

CS1 - Sustainable development principles

CS2 - Design considerations

CS3 - Protecting and enhancing local heritage

CS20 - Town and settlements retail policy

Local Plan Part 2 Sites and Development Management Development Plan Document

DM14 - Primary shopping frontage

Conservation Area: Fordingbridge Conservation Area:

This retrospective proposal requires re-assessment in the light of the changes made on site and the lapsed conditional items previously required.

However, the basic principals of the general development in terms of it's nature and scale were addressed in the original approvals and confirmed as appropriate development in principal by the LPA. Those general principals of the proposals have not altered in overall terms as was confirmed within the scope of the Planning Inspectors decision.

The Planning Inspectors decision illustrated a number of points to be addressed in any resultant re - application.

The offer of a re-application to regularise the development was outlined by New Forest District Council Senior Planning Officer who presented a number of specific issues which are addressed in this application as follows ;

1. a/ The grey PVC framed fenestration that was used 'as-built' was not acceptable in the Conservation area. This matter was covered in the Planning Inspectors comments & this is now proposed as factory finished white framed timber doors & windows. Drawings 09, 10 & 11 illustrate the proposals. Specified are double glazed timber windows & doors with factory applied white painted finish. Details of profiles and sections proposed are shown on drawings 09, 10 and 11 as submitted. The manufacturer proposed is George Barnsdale Ltd, who have a long history of providing quality ecologically sound timber windows & doors across the UK.

b/ The existing fully Building Regulation compliant windows and doors throughout will need to be taken out and disposed of to a properly licensed site with documentation submitted to Building Control as part of the window replacement programme.

c/ Windows & doors are to be fitted within existing stone and brick openings. All dpc's, cavities and insulation layers must be maintained or adjusted on site as required.

2. The issue of Flood Risk as raised by the LPA is addressed in Appendix B. The area has little possibility of flooding when assessed on the Environment Agency Flood Map. Flood resilient measures as discussed with the Planning Authority are proposed as indicated on the proposal drawings.
3. The issue of nutrient neutrality was raised by the LPA. A separate Draft Universal Undertaking proposal accompanies this application to cover contributions for Habitat mitigation & relevant contributions. The current title deeds from the Land Registry for 1 Bridge Street and 6a Salisbury Street are included in Appendix C. 6a Salisbury Street is the address of Flat 1 as shown on the proposals, which is the only part of the property currently sold.
4. Phosphate mitigation issues were identified, a Phosphate Nutrient Budget is attached as Appendix D.  
It is assumed that a condition on any approval proposing the purchase of mitigation credits from the existing scheme at Bickton, or any other appropriate scheme would cover this matter.
5. Commercial Areas : The proposal 'as-built' carried out internal alterations at Ground Floor level, as granted approval under Approval 18/10857 (2 conditions) in October 2018 which permitted the use of the former bank building for 'Use of ground floor for Classes A1, A2 and A3 (Restaurants and Cafes, Retail and Offices) - to form three commercial units including communal bin store and cycle stores.  
Those use classes have now been amended under the TCPA 2022 – this current application therefore proposes that the commercial uses are now granted approval for commercial uses as Class E, F1 and F2 to replicate the range of uses previously approved. All Commercial areas and flat's are identified and area measurements quoted on the drawings.

## **5. WASTE STORAGE & COLLECTION**

Bin Stores - The building includes bin storage areas for standard wheeled refuse and recycling bins. This is sited within a covered secure enclosure in the forecourt of the existing building (as it was existing for the former bank use). Weekly domestic collection and possibly more frequent commercial arrangements will need to be agreed and put in place should the proposals be approved.

The bin store enclosure is entered through an external gate. This enclosed yard will be fitted with a door featuring a combination lock and will remain accessible to all flats and commercial units. Please refer to the Planning Application drawings for the locations of bin and cycle stores.

## **6. PROPOSAL DRAWINGS**

Please refer to the current Application documents for existing (prior to development) and proposal (as-built) plans and elevations drawings.

The original 'survey' drawings submitted do not show a true representation of the building, indeed part of the submitted existing elevations for 18/10686 and 18/10857- state that it was prepared from a visual inspection only. The building is only clearly visible from the main streets of Salisbury Street and Bridge Street, which were the main Lloyds Bank elevations.

The internal views to the courtyard, which houses the bin and cycle stores, are not clearly visible from any public accessible areas. A sectional elevation – View X-X – has been added to the Proposed 'as-built' elevations drawing A/445/05.

## **7. DOCUMENT LIST**

A list of the documentation and drawings attached with this application is included as Appendix A.

## **8. CONCLUSIONS**

We believe that these proposals form a sustainable use for this site and meet the requirements and the aims of the National Planning Policy Framework. We consider that, following recent discussions with NFDC Planning, the changes proposed in this application will improve the building and help ensure it complies with the aims of the LPA and the original approvals.

As the LPA comments confirm, agreements and conditions relating to the application need to be made with the Local Authority regarding any CIL payments, Heathland management and Environmental mitigations etc. We trust that with this re-application these matters can be addressed.

We respectfully ask the Council to consider this application for approval.