

**Application No: 17/00890/FULL Full Application**

**Site:** 181 Lyndhurst Road, Ashurst, Southampton, SO40 7AR

**Proposal:** Change of use to Sui Generis

**Applicant:** Ms Drodge, Boon & Green

**Case Officer:** Liz Young

**Parish:** ASHURST AND COLBURY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Ward Councillor.

**2. DEVELOPMENT PLAN DESIGNATION**

Defined New Forest Village

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP9 Defined Villages  
DP7 Change of Use from Retail in the Defined Villages

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Ashurst and Colbury Village Design Statement

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 2 - Ensuring the vitality of town centres  
Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

Councillor Diane Andrews: requests that the application be referred to the Planning Committee for consideration.

**7. PARISH COUNCIL COMMENTS**

Ashurst and Colbury Parish Council: Recommend refusal but will accept a delegated decision:

- Despite a good case being put forward it is considered that there are too many "service" outlets in the parade already.
- To create a good balance to best serve the community, a change of use

to Sui Generis is not desirable.

- Councillors would like to see a business which is of a greater benefit to the village (e.g. a pharmacy or traditional retail).

## **8. CONSULTTEES**

8.1 Planning Policy Officer: Objections raised.

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 Single storey extension; External Staircase (08/92910) approved on 19 June 2008

10.2 Single storey extension; External staircase (07/92289) approved on 14 January 2008

10.3 Two storey rear extension (04/83255) refused on 11 January 2005

10.4 Retention of shop front (04/81313) approved on 22 June 2004

10.5 Two storey rear extension (04/80653) refused on 19 April 2004

10.6 Replacement Rear Workshop (03/78043) approved on 28 August 2003

## **11. ASSESSMENT**

11.1 This application relates to an existing retail premises with a floorspace of just over 42 square metres. The site (which is currently used for the sale of electronic motor accessories and falls within Class A1 Retail Use) lies within the defined settlement boundary of Ashurst, forming part of a parade of shops which are set slightly back from the main road off a separate access road with on road parking. These shops form the primary shopping frontage of Ashurst as set out on the New Forest National Park Core Strategy proposals maps. To the rear are various service buildings of brick construction.

11.2 Consent is sought by a prospective tenant to change the use of the ground floor of the premises from A1 to sui generis to enable the premises to be used as a beauty salon. The proposed opening hours would run from 09:00 to 18:00 Monday to Friday and then 09:00 to 16:00 on Saturdays. Health and beauty products would also be sold from the premises. With the exception of re-painting the shop front no external alterations are proposed. The site lies close to a main line train station and the

proposal would not have any direct implications for parking provision (there being no increase in the number of employees). The nature of the proposed use and the opening hours would ensure there would be no direct implications for the amenities of neighbouring residents. The main issue under consideration would therefore be whether the loss of a retail use (A1) to a beauty salon (sui generis) would conflict with the objectives of the National Planning Policy Framework and also the New Forest National Park Core Strategy.

- 11.3 In terms of policy context, Section 2 (Paragraph 23) of the National Planning Policy Framework seeks to ensure Planning Authorities define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and to set policies that make clear which uses will be permitted in such locations. In addition to this Paragraph 28 seeks to promote the retention and development of local services and community facilities in villages, such as local shops. Policy DP7 of the New Forest National Park Core Strategy is consistent with these national policy objectives and seeks to ensure the change of use of ground floor premises from retail uses would be to either financial and professional (A2) or food and drink uses (A3) and also that the proportion of retail units within the defined Local Shopping frontage of Ashurst would not be reduced to less than 40%.
- 11.4 Recent survey work carried out by the Planning Policy Team shows that the proportion of retail units within the Ashurst shopping frontage is less than 40% (currently at 31%). The loss of a further retail unit (bringing the proportion down to 23%) would therefore be contrary to the policies of both the National Planning Policy Framework and the New Forest National Park Core Strategy referred to above. Whilst the applicant makes reference to the fact that there are currently no beauty salon premises available in Ashurst there is no detailed information accompanying the application to demonstrate that a retail use at the application site is no longer viable. It is also not clear from the application how wide the search for suitable premises has been (or over what period of time). The applicant was advised at pre-application stage of the need for a marketing exercise to be carried out demonstrating that demand no longer exists in the locality for the premises to be let or sold in its current A1 use.
- 11.5 There is no evidence accompanying the application to suggest that the premises has been marketed as a retail use for a significant period to address the concerns raised at the pre-application stage. The Authority is therefore not satisfied that a retail use at the application site is no longer viable. It is also not evident that opportunities to introduce a food and drink use (A3) or a financial and professional (A2) use have been explored as these uses are permitted under Policy DP7. Therefore a further loss of a retail premises to a use which does not fall within

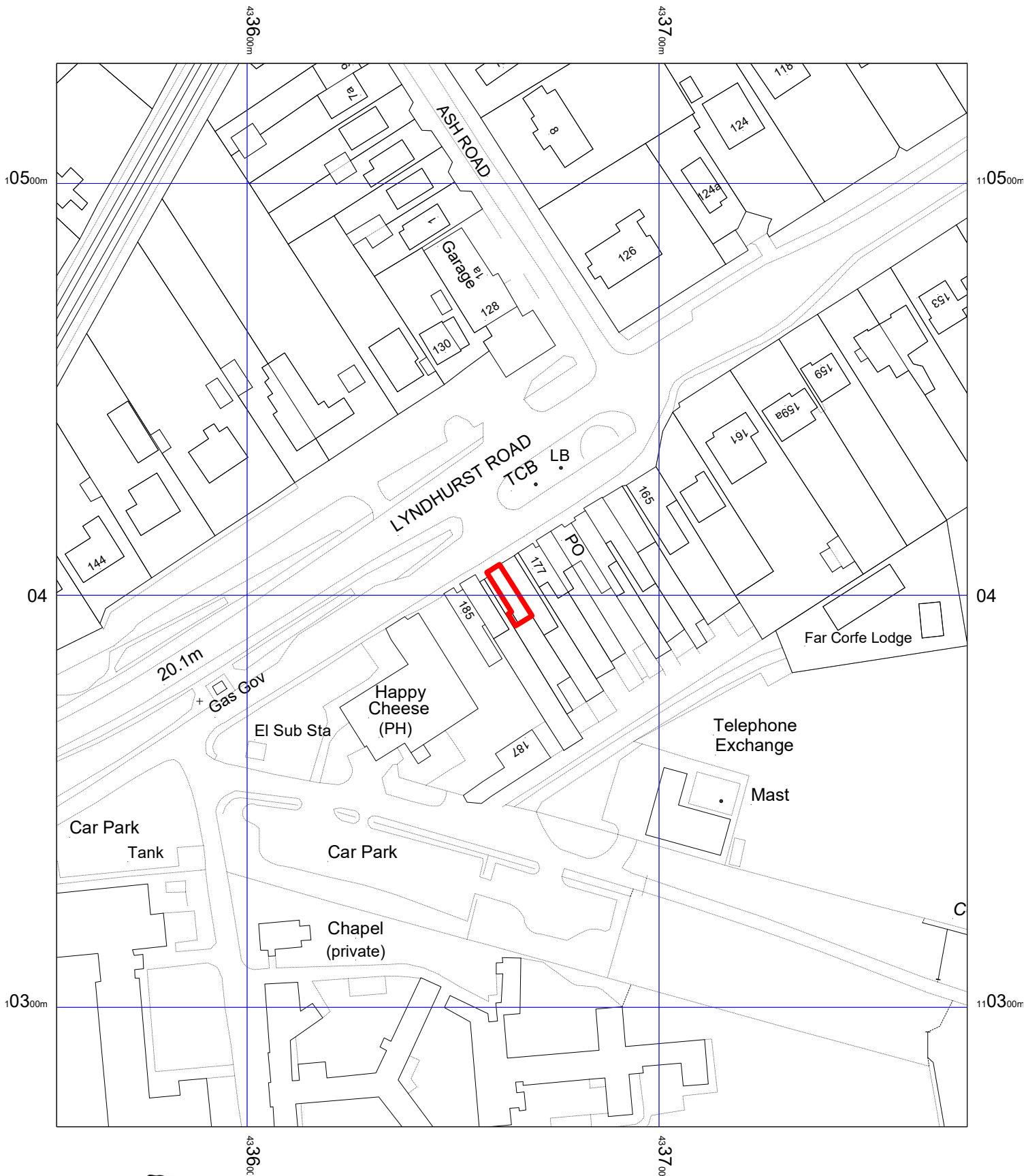
Classes A2 or A3 (both of which could retain the vitality of small commercial centres) would be contrary to Policy DP7 of the New Forest National Park Core Strategy and Paragraph 28 of the National Planning Policy Framework. It is therefore recommended that the application should be refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed change of use would result in the further loss of a retail premises within a defined shopping frontage to a use which does not fall within Class A2 or A3, bringing the overall proportion of retail units down to less than 25%. The development would therefore be contrary to Policy DP7 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and Paragraph 28 of the National Planning Policy Framework.



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