

**Application No: 16/00740/FULL Full Application**

**Site:** McDonalds Restaurant (formerly Little Chef), A31 Picket Post, Ringwood, BH24 3HN

**Proposal:** Reconfiguration of car park to provide 6 no. additional car parking spaces.

**Applicant:** McDonald's Restaurants Limited

**Case Officer:** Katie McIntyre

**Parish:** ELLINGHAM HARBRIDGE AND IBSLEY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Site of Special Scientific Interest  
Special Protection Area  
Special Area of Conservation  
Ramsar Site  
Tree Preservation Order

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP1 General Development Principles  
CP8 Local Distinctiveness  
CP2 The Natural Environment

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Ellingham, Harbridge & Ibsley Parish Council: Recommend refusal:

- Best course of action would be for this site to be closed during the works, as there is no space for any contractors vehicles to park and this application is simply pushing all responsibility onto an as yet unnamed contractor whose employees are not permitted to park on site with nowhere to park apart from the protected (SSSI) verges.
- Consider the concerns raised in earlier response (summarised below) to the previously withdrawn planning application 16/00303 have not been addressed in this application, as it does not provide the method statements to be supplied by the contractor regarding the storage of materials, details of safety measures of the movement of large 4 axle vehicles around the still open site, parking of contractors off site and not on the SSSI verge, and the storage of contractor vehicles and machinery. This application highlights some of the issues but deflects the responsibility to an unknown contractor.
- As the contractors' method statements are not supplied within this application, the Parish Council is concerned the planning authority will not have any power to monitor or enforce the appointed contractors' compliance with the Framework Construction Logistics Plan.
- Request a condition for a detailed and robust lighting plan to control any potential light pollution.

## **8. CONSULTEES**

- 8.1 Landscape Officer: No objection subject to conditions
- 8.2 Tree Officer: No objections subject to conditions
- 8.3 Highways England: No objections

## **9. REPRESENTATIONS**

None

## **10. RELEVANT HISTORY**

- 10.1 16/00303 - reconfiguration of car park to provide 6 additional car parking spaces - withdrawn on 8 August 2016
- 10.2 14/00272 - revised scheme to planning permission 13/98770; reconfiguration to drive thru lane; alterations to elevations, plant and patio area; installation of customer order display and canopy; relocation of LPG gas tanks; installation of underground tank and associated pumping station - granted on 18 June 2014

## **11. ASSESSMENT**

- 11.1 The application site is located just off the A31 at Picket Post Ringwood in a sensitive area of the Forest. To the south west of

the site is a petrol filling station and to the north, east and north west of the site is the open forest which is designated as a site of international value for nature conservation. This application seeks consent for the reconfiguring of the eastern side of the existing car park serving the premises which would include the provision of an additional 6 parking spaces.

11.2 The relevant issues which need to be considered are:

- The impact upon the character and appearance of the site and the wider landscape;
- The impact upon trees; and
- Highway safety

11.3 The Parish Council have recommended refusal as they believe the best course of action would be for the site to close during the works as there is no space for contractors vehicles to park apart from the protected SSSI verges. The Parish Council recognise that a construction statement has been submitted with the application however they feel because this does not provide individual method statements from the contractors who will be carrying out the works the Authority will not have the power to enforce compliance with the construction details submitted.

11.4 The application proposes to reconfigure the eastern area of the existing car park serving the restaurant premises. The existing drive thru lanes would not be altered as part of the proposal nor would the size or external appearance of the building on the site. It is proposed to add an additional 6 parking spaces within the eastern part of the site by encroaching upon existing areas of soft landscaping. The supporting statement accompanying the application states that further landscaping would be planted to mitigate against its lost. Two additional spaces would be sited adjacent to the northern boundary with the open forest, two adjacent to the southern boundary with the slip road and a further two located in the existing row of spaces to the rear which is adjacent to both the open forest and the slip road. The additional spaces are required in order to try and relieve current parking pressures at the premises which has resulted in visitors parking on the A31 slip road and the adjacent SSSI verges.

11.5 The site is located within a sensitive area being surrounded by the open forest and also being accessed via the busy A31. A Framework Construction Logistics Plan has been submitted with the application which sets out how the works would be undertaken to ensure that temporary closure of parking bays whilst the works are undertaken minimises disruption. The statement confirms it is not proposed to close the premises whilst works are being carried out and therefore in order to maximise the availability of customer parking within the site the works would be undertaken in two phases. Phase one would allow 15 of the current 22 parking bays to be left available as well as the existing 2 grill bays and 2

accessible spaces. Phase two would result in 18 parking bays as well as the 2 grill bays and the 2 accessible spaces available to customers. The statement also details the location of construction compound where welfare facilities and materials would be stored. The delivering of materials would only occur during off-peak hours and contractor parking would not be permitted anywhere on the site nor the slip road verges which are designated as SSSI. Contractors are to park off the site with transport to be arranged to bring operatives to the site.

- 11.6 Plans have also been provided detailing the two phases as well as swept path analysis for the delivery of materials. The information submitted with the application is considered to be comprehensive and Highways England have raised no objection to the works. Although the concerns of the Parish Council are noted it is not considered to be reasonable or necessary to stipulate the business must close whilst the works are undertaken. It is recommended that conditions are attached to any consent given requiring the works to be carried out in accordance with the details in the Framework Construction Logistics Plan and the associated drawings.
- 11.7 With regards to the impact upon the character of the site and the wider area, a detailed Arboricultural Report and a comprehensive landscaping scheme has been submitted. The proposal would result in the loss of 6 low quality trees which the Authority's Tree Officer has raised no objection to. The landscaping scheme submitted confirms that these trees would be replaced by six Silver Birch trees which is considered to be acceptable mitigation. There are therefore no tree objections to the proposal subject to a condition requiring the tree protection measures to be implemented at the site prior to the commencement of works. Similarly no objections have been raised by the Authority's Landscape Officer subject to the landscaping being carried out in accordance with the plans submitted and a condition restricting external lighting to protect the dark skies of the National Park. It is not therefore considered the proposal would have an unacceptable impact upon the character and appearance of the area or the wider landscape of the New Forest National Park.
- 11.8 It is therefore considered that the proposal would comply with local and national planning policy and as such it is recommended permission is granted.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The development hereby permitted shall be begun before the

expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing numbers: 7181-SA-1429-P001 A, 7181-SA-1429-P102A, 7181-SA-1429-P103 A 7181-SA-1429-P104 A, 5289-D, MK MCD 1429 01 (REV A) and 60338675-1429-C-004.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 Unless otherwise agreed in writing with the New Forest National Park Authority all hard and soft landscape works shall be carried out in accordance with the approved plan MK MCD 1429 01 (Rev A). The works shall be carried out in the first planting and seeding seasons following the completion of the reconfiguration of the car park.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees in accordance with the submitted Hayden's Arboricultural Consultant, Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree protection Plan in accordance with BS 5837:2012 reference: 5289 dated

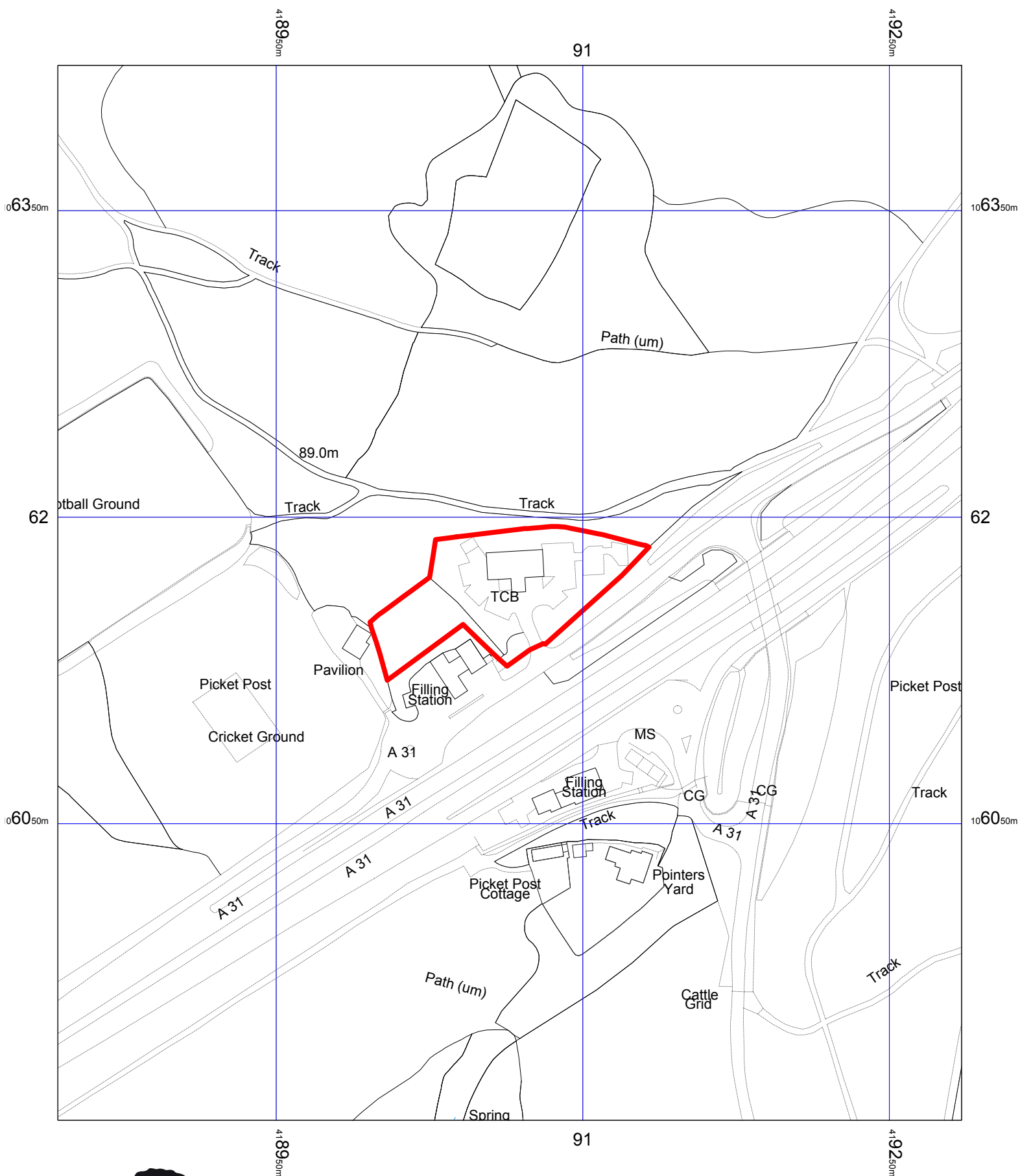
23.03.2016 and drawing 5289-D and additional tree information reference NH/5389) have been implemented and at least 3 working days notice shall be given to the Local Planning Authority that it has been installed.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 Unless otherwise agreed in writing with the New Forest National Park Authority the development hereby permitted shall only be carried out in accordance with the details as set out in the AECOM Framework Construction Logistics Plan - McDonalds, Picket Post dated 10.06.2016 and associated drawing: Construction Traffic Management Plan 60338675-1429-SK 003.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest and highway safety in accordance with Policies CP2 and CP19 the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST  
NATIONAL PARK

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Date: 24/10/2016

**Ref: 16/00740/FULL**

**Scale: 1:2500**

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