

Application No: 18/00893/FULL Full Application

Site: The Old Workshop, Island Shop, 2 Brookley Road, Brockenhurst,
SO42 7RR

Proposal: Change of Use to cycle cafe (Use Class A3); 3no. rooflights

Applicant: Mr R Kempson, Cyclexperience Ltd

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP14 Business and Employment Development
CP7 The Built Environment
CP9 Defined Villages

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. Concerned that an increase in footfall and cycle parking at this site will result in an increased risk of accident and that direct access onto the A337 should be prevented.

8. CONSULTTEES

- 8.1 Highway Authority (HCC): No objection subject to conditions.
- 8.2 Environmental Protection (NFDC): Objections raised in the absence of an appropriate condition.

9. REPRESENTATIONS

- 9.1 One letter of objection received:
- The island is already cluttered.
 - The site lies adjacent to a main road junction, main bus route and taxi rank along with numerous commercial uses.
 - The site lies opposite another cafe.
 - The site is not suitable for a new cafe use.

10. RELEVANT HISTORY

- 10.1 Change of Use to Cycle cafe (Use Class A3) withdrawn on 8 November 2018
- 10.2 Pergola to south side of shop; replace window with door at first floor level (07/92256) refused on 5 March 2008
- 10.3 Single and two/ three storey extensions (80328) approved on 2 March 2004
- 10.4 Two storey extension with rooms in roof and alterations (03/77276) approved on 9 April 2003

11. ASSESSMENT

- 11.1 This application relates to a modest ancillary building associated with the Cycle Experience Shop which lies on the junction between Brookley Road and the A337. The building appears to have originally been built as a garage to serve the former residential use within the main building. It has an external footprint measuring 25 square metres and facing materials comprise brickwork, a tiled roof and timber doors. Both the building itself and the main shop (a 2.5 storey building) are prominently sited within the Brockenhurst Conservation Area in an area characterised by a mix of commercial and residential uses including a public house, a restaurant and modest cottages, many of which are of vernacular interest. The building is currently used as a store in association with the bike shop.
- 11.2 Consent is sought to change the use of the building to a small cafe in association with the main shop. External alterations would include the addition of three conservation style roof lights on the east elevation, the removal of timber cladding and the introduction

of a serving hatch to the west elevation and the replacement of garage doors on the south elevation with patio doors. All new joinery would be timber. By way of background this application follows on from a previously withdrawn scheme. The previous submission was withdrawn because the red line around the application site did not incorporate the area of land immediately south of the building which would be used for outdoor seating and cycle parking associated with the proposed use. The red line has now been extended to incorporate all the land within the applicant's ownership.

11.3 The main issues to assess would be:

- Policy considerations with regards to the re-use of existing buildings to accommodate new food and drink establishments within defined villages.
- The impact the development would have upon the character and appearance of the conservation area.
- Any potential amenity or highway considerations.

11.4 Policy CP9 (Defined Villages) supports small-scale development proposals to meet local needs, including employment uses within the defined villages. Policy CP14 (Business and Employment Development) is also supportive of small scale employment development. The very modest size of the existing building (which would not be subject to any further enlargement) would ensure the proposal would be sufficiently small scale for the purposes of satisfying Policies CP9 and CP14. Only a modest amount of outdoor seating is proposed, and this would be contained within the site boundary. The proposed use would primarily serve existing customers at the cycle shop and, having regard to the modest scale of the proposal along with the mix of commercial uses in the immediate locality, it is considered that the development would meet the objectives of Policies CP9 and CP14 of the New Forest National Park Core Strategy.

11.5 During the early stages of the withdrawn application, clarification was sought from the applicant with regards to additional signage, external lighting and also window and door details. Amended plans were subsequently submitted confirming that no new signage would be included or any external lighting. The applicant has also confirmed that all window and door joinery would be timber. The only lighting proposed would be internal. As set out above, the only external works proposed would relate to windows and doors and the overall character of the building and its impact in the wider street scene would not be significantly affected. The proposed development would therefore preserve the character and appearance of the conservation area and would be in accordance with Policy CP8 of the New Forest National Park Core Strategy.

- 11.6 Comments received from the Environmental Protection Officer originally raised no objection subject to a condition restricting cooking processes to beverages and the use of a microwave, toaster and soup kettle. However, such an onerous condition would be difficult to enforce and is not considered to be a reasonable restriction on the use of the building. Such a condition would therefore not comply with the tests set out in paragraph 53 of the National Planning Policy Framework. The very modest size of the building would also serve to limit the overall impact of the proposal, along with an appropriately worded condition restricting the opening hours to those stated on the application form would also reduce the risk of any future change to any form of fast food outlet (an issue raised by Environmental Protection). The building does not lie directly adjacent to any residential properties and the closest dwelling lies 13 metres across the road to the north west and directly adjoins the Foresters Public House. To the east, the closest neighbour lies 22 metres across the main road through Brockenhurst and lies between the Snakecatcher Public House and the Yenz Restaurant. Having regard to this along with the very limited size of the building, it is considered that the objections raised by Environmental Protection would not justify a refusal in this instance.
- 11.7 The site lies close to a wine bar establishment (previously a cafe after it was converted from a public convenience) which is also a very constrained site with no parking and fronts directly onto the A337. At the time consent was originally granted for the change of use concerns had also been raised from representees about the lack of on-site parking, the shortage of off-site parking, and the proximity to the zebra crossing and fire station. However, it was also the case here that the Highway Authority raised no objections as it was considered that the location within the village and near the village centre facilities would mean that an objection would not be sustainable (subject to details of on-site cycle parking). Having regard to this, along with the fact that Highway Authority raise no objections to the current proposal at the Old Workshop, it is considered that the objections raised by the Parish Council would not sufficiently justify refusal.
- 11.8 In conclusion, the proposed development lies in a sustainable location within the defined settlement boundary of Brockenhurst in an area characterised by a mix of commercial and residential uses. The proposal would be small scale and would not have any direct or harmful implications for the character and appearance of the conservation area. The proposal would meet the Core Strategy objectives of strengthening the sustainability and vibrancy of local communities. The Highway Authority consider that the development would not be detrimental to the safety and convenience of users of the adjoining highway and the modest scale of the proposal along with the degree of separation from neighbouring properties would ensure there would not be a

harmful loss of amenity, particularly when having regard to the large number of food and drink establishments in the immediate area. It is therefore recommended that planning permission should be 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 The window and door joinery to be used in the development shall be timber, unless otherwise agreed in writing by the New Forest National Park Authority.

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

- 3 No activity shall take place on the site in connection with the approved use other than between the hours of 05:30 and 17:30 Monday to Fridays, 08:00 and 17:30 Saturdays and 10:00 and 17:30 on Sundays and recognised public holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance 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 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

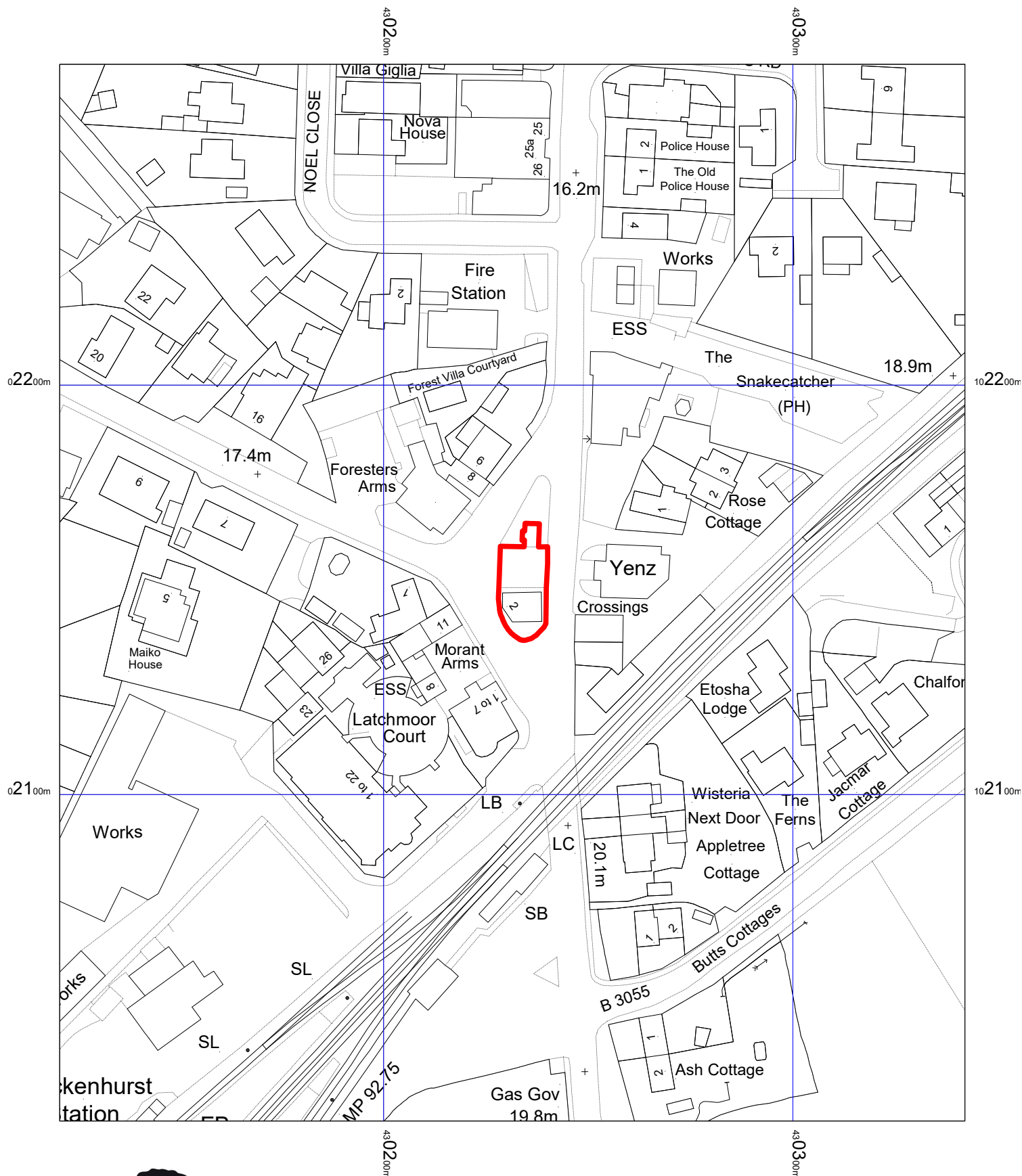
The spaces shall be retained and kept available for their intended

purpose at all times.

Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), section 4 of the National Planning Policy Framework and the Development Standards SPD.

- 6 Development shall only be carried out in accordance with drawing nos: 01, 02, 03, 04, 05, 06, 07, 08. 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.



NEW FOREST
NATIONAL PARK

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