

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 30 March 2006

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<b>Item No:</b>	04
<b>Address:</b>	Recreation Ground, Trampers Lane, North Boarhunt Hampshire
<b>Parish/Ward</b>	Boarhunt
<b>Proposal Description:</b>	New village hall; access and car parking (OUTLINE - considering siting and access) (RESUBMISSION)
<b>Applicants Name</b>	Boarhunt Parish Council
<b>Case No:</b>	06/00287/OUT
<b>W No:</b>	W09306/03
<b>Case Officer:</b>	Mr Neil Mackintosh
<b>Date Valid:</b>	2 February 2006
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	6 or more representations contrary to the Officer's recommendations have been received
<b>Site Factors:</b>	Countryside

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### Site Description

- The application site consists of approximately 0.75ha of land in the SE corner of the existing Recreation Ground.
- It contains a small building used as a changing room.
- It is approximately 100m from Trampers Lane and the levels fall away, to result in any building being approximately 3m below the level of the road.
- The southern and eastern boundaries of the site adjoin agricultural land.
- The Recreation Ground is laid out for sports use and has a children's play area at its northern end.
- Also at this end there is a sewage treatment plant and Birch Hill Cottages.
- (The existing village hall is located some 150m to the South and Members will be shown photographs of this and the proposed site)

### Relevant Planning History

- W09306/01 – changing rooms, permitted 1986
- W09306/02 – new village hall, withdrawn 2005

### Proposal

- As per Proposal Description
- (Outline application requiring consent for siting and means of access only, at this stage)

### Consultations

#### Engineers:Highways:

- No highway objections, subject to conditions re: access
- Adequate visibility is obtainable for the new access, subject to trimming back of vegetation.

#### Environmental Health:

- No adverse comments, but would require a noise insulation condition and suggest informatives re: construction hours and no materials burnt on site

#### Landscape:

- This is an improvement on the last application and I have no objections, in principle.
- I would require a condition for the submission of detailed planting proposals, to include native hedge planting along the southern boundary and to screen the car park.

### Representations:

#### Boarhunt Parish Council

- No comments received (This is their application)

Letters of representations have been received from 37 neighbours

- 25 letters of support from North Boarhunt residents and 1 from the Parish Hall Secretary
- 11 letters of objection from North Boarhunt residents
- Those that object say that:
- The hall should not be built on a green field site.
- It will have an adverse impact on the nature and character of the village.
- There is no good reason not to use the existing site.
- It will be noisy and disturb nearby residents.
- It goes against the Village Design Statement.
- Local people don't want it.
- Those that support the scheme say that:
- The replacement of the existing building is long overdue, it is in poor condition and needs money spending on it.

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- Many village people, including children, would benefit from the new facilities.
- It would be far safer for children, being further away from the road than the current hall.
- The Youth Club would benefit from all facilities being in the same place.
- This is the ideal position for it, a more appropriate site and a new village 'centre'.
- There will be fewer disturbances to neighbours.
- Decreased visual impact.
- Improved traffic access and off-road parking

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, R3, T6

Winchester District Local Plan

- C1, C2, C24, RT4, EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C6, C27, RT7, DP3, T2

Supplementary Planning Guidance:

- Boarhunt Village Design Statement
- Winchester District Landscape Assessment

Other Planning Guidance

- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 7 – Sustainable Development in Rural Areas
- PPG 13 Transport
- PPG 17 Sport and Recreation
- PPG 24 Planning and Noise

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The Development Plan allows for the construction of sustainable recreation facilities in countryside locations, provided that any buildings would not be harmful to the rural character of the area (See Policies above).
- This is an Outline application and details of the building have not been submitted.
- However, the siting and size indicated on the submitted plans are acceptable.
- The existing Parish Hall is showing signs of age and the Parish Council has decided that, rather than spend money on it, to replace it elsewhere.
- This is an ideal opportunity to remove the hall, reinstate it's site for agricultural use and erect a multi-purpose hall on the recreation ground.

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Impact on character of area

- As the proposed site is relatively low lying, in relation to Trampers Lane, the impact of any building should not be harmful to the appearance of the area. It is also considered that this site is better related to the built form of the village than the existing site which is bounded by 3 sides by farmland.
- The details of the building will be submitted for approval at a later stage and must take into account the rural nature of the site.
- A landscaping scheme will also be required to ensure that the building and the new access drive and car park are satisfactorily assimilated into the countryside.

Residential amenity

- The issue of noise generation must be considered when dealing with village halls.
- The proposed building will be 250m away from the nearest dwelling.
- The Environmental Protection Team have looked at the proposal and requested that a condition be imposed on any permission to ensure that internally generated noise can be restricted to a level where it should not materially harm the amenities of local residents.
- Another problem might be caused by vehicles emerging on to Trampers Lane at night.
- However, the new access has been positioned so that it is not opposite a house, thus avoiding headlights shining into houses.

Highways

- The Highway Authority is content that a new vehicular access can be achieved in compliance with normal highway safety standards.
- This will be safer than the access situation at both the existing hall and the current access to the recreation ground.

Comments on representations

- Although North Boarhunt is a small village representations have been received from 37 households.
- Most villagers would appear to accept that a new hall is required, although some express a degree of affection for the existing one.
- Some say that, if it must be replaced, this should be on the same site.
- This would cause the Parish Council difficulties with continuity of use.
- Opinion on whether the proposed site is the best alternative would appear to be divided.
- However, it is understood that a Parish vote was carried out and that this site was preferred by the majority.
- Your officers consider that re-building on the existing site would be inappropriate and could be detrimental to the character and appearance of the countryside.
- The visual appearance of the countryside would be improved by the demolition of the existing hall and its site reverting to agricultural use.
- The chosen site has distinct advantages in that it is further from residential neighbours, in a relatively inconspicuous location and will adjoin the recreation ground.
- Some objectors refer to the proposal being contrary to the Boarhunt Village design Statement
- This document refers to the importance of the existing hall and says; "Although in urgent need of modernisation or rebuilding the Memorial Hall provides an invaluable venue for a wide range of activities"
- It concludes; "There is an active fundraising committee whose objective is to ensure the continuance and improvement of this amenity".
- In your officers' opinion this does not imply that such objectives should not be pursued on an alternative site.

### **Planning Obligations/Agreements**

In seeking the planning obligation for the removal of the existing village hall the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

### **Recommendation**

**APPROVE – subject to a Section 106 Agreement for the demolition of the existing village hall and the reinstatement of that site to the satisfaction of the Local Planning Authority.**

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

### **Conditions/Reasons**

01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of the last of the reserved matters to be approved.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

02 The layout including the positions and widths of roads and footpaths.

02 Landscape considerations including:

a) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

b) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

02 The layout of foul sewers and surface water drains.

02 The provision to be made for the parking, turning, loading and unloading of vehicles.

02 The provision to be made for the storage and disposal of refuse.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

03 Details of a scheme for insulating the building hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the

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commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained and operated in accordance with the approved scheme.

03 Reason: To secure the reduction in the level of noise emanating from the building and to protect the amenities of the occupiers of nearby premises.

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

05 No external lighting, whether free standing or affixed to an existing structure, shall be provided on the site unless agreed, in writing, with the Local Planning Authority.

05 Reason: In the interests of the amenities of the locality.

06 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 90 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 0.65m height above the level of the adjacent highway shall be permitted within the splays.

06 Reason: In the interests of highway safety.

07 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary

07 Reason: In the interests of highway safety.

08 Any gates provided shall be set back a minimum distance of 10 metres from the edge of the carriageway of the adjoining highway.

08 Reason: In the interests of highway safety.

09 The existing building on the site shall be demolished and all resultant materials removed from the site within one month of the occupation of the building hereby approved, unless otherwise agreed, in writing, with the Local Planning Authority.

09 Reason: In the interests of visual amenity.

### **Informatives**

01. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1, C2, R3 T6

Winchester District Local Plan Proposals: C1, C2, C24, RT4, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C6, C27, RT7, DP3, T2