REF. NO.C/12/70281

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Formation of car park The Priory Centre St Andrews Church High Street Hamble-Le-Rice Southampton SO31 4JF

SITE VISIT DATE	21/6/12 &
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes (neighbours were re-consulted on amended plans. Letters were sent on the 15 November giving 14 days to comment).

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The car park is positioned to the south and east of the church building. It is accessed from the existing drive, which will be extended along the front and side of the Church. The car park measures approximately 550m2, extending all the way to its Eastern boundary and projecting 9m past the Southern edge of the Priory Centre building.
SITE AREA	12700 square metres (approximate)
TOPOGRAPHY	Gently undulating
TREES	No protected trees (TPO) and none of significant amenity value. Much of the site has been cleared to make way for the proposal.
BOUNDARY TREATMENT	Wire fence along eastern boundary. Predominantly planting and hedging around remainder of the site.
SITE CHARACTERISTICS	Grade II* listed church set in large grounds. Behind the Church is the priory centre, which is used as a church hall.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29235/000	Construction of access drive	Permit – 1987
C/29235/004	Extensions to church hall and car park	Refused - 1997
C/04/51031	Construction of single storey extension to the Priory Centre Hall	Refused - 2004
C/04/51708	Construction of single storey extension to the Priory Centre Hall (amended design)	Permit - 2004

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection and 1 comment letter	Vehicles are normally parked on both sides of the exit and drivers will not give way. This results in confrontations between irate drivers. The parked cars also restrict line of site for traffic leaving the Priory Centre causing a safety hazard for pedestrians and other road users. It also difficult for residents living opposite the site to exit their drives.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Architectural Design & Conservation Officer (on amended plans)	<u>No objection</u> The sub-surface here is gravel, apparently, which when compacted should provide a good well draining base. In this situation the proposed specification should prove adequate. Either weed killer at excavation stage or a weed control membrane in the build up is required. Drains and manholes - not a planning issue but they may all need re-laying in the change from pedestrian to vehicular use above. Reference to emergency vehicles is made in the supporting documentation. If any of them are to be able to get to this area the road and turns will need to be both wide enough and strong enough to take them. If one sinks into an inadequately specified area it is a big bill to extract the vehicle at the owners' expense. Given that this area had an early settlement on it and there have been finds' in the area, great care is needed with any work in the vicinity. As long as there is no damage to any antiquities, I do not otherwise have a problem with granting permission, but I think the applicants need to resolve all the aspects that appear not even to have been thought of to save them from possible severe difficulties at a later date. One assumes that a faculty has been applied for.
Transportation & Engineering (on amended plans)	<u>No objection.</u> On street parking is a problem in this area No highway objection to proposals as well off the road. To confirm, in line with guidance taken from manual for streets, the minimum width for two vehicles to pass each other is 4.1m, and as such the church proposals (even with a hedge) should conform. Additionally, as discussed, due to the general nature of the church during busy times – all in or all out – this should assist in ease of movement even further.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Suggest condition on details of surfacing and surface water drainage.
Trees (on amended plans)	No objection - There are no arboricultural concerns
Parish Council	The Council resolved to leave the decision to the Officers, but would like to express the following concerns: 1. There are concerns that the cars will be a possible danger to pedestrians walking to/accessing the church door. 2. There are concerns that the traffic will possibly damage the surface of the pathway which is used by pedestrians and pall bearers. 3. There are concerns that the traffic accessing the car park will have a detrimental effect on the church which is a listed building (as they will pass very close to the building).
HCC Archaeologist	From the documentation submitted with the application it appears that the material for the car park construction is simply being laid on the ground surface with no excavation or levelling. I would advise that you seek confirmation from the applicant that this is the case and provided there is indeed no ground works there would be no archaeological issues I would wish to raise. If there are ground works then it may be that an archaeological condition might be required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Hamble Conservation Area Adjacent to a Grade II* Listed Building

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 169.LB & 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1 & DM10

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

The comments made by the Architectural Design & Conservation Officer, although not strictly planning matters, will be passed onto the applicant. The car park and its access will be constructed of scraping with gravel on top. This will provide sufficient drainage and be hard wearing.

In response to the Parish Council's Concerns. It is noted that pedestrians will need to take care when accessing the building, but this in itself is not sufficient justification to refuse the application. It is not considered that the movement of cars adjacent to the listed church will have a significant impact on the setting of the listed building.

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COMMENT ON CONSULTATION RESPONSES

The remaining comments are noted and will be discussed in the assessment section.

COMMENT ON REPRESENTATIONS RECEIVED

The proposal will increase on site car parking provision and so easing the parking problems described in the neighbour letters.

PLANNING OBLIGATION/CONSIDERATION

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In this case policy issues for consideration include:

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority … shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses".]

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 168.LB of the Local Plan states that planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.

Policy 169.LB of the Local Plan states planning applications for new buildings, and alterations and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

extensions to existing buildings, within Conservation Areas, will be permitted, provided all the following criteria are met:

(i) the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;
(ii) any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
(iii) the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;
(iv) architectural details on buildings of value are retained;
(v) with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;
(vi) the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area; and
(vii) they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.

Policy 174.LB of the Local Plan states the alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

ASSESSMENT

Character & Appearance

The proposal will not increase the number of cars parking on site rather resolve the issues associated with car parking along the access to the church. The vehicular access shown around the front of the church has already been constructed and the use of sand colour gravel gives it an attractive finish. This will be extended around the eastern side of the church and cover the rear car park.

The car park is approximately 550m2, which although substantial only takes up a small section of the large, predominantly grassed, site. The size of the car park is considered to be in scale with the church and the priory centre and is necessary to accommodate visitors to the site. The car park will be attractively surfaced and this will be softened through shrub planting and hedging. Overall it is considered that the car park should not have a detrimental impact on the setting of the listed church and does not detract from the character of Hamble Conservation Area. In these respects the proposal is considered to accord with Policies 59.BE, 169.LB & 174.LB of the Eastleigh Borough Local Plan.

Residential Amenity

The parking area is positioned alongside the boundary with a number of residential properties. It is noted that these properties have large mature gardens that back onto the site, which provide some protection from car noise and general disturbance. However, the wire fence along the boundary is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

fairly flimsy and so it recommended that this be replaced with a hedge. This will also improve the appearance of the boundary, enhance the setting of the listed building and bring it in line with the rest of the site. As such the proposal will accord with Policies 59.BE & 174.LB of the Eastleigh Borough Local Plan.

Highway Safety

It is noted that there will be some issues with visibility for cars accessing the parking area as the Church will blocks the site lines as cars turn the corner. However, even with the addition of a hedge there is space at the side of the church to enable two cars to safely pass one another. The use of the Church and the hall is sporadic and often people will arrive and leave at the same time. Therefore for the most part there should be one way traffic. The proposal is considered to provide an acceptable means of access for and layout for vehicles and as such complies with Policy 59.BE of the Eastleigh Borough Local Plan.

Archaeology

It is understood that the site is of high archaeological interest. However, the proposal is for laying a car park which does not involve substantial ground works and so is unlikely to damage archaeological remains. On this basis no objection has been raised by HCC Archaeological Team and the proposal is considered to accord with Policy 168.LB. A note to applicant will be used to draw this information to the applicants' attention.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

Recommend Permission