

CONSERVATION AREA CONSENT REPORT

APPLICATION NO.	C/22/93425
DESCRIPTION	To demolish a small, single storey concrete framed structure down to the top side of the existing concrete slab.
SITE ADDRESS	HAMBLE VILLAGE MEMORIAL HALL, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JE

SITE VISIT DATE	19/08/2022
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	To demolish a small, single storey concrete framed structure down to the top side of the existing concrete slab.
SITE AREA	325 sq m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	There are no trees within the site. There are some small trees within adjacent properties
BOUNDARY TREATMENT	The site is enclosed by close board 1.2m high timber fencing to the north, east and west. There is a set of timber trellis access gates on the south east corner allowing access into the building.
SITE CHARACTERISTICS	There is hardstanding to the front (south) of the building used as a play area for the preschool the building contains. To the north, east and west there is play equipment and woodchippings to allow soft play for the children. The building is used in conjunction with the memorial hall.
CHARACTER OF LOCALITY	Mainly residential in nature with community buildings (village hall, library) to the south and east.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
N/A		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	None received
OTHER	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Archaeology	With regard to below ground archaeology I would not raise any archaeological issues
Conservation	This store at the rear of the Memorial Hall site is on the boundary of the conservation area and not in sight of a listed building, so not affecting the setting of one. These structures are not usually very becoming when new, let alone when near the end of life, so will not be enhancing the area, particularly if on the move anyway. No objection to the demolition of this concrete structure.
Environmental Health	Heras type fencing is acceptable subject to the density of the sound reducing quilting or panels that attach to it and its height (2.4m). Regarding the existing fence panel lineage of 'feather board' type fencing shown by one the images, this is inadequate as a noise barrier. But, Heras can be placed in front of this attached to compensate. Details on Heras Acoustic Barrier System provided by applicant and accepted by pollution control officer.
Trees	The demolition is to the top of the slab (i.e. not subterranean), the area around the tree is hard standing (existing ground protection), and the structure to be demolished is relatively small in stature (the plant machinery used won't be excessive), there is a low risk to the tree.
Ecology	There are records of bats very close to this site. I have reviewed the Asbestos Report by Envirochem (July 2022), which has photos of the structure. The roof of this building is composed of corrugated asbestos cement sheets and corrugated metal roof sheets which do not have the thermal stability usually required by bats. The walls are concrete block. I don't see any openings that would be used by nesting birds or bats to access the interior of the structure. Informative added to the decision notice.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC,SPA, Ramsar), Solent Mitigation & Disturbance Zone Heritage - Conservation Area County Sites of Archaeological Importance Aviation safeguarding Airport Safeguarding Zones Article 4 Direction - Hazards/other - environmental HSE Notifiable Hazard Oil Pipeline HCC Owned Land Nutrient Neutrality Catchment

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S8; and Development Management policies DM1, DM2, DM8, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Trees and Development, Bursledon, Hamble-le-Rice and Hound Character Area
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DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Appraisal, Hamble-le-Rice Conservation Area Appraisal

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
Planning Practice Guidance

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to a loss of the community facility, character and appearance of the conservation area, impact upon listed buildings and their setting, impact upon highway safety, impact upon residential amenity.

COMMENT ON CONSULTATION RESPONSES

Further details submitted in line with pollution control officer comments in order to satisfy concerns

COMMENT ON REPRESENTATIONS RECEIVED

No comments

PLANNING OBLIGATION/CONSIDERATION

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

In addition, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a 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."

The proposal is considered to comply/conflict with these criteria in particular the impact on the conservation area in that:

The site is located within Hamble-le-Rice Conservation Area and the conservation area appraisal confirms that the conservation area boundary was revised in 2008 to include the Memorial Hall however no reference is made to this building and there are limited views of the building from public viewpoints from the High Street. The loss of the existing building is not therefore identified as not having any particular merit either in terms of its use or appearance within the Conservation Area Appraisal for Hamble-le-Rice.

Policy DM12 refers to development which involves demolition within a conservation area and sets out how the Council values and is committed to protecting the character of Conservation areas, and how it is looking for ways in which they might be improved. It seeks to ensure development makes a positive

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

contribution to local character and distinctiveness, not to prevent development. The Council also has a statutory duty to protect listed buildings from the adverse impacts of development and from demolition. The proposal is not in close proximity to or in sight of a listed building.

The building is not of great architectural merit and therefore its loss is not essential to enhance the character of the conservation area. The application does not include any proposals for redevelopment of the sit however the removal of this building is not considered to detract from the significance or special interest of the conservation area and therefore meet the requirements of local plan policy DM12.

OTHER MATERIAL CONSIDERATIONS

Human Health

Human health relating to noise and ground conditions has been considered and no significant adverse effects are likely. The traffic and air quality impacts or any other possible impacts are also not considered significantly harmful to human health.

The applicant has Construction Environmental Management Plan (CEMP) details which will be conditioned to minimise the potential for disruption and disturbance to the amenities of local residents in accordance with local plan DM8.

The Council's Pollution control officer comments that the proposal is acceptable in terms of noise impacts.

Trees and Ecology

The Council's Ecologist has recommended an informative be added to the decision notice and the council's tree officer has confirmed that no trees would be impacted by the proposal.

CONCLUSIONS

The recommendation is to grant consent for demolition.