

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

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Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Charlies Barn is set within the River Hamble Country Park which is a 144.1-hectare country park which runs along the west bank of the River Hamble between the villages of Botley and Bursledon in Hampshire. It is owned by Hampshire County Council and managed by Hampshire Countryside Service.

The exact location of the barn is set within Manor Farm Country Park which is at grid Reference is SU509119.

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Wright

Company Name

Hampshire County Council

Address

Address line 1

Charlies Barn

Address line 2

Manor Farm Country Park

Address line 3

Pylands Lane

Town/City

Bursledon

County

Hampshire

Country

United Kingdom

Postcode

SO31 1BH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The barn stands adjacent to Manor Farm Country Park but is not accessible to the general public. Other farm buildings and barns are located close to the barn and remain in use. The building was built post 1914 and is a steel framed dual pitched roof with valley gutter corrugated tin and asbestos clad barn used for agricultural storage. The barn covers an area of 570m², and is approximately 6m high to the gutter line. The floor is a mixture of compacted stone and soil. The barn has electric power and minimal lighting.

Please state the reasons why demolition needs to take place

The barn has been subject to continued maintenance by Hampshire County Council Property Services. During the course of this maintenance it has become impossible to rectify major leaks causing water to saturate the floor and products and items stored within, rendering the barn unusable. Due to the nature of asbestos having been used in the roofing and cladding, it is impossible to safely rectify the significant water damage entry points in the valley gutters.

Please describe the proposed method of demolition

The demolition will be a phased approach:

Phase 1: Removal of electrics and isolation of utility services

Phase 2: Removal of individual asbestos panels by approved and registered company

Phase 3: Removal of tin panels

Phase 4: Dismantling of steel structure and removal off site

Phase 5: Scraping and relaying of stone surface

How and where would spoil/rubble be disposed of?

The phased approach to the dismantling of the barn will ensure that where possible any material that can be recycled will be. The Asbestos panels will be disposed of by an approved contractor at an approved location waste disposal location, and as they will be removed individually minimal disruption to the site will make this possible. The tin panels will be recycled along with the steel structure, either by selling on as a barn structure or as recycled material. There is not expected to be any rubble or spoil removed from the site.

Please provide details of the proposed restoration of the site

There are currently no plans for the site as the stored material inside will be stored elsewhere. To ensure the site is safe a stone surface will be laid to provide a safe area.

The current poor visual impact of the barn to visiting members of the public to Manor Farm Country Park will be removed enhancing the overall area of the site.

When do you expect the works to commence (date must be post application submission)?

28/04/2025

When do you expect the works to be completed (date must be post application submission)?

26/05/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2025/0041 - Charlie's Barn, Manor Farm Park

06/02/2025

Details of the pre-application advice received

From the information you have provided I would consider the demolition of this building permissible through the General Permitted Development Order GPDO Schedule 2, Part 11, Class B (demolition of buildings) subject to the submission of a prior approval application.

With regards to the safety of the building and the permitted development guidelines, it pertains to the building being rendered unsafe or uninhabitable by the action or inaction of anyone having an interest in the land on which the building stands. This would only be applicable if the building can be made secure through repair or temporary support. You have stated that the building is unsafe as it contains asbestos; I would consider this as the building not being rendered unsafe by action or inaction as it would be assumed this was a building material used upon the erection of the barn.

The application can be submitted via the Planning Portal using the "Prior Approval: Demolition of building" application. There is a minimum level of information and plans that you are required to complete to submit the application, these are shown in the online application procedure. However, as the barn is in a conservation area and has been stated as containing asbestos, I would suggest that you submit all the additional items (where appropriate, i.e. if no priority species are known or have the potential to be present a Habitat Survey is not required).

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paul Wright

Date

07/02/2025