

DELEGATED OFFICER REPORT

Application Ref: C/25/99013

Site Address: Charlie's Barn, River Hamble Country Park, Pylands Lane, Southampton, SO31 1BH

Case Officer: Rachael Morris

Description: Demolition of existing barn and surface to be laid with stone

Particular Site Constraints?	Yes ☒	No ☐
- Local Nature Reserve - Conservation Area - Open Space - Countryside - Adjacent to a right of way - Adjacent to listed buildings		

Planning History?	Yes ☒	No ☐
- Z/19462/002/00 - Provision of car parks, picnic areas, paths and rides, and landscaping details – Permit – Jun 1980 - Z/24299/001/00 - Erection of Agricultural Buildings – Permit – Sept 1980 - Z/19462/003/00 - Provision of toilets and information kiosk – Permit – Dec 1981 - Z/19462/004/00 - Provision of car park for 35 cars and two coaches, together with associated landscaping – Permit – Apr 1983 - Z/19462/006/00 - Erection of a toilet block – Permit – Oct 1983 - Z/19462/010/00 - Reconstruction and extension of existing building to provide a café – Raise no objection – Jun 1985 - Z/19462/013/00 - Change of Use of Land For Recreational Use And Construction Of Car Parks, Provision Of Footpaths & Horse Riding Tracks – Raise no objection – Apr 1989 - PN/25/98919 - Prior approval application for demolition of 'Charlies Barn' under Class B, Part 11, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 – Withdrawn		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Built Heritage Consultant:	The scheme is to demolish this barn, the largest of the three in the group to the west of the lane and clearly visible from Brook Lane as one travels east toward Manor Farm and lay stone in it's place. The building apparently dates from the post war period when home food production was still of the utmost importance. It is metal framed with an asbestos cement roof and black corrugated iron sides – typical agricultural building materials of the time. Although this structure does not immediately affect the setting of the listed buildings by virtue of the hedging either side of the lane, its removal would help to place the original farmstead in a more rural wider setting which would be an advantage. As this type of building is all over the place and still being built, there is no historical need for retention. I would be quite happy for this barn to be demolished, so no objection.		
Environmental Health:	The planning application is accompanied by Method Statement report produced by Building Safety Group Ltd detailing the sequence of works during asbestos removal, in which it is indicated that soil will be tested for asbestos particles after removal of asbestos roofing materials and if results come back negative, then the removal of all tin		

	sheeting and the rest of the components of the existing structure will be carried out. This approach is acceptable and in line with our previous comments. Therefore, we recommend a condition to demonstrate that remanent soils after demolition works are free from contamination.
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Site Visit:	Yes ☒	No ☐
Details: 14/03/2025		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2, S5 and S8; and Development Management policies DM1, DM11, DM12, DM14 and DM32. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals; Botley Conservation Area. Conservation Area The site 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”.
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Assessment: The development is considered acceptable and complies with policies DM1, DM11, DM12, DM14 and DM32 from the 2016-2036 local plan, in that: <u>Setting</u> • This building is amongst the more modern part of the Manor Farm farmstead containing a number of listed buildings in the south-western tip of the Botley Conservation Area. Together with Marks Farm, St. Bartholomew’s Church and a large house split into two known as The Old Rectory and The Little House also listed, form zone 6 of the conservation area where the village of Botley originally stood. • The Manor Farm farmyard, just metres across the lane to the eastern side of Charlies Barn, contains 7 listed structures, half of the total in this zone, including the church which is Grade II* listed and therefore of national importance. • The hedging on the lane sides provides a visual buffer between this barn and the farm’s listed buildings but can be visible from the wider setting of Brook Lane to the north-west. <u>Principle</u> • This application was originally submitted under a prior approval route but as the demolition is ‘relevant demolition’ for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area) due to being over 115 cubic metres in size, this did not accord with B.1 (b) of the relevant regulations (Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015) and a full planning application was required.

- The site is located within Zone 6 of the Botley Conservation Area SPD. Within this document, there are some objectives such as “maintain and protect the countryside between Manor Farm and Botley” and “to maintain and enhance the informal character of the roads and buildings around St Bartholomew’s Church”.
- Policy DM12 of the Eastleigh Borough Local Plan (2016-2036) states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. ... Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.
- There would be no proposed loss of existing open space associated with this demolition and as such accords with policy DM32.

Demolition

- The proposed barn to be demolished is not considered to hold much, if any, historical or heritage value. The removal of the rather utilitarian and dilapidated structure is likely to enhance the locality.
- There are no plans to replace the barn but instead the site will be laid with gravel/stone. Overall, it is considered this demolition would create an enhancement to the Conservation Area and the setting of Manor Farm Country Park.
- The scheme would accord with the objectives within the Botley Conservation Area SPD in that the countryside between Manor Farm and Botley is maintained and the informal character of the roads/buildings around St Bartholomew’s is also maintained.
- The demolition is not considered to detrimentally harm the character of the countryside, adjacent listed buildings or the Conservation Area and as such is in accordance with policies S5, S8 and DM12.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- A verification report will be conditioned to ensure the planned asbestos removal is successful. Soil will be tested for asbestos particles after removal of asbestos roofing materials and if results come back negative, then the removal of all tin sheeting and the rest of the components of the existing structure will be carried out.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council’s own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council’s procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environment Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material

consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

CONSENT ☒

REFUSE ☐

Comments ...