

DELEGATED OFFICER REPORT

Application Ref: F/25/98769 & L/25/98776 (Combined Report)

Site Address: HAM FARM HARVESTER, TWYFORD ROAD, EASTLEIGH, SO50 4LF

Case Officer: David Huckfield

Description: Internal redecoration to the pub and restaurant along with external alterations including new glazed panel to lobby entrance, installation of external lighting and provision of new circular paving beds and inset plant beds (Full Planning Application and Listed Building Consent)

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Grade II Listed Building (Ham Farmhouse) Subject to Tree Preservation Order (TPO 109 & 109E) Within HRA Screening Area Within Flood Zone 1		

Relevant Recent Planning History?	Yes ☒	No ☐
A/25/98996 & L/25/98998 - Installation of replacement signage to include: refurbishment of existing internally illuminated post-mounted sign, 1no. externally illuminated post mounted corex sign, 1no. externally illuminated pictorial panel to existing gable, and addition of set of non-illuminated reverse applied letters to glazing (and corresponding listed building consent application) – CURRENT APPLICATION		

Site Visit?	Yes ☒	No ☐
A site visit was undertaken by the Case Officer to consider the proposals in context.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations and Consultation Responses Received (Summarised)			
Representations	A total of 8 letters of representation have been received in relation to the Listed Building Application (none were received directly in response to the Full Planning Application). Of these 8, 7 were from the same property (196 Twyford Road), with the other being from the occupier of No. 5 Chartwell Close. The latter raised no objection, except in respect of concerns in relation to the height and potential for light pollution to arise from the proposed festoon lighting along the Twyford Road boundary of the site, with it being highlighted that their intention is to reduce the height of their boundary hedging which would make the lighting more visible from their property. The occupier of No. 196 Twyford Road raised the following matters: • Impacts on public safety with the new fixed seating in the courtyard entrance impeding access and obstructing the fire escape route. • The plans as originally submitted did not show a new pedestrian gate leading into the beer garden which has been introduced along Twyford Road prior to the submission of the application. Health and safety concerns were raised in relation to this.		

	• Question of what will happen to the existing wooden seating within the garden and whether this will be additional to the proposed planting beds. • Concerns regarding the longevity and safety of the thatched roof and its maintenance. • Support the removal of the existing paint work to the brick pub elevations to allow the building to breathe. • Concerns regarding problems with the toilets and existing drainage system and the need for this to be modernised to deal with an increased volume of effluent. • Support the plans for the restaurant alternations as it will improve the comfort and warmth of both the customers and staff. • Request that the doors located at the main entrance to the public house be made more accessible by installing touch panels for an automated system in order to improve inclusivity and comply with the Equalities Act as wheelchair users would find it difficult to access the premises at the moment.
Response to representations received: The matter raised by the occupier of No. 5 Chartwell Close in relation to the impacts of the proposed exterior lighting on residential amenity is considered in the below assessment of the proposals. In terms of the matters raised by the occupier of No. 196 Twyford Road, the submitted plans have been updated during the course of the application process to show the gate along the Twyford Road boundary of the garden area. The matters raised concerning the safety of the thatched roof and pre-existing issues with the toilets at the premises are outside of the scope of the planning application and are not material to the consideration and assessment of the works for which permission is sought. The remaining comments are noted, with the issue of accessibility being covered in the below section on 'Equalities Implications'.	
Allbrook Parish Council	No objection.
HCC Highways	From the plans submitted, it would appear that the lighting is low level (3.5W warm white bulbs quoted); they are of a sufficient height to be out of the direct line of sight for passing motorists; and they are a sufficient distance from the highway so as to ensure the cable and bulb won't blow out over the footway or carriageway during windy periods. The applicants should however make sure that this is the case when setting the cable lengths between poles. Additionally, bulbs should be permanently lit when on, with no flashing lights that could cause unnecessary distraction to passing highway users. The bulbs should also be coloured (in this case warm white) to ensure the light source (bulb element) is not visible as this can dazzle. If the above can be conditioned, there would be no objection in this specific case.
Tree Officer	No objection.

Heritage Consultant	<u>Initial Comments:</u> <u>Context:</u> The site lies to the east of Twyford Road, between it and the River Itchen to the rear on the northern entrance to the town, in a residential area. The restaurant building lies to the rear of the site on the east boundary with the large car park in front to the northern end with the old listed farmhouse in the south-west quadrant, end on to the road. This building is separate to that at the rear and is built of painted brick work partly brick-nogged timber frame under a thatched roof and is the pub element of the whole site. <u>The Proposal:</u> Renewing the floor finishes and fixed furniture are no problem as is the introduction of glass to the entrance gable, the main area of concern is the external redecoration. Being partly timber framed, the outside walls are only thin and will be solid elsewhere, built long before the invention of damp proof courses and central heating or current comfort standards were even envisaged. Higher temperatures both carry more water vapour and tend to draw up more damp through the walls which will tend to condensate on cold surfaces, particularly sealed ones, such as early walls. To avoid the above, the structure needs to be able to 'breathe', allowing the vapour to pass through the structure, from the higher pressure area to the lower. In order for this to succeed the outside paint in particular needs to be vapour permeable. <u>Conclusion:</u> No objection to the proposed works but a method statement should be submitted for the paint removal and subsequent works for approval prior to work starting. <u>Subsequent comments following the submission of further information regarding the removal of exterior paint:</u> I am not familiar with the proposed product [Peelaway 7] but did hear of poultices being used for paint removal, which if English Heritage have been involved suggests that it is a suitable system. Looking at the information provided, it seems quite suitable and worth a try, particularly as one can get a small test pack to try. I would have no objection to this.
Environmental Health	We have reviewed the information provided and have no concerns about the proposed works.
Ecology	I have reviewed the Phase 2 Bat Survey Report by Dr Jonty Denton (June 2025). No bats emerged during the survey. No further surveys are required. If construction is delayed beyond the start of the next active bat season (May 2026) another emergence survey may be required. Informatives recommended in relation to bats and lighting.

Policy:**Legislative Requirements:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, 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."

The Development Plan:

The Development Plan comprises of the policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: DM1 (General criteria for new development), DM2 (Environmentally sustainable development), DM3 (Adaption to climate change), DM6 (Sustainable surface water management and watercourse management), DM8 (Pollution), DM11 (Nature conservation), DM12 (Heritage Assets), DM13 (General development criteria – transport), DM14 (Parking).

National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

The development is considered to be acceptable and complies with the relevant local and national planning policies and associated planning guidance for the following reasons:

- The principle of development is considered to be acceptable with the works being ancillary to the existing authorised planning use of the site and buildings.
- The application is to carry out some minor alterations to interior studwork and to replace 4no. windows in the restaurant (which is a curtilage building), as well as to change the floor finishes and fixed furniture within the listed element (the public house) together with the removal of the external wall paintwork, some landscape improvements and enhancing the entrance facing the car park by replacing the boarding in the modern gable with glass.
- In terms of their layout and design, the proposed works are considered to be acceptable and will respect and suitably preserve the appearance and character of the listed building and its setting, whilst at the same time providing for improvements to the interior and exterior of the premises. As set out within the supporting information which accompanies the application, the works are proposed in order to seek to provide much needed updates to the public house and restaurant, and to enhance the customer experience as well as the viability of the business which, in turn, can assist in securing the long term future of the heritage asset.

The works to the restaurant (a curtilage building to the Grade II listed public house) are appropriate, with these predominantly being to the interior of the building and

comprising of redecoration and some minor changes to interior studwork as noted above. Externally, the works are limited to the replacement of 4no. windows (2 to the front and 2 to the rear of the building) with new double glazed units which will match the existing. As such, the relationship to the listed public house will remain largely unaltered when viewed externally.

The interior redecoration and refurbishment works within the Grade II listed public house itself are, again, relatively minor (consisting of new fixed furniture, new carpets and new floor finishes), with this involving no structural demolition work and all beams, columns and walls therefore remaining as existing. The works to the pub entrance, which comprise of the removal of the existing ply board within the gable above it and its replacement with glazing between the existing beams, are also deemed to be appropriate and will visually enhance this part of the building.

The landscaping works to the garden area raise no concerns. The circular paving beds and inset plant beds which will be added to the corners of the existing pergola are set flush with the grass within the garden and as such will have limited visibility from the surrounding public realm. The lighting to be added to the underside of the roof of the existing well that is sited within the garden area is relatively modest and, whilst the festoon lighting that is proposed to be situated along the boundary of the garden with Twyford Road will be more prominent from the public realm owing to it being sited at a raised level (of 2.4m), it is not considered that it will detract from the character of the area or that of the listed building.

Finally, the proposals incorporate the removal of the existing paint from the external elevations of the pub, with this being to allow the listed building to breathe and to address damp problems which have caused internal damage to the premises, and which are stated within the supporting information provided to be due to the wrong type of paint having historically been used on the outside of the building. The Council's Conservation Officer is supportive of these works to support the preservation of the heritage asset and prevent further damage.

Initially, ice blasting had been proposed as the method by which to undertake the paint removal, however, the Council's Conservation Officer had requested further information on the methodology associated with this to ensure that no damage would be caused to the surface of the bricks or the lime mortar. During the course of the application process, however, an alternative product has been proposed which incorporates the use of a poultice to enable the paint to be removed gently. The agent for the application has highlighted other heritage projects where this has been utilised and the Conservation Officer has raised no objection to this subject to the manufacturer's methodology being adhered to. This can be covered by a suitably worded planning condition.

- Due to the combination of the location of the site and the relatively modest extent of the works proposed, the development will not unduly impact upon the amenity of any residential properties through overbearing impact, or loss of light, privacy, or outlook. Similarly, it is not considered that construction works would result in any unacceptable levels of noise or disturbance. With regards to the proposed exterior lighting, whilst the comments of the occupiers of No. 5 Chartwell Close are noted in respect of the potential for light intrusion from the festoon lighting, no objection has been raised in this regard by the Council's Environmental Health Team.

The lighting is low level (in terms of brightness) and will be conditioned to be statically illuminated only and to require that it be extinguished outside of the hours of opening of the public house. It is also set along Twyford Road which is a relatively busy route connecting Central Eastleigh to the south onwards towards Junction 13 of the M3 to the north, with this road being subject to vehicle lighting

and street lighting, as well as lighting from the application premises itself during its hours of opening. As such and in this context, it is not considered that any amenity impacts arising from the external lighting would be such as to justify the refusal of the application on these grounds.

- The development is considered to be acceptable in highway terms with no increase in vehicle movements anticipated or alterations to the main site access or the car parking area proposed. Suitable pedestrian access will be maintained, with the gated entrance to the garden area along the Twyford Road boundary, which has been referenced within the third party representations received, also not being deemed to be inappropriate in relation to highway and pedestrian safety. In terms of the exterior lighting and notably the festoon lighting to be installed parallel with the highway boundary, no objection has been raised by the Highway Authority (Hampshire County Council) subject to appropriate controls including the lighting being statically illuminated only and being coloured (warm white) to ensure that the light source is not visible from the highway.
- Following the submission of a Preliminary Ecological Appraisal during the course of the application process and an accompanying Phase 1 Bat Survey, the property was assessed as having low bat roost potential with one Phase 2 emergence survey thereby being required. This has subsequently been provided and identified no bats emerging from the premises. As such and as per the comments of the Council's Ecologist, no further survey work is required. The informatives in relation to the possibility of bats being found during construction works, as well as the need for exterior lighting to follow best practice, will be added to the decision notice as recommended.
- The application is exempt from the mandatory requirement for 10% biodiversity net gain due to the *de minimus* exemption applying to the proposals, with the area of habitat impacted by the development being less than 25sqm. There are also considered to be no likely significant impacts upon the European designated Solent Complex or upon the River Itchen given the limited scale of the development proposed and that this principally incorporates alterations to an existing building, as well as some modest external landscaping works.
- Whilst there are trees to the immediate south of the garden area of the pub, the Council's Tree Officer is satisfied that the proposed landscaping works will not unduly impact upon them, with no objection having been raised in this respect. The other works proposed are sited a sufficient distance from existing trees such as to not raise any arboricultural concerns.

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 Environmental 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 and the adopted Local Plan 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 planning 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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and the Council's adopted Environmentally Sustainable Development SPD, require development to be sustainable in terms of resource use, climate change and energy use. In this particular instance and when considering the impact of climate change, the proposed development would be expected to be resilient to its potential effects.

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.

Within the third party representations received, the matter of accessibility to the premises has been raised including that for wheelchair users, with this being in the context of a request for touch panels to be installed to provide for automated opening of the doors into the public house, and the potential for the fixed seating within the courtyard entrance to the building to obstruct access.

In response to these matters, no changes are proposed to the entrance doors to the public house as part of the application and these will, therefore, remain as existing. As such, there would be no worsening of the current situation, and it is considered that it would be unreasonable to require changes to elements of the building that are not within the scope of the application and the works for which planning permission has been sought.

In terms of the furniture within the courtyard entrance, this is now proposed to be fixed which will reduce the risk of the impeding of the entrance path into the public house, particularly when considered relative to the movable furniture that was present in this space on the date of the Case Officer's site visit. The furniture is also proposed to be set to the side of the courtyard such that the route to the entrance doors (which is wider than the double doors themselves) will remain clear.

As such, and taking account of these factors, it is not considered that any protected groups and, specifically, in this case, wheelchair users, would be unduly prejudiced in respect of the matter of accessibility or in any other regard, by a decision to grant planning permission and listed building consent for the proposed works.

The application does not raise any other equality implications.

Recommendation:

**PERMIT AND GRANT LISTED
BUILDING CONSENT ☒**

REFUSE ☐