

car park south of Middle Park Way. The extensive grounds to the north are open to the public and currently visitors park in the car park on the south side of the road and have to cross the road to enter the park. Other paths cross the site and link to Havant Thicket to the north. The entire site lies beyond the urban area and the Farm on the south side of the road is identified as a Local Green Space by policy AL8 of the Allocations Plan.

2 **Planning History**

90/50300/004 - Change of use from derelict agricultural contractors depot o a building contractors depot on a fixed 3yr lease., WD,07/01/1991
 90/50300/006 - Provision of new visitors centre and glasshouses., PERM,03/01/1991
 90/50300/007 - To erect animal shed 18' x 12' on site of existing small she 6' x 4' in paddock., PERM,
 02/50300/027 - Consultation by Hampshire County Council for the conservation, restoration and extension of the existing farmery, granary and dairy buildings at the Ornamental farm at Staunton Country Park. These include a new education block, a link between the dairy farm and the granary, a new roof to the main barn and like for the replacement of a timber fence., PERM,18/12/2002
 02/50300/026 - Consultation by Hampshire County Council on Listed Building application for the conservation, restoration and extension of the existing farmery granary and dairy buildings at the ornamental farm at Staunton Country Park. These include a new education block, a link between the dairy and granary, a new roof to the main barn and like for like replacement of a timber fence., PERM,18/12/2002
 01/50300/025 - Listed Building application for repairs to Ornamental Farm Buildings Numbers 4, 9 and 11 including replacement of internal drinking bowls and partitions., PERM,28/02/2002
 00/50300/024 - Erection of an oil tank with brick bund wall and timber storage bays in the north yard., PERM,15/03/2001
 00/50300/022 - Listed Building Application relating to the Terrace to rebuild vandalised parts, carry out conservation work and reinstate Etruscan style urns., PERM,10/10/2000
 00/50300/023 - Application for Conservation Area Consent for demolition of 3 no. existing lean-to canopies within yard area of former sawmill, and removal of existing closeboarded fencing and gates fronting onto Petersfield Road frontage., PERM,26/10/2000
 00/50300/021 - Listed Building application for the refurbishment of the first floor flat and ground floor entrance lobby of Leigh Park Farmhouse, PERM,22/06/2000
 97/50300/020 - Alterations to existing open building to form educational workshop unit, PERM,09/05/1997
 96/50300/018 - Restoration of coach house glazed canopy, PERM,19/11/1996
 96/50300/019 - Listed Building application for restoration of coach house glazed canopy and repairs to coach house and stables, PERM,19/11/1996
 95/50300/017 - Demolition of wall in farmyard, PERM,
 94/50300/011 - Conversion of existing farmhouse to provide catering facilities, PERM,09/05/1994
 94/50300/012 - Conversion of existing farmhouse building to provide catering facilities, PERM,
 94/50300/015 - Erection of wooden garage adjacent to Regency Farmhouse, PERM,
 92/50300/008 - Conversion of Coach House/ Mushroom House to form Country Park 'Visitor Centre' (comprising ancillary shop an toilets)., PERM,30/04/1992

93/50300/010 - Partial relief from Cons 8 & 9 of P P 34881 so as to allow for use of the walled garden for camping & caravanning on no more than 10 days in any 1 Yr & access from M Park Way., ZHIS,22/02/1994

03/50300/028 - Consultation by Hampshire County Council for alterations to animal paddocks, removal of part of overspill carpark and enlargement and alterations in circulation of main carpark with changes of paths. New boundary fencing and planting. Removal of trees and tree surgery. Restoration planting to the drive south of Middlepark Way., PERM,11/04/2003

05/50300/029 - Crown raise to 3m an Ash tree within the Sir Georges Staunton Conservation Area to the rear of 106 Bondfields Crescent., RNO,28/11/2005

08/50300/030 - Reduce overhanging limb by 25% 1No. London Plane tree within the curtilage of Sir George Staunton Country Park, within Sir George Staunton Conservation Area., RNO,17/04/2008

09/50300/031 - Provision of 1No. double classroom, temporary modular building unit until August 2012, to provide teaching space. This building is to be positioned on the same footprint of an unsafe building that was demolished approx. 3/4 years ago., TPP,12/03/2009

90/50300/003 - Erection of trellis structure., PERM,

94/50300/014 - Conversion of old walled garden/paddock on north side of Middle Park Way into grass car park for overflow use at peak times., PERM,30/03/1995

95/50300/016 - Alterations to existing wall to reshape., PERM,19/05/1995

APP/10/00707 - Retrospective application to demolish existing glasshouses and proposed construction of two 6m x 20m long polytunnel greenhouses at Staunton Country Park, Middle Park Way, Havant, PO9 5HD., RNO,08/11/2010

APP/10/00901 - Fell 34No. Sycamore trees and stump treatment. Fell 1No. Holly tree and stump treatment. Fell 5No. Poplar trees and stump treatment. All within Sir George Staunton Conservation Area., RNO,21/01/2011

APP/11/00319 - Remove lowest limb of 1No. Sweet Chestnut tree; remove lower four branches of 1No. Holm Oak tree; remove three low branches of 1No. Holm Oak tree and remove one main and five secondary branches to 1No. Sycamore tree. All within curtilage of Sir George Staunton Country Park and within Sir George Staunton Conservation Area. , RNO,19/05/2011

APP/11/01563 - Application to carry out tree works including removal of self set trees as per schedule within Sir George Staunton Conservation Area. , RNO,17/11/2011

APP/12/00302 - Hampshire County Council consultation for addition of metal railings to the parapet of the terrace and adjoining landscaping modifications to improve visitor access., RNO,27/04/2012

APP/12/00520 - Hampshire County Council Consultation for continued siting for a temporary modular building on site for a further four years., PERM,21/06/2012

APP/12/00685 - Hampshire County Council Consultation to convert existing concrete block into covered hay store., RNO,02/08/2012

APP/12/00903 - Tree works., UNK,

APP/12/01000 - Fell 51No. trees comprising 9No. English Oak (quercus Robur), 4No. Willow (Salix sp), 30No. Alder (Alnus Glutinosa), 6No. Hawthorn (Cretageous Monagyna) and 2No. Sycamore (Acer Pseudoplatanus), to enable works to uncover 'The Fountain', within Sir George Staunton Conservation Area., ,08/11/2012

APP/12/01068 - Tree works, UNK,

APP/13/00009 - Fell 3No. Conifers within Sir George Staunton Conservation Area., RNO,07/02/2013

APP/13/00364 - Hampshire County Council Consultation for provision of lambing shed as a visitor attraction., PERM,17/05/2013

APP/15/00168 - Remove lower limbs overhanging path to 1No. Oak; Fell 1No. Horse Chestnut; Pollard 1No. Lime Tree to approximately 1.8m; within Sir George Staunton

Conservation Area., RNO,18/03/2015

APP/15/00710 - Crown reduce 1No. Ash by 3m, within Conservation Area of Sir

George Staunton., RNO,31/07/2015

APP/15/01215 - Leigh Park Gardens side, on the main drive - to monolith both trees to approx. 20ft, UNK,

APP/16/00063 - Change of use from a paddock to a temporary overflow car park at Storey Gardens, Sir George Staunton Country Park. HCC reference

HCC/2016/0014., RNO,12/02/2016

APP/16/00222 - Remove existing play equipment from farm play zone and replace with new like for like and fit for purpose equipment., PERM,21/04/2016

APP/16/01283 - Hampshire County Council Consultation for continued siting for a temporary building on site for a further four years at Sir George Staunton Country Park. HCC ref: HCC/2016/0863., RNO,02/02/2017

APP/17/00736 - Hampshire County Council Consultation for restoration of historic path landscape, including refurbishment of follies, conversion of coach house and stable block to create visitor and volunteer facilities and associated works at Sir George Staunton Country Park (Listed Building Consent). Current application.

3 Proposal

Initial Report stated:

Hampshire County Council Consultation for conversion of coach house and stable block to create visitor and volunteer facilities and construction of new visitors car park on former Beacon Nursery site and associated works at Sir George Staunton Country Park (planning application).

Amended Proposal:

As stated above the proposal has been amended and the significant changes relate to the car parking arrangements which will now re-use the existing car park south of Middle Park Way for general parking with the omission of the Beacon Lawn overflow and slight reduction in size of the Beacon Lawn car park allowing for the better retention of landscaping to the boundaries of this car park.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS5 (Tourism)

DM14 (Car and Cycle Parking on Development (excluding residential))

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL8 (Local Green Spaces)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade II* listed garden
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Arboriculturalist

On Amended Plans:

My view is that the proposed works will dramatically change the character of the park, however there are no Category A trees highlighted for removal and as such the majority are either invasive understory or C category trees. It could be argued that the removal of the laurel etc is considered good arboricultural / woodland management practice.

We would not wish to TPO any of the trees where works / removal are highlighted and as such raise no objection in principal to the scheme.

The AIA submitted appears to be comprehensive in the main, however the tree work schedule submitted does not split out the work into either priority areas or geographic areas and as such phasing of the proposed works are not stated. It would be prudent to agree to only the removal of trees that are required to facilitate development-at this stage and to exclude the belt of trees on the bank west of the new car park.

Initial Comments:

concerns about what looked like the removal of all the trees along the roadside of the proposed new visitor car park. I note that replacement planting is planned but it will change the look of what is a well treed road at that point, leaving it very open while the new trees establish

Landscape Officer

On Amended Plans:

I am in agreement with the comments from Arborist.

The only additional comment I have is I would like to see is some additionally planting along boundary of the B2149 to mitigate views into / out of the new car park. There is the potential for a tension with the head lights of the vehicles to those driving along the B2149, this will also soften the impact of the change of use to the streetscape.

Conservation Officer, Development Control

On Amended Plans:

No Objection - I have purely focused my comments on the amendments received on the historic assets rather than re-iterating my previous thoughts on the whole scheme.

The layout of the ground floor of the Coach House has been altered to create a more open serving counter and the new openings between the carriage houses and the stable wings have been repositioned. The new glazed screen behind the carriage house doors has also been altered from single doors to double doors.

These proposals result in very little change to the historic fabric and as such the amendments will not harm the historic interest of the buildings. Original fittings and finishes continue to be part of the scheme which is welcome.

The layout of the public toilets within the Stable Block has also been revised. The only alterations remove the need to cut a hole in the existing fabric of the building and as

such I see this as an enhancement to the overall scheme.

Finally, the roof to the new gateways either side of the Chinese Bridge is to be finished in authentic Chinese roof tiles in lieu of the previously proposed copper. It appears that further historic visual records have been attained that show the bridge with Chinese roof tiles. I therefore welcome the change to the structure as this will ensure it bears a closer resemblance to the original appearance.

Initial Comments:

Support

I have been fully involved in pre-application discussions relating to these proposals including a detailed site visit. The application submitted reflects previous advice given and as such I wholeheartedly support the plans put forward. The works overall will greatly enhance the heritage assets and it is hoped the Park comes to be better recognised locally for the valuable historic landscape that it is.

I have outlined my comments on each of the proposals below:

New Car Park

The site for the new car park has already been compromised and has lost any historic interest. Siting a car park in this proposed location would therefore have no adverse impact on the registered park. However, it will be important that the car park is adequately screened so that reflection of light off the cars does not intrude into the longer views across the park.

Stables and Coach House

These buildings lend themselves well as visitor facilities. It appears from the plans original fittings and finishes have been retained where possible. The alterations proposals will not harm the historic interest of the buildings. It is my view that the making the buildings more of a destinations for visitors is an enhancement and as such I support the proposals.

The Beacon

This structure is in need of repair. The new handrail and baluster is of a simple and elegant design and is acceptable.

Chinese Bridge

The proposals are to resurface the walkway and the addition of new oak railings and Chinese gateways featuring Chinese inscriptions.

The Chinese bridge was built in 1833 as part of the landscape which Sir George Staunton developed reflecting his close connection with China. The lake and bridge were the centrepiece of Staunton's Pleasure Grounds affording entertainment and amusement.

It is proposed to reinstate the Chinese character of the bridge that has been lost. Whilst detailed archive illustrations of how the bridge used to look are unclear, the proposed design is based on Chinese bridges in other Regency gardens.

The Chinese Fort

This is a modest structure, however, it is understood the fort was built on an artificial

island in the lake 1833 as an eye catching folly reminiscent of Staunton's close connections with China.

The fort has been neglected for many years and was concealed by ivy and saplings until very recently. Parts of the walls have collapsed, particularly in the centre and at the ends. The top section, which was originally castellated, is missing.

This structure is in need of repair and I fully support the details put forward in regard of this.

Storey Gardens

It appears walled Storey Gardens will become used by volunteers and students as they return it to growing fruit, vegetables and flowering plants. These will be sold and used in the formal gardens in the farm.

A new pedestrian gateway will be made in the wall and new paths created to improve access. The principle of creating a new pedestrian gate within a damaged section of the wall is considered acceptable as is the design.

The Shell House

The Shell House is a Grade II* listed Building, one of the many follies built by Sir George Staunton in 1828 to enhance his pleasure grounds, with an eye catching "stone crown finial" which could be seen from the newly created lake, but this is now missing. The interior was designed as a memorial and decorated with shells. It was later used by Staunton as a museum of curiosities.

The Shell House is a hexagonal structure constructed of brick faced with flint and pebble panels, and has three ogee arched openings protected by modern grilles and a further opening at the rear covered with a steel sheet. The exterior walls are faced with fine knapped flintwork with galleting, but the interior has been largely stripped of its decorative shells, leaving only imprints in the lime plaster finish. The walls are in largely good condition generally, but some of the decorative infill work is missing.

The Shell House is a grotto and it appears from the submission that the secluded appearance that is essential for this building is to be maintained. I agree that the birch trees between the terrace and the grotto should be removed so that the restored roof line of the shell house can once more perform a role as an eye-catcher.

Again I fully support the repairs to the building. In regards of the restoration of the roof the profile appears appropriate and I believe the use of a different material is the right step forward.

Stone Mansion Terrace

The remaining terrace and steps from William Stone's mansion has been the subject of previous restoration projects, and the majority of the historic structure is in good condition. However, the repairs as outlined are necessary.

The interpretation of the Mansion (marked out on the ground) is also a good idea which will help visitors to further understand the landscape.

Economic Development - Commercial and Housing, Economic Development -

Commercial and Housing

Initial Comments:

Support the application and no comment to add.

Highways Engineer, Development Engineer

On Amended Plans:

The construction of new Highway access from the new Beacon Car Park will require of the Highway Authority approval and will need to be constructed by means of a 278 Agreement,

The proposed site plan shows an enhanced pedestrian crossing on Middle Park Way details of this will have to be agreed with the highway authority and be constructed by means of a 278 Agreement.

Initial Comments:

The construction of new Highway access on to Petersfield Road B2149 from the new Beacon Car Park will require Highway Authority approval and will need to be constructed by means of a 278 Agreement. Concerned that not demonstrated that proposals will not cause harm to the users of the highway; There will probably be a need for a TRO to limit parking in the surrounding area; During the process the principle and details will be investigated but this will not include any calming of the B2149 in this area unless it is part of a traffic calming scheme for the whole length of Petersfield Road.

6 Community Involvement

Initial Report stated:

Statutory publicity carried out by HCC not HBC - we received 1 letter of objection that has been forwarded to HCC

Amended Proposal:

No further representations received by HBC

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Highway Safety and Highway Amenities
- (iii) Other matters

- (i) Principle of development

Initial Report stated:

The application site is located within a rural location beyond the built up area. The proposal is to restore the Grade II landscape of Staunton Country Park to its former Regency glory including landscape restoration and conservation of the park's listed buildings and follies - providing improved visitor facilities. The principle of improved tourist facilities and access to the parks for residents is fully supported by policies CS1 Health & Wellbeing and CS5 Tourism. Additionally the preservation and conservation of the buildings and structures within the park is fully supported by policies CS11 and DM20 as well as according with Sections 66 and 72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area or setting of the listed buildings.

Accordingly, as consultees to this application to be determined by the County, HBC fully support the principle of the development. However there are some more detailed matters, particularly relating to the revised access and car park arrangements that need further consideration:

Amended Proposal:

It remains the case that HBC fully support the principle of the development as above. The detailed comments on the amended details are as follows:

(ii) Highway Safety and Highway Amenity

Initial Report stated:

The proposal involves fundamentally re-arranging the parking arrangements of the whole tourist attraction and it is this that may cause some concern. The existing parking on the south side of the road provides about 200 spaces but visitor numbers at peak times require about 500 spaces. Therefore the Beacon Nursery site north of the road is proposed to provide 496 spaces which would require visitors to park then walk south past the new centre/cafe/toilets, before crossing the road and going to the paid farm. Whilst the aim to increase use of the open landscaped gardens is understood, nevertheless there is some concern that the extra distance to walk by visitors (estimated at 10 minutes) may lead to demand for more convenient parking on local roads. It is proposed to retain the existing car park for visitors with accessibility needs, coach parties, staff and volunteers.

This revised parking arrangement will require pedestrians to cross Middle Park Way and currently it is proposed that this crossing will be in the form of a pinch-point design with carriageway narrowing to allow only oneway traffic. However it is considered that with so many children likely to be using the crossing this solution needs upgrading to include safety rails to prevent them running from the park into the road - these should be provided on both sides, as well as consideration being given to a full light controlled pelican/zebra crossing.

The proposed new car park off the Petersfield Road will have a new 'In' via the existing Beacon Nursery access and a separate 'Out' to be provided to the north as a new access point. The Petersfield Road at this point is 40mph and has a slight bend. The roadside is currently tree lined. Notwithstanding any submitted transport details, it is considered that traffic speeds along this stretch will need to be reduced to safely cater for a regularly used new access and egress from the proposed car park that is intended for tourists, some of which will be unfamiliar with the local roads.

Signage advising visitors of the parking arrangements with clear directions will also need to be considered. This should include clear definitions of who can use the 'accessible' parking on the south side ie would this include parents with buggies?

Amended Proposal:

The retention of the existing car park south of Middle Park Way for all visitors is welcomed with Beacon Lawn providing alternative/additional car parking. This results in the existing 200 spaces remaining available for public parking with the revised Beacon Lawn car park reduced to 345 spaces. Combined these provide in excess of the peak requirement of 500 spaces. These fundamental revisions to the parking

layout would be more convenient for visitors to the paid farm attraction and allow visitors to the open landscaped grounds equally convenient parking. Therefore the choice in parking locations is welcomed and supported. The revisions also have the benefit of allowing for greater retention of vegetation on the boundaries of the site and protection of the setting of the Beacon folly.

It is acknowledged that the proposed re-siting of the egress point for the Beacon Lawn car park would be further from the bend in the road and improve visibility. Notwithstanding this improvement, concern over the speed of traffic using this stretch of the road remains and it is still considered that traffic speeds should be reduced in the vicinity of the site.

With respect to the crossing point of Middle Park Way the revised submission does not appear to have amended this element of the proposal. Therefore the request to provide a pedestrian safety rail on both sides of the approach path remains a recommendation. A review of the submitted revised Transport Statement however has noted that the proposed pinch-point crossing design would only allow one-way traffic and priority would be given to eastbound traffic (see page 17 of document). Given the weight of traffic that uses Middle Park Way this could result in westbound vehicles stacking up to wait to use the single carriageway crossing - this could result in a backlog of cars onto the classified B2149 Petersfield Road. It is considered that highway safety would be improved if westbound traffic were given priority and eastbound waited.

(iii) Other matters

Initial Report stated:

The Tree Officer has noted that the proposed new access onto Petersfield Road would necessitate some tree removal which would change the character of this area. The need for this tree removal should be reconsidered and subject to a landscape condition requiring suitably sized replacement planting.

With respect to the more general setting of the proposed new car park it has been noted by the Conservation Officer that this car park should be adequately screened so that reflection of light off the cars does not intrude into the longer views across the park.

Amended Proposal:

The Tree Officer and Landscape Officer have revisited the site together and generally acknowledge that the character of the park will be changed. The revisions propose a phased approach to the landscape restoration with additional boundary vegetation being retained. It is acknowledged that the revised AIA is comprehensive but it is recommended that only the removal of trees that are required to facilitate development-at this stage are agreed and should exclude the belt of trees on the bank west of the new car park. It is also recommended to mitigate against head lights that additional planting should take place along the boundary of the B2149.

8 Conclusion

Initial Report stated:

Havant Borough Council **RAISES NO OBJECTION** in principle to this County Application but considers further consideration is required to the highway and tree matters noted above.

Amended Proposal:

Havant Borough Council continues to **RAISE NO OBJECTION** in principle to this amended County Application but recommends the following highway and tree/landscape matters are considered before a decision is made:

9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/17/00735 subject to further consideration being given to the following matters before a decision is made:

- Welcomes the reconfiguration of the car park arrangement and repositioned egress point onto Petersfield Road but continues to consider the need for traffic calming to reduce speeds on the Petersfield Road in the vicinity of the new access points.
- Notes the unchanged one-way pinch-point crossing on Middle Park Way and
 - a) continues to consider the need for the installation of pedestrian safety rails to prevent children running along paths out into the road;
 - b) requests that priority of vehicular traffic be given to westbound traffic not eastbound - to improve highway safety by preventing a backlog of waiting vehicles onto the Petersfield Road junction
- With respect to trees only approve the removal of trees that is needed for construction- identified in pink on the landscape architects drwg. 'Vegetation Clearance Strategy drwg. Ref. 570-209 rev C and exclude the belt of trees on the bank west of the new car park
- Landscaping condition be imposed requiring additional landscape planting along the boundary of the B2149 to mitigate views into / out of the new car park to avoid head lights conflict with vehicles on the B2149, and to soften the impact of the change of use to the streetscape.

The following comment is also repeated from HBC original consultee response:

- Consideration be given to the provision for a Traffic Regulation Order in the event that indiscriminate visitor parking occurs in surrounding residential roads, in order to mitigate risks to highway safety and/or residential amenity