
Site Address: BT Telephone Box adjacent Emsworth Methodist Church,
High Street, Emsworth, PO10 7AQ

Proposal: Replacement of existing telephone box with refurbished original red one
for continuing use as a community box shop.

Application Type: Full Planning Permission

Application No: APP/22/00660 Expiry Date: 22/11/2022

Applicant: Ms. Leanne Stevenson
Veritys Gift

Agent: Mr Steve Walker Case Officer: Graham Speller
Parkers Design

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a modern style telephone box located in the High Street/ St Peter's Square in Emsworth Town Centre. It is located within the Emsworth Conservation Area. The telephone box is currently used as a library for the local community.

2 Planning History

96/61902/000 - 1 non-illuminated board sign and 1 non-illuminated sign over doorway on front (east) elevation, PERM,14/03/1997

05/61902/001 - New atrium to link two buildings, kitchen extension to rear, relocate steel stairway from front to rear, internal alterations., PERM,27/05/2005

08/61902/003 - Display of non illuminated fascia and two notice boards to front elevation. External illumination, with spotlight, on the existing cross., PERM,01/05/2008

3 Proposal

- 3.1 Replacement of existing telephone box with refurbished original red one for continuing use as a community box shop.
- 3.2 The telephone box would be a K6 kiosk design.

4 Policy Considerations

National Planning Policy Framework 2021.
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

CS4 ()

DM10 (Pollution)

DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Emsworth Neighbourhood Plan 2019 - 2036

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION

No appropriate planning conditions are considered necessary to protect the AONB.

Conservation Officer

Legislative and Policy Context .

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Local Planning Policies .

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that:

“Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.

Policy CS16 (High Quality Design) (1a) of the Core Strategy states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

Emsworth Neighbourhood Plan _

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Heritage Appraisals

Assessment _

The proposal is to replace modern phone box with a traditional K6 red metal box for the same use. This style of phone box is far more traditional in its appearance and will complement the character of the conservation area, particularly in this location.

Conclusion _

NO OBJECTION

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Crime Prevention -Minor Apps

No comments received.

Developer Services, Southern Water

Southern water has no objection to the above proposal.

Economic Development

No comments received.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant will need to apply for a S115A-K licence under the Highways Act 1980 to construct a replacement telephone box on the highway. The applicant should contact the legal team at Hampshire County Council to apply for this licence.

In addition to the above license the applicant will be required to apply for a S171 license to allow for excavation of the highway. Further information can be found at the following link: Excavate the highway Hampshire County Council (hants.gov.uk)

The Highway Authority provide no in principle objections to the proposals subject to the applicant applying for the appropriate licenses to construct the replacement telephone box on the highway.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 30

Number of site notices: At least one site notice exists

Statutory advertisement: 07/10/2022

Number of representations received: 0

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) Impact upon the character and appearance of the conservation area
- (iii) Impact upon highway safety

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

(ii) Impact upon the character and appearance of the conservation area

7.3 As noted above, the current former telephone kiosk is being used as a library for the local community not unlike others in the country, albeit many others are the more traditional telephone boxes.

7.4 The conservation officers raises no objections and comments that the proposal is to replace the modern phone box with a traditional K6 red metal box for the same use. This style of phone box is far more traditional in its appearance and will complement the character of the conservation area, particularly in this location.

(iii) Impact upon highway safety

7.5 As noted above, subject to obtaining the necessary licences to carry out works on a highway, the Highway Authority raise no objections. As such, suitable informatives are recommended to bring this to the applicant's attention.

8 Conclusion

8.1 The proposal would complement the character of the conservation area and is therefore considered to be appropriate and recommended for approval subject to appropriate conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00660 subject to the following conditions;

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A100 - LOCATION AND SITE PLAN

A101 – ELEVATION AND PLAN

TELEPHONE BOX SPECIFICATIONS

HERITAGE AND DESIGN STATEMENT

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.