
Site Address:	Barley Mow Public House, Manor Road, Hayling Island, PO11 0EZ		
Proposal:	Proposed glazed structure with minor internal and external alterations		
Application Type:	Full Planning Permission		
Application No:	APP/22/00207	Expiry Date:	09/06/2022
Applicant:	Mitchells and Butlers	Case Officer:	Selina Donophy
Agent:	L Taylor		
	Boyer Planning		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a large public house located on the corner site of Manor Road and Station Road. The West Town shopping area lies to the west. The site includes a large car park, which has vehicular access from Manor Road.

2 Planning History

00/50320/013 - Single storey extension to side/front (east/south) to provide Fun Factory single storey rear (west) extension, new external play area and revised car parking layout, WD,05/02/2002

97/50320/012 - Alterations to car park layout to increase garden area, PERM,14/01/1998

95/50320/011 - Retention of single storey side extension. (North side), PERM,03/08/1995

94/50320/009 - Front and rear extensions and additional car parking., PERM,05/01/1995

91/50320/007 - Single storey rear kitchen extension., PERM,16/05/1991

03/50320/014 - Application for the display of a number of externally illuminated static signs on the exterior of the premises and one number free standing static, externally illuminated sign adjacent to Manor Road., PERM,17/03/2003

04/50320/015 - Construction of 12 No. 1, 2 and 3 bedroom flats with associated car parking and landscaping; new access to Manor Road; brick wall (2.15m high) fronting Manor Road., REF,19/07/2004

06/50320/016 - Display of externally illuminated promotional display unit to east elevation., PERM,05/05/2006

08/50320/017 - Removal of existing signs and replace with 1No. internally illuminated 4m high monolith sign, 2No. internally illuminated Logo signs, 2No. externally illuminated lettering signs and 1No. illuminated lantern., PERM,03/12/2008

08/50320/018 - 2No. non illuminated post signs to the south and west elevations.,
PERM,10/02/2009

APP/16/00215 - Display of 2No. internally illuminated logo signs; 4No. externally
illuminated logo signs; 1No. externally illuminated lettering sign; 2No. freestanding
non-illuminated signs and 1No. internally illuminated totem sign., PERM,13/07/2016

3 Proposal

Proposed glazed structure with minor internal and external alterations

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

CS16	(High Quality Design)
CS3	(Skills and Employability)
CS4	()
CS5	(Tourism)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Original comments:

Please consider this email as an arboricultural consultation response on the above planning application.

There are no statutorily protected trees onsite or on adjacent land that will be affected by the proposals. However, there are trees within the site that are likely to be affected. On that basis, if you are minded to permit this application it would be recommended that a suitably worded condition is imposed requiring the applicant to provide further information for our consideration prior to works commencing onsite. This should be in the form of an arboricultural impact assessment and method statement in accordance with BS5837:2010.

Arboriculturalist

Case Officer note - Tree Protection plans received by LPA and further

consultation taken place with Arb Officer

Please consider this email as an updated consultation response from Arboriculture on the above planning application following the submission of further details.

There are a number of trees onsite that could be affected by the proposals. An arboricultural report has now been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor I Scott Hayling West

No comment received

Environmental Health Manager, Community Group

This office has no adverse comments to make in relation to the proposed glazed structure

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of

the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations. If you require any further information please do not hesitate to contact us.

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: 72

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
My Garden backs on to Manor Road with the Barley Mow across the road. I have no objections to the building of the structure. However on the site of the proposed structure which has recently been paved and extended for extra customer seating, there is a new external serving hatch with two external speakers on the wall facing my property that play piped music to the outside seating area. Since this construction, the noise from these external speakers is a nuisance at times and is a relevant consideration. I ask that ideally these speakers are removed or not used, especially after 6pm.	Please see 'Planning Considerations' section below. It is noted that the Environmental Health may have already had some involvement with this site - noise pollution from the speakers would be required to be investigated under separate Environmental Health legislation.

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 area
- (iii) Impact upon residential amenity
- (iv) Trees
- (v) Parking

(i) Principle of development

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

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

- 7.2 This proposal comprises the addition of a glazed structure which would be located to the front elevation between the main entrance and the existing barn hip extension. It would have a height of approximately 2.5 metres and a depth of approximately 5.4 metres and would be constructed from glass to create a new seating area. A door and serving hatch would also be added to the front elevation leading to a bar area - it is noted this is retrospective as these works had already taken place when the site visit was undertaken. The festoon lighting had also been erected supported by posts with benches in place to the front of the site. Timber booths are proposed along the boundary with the parking bays and where there are currently benches situated. The hedge bordering the patio and car park has also been replaced by picket fencing.

- 7.3 The proposed alterations would support a local public house in accordance with Havant Local Plan Policies including policy DM2 which supports community facilities uses including pubs. Policy CS4 seeks to encourage evening economy uses and Policies CS3 and CS5 seek to encourage tourism and employment which is particularly relevant on Hayling Island. The proposed extension is deemed to be in keeping with the pub frontage and would be set back from the road. This is considered to comply with Policy CS16 of the Havant Borough Local Plan. The remaining proposed alterations including the hatch and changes to the patio area are deemed to be acceptable additions within the context of the site.

(iii) Impact upon residential amenity

- 7.4 It is noted there would be no changes to opening times as a result of this proposal. The site is largely set away from residential properties and the front of the site could and is already used as an outdoor seating area. Some level of noise is to be expected from a pub however the proposed changes are not deemed to result in any particular increase in noise pollution. Concern has been expressed in relation to potential noise pollution issues that have occurred - this should be investigated under Environmental Health legislation. Environmental Health have been consulted in regards to this proposal and have no objections to uphold to the scheme.

(iv) Trees

- 7.5 There are some trees surrounding the site although none are subject to TPO's - in particular there are trees on the site boundary. Havant's Arboricultural Officer has been consulted in this regard and has initially asked for tree protection plans. These have since been provided by the applicant and the Arb Officer has been reconsulted, upholding no objection to the proposal subject to the development being constructed

in accordance with these plans.

(v) Parking

7.6 There would be no changes to the existing parking layout.

8 Conclusion

8.1 The proposal is acceptable and recommended for approval subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00207

(A) 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:

2964-005A PROPOSED PLANS GARDEN STRUCTURE
2964-003 PROPOSED FLOOR PLAN
2964- 001 SITE LOCATION PLAN
ARB IMPACT ASSESSMENT BS5837:2012 Eden Arboriculture
EA-2022-129 (AIA) dated 25.10.2022
TREE CONSTRAINTS PLAN Eden Arboriculture 25.10.2022
TREE PROTECTION PLAN Eden Arboriculture 25.10.2022
ARB METHOD STATEMENT BS5837:2012 Eden Arboriculture
EA-2022-129 (AMS) dated 25.10.2022

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan Eden Arboriculture BS5837:2012 dated 25th October 2022. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning

Authority.

Reason : To comply with policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.