
Site Address:	Bedhampton Community Centre, 21 Bedhampton Road, Havant, PO9 3ES		
Proposal:	Proposed extension to north elevation to provide additional meeting rooms.		
Application No:	APP/21/00628	Expiry Date:	19/07/2021
Applicant:			
Agent:	Mr Spivey PWP Architects	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Bedhampton Community Centre is a detached single storey building, located on the southern side of Bedhampton Road (B2149), and is set back within spacious landscaped grounds. Currently the gable end of the building facing the road provides the signage for the centre. Vehicular access is taken off Brunswick Gardens to the east and the car park serving the hall is largely to the east and north. The surrounding pattern and character of development varies, with the Volvo garage directly to the west and residential dwellings to the north, east and south. The Golden Lion PH to the north-west is a Listed Building and forms the eastern edge of Bedhampton Conservation Area which is therefore beyond the application site. The site does however fall within the identified Bedhampton Local Centre.
- 1.2 Within the site frontage are two significant trees (a Holly and Red Oak), and a Western Red Cedar tree on the western boundary, with some other leylandii trees/shrubs. There is a bus stop/shelter immediately outside the site, set within a wide adopted highway grass verge. Noticeably both the existing Community Hall and the Volvo garage are set back some distance from the adopted highway such that the combination of the open frontages and wide highway verge provide a spacious setting to the immediate area. There is also a slight difference in levels, with the site being slightly higher than the highway.
- 1.3 The site is Havant Borough Council owned land.

2 Planning History

90/53571/001 - Erection of 'V' board sign at corner of Bedhampton Road and Brunswick gardens., ZHIS,02/01/1991
04/53571/004 - Provision of 6 additional parking spaces to the south of the Social Hall., PERM,01/06/2004
04/53571/005 - Erection of single storey storage building to south west of Social Hall., REF,02/06/2004
05/53571/006 - Erection of single storey storage building to south west of Social Hall. (Revised Submission)., PERM,14/04/2005
90/53571/000 - Demolition of existing buildings, erection of new Community Social Hall and Public Conveniences and ancillary works including additional car parking area., PERM,30/08/1990
99/53571/003 - Demolition of existing and construction of new social hall,

PERM,25/11/1999

APP/10/00818 - Advertisement., UNK,

97/55130/001 - Temporary change of use of land to storage of new vehicles,
TPP,19/08/1997

APP/13/00710 - Discharge of Condition No/s 7, 12, 13 and 19 of Planning Permission
APP/12/01105., ,11/10/2013

APP/17/00003 - Single storey extension to south elevation to create new bar and
storage area., PERM,22/02/2017 - Not implemented and now expired

3 Proposal

- 3.1 Proposed extension to north elevation to provide additional meeting rooms.
- 3.2 The proposed front extension would measure 15.5m in length and 10.2m in width with fully hipped roof with matching eaves line and slight step down in ridge line (5.9m high). This would provide two additional meeting rooms - one large and one small, and a reconfigured entrance area with flat/parapet style porch for replacement signage. The proposal also involves some other internal re-configuration of the main hall to change the store and create a further small meeting room. No additional on site parking is proposed.
- 3.3 As a result of the proposed development the front Holly tree would be lost. To mitigate that loss a landscape concept plan has been submitted for the area in front of the proposed extension. The submission also includes an Arboricultural Method Statement and Tree Protection Plan, and Car Parking Assessment by Bright Plan.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E21	(Aquifer Source Protection Zones)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
C6*	(Local centres, local shops and services)

C7*	(Protection of community facilities and shops.)
IN3	(Transport and parking in new development)
E18	(Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection to this proposal and concur with the findings of the Arboricultural report. The Holly to be removed is a low grade C tree not suitable for TPO and it will be replaced with two new trees. The arboricultural method statement and tree protection plan should be strictly adhered to. Details of services should be provided please.

Communities Manager

None received

Environmental Health Manager - Contamination

The proposed extension is close to the boundary with a former petrol retail site (built ca. 1958), close to the apparent location of the forecourt canopy. It is common for bulk storage tanks to be located in the vicinity.

I have not searched the planning archives to confirm whether any details of the original site layout to indicate the location & depth of the original tanks.

The site of the community centre could be impacted by contamination migrating across the boundary between the curtilages of no. 21 & no. 23 Bedhampton Road. The development is not particularly sensitive to contamination, however it is in principle possible that contamination capable of being considered to be 'significant' contamination (for the purposes of the Environmental Protection Act 1990, and so to NPPF para. 179 & local policy DM10 & DM17) could be identified during groundworks. The applicant would not be responsible for the source of contamination, but may be responsible for taking construction precautions to ensure a safe development, in line with NPPF para's 178/179, and Building Control Document C.

It is not considered to be a proportionate response to this risk to require proactive site investigation, however it would be appropriate to impose a duty to report any suspicious ground conditions to the LPA, and to undertake sufficient investigation to determine what, if any, construction precautions are required in order to achieve a safe development in line with planning policy and current building control requirements. No objections to the granting of consent for this scheme subject to the imposition of the condition below on the decision notice. The suggested wording lists requirements broadly in order - i.e. it is intended that the first requirement is to be cognisant of ground conditions, and where unusual conditions are encountered - to report the discovery to the LPA in the first instance. It is anticipated that the subsequent requirements would be determined in dialogue with the Council.

Condition 1; Contamination (Watching Brief)

Hampshire Highways

The Highway Authority would like to make the following comments.

Due to there being no changes to the existing access, the Highway Authority have no

objections. A trips analysis indicated that this proposal will result in a similar/small increase of trips which is acceptable in this instance.

Parking is a matter to be considered by Havant Borough Council as the Local Planning Authority, to make sure the proposed parking falls into their adopted standards.

Leisure Officer

None received

Portsmouth Water Company

We have no adverse comments on this application from a groundwater quality protection perspective

Property Services Manager

This is a HBC owned property. We are supportive of the scheme to extend Bedhampton Community Centre.

Please can Estates be updated throughout planning process, Estates have received plans from Bedhampton Community Centre, but there doesn't appear to be plans with the planning application? (**Officer note** - was an initial glitch with the website plans, corrected immediately)

Traffic Management Team

After waiting to see if any residents raised concern regarding parking on the residential roads in the vicinity of this proposal, and none appearing to have been raised, and the fact that surveys have been undertaken and appear to show that there is a sufficient amount of parking available in the surrounding roads then the traffic team would not raise any concerns

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: 25

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 10 all of which are letters of support; no letters of objection have been received

Comment	Officer Comment
<u>The letters of support cover the following general topics:</u>	
Any enhancement to public buildings in Bedhampton will allow more community groups to form which is of Benefit to the whole of Bedhampton; and support more local groups and offer more activities	Noted

The additional hire space being proposed will secure the thriving halls future and broaden its potential customer base; The plans are also sympathetic to the need for tree management which is a huge benefit.	Noted
Bedhampton Community Centre are a great asset to the community. Covid has taught us the importance of Community; As we come out of lockdown, hall space is needed more than ever, to provide a safe space for local residents to meet others and 'belong'; enlargement will ensure social distancing requirements can be met.	Noted
The centre is a brilliant establishment for people to easily access activities, from children, to new mums, to the elderly and everyone in between! The centre is friendly, supportive and welcoming; fantastic organisation, facilities and support the staff provide; an extension of the centre would be a positive move for the community, encouraging even more people to attend classes and events there!	Noted
Bedhampton hall is an essential part of the community, keeping people of all ages active mentally and physically. In this world , at the moment of little communication these social venues are essential, for our well being	Noted

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) Highways and parking
- (v) Impact on water environment and contamination

(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 control criteria. Policies AL3

and DM2 and emerging policies C6 and C7 all seek to resist the loss of community facilities and enhance Local Centres. As a proposal that would retain and improve facilities to serve the community within Bedhampton, then the proposal is supportable in principle.

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

- 7.3 Following pre-application advice the length of the proposed development has been reduced slightly to 15.5m which would be within 3.5m of the site boundary and back edge of the adopted highway. It is the loss of the majority of this verdant frontage, tree and sense of space that contributes to the spatial characteristics of the area, that is a key consideration in the determination of this application.
- 7.4 It is acknowledged that there is a staggered and mixed 'building line' in the area, with the existing Bedhampton Community Centre set furthest back and the residential properties of 15 - 19 Bedhampton Road set further forward. The Volvo garage to the west is set at a slightly higher level and presents to the highway as a flat roofed building, two storey in scale, about 6m high. The garage building is set back about 11.5m from the highway but the entire site, up to the back edge of the pavement is in active urban use with the display of cars for sale. It is also noted that due to the bend in the Bedhampton Road at the junction with West Street and the railway line, when approaching from the site from the east, the frontage dwellings screen the Community Centre building and it is only the frontage trees that are visible until almost at the junction with Brunswick Gardens.
- 7.5 The proposed extension would extend forward by 15.5m in length with fully hipped roof and ridge of 5.9m high. The front Holly tree would be lost but the Red Oak would remain. When viewed from the east this forward projection would continue to be partly screened from long distance views by the more forward dwellings and the retention of the mature Oak tree. Closer up views and the proposed extension would largely be seen against the backdrop of the Volvo garage building. The separation to the back edge of the highway would be about 3.5m and hence about 5.5m from the bus shelter directly outside the site.
- 7.6 When viewed from the west, the proposed extension would lie forward of the front facade of the Volvo garage building by about 4m. But the garage building is slightly higher and with the combination of slight drop in levels and low height and hipped profile of the proposed extension, and a 21m building to building separation, then overall the proposed building silhouette would not be overly dominant in wider street scene terms. The fully hipped scale and mass of the proposed single storey forward projection would be appropriately subservient in skyline terms, seen against the two storey dwellings in Brunswick Gardens when viewed from the west.
- 7.7 Whilst the mass and bulk of the proposed building is considered of an appropriate scale to the context of the site, nevertheless the loss of the landscaped frontage and holly tree with their positive contribution is an unfortunate consequence. To mitigate this loss it has been agreed in principle to provide substantial replacement landscaping in the 3.5m strip between the new building and the highway. An indicative landscape scheme has been submitted showing how, for instance, 3 tall (4m high) architectural trees with lower shrubs between could provide some replacement greenery and height to the frontage of the site. The landscape officer agrees to this in principle but notes care will be needed in the choice of trees to ensure appropriate shape, canopy spread and growth. The landscape strip would be highly prominent in street scene terms and would help to re-create the verdant setting to the site.

- 7.8 Overall, with the provision of adequate replacement landscaping to mitigate the loss of the holly tree and grassed frontage, then the scale and siting of the proposed extension is considered to be appropriate to the mixed context of the site and would not be overly visually dominant. On balance it is considered to be appropriate to the character and appearance of the area and compliant with policy CS16.
- 7.9 It is noted that Bedhampton Conservation Area lies to the north-west and as such Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Given the separation of the proposed development across the main road, and provision of landscaped frontage, then it is considered that the proposed development would have little impact on the Conservation Area and would continue to preserve it.

(iii) Impact upon residential amenity

- 7.10 The additional building mass and bulk will be sufficiently separated from the nearest residential dwellings to have no impact in terms of any overbearing or overshadowing effect. However the proposed development would increase the size of the centre with an additional hall/meeting room with associated increase in activity at the site. Potentially the additional meeting room would enable another group activity to take place concurrently as the existing activities in the main hall. In terms of impact on neighbouring residents this intensification of use of the site could impact noise and disturbance from increased comings and goings, and impact the demand for parking spaces (see highways and parking section below).
- 7.11 The existing centre is available for use and hire daily between 8am and 11pm, although this is not controlled via planning condition. The current weekly activities schedule indicates that most regular weekday activities end at 21.45 and 22.15 on a Friday evening. The proposed additional hall is sited further from the nearest residential receptors in Brunswick Gardens than the existing large hall and across a busy main road from the properties to the north, with no openings in the north elevation. As such any noise emissions from the use of the hall and windows would be unlikely to cause any significant additional disturbance to nearby residents.
- 7.12 Environmental Health have controls under Licensing and their separate Environmental Protection legislation in the event of noise complaints in the future. It should also be noted that the centre has a strong management committee and successfully operate without complaint. In the absence of any objections re noise and disturbance it is considered unreasonable to now impose an hours condition. Overall the proposed development is considered capable of operation without harm to neighbouring amenity and would be compliant with policy CS16.

(iv) Highways and parking

- 7.13 The existing hall is served by 35 car parking spaces on site but no additional spaces are proposed to serve the extension. Therefore, to address the shortfall of parking spaces on site a Car Parking Assessment has been submitted by Bright Plan to support the application.
- 7.14 This document notes the site's central location within the community it serves, and its accessible location with good access to bus stops and Bedhampton railway station. The adopted Parking SPD, 2016, requires 1 space per 10 sqm of open hall. The

extended and reconfigured centre would provide a total of 433sqm of usable floorspace triggering a need for 44 car parking spaces. A parking accumulation assessment has also been carried out, using TRICs survey methodology and this identifies a maximum peak parking demand of 24 spaces. Whilst this would indicate that the existing car park is adequate to serve the development, nevertheless there would be a shortfall of 9 spaces using the HBC adopted Parking SPD.

- 7.15 Therefore a parking survey has been carried out of the nearby streets using the Lambeth methodology ie within a 200m walking distance of the site, overnight on 2 occasions in April 2021. This shows an overall average parking stress of 61% equating to 24 remaining parking spaces within 200m walking distance of the site. This document therefore concludes that the additional demand for 9 spaces could be accommodated in the local road network.
- 7.16 It is noted that this survey was carried out overnight, when it is acknowledged that most residents are at home. It is understood that Brunswick Gardens and Chadswell Meadow behind the site suffer from day time congestion with staff from the Volvo garage also competing for spaces. However these properties mainly have off road parking either on site or in a garage court, and no formal letters of objection have been received. The existing double yellow lines in Brunswick Gardens and at the junction with Chadswell Meadow partially protect local residents from indiscriminate parking.
- 7.17 Neither Hampshire Highways or the Traffic Team have objected to the proposal. In light of the lack of objection from any source and the robust Parking Assessment provided it is considered that the shortfall of parking spaces to serve the development would not lead to significant loss of highway amenity.

(v) Impact on water environment and contamination

- 7.18 The site is located within a Source Protection Zone and is crossed by the proposed route of the Havant Thicket Reservoir pipeline. Portsmouth Water have been consulted on the application but raise no objection to the groundwater quality protection perspective. Environmental Health have noted the site is close to a former petrol filling station site and could therefore be subject to migratory contaminants. As a precaution a watching brief style contamination condition is recommended.

8 Conclusion

- 8.1 Overall the benefits of an enlarged and improved hall for the benefit of the whole community is supported in principle. The scale and profile of the proposed forward extension is considered to be appropriate to the context of the site and with a robust landscape scheme achieved via condition the visual impact on the street scene would be mitigated and preserved. It has been adequately demonstrated that the shortfall of parking can be accommodated in the local roads. The proposal is therefore recommended for planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00628 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:

Design, Access and Planning Statement by PWP Architects
Car parking Assessment by Bright Plan, report 6252 dated May 2021
Arboricultural Method Statement by Bernie Harverson , document 1181.bjh.May21; Tree Constraints Plan and Tree Protection Plan
Location and Block Plan Drawing Number 1100 Rev A
Proposed Site Plan Drawing Number 1215 Rev C
Proposed Ground Floor Plan Drawing Number 1210 Rev B
Proposed North and South Elevations Drawing Number 1311 Rev A
Proposed East and West Elevations Drawing Number 1310 Rev A
Proposed Roof Plan Drawing Number 1211 Rev A
Landscape Design Intent Plan Drawing Number 1400 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 No development hereby permitted shall commence until a more detailed soft landscaping scheme for the front part of the site as depicted on Proposed Site Plan Drawing Number 1215 Rev C has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include tall architectural trees and shrubs or similar, as indicated on the Landscape Design Intent plan Drawing Number 1400 Rev A. The detailed landscape scheme shall specify the species and planting sizes of the trees and shrubs to be planted, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The hereby approved Arboricultural Method Statement by Bernie Harverson , document 1181.bjh.May21 and Tree Protection Plan shall be strictly adhered to. Details of any new underground services that are to be routed within the root protection zones of Tree 2 or 3 shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of the existing trees to protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 In the event that suspected contamination is encountered during groundwork (e.g. obviously contaminated soil / groundwater, or any buried waste materials not assuredly comprising non-harmful construction materials); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery, and a scheme to deal with the risks associated with the suspected contamination has been submitted to- and approved in writing by- the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Reasonable investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented as written report. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A A. A statement confirming that no suspected contamination was identified during development, OR;

B B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy Framework.