
Site Address:	Former Scout Hall, 4 Meyrick Road, Havant, PO9 1NN		
Proposal:	Demolition of former Scout Hall and erection of 2No. 3 bedroom houses.		
Application No:	APP/15/01243	Expiry Date:	01/01/2016
Applicant:	Mr B Smith	Team:	Team 1
	B J Smith Builders Ltd		
Agent:		Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a now vacant Scout hall located on the north west side of Meyrick Road and adjoining the Hermitage stream to the rear. The site adjoins a bungalow to the north east and an electricity sub station to the south west. Properties on the opposite side of the road comprise 2 storey terraced housing .

2 Planning History

None relevant

3 Proposal

Demolition of former Scout Hall and erection of 2No. 3 bedroom semi-detached houses. The dwellings would be sited on a similar building line to that of the adjacent bungalow and each would be served by a drive providing parking for 2 cars. The dwellings would be constructed in brick and tiles or slates.

4 Policy Considerations

National Planning Policy Framework

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)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide

Supplementary Parking Document
Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency - No comments received

Open Space Society No comments received

Countryside Access Team No comments received

Southern Water Initially they wanted to build two garages in the rear of the land SW will not allow new builds within the 3 meter distance of there apparatus.
(officer's note - plans amended to remove garages)

Development Engineer - Highways

No objection subject to dropped curb condition and informative with regard to approval of construction by the highway authority. Condition 2 parking spaces per dwelling and cycle facilities.

Environmental Health Manager, Community Group

Conditions re contamination and informatives requested.

Hours of works, No bonfires on site and Dust mitigation measures are inserted within the consent, should you be minded to do so. I read that Asbestos may be present within the current building and the developer should be informed to contact a properly licensed Asbestos removal company to carry out this work. A list of approved contractors can be find on the HSE website.

Planning Policy Policy DM2 of the Havant Borough Local Plan (Core Strategy) seeks to resist the loss of community facilities, unless it can be demonstrated that the building is no longer required or fit for purpose. Policy DM2 requires that marketing of the premises is carried out for a period of at least 12 months to ascertain whether there are any other community uses who would be interested in the building.

Proposal

The planning statement submitted in support of the planning application explains the marketing which has been carried out in respect of the Scout Hut. This is supplemented by a summary of the marketing carried by Henry Adams Estate Agents. This information shows that there has been limited interest from alternative community uses and that none of these expressions of interest have resulted in a lease or sale of the building. The marketing has been carried out over a period of at least 18 months and it is therefore considered that the requirements of policy DM2 have been met.

Officers in the council's Community Team have confirmed that they are aware the building has been marketed through the Central Havant Network and that there has been no interest as a result of this. The Community Team has no objection to the loss of the facility based on the fact that the building is in a poor state of repair and that there has been no interest from alternative community groups.

There is **no policy objection** to the proposed change of use.

Coastal team As the property would lie in Flood Zone 1, we would not expect a Flood Risk Assessment and have no comments or objections to the proposal.

Hampshire Biodiversity Information Centre Adjacent a priority site

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: 10

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

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

- Overdevelopment - 2 bungalows would be more appropriate as on this side of the road it is single storey development.
- Loss of privacy to property to the rear
- Exacerbate existing parking issues and traffic.
- Loss of amenity from construction traffic
- Loss of sunlight
- the building may contain asbestos.

Comment:

The impact of construction traffic is not a reason for refusal. An informative re asbestos is proposed. The other matters are addressed in section 7.

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) Loss of a community facility
- (iii) Impact upon the street scene
- (iv) Impact upon residential amenity
- (v) Contamination
- (v) Other matters

- (i) Principle of development

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

- (ii) Loss of a community facility

7.2 The current designated planning use of this site is a community use and policy DM2 of the Core Strategy, which forms part of the Havant Borough Council Development Framework, seeks to protect and retain sites that offer existing community facilities.

Therefore, any application that seeks to change the use of this site to residential must provide details of marketing as set out by DM2 to demonstrate that the development is not required or suitable for alternative community. The submitted Marketing and Planning Statement provides details of the marketing in accordance with Policy DM2 and demonstrates that the site has been appropriately and realistically marketed. The marketing has been carried out over a period of at least 18 months and it is therefore considered that the requirements of policy DM2 have been met.

(iii) Impact upon the street scene

- 7.3 The proposed dwellings have been designed to relate satisfactorily to the street scene which comprises both single and two storey development and are considered to have regard to the character of the adjacent residential development. The proposed elevations would be appropriate for the site and will compliment the existing street scene. room sizes whilst small are adequate.

(iv) Impact upon residential amenity

- 7.4 The main impact relates to the bungalow at 2 Meyrick Road, the property to the rear and the terraced houses opposite. The first floor side windows in the proposed dwellings comprise obscure glazed bathroom windows, and the proposed development which is set off the boundary by the drive, and adjoins the drive to the bungalow is not considered to result in detriment through loss of privacy. Regarding loss of sunlight there will be some impact but given the separation this is not sufficient to support refusal. Regarding any loss of privacy to the property to the rear the proposal would be in excess of 20m from this dwelling and accords with the adopted Borough Design Guide. In respect to the properties opposite, the road provides separation and an acceptable relationship is achieved.
- 7.5 Each of the proposed dwellings would be served by 2 parking spaces and gardens in excess of 10m in depth in accordance with adopted standards. The hermitage stream to the rear lies in flood zone 3 but this area does not form part of the application site and a flood risk assessment is not required. It is considered that the development would provide an appropriate level of amenity for future occupants.

(v) Contamination

- 7.6 The site lies adjacent a sub station and additional information has been submitted which has been assessed by the Environmental Health Officer who has no objection subject to conditions.

(v) Other matters

- 7.7 From the 30th June 2014, the Council introduced the Solent Recreational Mitigation Project (SRMP). The SRMP was introduced with the advice of Natural England and they have advised that a contribution of £174 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The required contribution and deed have been submitted.
- 7.8 The proposed development would also be subject to the Community Infrastructure Levy, and the applicant has been advised

8 Conclusion

8.1 The application is considered acceptable and approval is recommended .

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/01243

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Marketing and Planning Statement

OS location plan

Site, floor plans and elevations received 9 December 2015

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of any development approved by this planning permission (other than demolition of above ground structures or superficial site clearance work), or such other date or stage in development as may be agreed in writing with the Local Planning Authority; an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1. Site investigation based on i) the Groundsure Screening & Floodview Report Ref_ FBRI-2232134 and ii) further contextual site details submitted in support of this application; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
2. The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
3. A verification plan providing details of the data that will be collected in

order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future site residents and/or controlled waters (Hermitage Stream, Inner Source Protection Zone).

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition 3** shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future site residents and/or controlled waters (Hermitage Stream, Inner Source Protection Zone).

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been

completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.