
Site Address:	St Francis Church, Riders Lane, Havant, PO9 4QT		
Proposal:	Improvement scheme to frontage comprising new hard landscaping, footpaths, seating, play equipment and sculptural entrance feature and planting.		
Application No:	APP/13/00662	Expiry Date:	20/09/2013
Applicant:	Mr Kemp	Team:	Team 2
	Groundwork South		
Agent:	Mr Kemp	Case Officer:	Jenna Shore
	Groundwork Solent		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a church building with a pitched roof. Within the curtilage of the site and the west of the church building is an in-out driveway and semi circle of green open space. Located to the north of the driveway are three TPO trees, one within the hardstanding of the driveway and two closer to the shared boundary.
- 1.2 Outside of the curtilage, to the north are the rear gardens of a terrace of two storey dwellings, partially screened by the mature TPO trees. To the south is an area of open recreational space and to the west is Riders Lane and a further area of open space with semi detached, two storey dwellings located beyond.

2 Planning History

No planning history

3 Proposal

- 3.1 The proposal seeks to landscape the semi circle area of lawn to the front (north) of the church. Landscaping includes play equipment, footpaths, benches and soft landscaping.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team

The landscape layout is agreed, including entrance feature and ground cover planting

with trees to replace the existing hedge. A condition will be required for the detailed planting of the shrub beds in front of the church steps.

Development Engineer
Awaiting comments

Arboriculturalist
The proposals will not impact on the trees, however if plant machinery is being used then a condition must be added

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: 24

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received outlining the following comments:

- 1) A child's play area is inappropriate at the front of a church particularly when funeral and wedding services are conducted
- 2) There is an area of land alongside the church which could be used a play area where there is more space
- 3) The proposal is adjacent to a busy road

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) Effect on visual amenity and the character of the church
- (iii) Effect on trees

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

7.3 Churches are omitted from Schedule 2 of the Town and Country General Permitted Development Order 1995. This consequently means that churches do not benefit from any form of Permitted Development. All elements constituting 'development' within the

proposal would require planning consent.

(ii) Effect on visual amenity and the character of the church

- 7.4 The proposed landscaping works and the inclusion of play equipment and artwork is likely to improve the frontage of the existing building and focus the church as a community facility by appealing to different age groups. In response to the letter of objection it is acknowledged that the use of play equipment may not be appropriate to all uses of the building (funerals and weddings). However the play area is set back from the highway and pushed to one side of the landscaped area. The main focus point is the artwork to the front, footpaths and benches which are located throughout the area. It is therefore considered that the play equipment is only one element of the proposal and that the other functions lead to a community lead approach to the use of the land.
- 7.5 The design of the landscaping and play equipment is considered to be in keeping with the surrounding area with natural colours and shapes being incorporated. The proposal is unlikely to detract from the use of the building as a church and is thought to be sympathetic to the visual amenity of the surrounding area. A condition has been requested by the Landscape Architect requesting further information relating to soft landscaping around the steps leading up to the church.

(iii) Effect on trees

- 7.6 Three TPO trees are located to the north of the proposed landscaping works. The in-out driveway separates the trees from the proposal with one tree being located within the hardstanding itself. The Arboricultural Officer has indicated that the hardstanding that separates is likely to offer some protection to the roots in this area. However to ensure that machinery or the storage of materials does not take place near to or around the trees a condition can be added to ensure fencing is erected to increase protection.

8 **Conclusion**

- 8.1 The proposed works are considered to improve the visual amenity of the surrounding area and improve the use of the church as a community facility.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00662 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 No development including site clearance shall commence on the site until all the TPO trees to the north shall have been protected by fencing. Such fencing

shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No development hereby permitted shall be commenced until a detailed soft landscaping scheme relating to the shrub beds in front of the church steps has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan received by the Council 11th July 2013

Existing site plan drawing number 101-001 received to the Council 5th July 2013

Proposed site plan drawing number 101-011 received by the Council 5th July 2013

Detailed block plan drawing number 101-004 received by the Council 5th July 2013

Proposed elevations drawing number 101-007 received by the Council 5th July 2013

Proposed arch feature drawing number 101-006 received by the Council 5th July 2013

Proposed timber log climber drawing number 101-008 received by the Council 5th July 2013

Proposed carousel drawing number 101-009 received by the Council 5th July 2013

Proposed tactile maze drawing number 101-110 received by the Council 5th July 2013

Design and access statement received by the Council 5th July 2013

Reason: - To ensure provision of a satisfactory development.