

HBVH report on Planning

Recommended decision: **Conditional Approval**

- The development hereby permitted shall be begun within three years of the date of this permission.
- Prior to the construction of the building above DPC level samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To safeguard the character and appearance of the building and the area

- The applicant shall undertake all the recommendations made in Ecologic's report dated October 2018, and provide mitigation for bats, birds and bees as recommended. No development hereby approved which shall interfere with or compromise the use of footpath T 14/18 shall take place until a path diversion order has been made and confirmed, and the diverted route made available.

Reason: To protect access to the public footpath

- Prior to work commencing on the construction of the car park, details of the construction of the surfaces of the car park shall be submitted to and agreed in writing by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

Reason: To protect the existing hedges and boundary trees.

- A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted. The scheme shall be completely carried out within the first available planting season from the date of commencement of the development. For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

- Prior to the proposed building being brought into use, drawings of the revised play area shall be submitted to and agreed in writing with the Local Planning Authority. The drawing should include the type of equipment, layout and precise location. The size of the play area should be at least the equivalent of the existing. If consideration is being given to re-siting any of the existing equipment then confirmation of that once removed the equipment will continue to conform to EN1176 and EN1177 should also be obtained prior to re-location. Any new equipment should have a manufacturer's guarantee of at least 15 years.

Reason: to protect the play area and future users of the equipment.

Proposal

The application proposes the demolition of the existing village hall and the erection of a replacement on a similar footprint. The proposed building measures 515m², an 80% increase in floor area on the current building. The building is proposed to be constructed in timber cladding and corrugated steel with a corrugated steel roof. Parking is proposed for 49 cars, plus five spaces for people with disabilities and nine cycle spaces. No alterations are proposed to the vehicular access and the play area to the east is proposed to be retained.

Consultation Responses

HATCH BEAUCHAMP PARISH COUNCIL

The Planning Committee supports the application, as the proposed works present an ideal opportunity for the village; however the parish council has some reservations. There are a number of issues which need to be addressed to ensure that the Village Hall, as a Charity, continues to promote and provide facilities for the inclusion of all inhabitants of Hatch Beauchamp. These concerns are documented in the letter from Debbie Arscott from Community Leisure, which was received by TDBC on 18/10/2018.

The Planning Committee therefore would like to see revised and detailed plans resubmitted which address the observations made by Community Leisure

SCC - RIGHTS OF WAY

- I can confirm that there is a public right of way (PROW) recorded on the Definitive Map that runs through the site at the present time (public footpath T 14/18). I have attached a plan for your information.

We have no objections to the proposal, subject to inclusion the following condition and informative:

1.

Specific Comments:

DIVERSION REQUIRED

The current proposal will obstruct the footpath T 14/18.

The proposal either needs to be revised to prevent any obstruction or a diversion order applied for.

HERITAGE

Whilst this is better than the original building I still have concerns that it does not serve its purpose and address the cricket pitch. For me this is a fundamental part of the character of the village. The development would cause low level less than substantial harm to the Conservation Area as prescribed in NPPF Chapter 16.

LANDSCAPE

I have no landscape objection to this application. The new building would appear to sit comfortably within its new location. Details of the proposed landscaping are required- perhaps there is scope for the planting of a new tree to the west of the new building.

TREE OFFICER-

I have no objection to it on the whole. The chestnut that is to be removed is not in the best of health, and is still a relatively young specimen, so I would advocate replacement with at least one or two new trees that would eventually be of significant size.

I note that they are proposing to lay tarmac and park cars close to the existing hedges and boundary trees. Can we have more detail about the construction of these surfaces, as ideally they should not be excavating within the rooting areas, and the

surface should be porous, at least where close to trees and hedges. If they can pull the parking areas away from the hedges and corner ash tree, that would be good.

BIODIVERSITY

Bats

The current village hall does not support a bat roost. However I support the proposed precautionary recommendations and the proposed enhancement in the form of one inbuilt roosting unit. Any external lighting should not illuminate any vegetation on site.

Birds

No birds were currently found on the building but this could change so ideally demolition should take place outside of the bird nesting season. I support the proposed enhancement for birds in the form of a sparrow terrace.

SPORT ENGLAND -

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

The ECB advise that Hatch Beauchamp do have a cricket club and they play evening league matches between May and July on a Wednesday evening and also have a number of friendly games on Sundays throughout the season against local villages.

They don't play in any Saturday League Cricket (at this time) although players from the club do play on a Saturday at Ilton CC which is nearby. The provision of new and improved community facilities is welcomed

Whilst the level of cricket played is relatively low, in light of the heavy community engagement on the site the ECB would recommend that a Labosport Report be commissioned so as to understand the possibility of potential 'ball strike' and any mitigation

Determining issues and considerations

The application proposes the replacement of the existing village hall, which is extensively used by a variety of different groups in the village. The existing hall was built in the 1960s and was a purpose built timber frames structure which has reached the end of its life and has reached its capacity.

The new building is proposed to cater for all activities and to continue to be a hub for the village. The building has been designed to be efficient that permits flexibility and concurrent occupation by different groups. Whilst the building is located next to the cricket pitch, the use as a cricket pavilion is not its primary use.

The Leisure Development Officer has commented that the proposed development does not comply with the Community Halls Strategy. However whilst a material consideration the adopted policy CP5 sets out the criteria for development of this nature.

CP5 requires development to create socially cohesive and inclusive communities. The proposed development will be available for a wider section of the community and would be more accessible. The proposal would enhance the supply of community facilities. Whilst Councils Leisure Development Officer and Sport England have made recommendations regarding the internal layout, it is considered that the proposal meets the requirements of the adopted policy.

The site lies within the conservation area of Hatch Beauchamp. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving or enhancing the character and appearance of the conservation area when deciding whether to grant planning permission.

Whilst the proposed building has a rather utilitarian appearance, resembling agricultural buildings it is considered that the scale and design would not be inappropriate in the locality. The introduction of timber cladding helps to soften the simplicity of the building, with dark metal cladding forming the walls and roofing material for secondary elevations. There would be limited views of the building from the road. Whilst the Conservation Officer considers that development would cause low level less than substantial harm to the conservation area, on balance it is considered that the community benefit would outweigh any harm.

A condition has been included requiring the submission of details relating to the excavation works for the laying out of the new car park, to address the concerns raised by the Tree Officer. A condition has been included requiring details of the alterations to the play area and its equipment to be submitted to and agreed.

The next steps

- **Address the conditions applying to Planning permission**
- **Raise the £1.2m required to build and fit out the facility**
- **Hold a Community Consultation meeting**
- **Communicate with all concerned parties.**

SAJ Williams
Chair of Trustees
HBVH