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<b>Deadline</b>	<b>14<sup>th</sup> June 2010</b>		
<b>Application Number:</b>	<b>S/2010/0585</b>		
<b>Site Address:</b>	<b>VILLAGE HALL ROMSEY ROAD WHITEPARISH SALISBURY SP5 2SD</b>		
<b>Proposal:</b>	<b>TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED</b>		
<b>Applicant/ Agent:</b>	<b>WHITEPARISH PARISH CONCIL</b>		
<b>Parish:</b>	<b>WHITEPARISH - ALDER/WHITEPARISH</b>		
<b>Grid Reference:</b>	<b>424893.980007291</b>	<b>123817.695267379</b>	
<b>Type of Application:</b>	<b>OL</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MRS J WALLACE</b>	<b>Contact Number:</b>	<b>01722 434687</b>

**Reason for the application being considered by Committee:**

Councillor Britton has requested that this item be determined by committee due to public concern

**1. Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

**Neighbourhood Responses**

2 letters received commenting/objecting to the proposal

30 letters of support received

**Parish Council response**

The Parish Council is the applicant and supports the application as set out in page 3 of the report

**2. Main Issues**

The main issues to consider are:

- 9.1 Need for a new Village Hall
- 9.2 Policy considerations
- 9.3 Principle of housing
- 9.4 Scale and design
- 9.5 Impact upon neighbours
- 9.6 Highway Safety
- 9.7 Recreation Policy (R2), Public Open Space

### 3. Site Description

The Village Hall, a building with a distinctive character, lies to the north of the Romsey Road (A27) opposite the Parish Lantern Public House, though the character of the surroundings is predominantly residential. The dwellings immediately adjacent to the site are a mixture of detached, semi-detached and terraced two storey houses.

The Hall has two direct accesses off the A27 to serve the parking area at the sides and rear of the building. The car park is mainly separated from the adjacent houses by substantial fences and hedges. To the west, the site of the village hall has been cut into the slope, with the result that the property to the west is at a significantly higher level than the hall.

### 4. Planning History

72/279	Extension	A	15/06/72
75/1037	O/A Demo of existing and erection of new hall	A	22/12/76
79/398	Addition of factory built kitchen unit to existing Village Hall	AC	06/06/79
85/0910	Storage shed	AC	7/08/1985
88/1204	Store extension to village hall	AC	24/08/1988
00/1104	Demolish Hall and erect 4 residential housing units	A	21/01/2002
04/2107	Extension and refurbishment of village hall and alteration to access and parking arrangements	AC	08/12/2004
05/1272	Demolition of existing Village Hall, construction of New Hall including ancillary car parking on Recreation ground	W/D	
05/1637	Demolition of existing Village Hall, construction of New Hall including ancillary car parking on Recreation ground	AC	21/11/2005
06/2658	Outline permission to demolish village hall and erect two dwellings	WD	
09/143/O/L	Outline permission to demolish village hall and erect two dwellings	WD	28/04/2009

### 5. The Proposal

This is an outline application to demolish the existing Village Hall building and erect in its place, two dwellings.

All details, i.e. means of access, appearance, landscaping layout and scale are to be determined at a later stage however, it is indicated in the design statement that the two dwellings will be designed to be in keeping with the surrounding properties which comprise a mix of bungalows and two storey houses. Final style materials etc to comply with the criteria of

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the Local Plan. Illustrative material accompanying the application form indicates two detached 4bedroomed houses with gable ends facing the street. Each dwelling will have a direct access from the A27 to an individual off-street parking area in front of the house.

## **6. Planning Policy**

The following policies are considered relevant to this proposal

G1 and G2	<i>General Policies</i>
D2	<i>Design Policies</i>
H16	<i>Housing Policy Boundary</i>
TR11	<i>Transport</i>
R2	<i>Public Open Space</i>
PS3.	<i>Community Facilities</i>
PPS1	<i>Delivering sustainable development</i>
PPS3	<i>Housing</i>
PPS4	<i>Planning for prosperous economies</i>
PPS7	<i>Sustainable development in rural communities</i>

## **7. Consultations**

### ***Parish Council***

Support. The Parish Council would like it to be noted that they feel that the above applications (S/2010/0585/OL and S/2010/0605/FULL) are essential for the development and preservation of the community within Whiteparish. The council also found that the applications should be supported together, not on a stand alone basis.

### ***Highways***

This application is similar to S/2009/143 and my highway recommendation is the same as for that proposal. i.e. no highway objection subject to conditions regarding the depth of the recess for the access consolidation of the surface, entrance gates and the disposal of surface water within the site

### ***Wiltshire Fire and Rescue***

Comments relating to need for satisfactory access for fire engines, adequate water supplies, necessary and appropriate fire safety measures and encouragement for the provision of domestic sprinklers.

### ***Environmental Health***

No objection in principle to this proposal subject to conditions on hours of work and disposal of waste materials to reduce the potential impact of the development on the nearby existing dwellings.

### ***Wessex Water***

There is a water main in the vicinity of the proposal; a point of connection onto the system can be agreed at the detail design stage.

## **Southern Water**

Southern Water can provide foul sewage disposal to serve the proposed development. Surface water should not be disposed of via a public foul sewer. The development site is not located within Southern Water's statutory area for water supply.

A public sewer crosses the site. The exact position must be determined on site before the layout is finalised. It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 20<sup>th</sup> May 2010

2 letters of comment/objection has been received.

Summary of key points raised:

- The two developments represent a further loss of open space and urbanisation of the village
- Present village hall has much to offer with plenty of parking space and could easily be upgraded
- Concern regarding overlooking of the public house

30 letters of support (including Whiteparish WI and Village Hall Management Committee) have been received.

Summary of key points raised:

- Village Hall is in a poor state, has inadequate kitchen, leaking roof, inadequate facilities for the disabled, is uncomfortable and in dire need of repair
- Current hall is an eyesore, of no architectural merit
- Not financially viable to rebuild on site, site is too small.
- Must retain village hall facility
- Support sale of village hall for two dwellings to fund new hall
- Two new dwellings will enhance the area, and create less traffic than the existing village hall
- Access to existing village hall is difficult
- Support two modest houses irrespective of need to fund new hall

## **9. Planning Considerations**

### **9.1 Need for a new Village Hall**

In 2004 permission was granted for an extension and refurbishment of the existing Hall, but this was not proceeded with. A subsequent scheme to demolish and rebuild on the same site, but using part of the Memorial Ground for parking was also not proceeded with as following consultation within the village, it was agreed that a new building which combined the Village Hall and the Sports Hall would be the best solution.

Whilst no detailed structural report on the current state of the Village Hall has been provided, the applicants (the Parish Council) state that the existing Hall is no longer fit for purpose.

Designed and built in the 1920's, the hall is on a small site with no room for expansion and in need of refurbishment to bring it up to modern standards. The building is inadequate in terms of toilets, disabled access, kitchen and stage facilities, wiring and many other repairs. All of this renders the building uneconomic to repair. Similarly the sports pavilion on the Memorial Ground is also in a poor state of repair

## **9.2 Policy considerations**

National guidance as expressed in PPS4 and Local Plan policy G1(ii) seek to promote the vitality and viability of communities, and enhancing meeting and sports facilities within a village can be seen as contributing towards this principle. Similarly PPS1 encourages the creation of sustainable communities and in this context enhancing the facilities provided by a Village/Sports Hall would be supported. Both PPS4 and PPS7 support proposals that will improve and enhance the quality and sustainability of rural communities and it could easily be argued that supporting the creation of a new combined Hall would support the continued vitality of the community. Salisbury District Local Plan policy PS3 also applies to this case as Whiteparish Village Hall is clearly central to the economic and social life of the village. This local guidance would support the retention/enhancement of the current Village Hall on its existing site. However, an essential part of the funding of the new joint building is the revenue to be derived from the sale of the existing village hall site.

No details of the finances of the proposal have been provided and officers are therefore concerned that without a clear business plan with a financial appraisal of the costs and sources of funding for the new facility, that the current Village Hall could be demolished and no replacement erected. Indeed were the hall to be demolished, Local Plan policy PS3 would no longer apply and the site would have a 'nil' use. On the face of it then, the proposal appears to be contrary to local policy PS3. However this is an unusual case. Given that the Parish Council is promoting the scheme and the village supports the proposal. Though there is no guarantee that the sale of the current Village Hall site will provide sufficient funds, there appears to be good will and local support for the proposal. Moreover the Parish Council has considered temporary alternative venues for meetings and social functions so as to provide continuity within the village. These alternatives include the school hall, a function room in one of the village pubs and various facilities in other villages nearby. There is also a hope that by co-operation with the purchaser of the land, demolition of the existing hall could be delayed as long as possible. Therefore if the facilities are provided elsewhere, even if on a temporary basis, and if permission is granted for a new village hall on the corner of the Memorial Recreation Ground the requirements of PS3 would be met as alternative village facilities would be provided within the village and there would not be a loss of a community facility.

## **9.3 Principle of housing**

The site lies within the Housing Policy Boundary of Whiteparish. Given the site's relatively central location, alongside a main transport route (A27) it is considered that the principle of the residential development of the site is acceptable if the criteria within the Local Plan, including those criteria in policies G2 and D2 can be met.

## **9.4 Scale and design**

When considering the residential development of this site, cognisance must be taken of the character of the area. The appearance of the local area and the relationship of the proposed development to its surroundings are therefore material considerations particularly as the site is on the edge of, though outside the Whiteparish Conservation Area. However, this application is in outline only and the drawings accompanying the application are only illustrative. The illustrative plan indicates two plots, of roughly similar size and depth to others elsewhere in this

locality and therefore this aspect is considered to be in keeping with the character of the area. The proposed dwellings are set back, which would permit the creation of a green screen to the edge of the plot and an individual access and turning area. Therefore, the development of the site by the erection of two dwellings in the manner proposed with the dwellings facing the public highway and with their rear gardens secluded away from the public view, in a similar manner to other development on the northern side of the Romsey Road does in principle appear to be appropriate to the scale and character of the locality.

With regard to the details of the appearance, landscaping, layout and scale; these will be the subject of reserved matters submissions. However because of the proximity of the site to the Conservation Area and its prominent position alongside the main road, details will be expected to be of high quality. Similarly, issues relating to the access, the public sewer and surface water drainage will be for detailed consideration when the precise nature of the development is known

### ***9.5 Impact upon neighbours***

The site is well screened by hedges and fencing, though it is surrounded by dwellings, which overlook the site from first floor windows. In terms of the position of windows, overlooking and privacy these could be dealt with at the detailed design stage as there is no reason to suspect that the development of the site by two four-bedroomed dwellings in the manner proposed would result in an unacceptable impact upon the amenities of the surrounding dwellings. Issues of overlooking, loss of privacy and overshadowing must however be considered even though the proposal is only in outline with all matters reserved. Additionally as the site is level and slightly below that of Sandal House, the erection of two two-storey dwellings facing the public highway and with their gardens to the rear in a similar manner to the neighbours on the Romsey Road is unlikely to a detrimental impact upon those neighbours in terms of overshadowing or loss of light. Indeed neighbours have been consulted and there is overwhelming support for the erection of two dwellings on the site.

### ***9.6 Highway Safety***

The Village Hall currently has two accesses from the A27 and the area around the hall is used to provide parking. The Highway Authority has no objection to the change of use of the land to residential provided the driveways to the two proposed dwellings are sufficiently separated as to provide adequate visibility in this 30mph area.

### ***9.7 Recreation Policy (R2), Public Open Space***

As in all cases for new residential development, a contribution towards the provision of public recreational open space and children s play areas will be required. Given that this is an outline application, the usual approach is to use place a condition on any consent to ensure the appropriate contribution is forthcoming in due course when the number of bedrooms is known

## **10. Conclusion**

Both national and local guidance would support the enhancement of the Village Hall's facilities. In this case, this enhancement involves the erection of a new hall elsewhere in the village and it is recognised there will be a loss of a community facility, if the site is redeveloped for housing. However, whilst officers are concerned that the current Village Hall could be demolished and no replacement erected, if as in this unusual case, the Parish Council is promoting the scheme and the village community supports the proposal then whilst there are concerns that the proposal is not in accordance with Local Plan policy PS3, if permission is granted for a new

village hall on the corner of the Memorial Recreation Ground then it is considered that overall there would not be a loss of a community facility and the proposal to demolish the existing hall could be considered to be acceptable.

As regards the redevelopment of the site, it lies within the Housing Policy Boundary of Whiteparish and therefore the principle of the residential development is acceptable provided any scheme would comply with the other criteria of the Local Plan, particularly policies G2 and D2. However, as this application is in outline, the scheme is indicative and the drawings are only illustrative. But, these indicative details are considered to be in keeping with the character of the area and the further details of the dwellings' appearance, etc will be the subject of reserved matters submissions.

Members need to be aware that once this application has been approved, the Village Hall can be demolished at any time. In such circumstances policy PS3 would no longer apply. Therefore normally the Local Planning Authority would require an undertaking to ensure that the hall could not be demolished until the replacement hall was at the least under construction and preferably in operation. However, in this case, the applicants require the monies from the sale of the existing village hall site to fund the new hall. Clearly it is the will of the local people as expressed by the Parish Council that the existing hall be replaced. Members may however, wish to acknowledge the difficulties which may arise by deferring issuing a decision on this application until such times as the application for the replacement hall has been approved.

### **Recommendation**

**It is recommended that subject to the comments of GOSW, planning permission is GRANTED for the following reasons:**

#### **Subject to the approval by the Government office of application S/2010/0605**

Both national (PPS1, PPS4 and PPS7) and local guidance (policy G1) would support the enhancement of the Village Hall's facilities. In this case, this enhancement involves the erection of a new hall elsewhere in the village and it is recognised there will be a loss of a community facility if the site of the hall is redeveloped for housing. However, whilst officers are concerned that the current Village Hall could be demolished and no replacement erected, if as in this atypical case, the Parish Council is promoting the scheme and the village supports the proposal then whilst there are concerns that the proposal is not in accordance with Local Plan policy PS3, if permission is granted for a new village hall on the corner of the Memorial Recreation Ground then overall it could be considered that there would not be a loss of a community facility. Therefore the proposal to demolish the existing hall would be acceptable.

As regards the redevelopment of the site, it lies within the Housing Policy Boundary of Whiteparish (policy H16) and therefore the principle of the residential development is acceptable provided any scheme would comply with the other criteria of the Local Plan, particularly policies G2 and D2. However, as this application is in outline, the scheme is indicative and the drawings are only illustrative. But, these indicative details are considered to be in keeping with the character of the area and the further details of the dwellings' appearance, etc will be the subject of reserved matters submissions.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The layout of the development;
- b) The external appearance of the development;
- c) The landscaping of the site;
- d) The means of access to the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

POLICY H16, Housing Policy Boundary, G2 General criteria for development, D2 Design criteria

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. Prior to the first occupation of the dwelling, a recessed minimum 2.4m wide access in respect of each plot shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway shall be properly consolidated and surfaced not loose stone or gravel in accordance with details to be agreed REASON To ensure that a satisfactory form of access is provided in the interests of highway safety.

POLICY G2 General criteria for development

5. Any entrance gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

7. Prior to the first occupation of the dwellings, parking and turning spaces shall have been provided for the development within the curtilage of the site. These shall be retained in perpetuity.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

8. No deliveries, demolition, construction, or other building activity shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on weekdays and 08:00 and 13:00 on Saturdays.

REASON In the interests of the amenities of the neighbours.

POLICY G2 General criteria for development



9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, above the ground floor, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY-POLICY G2 General criteria for development Plan

10. This decision relates to documents/plans submitted with the application, listed below.

Drawing ref.no. WEB254-1Rev A received on 19 April 2010

Drawing ref.no. WEB254-3Rev A received on 19 April 2010

REASON For the avoidance of doubt

11. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority

REASON In order to comply with Policy R2 of the Salisbury District Local Plan

POLICY R2 Public open space provision

12. During the demolition and the construction phases of the development there shall be no burning of waste on the site.

REASON: To minimize the disturbance which the burning of waste equipment could otherwise have upon the amenities of nearby dwellings.

POLICY G2 General criteria for development

#### INFORMATIVE PUBLIC SEWERS

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Southern Water. Development is not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Sewers

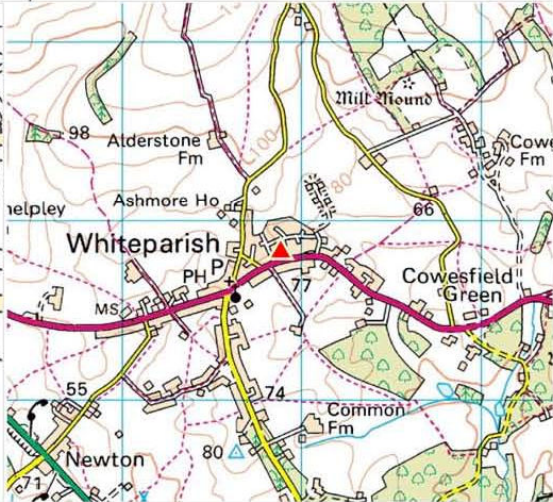
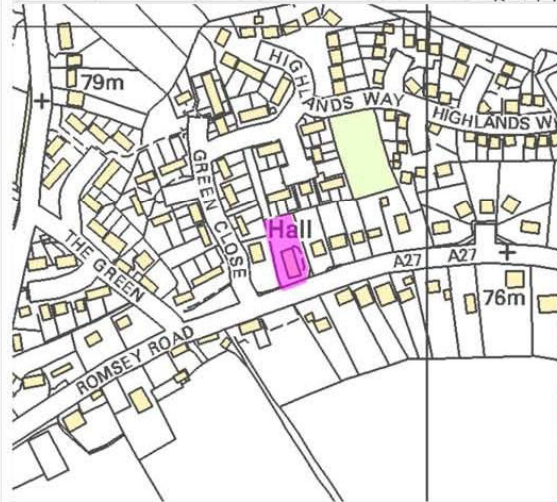
<b>Appendices:</b>	NONE
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<b>Background documents used in the preparation of this report:</b>	Drawing ref.no. WEB254-1Rev A received on 19 April 2010 Drawing ref.no. WEB254-3Rev A received on 19 April 2010
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TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED

Site Visit:

S/2010/585



**Wiltshire Council**  
Where everybody matters

### VILLAGE HALL, ROMSEY ROAD, WHITEPARISH

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