

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	28 April 2010
Title:	Restoration/conversion of former agricultural building into Children's Centre, removal of existing concrete floor/trough/new floor construction to co-ordinate existing roof structure to be retained, re-roof of existing building using existing plain red tiles to south elevation and replacing concrete tiles with natural slate to north elevation to co-ordinate lower roof pitch, insertion of new full height oak windows and doors into existing/proposed openings, new internal dry lining/existing single-skin brick walls to be retained, new underpinning to existing brick walls to co-ordinate new floor level at the Lychpit Centre, Great Binfields Road, Lychpit, Basingstoke (Application No: BDB/72071) (Listed Building Consent Application No. BDB/72068) (Site Ref: BAG010)
Reference:	1581
Report From:	Head of Planning and Development

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1. Executive Summary

1.1. Planning permission and Listed Building Consent are sought for the conversion of a former agricultural building at the Lychpit Centre, Great Binfields Road, Basingstoke into a Children's Centre outreach building to enable the co-ordination and enhancement of services offered to young families in the Basing Ward. The building is not itself listed, but as it lies within the curtilage of listed buildings, a recommendation will be submitted to the Secretary of State for approval of Listed Building Consent.

1.2. There have been no issues raised in relation to the proposed use of the building as a Children's Centre, however objections have been received on highways grounds. In particular, the initial proposal to use Little Basing Road as an access point for contractor's vehicles and secondly the potential for an increase in the number of people using Little Basing Road when the centre is in occupation.

1.3. Recommendations:

That:

- (i) planning permission in respect of the conversion of existing farm building to a Children's Centre at the Lychpit Centre, Great Binfields Road, Basingstoke be granted for the following reason, subject to the conditions set out in Integral Appendix B; and
- (ii) the Secretary of State be recommended to grant Listed Building Consent for the above works with recommended conditions set out in Integral Appendix B.

1.4. Reason for Decision:

It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character and setting of the Listed Buildings within the site's curtilage (Policy E2). It is further considered that the proposal would contribute to the social well-being of the area (Policy D5) and would not materially harm the character of the area or the amenity of local residents (Policy E1).

2. Site and proposal

- 2.1. The proposed Children's Centre (see attached location plan) is to be located within a former agricultural building on the south side of a shared courtyard. The courtyard is occupied by a listed building to the west (formerly a barn now a restaurant), a former barn to the east (now a Doctor's Surgery), and a listed building to the north (formerly a barn now a Community Hall). Lychpit House, a private property, lies adjacent to the southern boundary of the proposed Children's Centre. To the north of the Community Hall a Tesco Express store is located.
- 2.2. The proposed Centre is situated at the western end of Little Basing Road, an unmade unadopted narrow road which provides access to housing only. A public footpath (*Old Basing Footpath No 6*) adjoins Little Basing and passes the proposed Children's Centre terminating in the car park off Great Binfields Road. Great Binfields car park is accessed via Great Binfields Road/Higher Mead, to the north of the site.
- 2.3. The proposed Children's Centre is part of Phase III of the national strategy to develop 3500 Sure Start centres across the country by 2010. This Centre's role is proposed to be, in the main, administrative. It is required to co-ordinate and develop services to meet the needs of young families across the Basing Ward. It will seek to take the services to the families, rather than expecting the families to travel to the Centre.
- 2.4. Consequently the development is of a small scale which will accommodate two full-time equivalent family support outreach workers, together with a Centre co-ordinator and an administrator, both half-time equivalents. The

Centre will be required to be operational 7.5 hours a day, 5 days per week, 48 weeks of the year. Three car parking spaces will be required in line with Hampshire County Council parking standards, however due to the Centre being located a short distance from the Great Binfields Road car park, suitable parking provisions already exist (56 spaces of which five are accessible). Therefore no new parking provision is required. Pedestrian access to the Centre from the car park is by steps or a ramp.

- 2.5. The proposal seeks to restore and convert the existing building into a Children's Centre and in doing so would conserve the original features, improve the building where incorrect details have been carried out and ensure that the proposed works are in keeping/will not impact on the existing (listed) buildings.
- 2.6. It was originally proposed in the planning application that the contractor would use Little Basing for key deliveries with contractor's parking being sited in Great Binfields Road car park. However, due to concerns being raised, this proposal has changed. It is now proposed that vehicles will be restricted to using Great Binfields Road car park only and this is where an additional contractor's compound will be situated. The compound will be sited in the southern corner of the car park and be approximately 20 metres x five metres in size. The pedestrian route which runs around the west barn (the Restaurant) is wide enough for a small dumper. This will be used by the banksmen for the removal of waste to the contractor's compound in the car park where it will be held for later removal by truck. The movement of the dumper truck will be managed/timed to occur in the mornings, when the restaurant in the west barn is closed/quiet. The reverse process will apply for deliveries that cannot be man-handled into the site.
- 2.7. When the building comes into occupation it is proposed that staff members and visitors will park in Great Binfields Road car park and that the number of visitors should be minimal due to the role of this Phase III centre. It is proposed that a travel plan will be created within the first three months of occupation. It will seek to actively promote the use of the Great Binfields Road car park for any necessary visitors, promote walking and cycling access and in doing so the details for cycle provision will be provided for staff or visitor use. A sign to discourage vehicles from using Little Basing will be erected at the Little Basing/Bartons Lane junction.

3. Development plan

- 3.1. Basingstoke and Deane Borough Local Plan Review 2006 (Adopted Local Plan 1996 – 2011) shows the site as an existing building within the settlement policy boundary (Policy D5) for Basingstoke Town Area East and Chineham.
- 3.2. The most relevant policies are Policy D5 – Residential and Other Development within Settlements, Policy E1 – Development Control and Policy and E2 – Buildings of Historic or Architectural Interest.

4. Consultations

- 4.1. **Basingstoke and Deane Borough Council** raise no objection to the proposal
- 4.2. **Old Basing and Lychpit Parish Council** have no objection to the proposal for the Children's Centre, but raise concerns regarding the use of Little Basing Road for contractor's vehicles. The road is of an unsuitable width, has a lack of turning provision and will impact on pedestrian safety. The Parish Council state access should be through the car park at the bottom of the stairs (Great Binfield's Road car park). They also wish for a condition to be imposed to reinforce the above and restrict the times in which work can be carried out.
- 4.3. **Local Member Councillor Mrs Still** has no objection to the use of the site as a Children's Centre, however concerns are raised regarding the use of Little Basing for contractor's vehicles.
- 4.4. **Rights of Way** have no objection to the proposal, but seek to raise awareness to the contractor's vehicle access being along *Old Basing Footpath No 6* (Little Basing) and wish to see this included in the Construction Traffic Management Plan.
- 4.5. **Environment Agency** have no comments to make on the planning application.
- 4.6. **Highway Authority** have no objection to the proposal subject to the inclusion of conditions requesting the submission of the following: a Construction Traffic Management Plan, a Travel Plan, details for the provision of on-site cycle parking and details of the signage to be erected to prevent vehicles using Little Basing.

5. Representations

- 5.1. Fourteen objections have been received from local residents. The objectors are not opposed to the use of the building as a Children's Centre and many support this proposed use.
- 5.2. All objections are made on highways grounds; residents are opposed to contractor's vehicles using Little Basing for making deliveries and raise concerns that vehicle numbers will increase once the Centre is in use. Specific reasons are; the road is already under pressure, increased damage will occur to the unmade road, no room for parking, speed of vehicles, inadequate road width, no room for turning vehicles, existing designated public footpath, pedestrian safety, disturbance and inconvenience for residents.
- 5.3. Many objectors suggest the alternative of using Great Binfields Road car park and request the erection of signage at the end of Little Basing road to stipulate no vehicular access to the Centre.

6. Commentary

- 6.1. Issues have been raised on highways grounds. When the proposal was originally submitted it was proposed that '*Little Basing will only be used by the contractor for key deliveries/not every contractor vehicle. It is proposed that contractor's parking will only be in the main car park.*' This statement raised many concerns amongst residents and consultees. The size and condition of the road is not deemed suitable by the Highway Authority for contractor's vehicle use. There are also great concerns for pedestrian safety with Little Basing being designated as a formal footpath.
- 6.2. As a result of this the agent has reconsidered the proposed use of Little Basing, it is now proposed that there shall be no access for contractor's vehicles along Little Basing. It will be written into the contractor's contract and enforced by the site manager that the only point of access will be via Great Binfields Road car park. This is where the contractor's compound will be sited and from here all materials will be moved by small dumper truck to the site's working compound, via the pedestrian footpath adjacent to the restaurant. This alteration to the proposal adequately satisfies highways safety concerns with regard to the construction period.
- 6.3. However, it is recommended that there be a condition requiring the submission of a Construction Traffic Management Plan to enable the Highway Authority to gain specific details as to the turning and parking provision for construction vehicles, the exact location of the contractor's compound and the proposed size and number of vehicles using the site on a daily basis along with time restrictions for vehicular access and deliveries.
- 6.4. Concerns have been raised regarding the potential use of Little Basing when the Centre is in operation. Residents worry that the road will be used as a drop off point, speeding may occur and increased damage to the unmade road will be seen.
- 6.5. These concerns have been taken into consideration and a condition stipulating the submission of a travel plan within the first three months of occupation is recommended. Proposals within the travel plan should seek to actively encourage sustainable travel and if car use is required then parking should be in the Great Binfields Road car park. The agent has also proposed to erect a sign at the junction of Little Basing and Bartons Lane in an aim to restrict vehicular use of Little Basing. The promotion of sustainable travel is deemed important, through condition it is recommended that cycle provision is allocated at the Children's Centre to encourage the use of fewer motor vehicles.
- 6.6. The above measures are deemed to be sufficient taking into consideration that the Centre's main purpose is administration/outreach work and therefore will be a low generator of traffic. Based on data from existing Children's Centres within Hampshire it is expected that eight parents per day would attend the Centre.

6.7. The proposed use of the Centre itself raises no issues, the development is deemed to be sympathetic to the listed buildings which surround it, it will therefore have no adverse effect on their setting. The development is of a small scale, but it is of great importance to the Basing Ward community as it will provide an important support base for young families. Therefore it is considered that the proposals would be in accordance with the development plan (summary attached) and would not materially harm the character and setting of the Listed Buildings within the site's curtilage (Policy E2). It is further considered that the proposal would contribute to the social well-being of the area (Policy D5) and it would not materially harm the character of the area or the amenity of local residents (Policy E1).

7. Recommendations

7.1. That:

- (i) planning permission in respect of the conversion of existing farm building to a Children's Centre at the Lychpit Centre, Great Binfields Road, Basingstoke, be granted subject to the conditions set out in Integral Appendix B; and
- (ii) the Secretary of State be recommended to grant Listed Building Consent for the above works with recommended conditions set out in Integral Appendix B.

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

Restoration/conversion of former agricultural building into Children's Centre, removal of existing concrete floor/trough/new floor construction to co-ordinate existing roof structure to be retained, re-roof of existing building using existing plain red tiles to south elevation and replacing concrete tiles with natural slate to north elevation to co-ordinate lower roof pitch, insertion new full height oak windows and doors into existing/proposed openings, new internal dry lining/existing single-skin brick walls to be retained, new underpinning to existing brick walls to co-ordinate new floor level at the Lychpit Centre, Great Binfields Road, Lychpit, Basingstoke (Application No: BDB/72071) (Listed Building Consent Application No. BDB/72068) (Site Ref: BAG010)

Environment Department, Elizabeth II Court West, First Floor.

CONDITIONS

Application 1: Restoration/conversion of former agricultural building into Children's Centre, removal of existing concrete floor/trough/new floor construction to co-ordinate existing roof structure to be retained, re-roof of existing building using existing plain red tiles to south elevation and replacing concrete tiles with natural slate to north elevation to co-ordinate lower roof pitch, insertion new full height oak windows and doors into existing/proposed openings, new internal dry lining/existing single-skin brick walls to be retained, new underpinning to existing brick walls to co-ordinate new floor level at the Lychpit Centre, Great Binfields Road, Lychpit, Basingstoke (Application No: BDB/72071)

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Control by Listed Building Consent

2. No development in connection with this permission shall be commenced on site unless Listed Building Consent under BDB/72068 shall have been granted.

Reason: To protect the Listed Buildings surrounding the site.

Hours of Working

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenity of occupiers of nearby properties.

Highways

4. Within the first three months from the commencement of use of the new children's centre building a travel plan is to be submitted to the Local Planning Authority for written approval. The agreed travel plan shall then be implemented as approved.

Reason: In the interests of highway safety and promoting sustainable travel.

5. A Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences.

This should include; lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety.

6. Detailed plans of the provision to be made for on-site cycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved details shall be provided before the use hereby permitted is occupied and thereafter retained for their intended purpose.

Reason: To encourage sustainable travel.

7. Details of the signage to be erected to prevent vehicles using Little Basing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the use hereby permitted is occupied and thereafter retained for its intended purpose.

Reason: In the interests of highway safety.

CONDITIONS

Application 2: Restoration/conversion of former agricultural building into Children's Centre, removal of existing concrete floor/trough/new floor construction to co-ordinate existing roof structure to be retained, re-roof of existing building using existing plain red tiles to south elevation and replacing concrete tiles with natural slate to north elevation to co-ordinate lower roof pitch, insertion new full height oak windows and doors into existing/proposed openings, new internal dry lining/existing single-skin brick walls to be retained, new underpinning to existing brick walls to co-ordinate new floor level at the Lychpit Centre, Great Binfields Road, Lychpit, Basingstoke (Application No: BDB/72068)

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this Listed Building Consent was granted.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

Basingstoke and Deane Borough Local Plan Review 2006 (Adopted 1996 – 2011)

Policy D5 – Residential and Other Development within Settlements

Residential and other development and redevelopment proposals which contribute to social, economic and environmental well-being will be permitted within the Settlement Policy Boundaries of the following settlements *inter-alia*: Basingstoke Town and Chineham.

Policy E1 – Development Control

Proposals for new development will be permitted provided that they are a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- (i) respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should reflect their host building
- (ii) provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have potentially adverse impact on protected trees; and
- (iii) not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- (iv) provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- (v) incorporate features to minimise the energy consumed in the construction and future use of the building, and conserve water and minimise water use; and
- (vi) create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- (vii) minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

Policy E2 – Historic or Architectural Interest

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- (i) the demolition of a listed building or structure will only be permitted in exceptional circumstances;
- (ii) alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted.
- (iii) developments within the cartilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.