

Report to	Planning Committee
Date	12 July 2012
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/36200/002/CAC
Application	Demolition of farmhouse side extension, dutch barn and extensions to barn, chicken shed/stable
Address	Myrtle Farm, Blendworth Lane, Horndean, Waterlooville, PO8 0AA
Purpose of Report	The application is reported to Committee for a decision.

Recommendation: That Conservation Area consent be granted for the reasons set out in paragraph 9 of this report, subject to the condition set out in paragraph 10

1. Site Description

- 1.1 This application relates to the site of Myrtle Farm, Blendworth. The site is fully described within section 1 of the report on planning application SDNP/36200/001/FUL at item 5 of this agenda.

2. Relevant Planning History

- 2.1 SDNP/36200/001/FUL – Conversion of cartlodes to residential as part of existing farmhouse and cottage, conversion of threshing barn to two dwellings (one with ancillary accommodation), erection of detached dwelling (with conversion of granary as ancillary accommodation), erection of pair of semi-detached dwellings, stables/barns/store to form livery yard for 11 horses, associated landscaping/parking and demolition of various buildings/extensions linked to this application and reported at item 7 Report PC 44/12 of this agenda for consideration.

3. Proposal

- 3.1 The proposal is for the demolition of the farmhouse side extension, dutch barn and extensions to barn and the chicken shed/stable. The application is supported by a Conservation and Heritage Statement.,

4. Consultations

- 4.1 **Hampshire County Council – Ecologist:** No objection – The submitted ecology survey indicates that the existing buildings do not have any protected species within them.
- 4.2 **East Hampshire District Council – Conservation Officer:** No Objection - This development has been subject of pre-application discussions and the development will result in the conservation and enhancement of the existing buildings. The proposed new builds will result in the removal of a number of unsightly buildings and will therefore conserve the character and setting of the Conservation Area.
- 4.3 **Horndean Parish Council – No Objection**

5. Representations

5.1 2 letters of comment:

- No overall objection to the demolition of these buildings, but an agreement must be in place that they should not be demolished until the redevelopment of the site is agreed.

6. Planning Policy Context

6.1 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. The application site is important to the cultural heritage of the area. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

6.2 Government policy relating to national parks is set out in *English National Parks and the Broads: UK Government Vision and Circular 2010* and The National Planning Policy Framework (NPPF). The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.3 The development plan policy listed below is considered to be in compliance with the NPPF.

7. Planning Policy

7.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South East Plan and the East Hampshire District Local Plan 2006.

7.2 The relevant policy in the East Hampshire District Local Plan: Second Review 2006 is:

7.3 HE7 which relates to demolition within conservation areas only being acceptable if the structures to be demolished makes no material contribution to the character and appearance of the area.

8. Planning Assessment

8.1 The Myrtle Farm site has a collection of buildings that contribute to the character and appearance of the Blendworth conservation area, however the buildings proposed for demolition comprise unsympathetic extensions and individual buildings that detract from the character and setting of the conservation area. The Conservation Officer has raised no objection to this application and has indicated that the redevelopment of the site will enhance the character and appearance the conservation area. As such it is considered that the demolition of these buildings would enhance the character and appearance of the conservation area and would comply with paragraph 137 of the NPPF and policy HE7 of the East Hampshire District Local Plan.

Biodiversity

8.2 The National Planning Policy Framework sets out the government's planning policies on biodiversity issues. The policies contained within the guidance seek to maintain, enhance and prevent harm to biodiversity and geological features. The application has been supported by an Ecology Survey dated September 2011. This application has been assessed by the HCC Ecologist, who has no objection to the demolition of the buildings.

9. Conclusion

9.1 It is considered that the buildings proposed for demolition are unsympathetic to the

character and appearance of the conservation area and the proposed redevelopment of the site would provide an opportunity to enhance the character and appearance of the Blendworth conservation area.

10. Recommendation

10.1 It is recommended that conservation area consent be granted for the following reason:

10.2 The buildings proposed for demolition are unsympathetic to the character and appearance of the conservation area their removal; would provide an opportunity to enhance the character and appearance of the Blendworth conservation area in compliance with paragraph 137 of the NPPF and policy HE7 of the East Hampshire District Local Plan.

Subject to the following condition:

1. Prior to any development, a schedule of works to protect the Threshing Barn and farmhouse following the demolition of the extensions indicated in plan 11027/SITE/006 Revision A shall be submitted to and approved in writing by the South Downs National Park Authority. The schedule shall be carried out in accordance with the approved details. Reason: To conserve the character and setting of the conservation area during the development in accordance with policy HE7 of the East Hampshire District Local Plan 2006.

11. Crime and Disorder Implication

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13 Equalities Act 2010

13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

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Appendices	1. Location Map
SDNPA Consultees	Director of Planning & Senior Solicitor.

Background Link –
Documents

http://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EHANT_DCAPR_225145
Letters of representation from members of the public

Observations of Hampshire County Council
Observations of East Hampshire District Council Officers and Horndean Parish Council
National Planning Policy Framework
Circular 20/10
East Hampshire District Local Plan 2006
South East Plan 2009

Appendix 1 – Site Location Plan

