

**Application Number:** 14/11568 Full Planning Permission

**Site:** WEST TOTTON COMMUNITY CENTRE, HAZEL FARM ROAD,  
TOTTON SO40 8WU

**Development:** Single-storey extension; outside play area; brickwall and railings,  
drainage

**Applicant:** Totton & Eling Town Council

**Target Date:** 19/01/2015

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Policy

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built up area  
Landscape Feature  
Public open space

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

CS2: Design quality  
CS7: Open spaces, sport and recreation  
CS8: Community services and infrastructure  
CS10: The spatial strategy  
CS24: Transport considerations

**Local Plan Part 2 Sites and Development Management Development Plan Document**

DM8: Protection of public open space, private playing fields and sports grounds and school playing fields

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

None

**6 RELEVANT PLANNING HISTORY**

None relevant

**7 PARISH / TOWN COUNCIL COMMENTS**

Totton Town Council: No comment due to conflicting interests.

**8 COUNCILLOR COMMENTS**

None

**9 CONSULTEE COMMENTS**

9.1 Hampshire County Council Highway Engineer: No objection

9.2 Environmental Health (Pollution): No objection subject to condition

9.3 Land Drainage: No objection subject to condition

9.4 Planning Policy: No policy objection

9.5 Environmental Design (Urban Design): Support

9.6 Southern Water Authority: No objection subject to condition

**10 REPRESENTATIONS RECEIVED**

None

**11 CRIME & DISORDER IMPLICATIONS**

No relevant considerations

**12 LOCAL FINANCE CONSIDERATIONS**

Local financial considerations are not material to the decision on this application

**13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.

- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The original submission was considered unacceptable and the applicant has worked closely with Officers to achieve a scheme which is now supported by Officers.

## 14 ASSESSMENT

- 14.1 The site comprises the West Totton Community Centre, which is a large detached brick building that provides a range of community facilities including reception area and cafe bar, squash courts, community halls and nursery rooms. The existing building fronts onto a large outside landscape feature and lies amongst other community facilities including a church, shops and schools. There are some residential properties nearby, across the circular landscaped area, but not directly adjacent to the community centre. To the rear of the building is a building housing utilities enclosed by a high metal fence and trees. A footpath runs in front of the building which provides important links between the various community uses and the car parking areas.
- 14.2 The proposal is to construct a single storey extension and outside play area enclosed by a brick wall and railings on the front elevation of the building facing the area of public open space. The proposed development would be sited on an existing footpath and would result in the loss of three existing car parking spaces and some landscaping. The proposed extension is required to provide additional community facilities including use as a day nursery (play group) together with a lobby and toilets and an outside children's play area. The day nursery has been operating from the neighbouring infant school but the lease has now expired and the nursery now requires new premises, otherwise their functions will have to cease.
- 14.3 The proposed extension would extend approximately 8.5 metres out from the building, forming a simple single storey extension with a pitched roof to the main element running, into a flat roof with parapet. The extension would be constructed from facing brick to match the existing building, with arrow slit windows. It is proposed to divert the footpath, with new paving blocks and links to the main entrance to the building and the network of footpaths around the area of public open space with new soft landscaping provided around the proposed development.

- 14.4 In policy terms, there are several local plan policies that are relevant. Policy CS8 of the Core Strategy relates to improvements and enhancements to community facilities. The proposed extension would improve the existing provision of social and educational services for the local community and would also provide a new building and outside area for the day nursery to use which currently has no facilities to use. Accordingly the proposal would comply with Policy CS8 of the Core Strategy.
- 14.5 Part of the proposed development involves the reconfiguration of the public space and footpaths and would encroach into an area designated as a landscape feature and an area of existing public open space. Policy DW-E12 of the New Forest District Local Plan seeks to protect the designated features from development which would detract from the contribution it makes to the quality and character of the local environment.
- 14.6 The proposed development including the extension and outside play area would intrude into this area and would take up part of an important landscape feature and public open space. This space has been designed in combination with the design and alignment of some of the buildings, although this space is not used to capacity as a public area. It is considered that the proposed development extending into this space is rather unfortunate, and would not accord with policy that seeks to protect these areas. However, this needs to be balanced with the need to provide additional community facilities for the town. Moreover, the introduction of the additional use offers the opportunity for an additional active frontage and an enhanced vitality for the space and for this reason, there is a case.
- 14.7 The proposed development has been designed to create an attractive active frontage onto the public realm, embracing this space to create a positive transition between the building and the design of the space, combining an outside children's play area with the public open space. The proposed layout provides for a sweeping footpath that maintains the existing legible pedestrian circulation and the proposed extension adds interest and activity directly onto the area of public open space. Visually, the design of the extension would be of a high standard with an appropriate form, scale and detailing that would enhance the setting with materials to match the existing building. The proposed outside children's play area would continue this with railings and entrance gates set on a low brick wall with some soft landscaping. It is proposed to re-instate the landscaping and low level shrubbery around the circular public area, which would be an improvement and ensure that the proposed development does not weaken or disrupt the design concept of the original landscape feature for this area.
- 14.8 Overall, while the proposed development is not strictly in accordance with policy in that there would be partial loss of a landscape feature within an area of public open space, this is considered to be outweighed by the community benefits that would be provided to the area and the other enhancements to this space.
- 14.9 With regard to residential amenity, the proposed extension is located among a range of community facilities and the nearest residential property is more than 50 metres away at Holland Road. The proposed

extension is modest in scale and a considerable distance away from the nearest residential property so as not to result in any adverse impact on their living conditions through overlooking, loss of light or outlook.

- 14.10 The proposed development could give rise to noise and disturbance, with an increase in activity around the area. Within the building, it is considered that the noise would be contained, with little noise outbreak, and it is also felt that the site lies within an area which is mainly characterised by community uses where it is expected that activity occurs during daytime hours.
- 14.11 The outside play area has the potential to have an impact on the nearby residential properties, however, it should be noted that nursery has previously been using the outdoor space of the Infant school, which is closer to residential properties. The applicants intend to use the outside space in conjunction with the proposed extension and this would be between the hours of 08:00 and 18:00 daily. Given that the external space would be used during daytime hours and would be bounded by an area of public open space with neighbouring community uses, it is considered that a use which starts to rejuvenate this area with activity would be acceptable and would not give rise to an unacceptable impact on the nearby residential properties. The Environmental Health Officer does not raise any objections to the proposal providing that a condition is imposed restricting the hours of operation.
- 14.12 In terms of public highway safety matters, the proposal is for a small extension to an existing community centre to provide a new community room, together with ancillary facilities and a secure outside children's play area with a loss of 3 car parking spaces. The Highway Authority does not raise any objections and considers that, having regard to the minimal increase in floor area of approximately 8%, together with the availability of car parking within the main car park, an objection based upon the loss of car parking would be neither appropriate nor sustainable.
- 14.13 In terms of other matters, the proposed development would be constructed over an existing public foul sewer which runs in front of the Community Centre. The proposal would need to divert the public foul sewer and while Southern Water does not raise any objection, they have requested that a condition or informative note is included for measures to be undertaken to protect the public sewer. In addition a water supply crosses the site which would need to be safeguarded.
- 14.14 In conclusion, the proposed development is supported in terms of its design and layout and it would provide a much needed community facility for the Town that urgently requires new facilities and would embrace the existing area of public open space. There would be no adverse impact on residential amenity, and the loss of existing car parking spaces is supported by the Highway Authority.
- 14.15 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the

like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development permitted shall be carried out in accordance with the following approved plans: 22632/05 Rev C and 22632/04 Rev E.  
  
Reason: To ensure satisfactory provision of the development.
3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.  
  
Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.
4. The external play area hereby permitted shall not be used other than between the hours of 08:00 and 18:00 hours daily.  
  
Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).
5. In accordance with the submitted strategic landscape details on Drawing No22632/04 Rev E, the following additional details shall be submitted to and approved by the Local Planning Authority:
  - (a) a specification for new planting (species, size, spacing and location);
  - (b) areas for hard surfacing and the materials to be used;
  - (c) other means of enclosure including the railings and the colour finish to be provided;
  - (d) a method and programme for its implementation and the means to provide for its future maintenance;

No development shall take place unless these details have been approved and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

6. Before development commences, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

**Notes for inclusion on certificate:**

This decision relates to amended/additional plans received by the Local Planning Authority on 3rd May 2015

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The original submission was considered unacceptable and the applicant has worked closely with Officers to achieve a scheme which is supported by Officers.

Southern Water have advised that in order to protect water supply apparatus, it is requested that the applicant agrees prior to commencement, the measures to be undertaken to protect the public water supply main. In addition, a formal application for the connection to the public sewage system is required in order to service this development. The contents and details of what is required from Southern Water prior to commencement of development is set out on their letter of the 20th January 2015.

**Further Information:**

Major Team  
Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee**  
**June 2015**

**Item No: 3b**

West Totton  
Community Centre  
Hazel Farm Road Totton  
14/11568  
SU3413

Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.

