

**P/17/0648/FP**

**SARISBURY**

DR TOBY KING

AGENT: DR TOBY KING

SCOUT HUT, RE-SITED STORAGE CONTAINER, NEW ACCESS FROM A3051 AND PROVISION FOR 12NO. CAR PARKING SPACES

BURRIDGE VILLAGE HALL BOTLEY ROAD BURRIDGE FAREHAM SO31 1BS

***Report By***

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***Site Description***

The application site lies on the western side of Botley Road. The site comprises the northern most of two tennis courts owned by Fareham Borough Council.

Access to the site would be from a track running west from Botley Road, immediately to the north of the tennis courts. The track is owned by the National Trust.

Burrige Village Hall lies immediately to the south of the tennis courts, with the Burrige Recreation Ground to the west.

The site lies outside of the urban settlement boundary and is designated open space within the Adopted Core Strategy.

***Description of Proposal***

Provision of a cabin-style scout hut measuring 16 metres (52' 6") x 12.5 metres (41') in floor area, sited at the southern end of the existing northern tennis court. The building would have a dual pitched roof with a ridge height of 5.7 metres (18' 8") and would be constructed of redwood pine, coloured brown with grey asphalt roof shingles.

An existing storage container which is currently sited adjacent to the recreation ground (close to the southern boundary), which measures 14 metres long (46') , 2.44 metres (8') wide and 2.44 metres (8') high would be relocated to the eastern side of the proposed scout hut.

Twelve parking spaces would be provided at the northern end of the site, accessed via a new access from the adjacent track. The car park would be secured with a metal gate 3.5 metres (11' 6") wide.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

**Development Sites and Policies**

DSP2 - Environmental Impact

## DSP8 - New Leisure and Recreation Development Outside of the Defined Urban Settlement

### ***Relevant Planning History***

The following planning history is relevant:

**P/11/0404/FP**

**PROVISION OF STORAGE CONTAINER**

PERMISSION

12/08/2011

### ***Representations***

Eighteen representations have been received supporting the application.

One representation supporting the principle of the new local scout hut, but raising the following comments:

There has not been a wide spread consultation carried out assessing the value or need of the tennis court;

The tennis courts were renovated a few years ago which received strong support from local residents;

Potential for noise generated from overnight use.

One representation has been received objecting to the loss of any sporting and recreational facilities and that the evidence stating the under usage of the tennis court is not robust.

### ***Consultations***

Highways (including Winchester City Council Highway Officer) -

No highway objection is raised subject to securing adequate visibility for drivers emerging onto Botley Road; the access track being repaired/surfaced for the first 10 metres (32' 8") of the access from Botley Road and appropriate signage.

Head of Leisure and Environmental Services -

The Scout Group have actively been looking for a permanent home for some time. The Council were aware that the tennis courts adjacent to Burrage Village Hall were underused and therefore one of the two tennis courts was suggested as a suitable site. There is no objection to the proposals in principle.

Trees -

No objection subject to conditions.

### ***Planning Considerations - Key Issues***

Principle of development in the countryside

Policy CS14: Development Outside Settlements of the Core Strategy states:

Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The

conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from the land or water.

Policy DSP8: New Leisure and Recreation Development Outside of the Defined Urban Settlement Boundaries states:

Proposals for leisure and recreation development outside of the defined urban settlement boundaries will be permitted, where they do not have an unacceptable adverse impact on the strategic and or local road network.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts or detrimental impact on the character or landscape of the surrounding area.

New buildings should be well designed to respect the character of the area and, where possible, should be grouped with existing buildings.

The 1st Sarisbury Scout Group were previously resident in the former Coldeast Hospital Community Hall but vacated the property when it became dilapidated. The Group moved to BurrIDGE Village Hall where they hire the facilities two nights a week and also have a container on the site which they use to store their equipment. Since vacating the Coldeast Community Hall, the group have been looking for a permanent home.

BurrIDGE has been identified for the Scout Hut as it is close to the Scouts AE Roberts Memorial Camp Site (at the end of BurrIDGE Road, with direct access from the bottom of the cricket field), contains a large recreation field and woods, and is close to the River Hamble. It is also where the Scout Group currently meet, and where all the camping equipment is located (in the container on the Recreation Ground.)

A number of options were explored in and around BurrIDGE before progressing proposals for the northern tennis court; these options included extending the Village Hall in several different ways. It was concluded that extensions to the Village Hall were not possible without significantly impacting upon either the existing car parking or the sports pitches. Another option was to build a hut adjacent to the children's play area, but a number of trees would have needed to be felled, the play area would have to be relocated and there would have been some effect on existing parking. The applicant also explored incorporating a scout hall into the plans for sports changing facilities on Coldeast but the scout group were unable to raise sufficient funds.

Having considered the matter carefully officers are of the view that there is a justification for the siting of the scout building and associated container in this countryside location.

Loss of the tennis court

Policy CS21: Protection and Provision of Open Space of the Core Strategy States:

The Borough Council will safeguard and enhance existing open spaces and establish networks of Green Infrastructure to add value to their wildlife and recreational functions. Development which would result in the loss of or reduce the recreational value of open

space, including public and private playing fields, allotments and informal open space will not be permitted, unless it is of poor quality, under-used, or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size.

Furthermore The National Planning Policy Framework, paragraph 74 states:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.

The adjacent Village Hall was modernised some years ago by the Council and at that time the two tennis courts, one of which is subject of this application, were repaired and made fit for purpose.

Since that time, the courts have been open for public use with no booking system in place. The courts have been used by the public on an adhoc basis. Without any booking system in place it is difficult to accurately identify the frequency of use, apart from gaining information from users of the courts, Village Hall and recreation ground.

The evidence obtained suggests that the southernmost court is the more popular of the two courts as it is closer to the village hall and is not over shadowed by trees. This is reinforced by the on site evidence of the condition of the courts. The southernmost court hard surfacing shows some wear and is clear of moss and discolouring which confirms its preferred use of the two courts.

In addition, the Council's Parks and Open Spaces Team rarely receive calls from users of the tennis courts asking for maintenance/repairs to be carried out to the northernmost court; the Parks and Open Spaces Team have received such calls about the southernmost court. This again reinforces the view that the northern most court is used to a lesser extent than the southernmost court.

The applicant has explored other alternative options for providing permanent scout facilities as identified in the previous section above, however it has not been possible to find a suitable location.

The applicant approached the Council in its capacity as the owner of the site. In its capacity as the owner of the site, the Council considers that the current demand for the tennis courts can be accommodated with just one court. The Burridge and Swanwick Resident's Association and the Village hall Committee have been consulted about the loss of one tennis courts and raised no particular concerns.

In the absence of any formal booking system connected with the use of the Tennis Courts, Officers acknowledge the difficulty in establishing the full extent of their usage. Based however on the evidence available, and the views of the Head of Leisure and Environmental Services that tennis provision can reasonably be accommodated on one court, no objection is raised to the loss of one of the courts.

Character and appearance of the area

The siting of the new scout building and container would be grouped close to the existing Village Hall.

The building is designed as a 'log cabin' style building with a pitched roof, constructed from sustainably sourced redwood pine logs. The external logs (and the timber windows and doors) will be stained brown with a preservative. The design and materials would be sympathetic to the character of this rural location.

The storage container measures 2.4 metres (8') wide and 14 metres (46') long and is coloured dark green. There are mature trees and understorey planting along the eastern boundary between the site and Botley Road. Although these trees form a green visual screen when looking west across the site, it is currently possible to look through openings between the trees to the wider countryside beyond. The applicant has offered to enhance the hedgerow and understorey planting in order to soften the impact of the storage container and scout hut when viewed from Botley Road. Furthermore, relocating the container from its current prominent position adjacent to the recreation ground is considered to be a benefit in visual terms.

Officers are of the opinion that subject to additional planting, the proposal would be respectful of the key characteristics of the area.

#### Effect upon nearby properties

The nearest residential property lies approximately 50 metres to the south east on the opposite side of Botley Road.

The supporting information submitted with the planning application states that the scout hut may be used occasionally (a few times per year) for young people to stay overnight. The windows of the Hut will be double-glazed and fully insulated to meet building regulations, and the doors will be closed overnight for security and safeguarding reasons. There will be no traffic entering or leaving the premises during unsociable hours. The site is separated from residential properties by Burrage Village Hall which is frequently booked for parties late into the evening and with amplified music.

The applicant has advised that the hut may be used for child care type uses during the week day; scouting activities during weekday evenings and childrens' parties at weekends. The applicant has confirmed there will be no amplified music played from the building and is happy for a planning condition securing this.

In light of the foregoing, officers do not believe the proposal will have an unacceptable adverse impact upon the living conditions of nearby residential properties.

#### Highways

The proposed Scout Hut would be accessed from a private track that leads off the A3051 Botley Road. It is accepted that the activity associated with a Scout use would be limited and mostly outside of the main traffic peaks along Botley Road.

There is a possibility that the building could be used for other community uses, such as childrens' day care and childrens' parties, therefore the surface of the track should be repaired/resurfaced for its first 10 metres (32' 8") from Botley Road and it is essential that there is good visibility for drivers.

Twelve car parking spaces will be provided on the site which is considered acceptable for general Scout activity. It is suggested appropriate signage should be erected on the track

diverting car users to the Village Hall Car Park in the event that there is insufficient space.

Subject to securing the above matters through planning conditions it is considered the proposal is acceptable in highway safety terms.

### Conclusion

There is no doubt that the proposal would benefit the 1st Sarisbury Scout Group who provide a significant community benefit for local people in the area.

The applicant has explored many options but to date it has not been possible to find a permanent home for the Scouts. In light of the Scouts association with the site for many years and other nearby land, the principle of providing a scout hut here is considered acceptable in principle. Officers have concluded that based on the evidence available, the loss of one tennis court is acceptable in this instance.

The siting of the scout building and associated container in this location, subject to additional planting, would be respectful of the key characteristics of the area. There are no highway objections to the proposal subject to appropriate conditions.

Notwithstanding the objection received, Officers consider the proposal acceptable subject to the imposition of appropriate conditions.

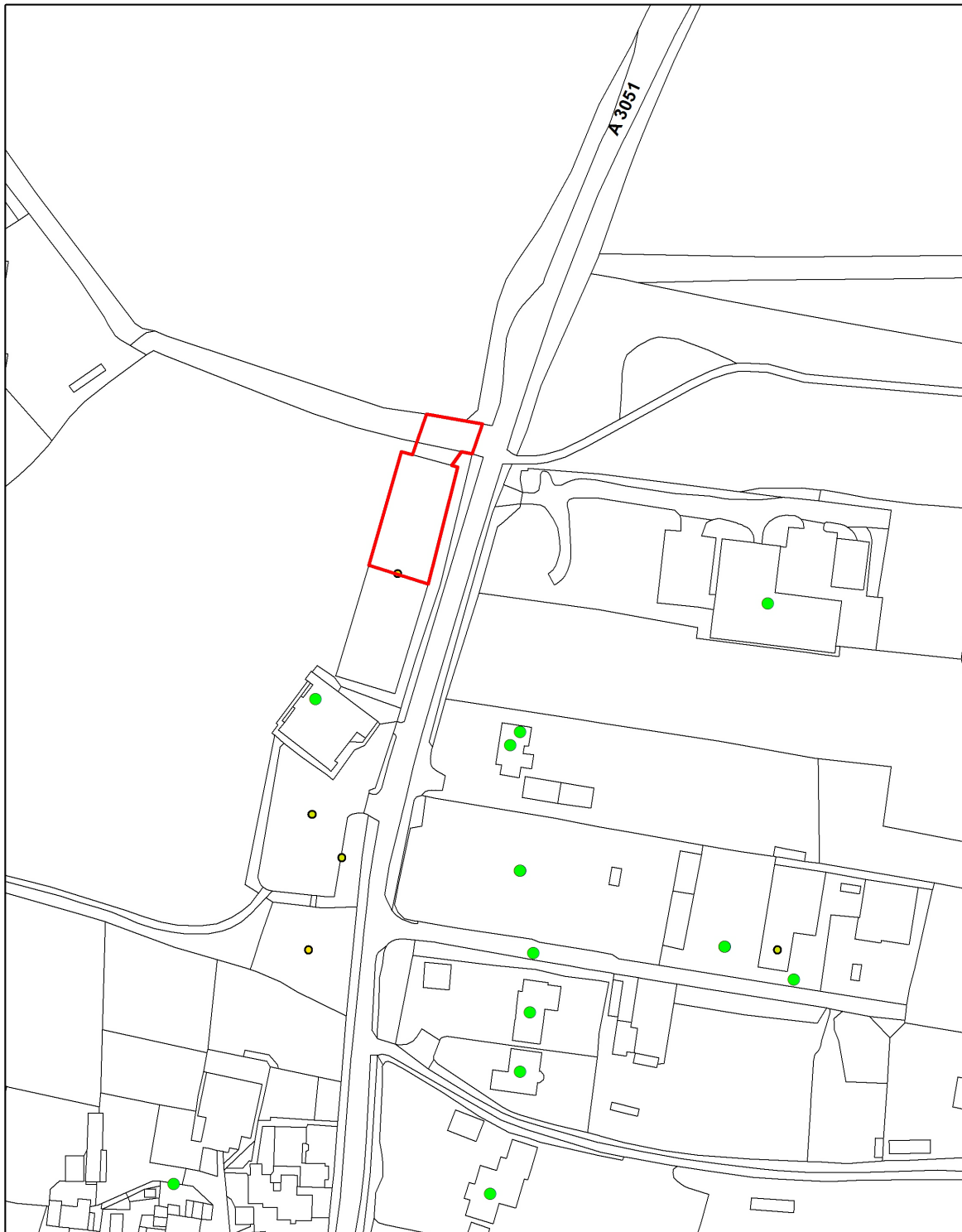
### ***Recommendation***

PERMISSION subject to conditions:

A full set of conditions will be available for Members in an update.

# FAREHAM

BOROUGH COUNCIL



Scale 1: 1250  
Land north of Burridge Village Hall



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