

Mr David Craig
Farringdon Village Hall Charitable Trust
c/o Peter Webb
Morse Webb Architects
The Byre Lantern Courtyard
The Street
BRAMLEY RG26 5DE

Our Ref: SDNP/22/01621/FUL
Contact Tracy Farthing
Officer:
Tel. No.: Via Planning Information
Officer 01730 234080

Dear Sir/Madam

25th October 2024

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Applicant: Mr David Craig, Farringdon Village Hall Charitable Trust
Proposal: New build village hall with new access point, access road, associated car parking and significant landscaping including wildlife walk and pond (amended site plan received 9/6/23 and further ecological information received 17/10/23)
Location: Land South of Moorlands, Gosport Road, Lower Farringdon, Alton, Hampshire,

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.*

Yours faithfully



MIKE HUGHES
Interim Director of Planning
South Downs National Park Authority



Working in Partnership



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2015

Application No: SDNP/22/01621/FUL

Applicant: Mr David Craig, Farringdon Village Hall Charitable Trust

Proposal: New build village hall with new access point, access road, associated car parking and significant landscaping including wildlife walk and pond (amended site plan received 9/6/23 and further ecological information received 17/10/23)

Location: Land South of Moorlands, Gosport Road, Lower Farringdon, Alton, Hampshire,

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 30th May 2022.

This permission is subject to the following 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 the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development.

4. No development approved by this permission shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage.

5. The development shall be carried out in accordance with the details contained within the submitted Arboricultural Impact Assessment and accompanying Tree Protection Plan, Report Reference: D2216AIA, dated 30th March 2022.

Reason - In the interest of visual amenity.

6. Prior to the commencement of the development hereby permitted a detailed scheme of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. It should show the relationship of any proposed mounding to existing vegetation and surrounding landform in relation to a nearby datum point. All such works as may be approved shall then be fully implemented in accordance with the approved development.

The scheme design shall include the following details

- o Details of existing trees and other vegetation to be retained in the scheme;
- o Details of proposed trees, hedging and other planting, including the layout of planting to show plant species, nursery planting sizes, locations, densities and numbers;
- o Proposed and existing levels and contours
- o Layout of surfaces including materials, permeability, kerbs, edges, steps, ramps;

- o Street furniture including lighting, bollards, seating, signage, litter bins, cycle storage, tree grilles/surface treatment and guards
- o Boundary treatments including gates and doors
- o Any ancillary structures including the bin store.

Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

7. The building shall be used for a hall or meeting place for the principal use of the local community and for no other purpose (including any other purpose in Class F; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason - To ensure the use of the building does not have a harmful environmental effect and in the interests of amenity, parking provision, and highway safety.

8. Hours

The premises shall not be used outside the hours of;
0800 to 2100 Monday to Friday,
0800 to 2200 Saturday
0010 to 1600 Sunday, Public or Bank holidays.

No persons shall be present at the site one hour after the above closing times.

Reason - To ensure that the amenities of area and nearest properties are not detrimentally affected by the use of the site outside reasonable times.

9. Development shall proceed in accordance with Section 6 (Assessment of Impacts and Mitigation Measures' of the 'Farringdon Village Hall Ecological Impact Assessment' (Ethos Environmental Planning, March 2022) and the Reptile Mitigation Strategy (John Wenman Ecological Consultancy, 17 October 2023). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To protect and support recovery of rare, notable and priority species, and ensure a biodiversity net gain, in accordance with strategic policy SD9 of the South Downs Local Plan and the NPPF.

10. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material and plant storage areas;
- (f) Measures to be installed for wheel washing; and
- (g) Measures to be installed for dust suppression

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

11. No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 58 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

12. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

13. Before use of the development is commenced provision for parking and cycle storage shall have been made within the site in accordance with the approved plans and shall be retained thereafter for use.

The approved parking spaces shall only be used for the parking of vehicles and shall at no time be used for storage purposes.

Reason - To ensure adequate on-site car parking provision for the approved development.

14. Prior to the first use of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority detailing measures for the management of vehicles for larger events (when the capacity exceeds 75 attendees). This may take into consideration a scaled approach.

The approved management plan shall be in place to ensure parking and drop-off is managed to ensure there is no occurrence of drop-off or parking on the highway.

Reason - In the interests of highway safety.

15. In the event that contamination not previously identified is found at any time when carrying out the approved development then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works.

16. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

- a) SBEM calculations
- b) product specifications
- c) Grown in Britain or FSC certificates;
- d) sustainable material strategy
- e) building design details
- f) layout or landscape plans demonstrating that the dwelling has:
 - a) reduced predicted CO2 emissions by at least 10% due to energy efficiency and;
 - b) reduced predicted CO2 emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations;

and further optional measures relating to:

- c) water consumption
- d) adapting to climate change
- e) sustainable materials
- f) sustainable waste

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

17. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

18. Notwithstanding any indication shown on the approved plans and notwithstanding the provisions of the Town and Country planning (General Permitted Development) Order 2015 (or other revoking, re-enacting or modifying that order) at no time shall any mezzanine or first floor be inserted into the building(s) hereby permitted without the grant of planning permission.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

19. No development shall be carried out above ground floor slab level until Details of Dark Night Skies mitigation scheme to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority

Reason - To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark night Skies.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

Crime and Disorder Implications

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

Human Rights Implications

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.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive working

In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date received	Status
Application Form - Application form			30.03.2022	Approved
Application Documents - CIL Form 1 Additional Information			30.03.2022	Approved
Plans - Existing location plan	001 PL/00		30.03.2022	Approved
Plans - Existing block plan	002 PL/00		30.03.2022	Approved
Plans - Existing site plan	003 PL/00		30.03.2022	Approved
Plans - Existing site section	004 PL/100		30.03.2022	Approved
Application Documents - Design and Access Statement			30.03.2022	Approved
Application Documents - Ecological Impact Assessment			30.03.2022	Approved
Application Documents - Noise Impact Assessment			30.03.2022	Approved
Application Documents - Transport statement			30.03.2022	Approved
Application Documents - Arboricultural Impact Assessment			31.03.2022	Approved

Application Documents - Ecosystem Services Statement		25.05.2022	Approved
Application Documents - Soil Management plan		25.05.2022	Approved
Application Documents - Statement of community Engagement with appendices		25.05.2022	Approved
Plans - Tree protection plan	030 PL/01	03.09.2024	Approved
Plans - Proposed SUDS layout	031 PL/01	03.09.2024	Approved
Plans - Proposed north elevation	018 PL/01	03.09.2024	Approved
Plans - Proposed east elevation	017 PL/01	03.09.2024	Approved
Plans - Proposed west elevation	016 PL/01	03.09.2024	Approved
Plans - Proposed south elevation	015 PL/01	03.09.2024	Approved
Plans - Proposed site section	014 PL/01	03.09.2024	Approved
Plans - Proposed roof plan	013 PL/01	03.09.2024	Approved
Plans - Proposed floor plan	012 PL/01	03.09.2024	Approved
Plans - Proposed site plan	011 PL/03	03.09.2024	Approved
Plans - Proposed block plan	010 PL/01	03.09.2024	Approved

Plans - Proposed
location plan

009 PL/01

03.09.2024

Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



MIKE HUGHES

Interim Director of Planning
South Downs National Park Authority
Date: 25th October 2024

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £145 per request or £43 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents.

The requirement to make this charge is set out in [Fees for planning applications - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £293 per request, or £43 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number:

0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.