

P/14/1094/RM

PARK GATE

FAREHAM BOROUGH COUNCIL

AGENT: AFLS&P ARCHITECTS

LEISURE BUILDING INCORPORATING MAIN AND TEACHING POOLS, FITNESS SUITE, SPINNING AND DANCE STUDIOS, WET AND DRY CHANGING FACILITIES, FOYER, ANCILLARY OFFICES AND PLANT ROOM AND ASSOCIATED CAR PARK (RESERVED MATTER TO OUTLINE PLANNING PERMISSION P/12/0299/FP).

BARNES LANE - LAND TO THE EAST OF - (PART OF COLDEAST SITE) SARISBURY GREEN SO31 7BJ

Report By

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Site Description

The application site lies to the east of Barnes Lane, in the south western corner of the former Coldeast Hospital Site. Sarisbury Infants School abuts the south eastern boundary, with Brookfield School playing fields to the east and land designated for further community facilities to the north east and woodland to the north.

There are pedestrian and cycle routes running through the site linking it to the residential areas to the north and east.

Description of Proposal

This application seeks approval for the reserved matters in connection with the erection of a leisure building.

Approval is sought for the siting, appearance, scale and landscaping of the development. The means of access, including its detailed design and specification and location was approved as part of the permitted outline planning permission.

The leisure building will incorporate the following:

- A six lane 25 m pool graded in depth from 0.9 m to 1.8 m deep;
- 12 m x 8 m learner pool;
- Pool store;
- Spectator seating;
- Wet side changing facilities, including locker facilities;
- Pre and post swim shower facilities;
- 100 station fitness gym and dry changing facility;
- Dance and spinning studio;
- Reception and office facilities;
- Plant room;
- Service and delivery area to the rear of the building;
- 200 parking spaces and cycle parking.

Policies

Former Coldeast Hospital - Development Brief Supplementary Planning Document Adopted October 2011

The following policies apply to this application:

Fareham Borough Local Plan Review

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS10 - Coldeast Hospital Strategic Development Allocation

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP13 - Nature Conservation

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/0299/FP -

Hybrid planning application: full consent for the erection of 168 residential dwellings with associated access, parking, landscaping and infrastructure; equipped play space; change of use, extension & restoration of the mansion house for use as a hotel with function rooms & facilities, ancillary accommodation, associated works, landscaping, parking & access; restoration & reuse of existing brook lane gate lodge for residential purposes with erection of new garage, curtilage & access; reinstate brick piers & wing walls to brook lane entrance; use of land & woodland for open space/recreation with new paths.

Outline consent for the erection of sheltered accommodation and the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park & new access from Barnes lane, with demolition of former farm buildings - Permitted 30 April 2013

P/14/1197/RM -

Laying out of one adult & one junior football pitch; erection of building incorporating changing facilities; associated car park & landscaping (reserved matters to outline planning permission p/12/0299/FP) - to be reported to the February Planning Committee

Representations

No representations were received as a result of publicising the application, however a local resident has expressed concerns that a shared access with the adjacent school should have been considered and would not just be safer but ergonomically more sensible and practical.

Consultations

Director of Planning and Development (Highways) - no objection

Director of Planning and Development (Ecologist) - an Ecological Management Plan (EMP) was secured through the Section 106 Agreement in relation to the previous application, P/12/0299/FP. Condition 41 of the outline planning permission required development to be carried out fully in accordance with the agreed details, specifications and procedures set out in the approved EMP. Section 7 of the EMP set out general measures to be carried out in relation to community facilities development. Work is currently being carried out by consultant Ecologist's to ensure that the development is compliant with the general measures set out in the EMP.

Director of Planning and Development (Arborist) - no objection

Director of Community (Environmental Health - Contamination) - no objection
Southern Water Services - no objection

Hampshire Constabulary (Crime Prevention Design Advisor) - The architects discussed the project with the Crime Prevention Design Advisor and his recommendations have been taken into account with the design of the proposal.

Environment Agency - The Agency is currently working with the applicant in order to agree the details of the proposed surface water drainage scheme. A planning condition is suggested securing these details.

Planning Considerations - Key Issues

Principle of development

Outline planning permission was granted in April 2013 for the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park and new access from Barnes Lane.

Furthermore Policy CS10 of the adopted Core Strategy and the adopted Development Brief required amongst other things the provision of a public swimming pool facility on the site.

The principle of a leisure building on the site with detailed access from Barnes Lane has therefore been established.

Design

Due to the topography of the site, the building has been designed with a sweeping roof to complement the level changes.

The layout of the building is simple and easy to get around. The entrance to the building faces toward the site entrance with glazing around the pool hall creating a visual link from outside the building.

A curved standing seam aluminium roof sails over the pool hall and the gym with a flat roof over the dance studio and changing areas. The roof covering would be silver, which would weather down over time to a matt finish. A recessed lower level roof above the staff office

area would have a parapet concealing an area of roof top plant.

The external walls would be constructed of blue rain screen cladding, a glazed curtain walling system and through colour render to outer masonry.

The materials are simple and give the building a 'lightweight' appearance.

Officers consider the building will be distinctive and complement the site, setting and character of the surrounding area. The design is of a high quality and together with the proposed material palette will result in a development which meets the applicants's needs, whilst enhancing the character and visual appearance of this natural semi-rural location.

Highways

The principle of a new access from Barnes Lane was approved under planning application P/12/0299/FP. Condition 40 of the planning permission requires the access to be constructed in accordance with the approved details before any of the community facilities are first brought into use. The new access will only serve the community facilities and not the residential areas.

Car parking has been designed in four zones, including a coach drop off area near to the building entrance and short and long stay cycle storage. The proposed number of car parking spaces exceeds that normally required for the nature of development proposed.

Officers consider the level of parking and the parking layout are acceptable

Other matters

There are no immediate neighbours affected by the proposal.

The leisure building will meet BREEAM 'very good' standard and will be fully compliant with Part M of the Building Regulations (Access to and Use of Buildings).

The landscape strategy has been designed in order to reflect the different uses of the site. The soft landscape would comprise trees, hedging, low shrubs and grassland and would be developed in accordance with the approved Ecological Management Plan. In order to soften the appearance of the car park, trees and shrub planting will be used wherever practicable. The eastern arm of the access through the car park will be tree lined to create an 'avenue' as this will eventually be the primary route to the cemetery zone to the north east.

Officers consider the landscape strategy will visually enhance the new building and its associated car park and the character and appearance of the area.

Conclusion

The Council has a long standing aspiration and Corporate Priority to deliver a new public swimming facility within the Western Wards. The proposal will bring forward a substantial benefit to the Borough and its residents and is favourably recommended.

Recommendation

APPROVE: in accordance with approved plans; details of drainage strategy

Notes for Information

For the avoidance of doubt the following conditions imposed on the outline application, P/12/0299/FP require discharging before development commences:

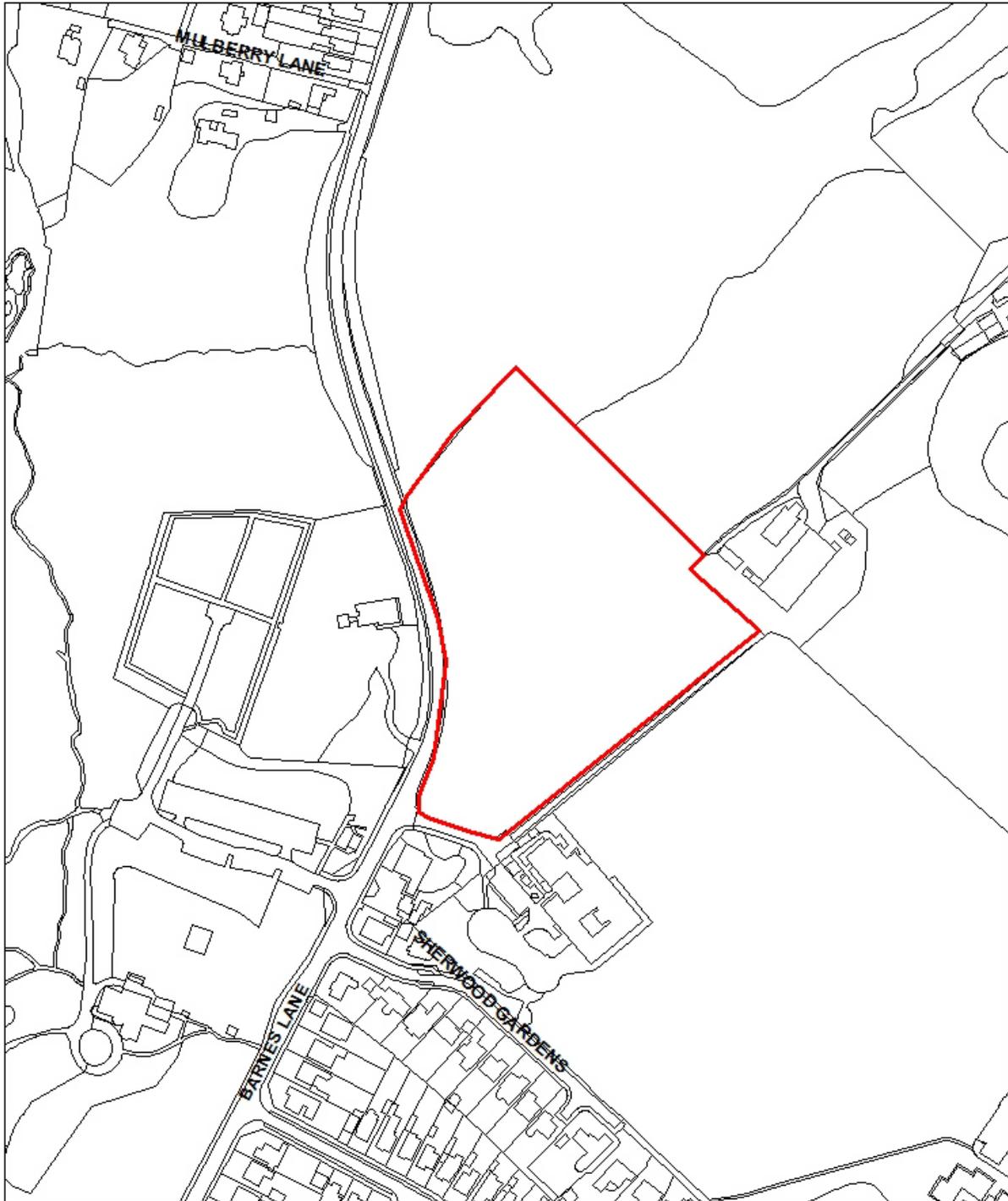
Condition 42 (tree method statement); Condition 43 (details of new tree planting); Condition 44 (tree protection strategy)

Background Papers

P/12/0299/FP

FAREHAM

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Land to East of Barnes Lane
Scale 1:2500

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