

P/14/1197/RM

PARK GATE

FAREHAM BOROUGH COUNCIL

AGENT: AFLS&P ARCHITECTS

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)

BARNES LANE - LAND EAST OF - SARISBURY SO31 7BJ

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The application site lies to the east of Barnes Lane, in the south western corner of the former Coldeast Hospital Site. Brookfield School playing field abuts the southern boundary; new residential dwellings permitted under Coldeast Lot 2 are being constructed to the east separated by a swale and footpath/cycleway; the new leisure building, recently granted planning permission will be constructed to the south west and open space lies to the north.

There are pedestrian and cycle routes running through the site linking it to the residential areas to the north and east and the school and new leisure building to the south.

Description of Proposal

This application seeks approval for the reserved matters in connection with the provision of the following:

Sports changing pavilion;
One adult and one junior sport pitches;
Associated parking;
Re-routing of footpath/cycle route and extension of access road;
Landscaping;
Associated drainage and infrastructure.

Policies

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

The following policies apply to this application:

Approved Fareham Borough Core Strategy

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

DG4 - Site Characteristics
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/14/1094/RM -

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 matters to outline planning permission P/12/0299/FP) - Approved 2 February 2015

Representations

No representations have been received.

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

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 sports pitches and a sports pavilion facility on the site.

The principle of sports pitches and changing facilities on the site with detailed access from Barnes Lane has therefore been established.

Design

The proposed changing block is to be located in the south western corner of the application site. The building is single storey with a pitched roof. Openings are limited to a minimum for reasons of maintenance and security. The building would be brick with an aluminium standing seam roof, similar to that recently approved on the leisure building.

The building is located near a tree-lined area rather than an open one, and would not compromise the health and integrity of the trees.

A new landscaping scheme will include new planting within the car parking area, designed to break up the hard surfacing.

Officers consider the building will complement the site, setting and character of the surrounding area. The design, together with the proposed material palette will result in a development which meets the applicants's needs, whilst enhancing the character and visual appearance the area.

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 would be provided to the west of the changing building. 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 landscape strategy within the car park would soften the appearance of the car park and complement existing trees within the site.

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 new sports pitches within the Western Wards. The proposal will enable the provision of recreational facilities to help meet identified deficiencies for the western wards and bring forward a substantial benefit to the Borough and its residents and is favourably recommended.

Recommendation

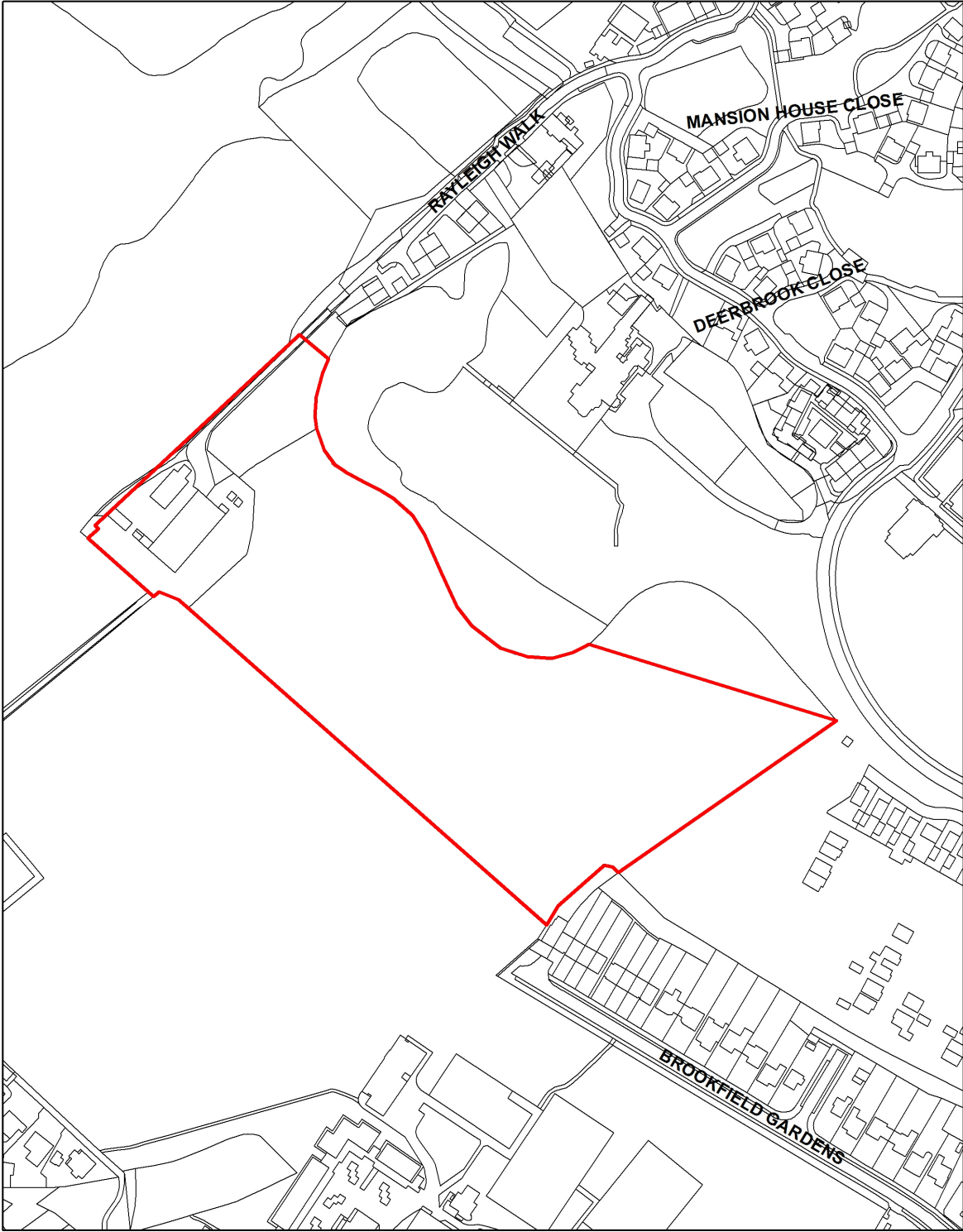
APPROVE

Background Papers

P/12/0299/FP, P/14/1094/RM

FAREHAM

BOROUGH COUNCIL



Barnes Lane - Land to East of
Scale 1: 2,500



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