

P/12/0299/FP

HOMES & COMMUNITIES
AGENCY & MILLER HOMES LTD

PARK GATE

AGENT: WYG PLANNING &
DESIGN

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

LAND AT COLDEAST HOSPITAL (LOT 2) SARISBURY GREEN HAMPSHIRE

Report By

Kim Hayler - Ext 2367

Introduction

This application was reported to a special meeting of the Planning Committee on 23 October 2012. Following consideration, Members resolved that planning permission should be granted subject to the completion of the necessary legal agreements and the imposition of conditions.

Extensive dialogue has continued between the applicants, the developer, Officers and Hampshire County Council since the Committee resolution. Due to the extent of the issues to be resolved relating to the legal agreements planning permission has not been issued to date but it is anticipated that it will be shortly.

Planning Considerations - Key Issues

Policy CS10 Coldeast Hospital Strategic Development Allocation is one of the key policies for the site. Amongst other things this policy states that the repair and restoration of all the locally listed buildings at the site should be resolved as part of any planning permission.

At the time that the planning application was considered by the Planning Committee the Homes and Communities Agency (HCA) advised that discussions were well advanced with Sanguine Hospitality Ltd as a preferred developer for the refurbishment of the hotel. Sanguine had essentially agreed legal documents with the site owner but wanted to await the outcome of the planning process before committing to a legal contract. The intention at that time was to commence refurbishment in 2013.

In light of the circumstances the Planning Committee sought to secure two key elements in

respect of the Mansion House through the planning obligation.

Firstly the applicant/land owner was required to commission a yearly condition survey of the building to ensure it was fully wind and weather tight. In the event this was not the case they were required to carry out the necessary works to meet this obligation. It was also agreed that a financial bond should be put in place to ensure the funding was available to cover these works.

Secondly a commitment was also given by the HCA that if Sanguine did not proceed then they would market the Mansion House again within 12 months. Details of any future marketing of the Mansion House was to be agreed with Fareham Borough Council.

The HCA has recently contacted officers to explain the latest situation with the Mansion House. Negotiations with Sanguine followed a marketing exercise in the summer of 2011. Since then, with negotiations on-going, the condition of the Mansion House has continued to deteriorate. The legal discussions became protracted as the interested party were unhappy with the increasing costs of refurbishment. Sanguine have subsequently walked away from the negotiations.

The HCA are now looking to re-market the Mansion House for a hotel / wedding venue, following the issuing of the planning permission. As all of the parties are very close to agreeing the Section 106, the HCA could go back to the market as early as this summer. Depending on market interest, it is hoped to have a developer partner on board and in contract in 2014.

At the time the matter was considered by the Planning Committee in October last year it appeared there was a strong possibility that a developer was about to commit to carrying out the refurbishment works. The absence of a developer to undertake the refurbishment of the Mansion House is regrettable and increases the uncertainty relating to this locally listed building.

Officers have raised concerns with the applicant about the uncertainty that now exists in respect of the Mansion House having particular regard to the requirements of Policy CS10. Officers believe that in the event that a developer cannot be secured to carry out the refurbishment of the Mansion House in the near future, more extensive works should be undertaken beyond just keeping the building wind and weather tight. More specifically Officers believe that if no developer has been signed up within 2 years, then the partial restoration of the exterior of the building should be carried out. This will help to safeguard the future of the building and increase its attractiveness to the market.

It would be appropriate to require that a substantial sum of money is placed into an account to fund the partial restoration works should no developer be secured and works commenced within a period of two years. The necessary funds should be placed into account and kept available until such times as it is clear that a third party developer has been signed up and is able to undertake the refurbishment/ restoration of the Mansion House.

The applicant acknowledges the need to secure the future of the Mansion House through policy CS10 and has not raised objection to the principle of the approach suggested by Officers. Details of the precise sum of money to be provided to secure part restoration is ongoing; it is anticipated this will be a seven figure sum. The restoration works this would fund would be agreed through a scheme submitted pursuant to the planning obligation.

Recommendation

That in addition to those matters already secured through the resolution of the Planning Committee on the 23rd October 2012, that the Section 106 planning obligation also secures the following:

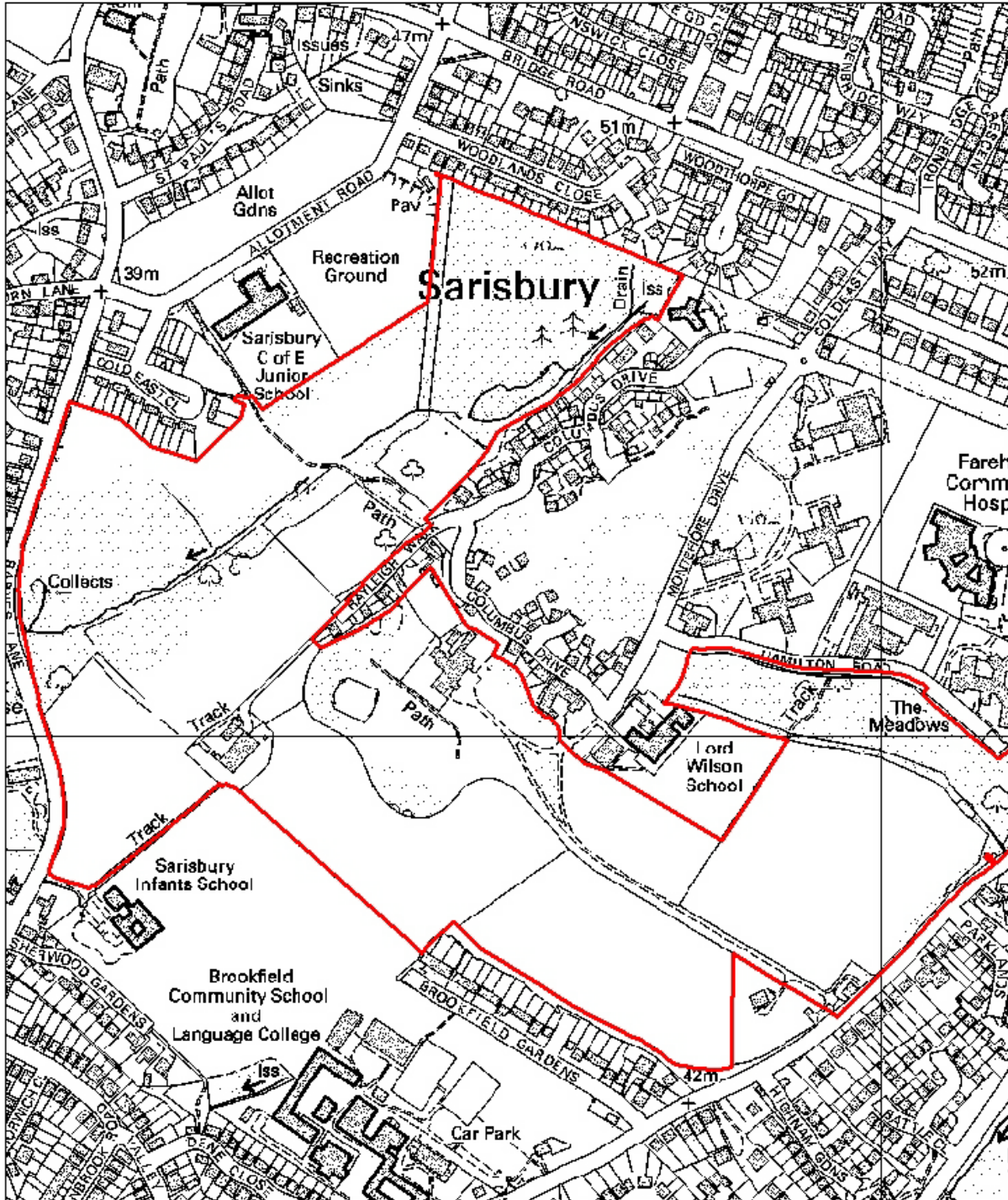
- the applicant/owner undertakes the partial restoration of the Mansion House in the event that a developer is not signed up to undertake the refurbishment/ restoration of the Mansion House within two years;
- that the necessary funds to enable the partial restoration are secured and made available for such use if no developer has been secured within two years;
- the details of the precise scheme of restoration works are agreed with Fareham Borough Council prior to their execution.

Background Papers

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FAREHAM

BOROUGH COUNCIL



Land at Coldeast Hospital (Lot 2)
Scale 1:5000

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