

P/17/0426/FP

MADONE LTD

FAREHAM EAST

AGENT: CUSHMAN AND
WAKEFIELD

DEMOLITION OF EXISTING OFFICE BUILDING & SHOPPING CENTRE CANOPY, CHANGE OF USE OF ANCILLARY SHOPPING CENTRE MANAGEMENT AREA TO HOTEL (CLASS C1) TOGETHER WITH ERECTION OF HOTEL (CLASS C1) ACCOMMODATION INCLUDING ANCILLARY BAR/RESTAURANT AREA AND ASSOCIATED ALTERATIONS TO SERVICE YARD, INCLUDING NEW SHOPPING CENTRE MANAGEMENT SUITE.

22 - 24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE
FAREHAM HAMPSHIRE PO16 0PQ

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The application site is located at 28 Thackeray Mall, within the Fareham Town Centre Shopping Centre.

Fareham shopping centre is situated on the northern side of West Street within the defined primary shopping area. The Osborn Road multi storey car park is situated to the north with direct undercover access to the Centre.

The site comprises a single level of retail uses with two additional floors above of office/storage accommodation which are largely unoccupied. Servicing is undertaken at first floor level to the south of the site, benefitting from dual access via Civic Way to the east and a private access from Palmeston Avenue to the west.

Description of Proposal

Demolish two floors of existing office accommodation (which also includes the shopping centre management suite), together with the removal of the canopy between the shopping centre entrance and the adjacent multi storey car park.

Construction of a hotel over four floors with access from the ground floor. Part of the new construction will accommodate the re-provided centre management suite.

The hotel would comprise 84 bedrooms, foyer and reception area, ancillary bar and restaurant area, store area, staff office, kitchen, plant room, waste storage area and associated alterations to the service yard.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS7 - Development in Fareham

CS8 - Fareham Town Centre Development Location

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP21 - Primary Shopping Area

DSP23 - Making the Most Effective Use of Upper Floors

DSP28 - Fareham Shopping Centre Upper Floors

Non-residential Parking Standards (September 2015)

NRPS -

Relevant Planning History

No relevant planning history.

Representations

None received.

Consultations

EXTERNAL

Southern Water Services

No objection subject to condition and informative.

Hampshire County Council - Highway Development Control

Whilst this is a major redevelopment it has minimal impact on the local highway network and no changes to serving the Shopping Mall will result from the redevelopment.

The hotel is surrounded by car parking which has spare capacity throughout the week. Consequently, the Highway Authority raise no objection to the planning application.

Hampshire County Council - Lead Flood Authority

No objection.

INTERNAL

Environmental Health (Pollution) - no objection, subject to condition.

Environmental Health (Contamination) - no objection

Environmental Health (Food Hygiene) - no objection

Refuse and recycling - no objection.

Ecology - No objection subject to an informative.

Highways

This proposal is to demolish parts of the existing Shopping Centre and the upward extension of several units to create an 84 bedroom hotel with embedded restaurant and ancillary facilities. Servicing would be achieved from the Centre's existing service area accessed from Palmerston Avenue.

Given the location of the site, it is accepted that the surrounding road network has sufficient capacity to accommodate the minimal increase in generated traffic.

No highway objection.

Planning Considerations - Key Issues

Principle of development

Economic benefits

Design and materials

Servicing and car parking

Impact on neighbouring residential properties

Principle of development

Policy DSP28: Fareham Shopping Centre Upper Floors states:

Proposals to re-use and/or extend existing first and second floor accommodation will be permitted for one, or a suitable mix, of the following uses:

- I. Residential (C3);
- II. Offices (B1a);
- III. Hotel (C1);
- IV. Assembly and leisure (D2);
- V. Retail (A1);
- VI. Professional or financial services (A2);
- VII. Public and Community Facilities; and/or
- VIII. Cafes, restaurants and bars (A3 and A4).

Development will only be permitted where appropriate parking, servicing and access can be demonstrated.

The proposal relates to part of Fareham Shopping Centre, within the Town Centre Primary Shopping Area. The proposed hotel use and relocated town centre management office suite fall within the acceptable uses listed within Policy DSP28. There is adequate parking, servicing and access to the proposed hotel. The proposal therefore complies with Policy DSP28 of the Local Plan part 2: Development Sites and Policies Plan.

Economic benefits

Apart from the Town Centre Management Office, the current upper floors of the site are vacant and redundant. The proposal would create an opportunity to enhance the character and appearance of the site, combined with supporting the local economy. Not only will the proposal create employment opportunities it will also support the vitality and viability of this part of the Town Centre.

Overall the proposed development will benefit the local economy.

Design and scale of the building

The applicant has engaged in extensive pre-application discussions with planning officers prior to submitting this planning application.

The hotel is proposed at the main northern entrance to the Shopping Centre adjacent to the Osborn Road multi storey car park. The scale and design of the proposed building, which is visible from the Civic Gardens, Osborn Road and Palmerston Avenue, is a critical issue in deciding this planning application.

The design concept behind the hotel has been to produce a building of modern appearance using a range of contemporary materials. At first floor level the north facing elevation contains large amounts of glazing alongside the restaurant serving the hotel and the Town Centre Management Offices. The three floors above contain windows mostly serving bedrooms. The design of the building will result in more visual interest above ground floor level and much greater levels of natural surveillance from first floor level.

The proposal also seeks to 'open up' the area between the Shopping Centre, the Osborn Road multi storey car park and the Library. This is to be achieved by the complete removal of the covered walkway between these three buildings. It would also improve the visibility of the ground floor retail units and the overall appearance of the shopping centre entrance. A new cantilevered canopy would be provided above the doors to Shopping Centre entrance. It is also proposed to remove the existing two floors of redundant office floor space above the existing New Look store. Both of these changes will increase the levels of natural daylight on the north side of the Shopping Centre.

The subject of the removal of the canopy was discussed with a number of visitors to the public exhibition held by the applicant and the consensus view was that the canopy was unnecessary and added to potential anti-social behavior problems.

The proposed building is five storeys in height, two storeys higher than the building it replaces. The proposed building is two storeys higher than the health centre adjoining its eastern end, but lower than the Osborn Road multi storey car park.

In the view of Officers a five storey building in this particular location in the Town Centre would not cause harm to the character of the area. The Shopping Centre is built on land that is much lower than the level of Osborn Road. The proposed building is closely related to other tall buildings, and the design approach and palette of materials proposed would ensure that it relates well to these buildings. Elevations of the proposed buildings along with computer generated perspectives will be displayed at the Planning Committee meeting.

The kitchen flue and ventilation equipment plant is proposed to be located on the roof of the building. In this location, suitable screening may be required to ensure that it is not visually intrusive. Details of the location of the kitchen flue and ventilation equipment, together with appropriate screening has been sought from the applicant and Officers hope to provide an update at the meeting on this aspect.

Officers consider the proposal will be of a high quality of design and would respond positively to the character of this part of the Town Centre and adjacent public area, in

accordance with Policy CS17 of the adopted Core Strategy.

Servicing and car parking

The site lies in a sustainable central town centre location. Trip generation from the proposed hotel is unlikely to increase compared with the established office use.

The Osborn Road multi storey car park and other public car parks are situated close to the site. There is ample capacity to accommodate vehicles associated with the hotel.

Service vehicles, including refuse collection will serve the site via the existing Osborn Road/Palmerston Avenue access. A dedicated bin store is also proposed.

As a consequence of the above, there is no highway objection to the proposal.

Impact on neighbouring residential properties

The nearest residential properties lie to the west in Palmerston Avenue. There is a distance of some 83 metres between the proposal and these properties. In light of this distance officers do not believe the scale and mass of the proposed building would materially harm the outlook from, or the privacy and light available to these properties.

Conclusion

The design and appearance of the proposed building would represent high quality design and would result in a positive improvement to the main northern entrance to the Shopping Centre.

The development of a hotel in this location will contribute positively to the emerging plans for the regeneration of the Town Centre. The proposal involves the redevelopment of a predominantly vacant office floorspace, generating new jobs and contributing to the viability and vitality of the Town Centre.

Recommendation

PERMISSION, subject to the following conditions:

1. The development shall begin before the expiration of three years following the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

Site Location Plan:

Drawing Ref: 16387-0024-P-00 at 1:1250 scale;

Block Plan - Drawing Ref: 16387-CW-XX-XX-M3 at 1:500 scale;

Existing Drawings:

Ground Floor Plan - 16387-0001-P-00
First Floor Plan - 16387-0002-P-00
Second Floor Plan - 16387-0003-P-00
Roof Plan - 16387-0001-P-00
Elevations 1 & 2- 16387-0001-P-00
Elevations 3 & 4 - 16387-0027-P-00

Demolition Drawings:

Ground Floor - 16387-0007-P-01
First Floor - 16387-0008-P-00
Second Floor - 16387-0009-P-00

Proposed Drawings:

Ground Floor Plan - 16387-0311-P-00
Proposed First Floor Plan - 16387-0312-P-01
Proposed Second Floor Plan - 16387-0313-P-00
Proposed Third Floor Plan - 16387-0314-P-00
Proposed Fourth Floor Plan - 16387-0315-P-00
Proposed Roof Plan - 16387-0316-P-01
Proposed Servicing Arrangements - 16387-0320-P-00
Proposed Site Elevations & Plan - 16387-0310-P-01
Proposed North Elevation & North-South Section - 16387-0317-P-01
Proposed South, East and West Elevations - 16387 - 0318-P-01
Proposed East-West Section and 3D View - 16387-0319-P-01
Palmerston Avenue Sketch Views - 16387-0317-P-01
REASON: To avoid any doubt over what has been permitted.

3. No development other than demolition shall take place until samples of all external materials to be used in the construction of the hotel hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) wheel washing facilities;
- (v) measures to control the emission of dust and dirt during construction;
- (vi) turning on site of vehicles;
- (vii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

5. No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: To protect the living conditions of the nearby residents.

6.No work on site relating to demolition and the construction of any of the development hereby permitted (Including works of preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the demolition and construction period.

7. The hotel hereby approved shall not be brought into use until the refuse bin store has been provided in accordance with the approved plans. The refuse bin store shall thereafter be retained at all times.

REASON: In order to ensure appropriate refuse storage facilities are provided to serve the permitted hotel use.

8. No development other than demolition shall take place until details of the foul and surface water drainage works have been submitted to and approved by the local planning authority in writing. The details shall specify the drainage works to be undertaken, the timetable for their delivery and responsibility for its future maintenance. The development shall be carried out in accordance with the approved details.

REASON: In order to ensure appropriate surface water drainage is provided to serve the permitted development.

9. Within six months of the hotel being first brought into use an Energy Performance Certificate demonstrating that the hotel building meets the BREAAAM standard of 'Very Good' shall be submitted to the Local Planning Authority.

REASON: In the interests of achieving the lowest level of carbon emissions and water consumption which is practical and viable.

10. Prior to the hotel being first brought into use the approved ventilation and extraction system shall be installed and shall subsequently be retained at all times.

REASON: To safeguard the local environment from odours and noise from commercial catering.

11. The hotel hereby approved shall not be brought into use until details of the screening to be erected on the roof of the New Look building to screen the adjoining air conditioning plant to the west, have been submitted to and approved in writing by the local planning authority. The details shall specify the size, design and materials of the screening. The approved screening shall be erected before the hotel hereby permitted is first brought into use and shall thereafter be retained at all times.

REASON: To secure the satisfactory appearance of the development.

12. The hotel hereby approved shall not be brought into use until a scheme of work for making good the existing shopping centre and multi storey car park following the demolition of the canopy have been submitted to and approved in writing by the local planning authority. The shopping centre and multi storey car park shall be made good in accordance with the agreed details.

REASON: To secure the satisfactory appearance of the development.

13. The hotel hereby approved shall not be brought into use until details have been submitted to and approved by the Local Planning Authority in writing, of where the ticket machine beneath the canopy is to be re-sited to along with the timetable for its resiting. The car park ticket machine shall be relocated in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

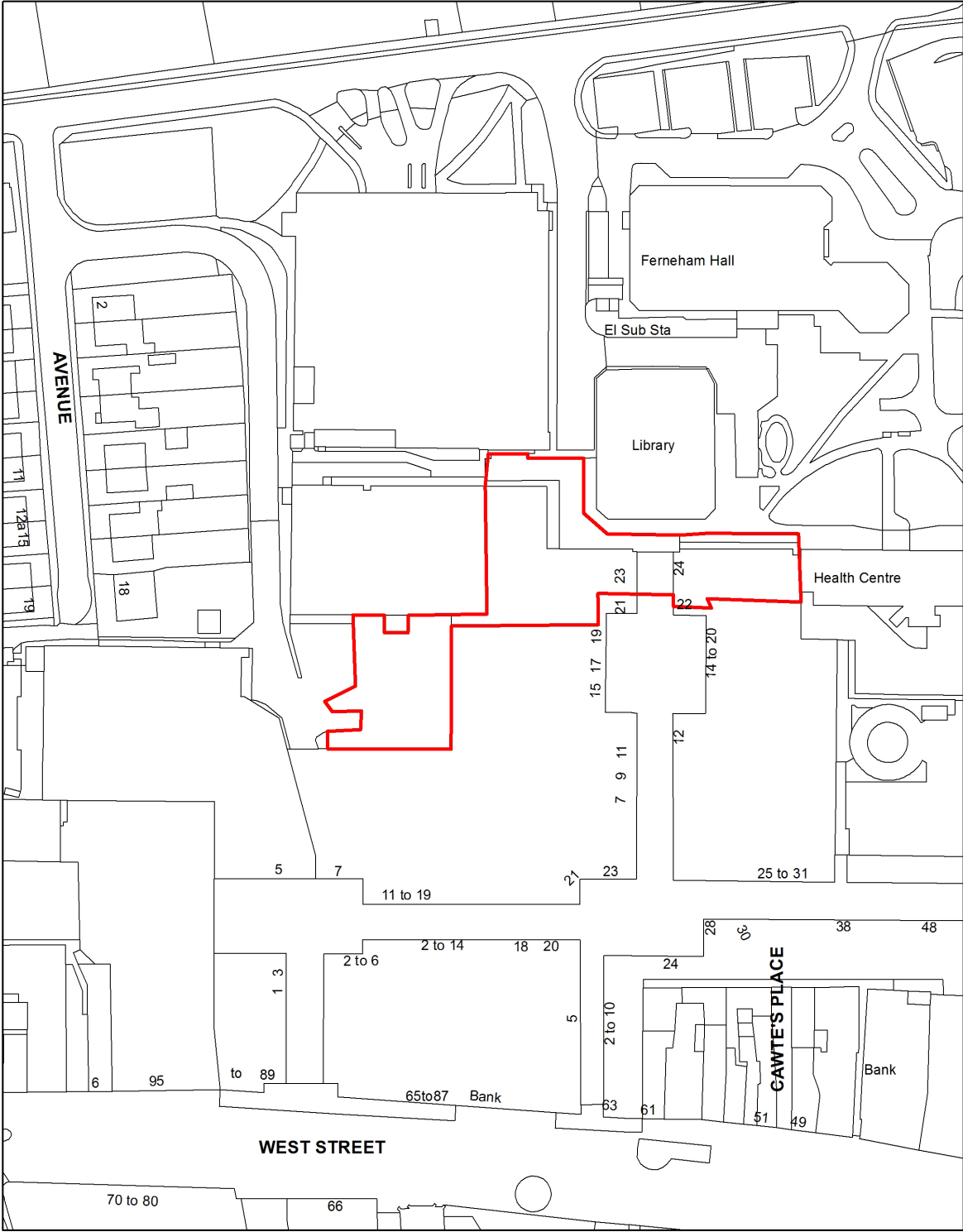
Informatives:

a) The ecological survey has identified suitability for nesting birds. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

c) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants, SO21 2SW (Tel: 0330 303 0119) or

FAREHAM

BOROUGH COUNCIL



22-24 Thackerly Mall
Scale 1:2,500



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