

P/18/0246/D4

FAREHAM BOROUGH COUNCIL

TITCHFIELD COMMON

AGENT: FAREHAM BOROUGH
COUNCIL

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR
DEMOLITION OF EXISTING COMMUNITY CENTRE AND CONSTRUCTION OF SINGLE
CHALET STYLE BUNGALOW

LOCKS HEATH MEMORIAL HALL 122 LOCKS HEATH PARK ROAD LOCKS HEATH
SOUTHAMPTON SO31 6LZ

Report By

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Site Description

This application relates to a site within the urban area to the east side of Locks Heath Park Road close to the junction with Church Road. The site is currently occupied by the Locks Heath Memorial Hall which has been vacated and is no longer in use. The Memorial Hall previously contained a pre-school which had a small area of enclosed external space within the north-east corner of the site. There are two large trees on the application site (Oak & Pine) which the Council are in the process of protecting by Tree Preservation Order.

The original build is dated to 1922 and the property was purchased by the Council in 1966. The hall is served by WC's, a small kitchen, storage facilities and the secure outdoor space.

Description of Proposal

Outline planning permission is sought for demolition of the Memorial Hall and erection of a detached chalet style bungalow. The application is submitted to establish whether the principle of replacing the Memorial Hall with a single chalet style property would be acceptable. All matters are reserved so there are no details available on the proposed access to the dwelling, the scale and appearance of the dwelling or layout and landscaping of the site.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Representations

Six representations have been received raising the following concerns;

- The community facility should not be lost and should be renovated or re-built
- The Council has not properly explored alternatives to sale
- The area does not need another bungalow but it does need community facilities

- St John's Church & Hall are full and there is a need for additional community space
- Existing trees should be retained
- There is insufficient information presented with the application (ie D&A statement, arboricultural report, ecology assessment, highway assessment)
- An application to list the hall as an Asset of Community Value has been submitted

Consultations

INTERNAL

Trees - The intention is to protect the oak and the pine before the land is disposed of. On the face of it the plot is large enough for a dwelling house, but it is also heavily constrained by the two large mature trees. Erecting a dwelling beneath the canopies of large trees is not viable and I would seek to improve the long term prospects of the trees by virtue of the careful removal of the old building and surfacing, which would reduce the pressure on the tree's rooting opportunities.

Planning Considerations - Key Issues

a) Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to an assessment of the impacts.

b) Loss of Community Facility

Locks Heath Memorial Hall is owned by the Council and was previously leased to Locks Heath Community Association. In January 2016, the Council was made aware that the Locks Heath Community Association only had one remaining trustee who wanted to stand down. The implication for this being that the organisation would be in default of the lease and there would be nobody to operate the building. The Association had experienced ongoing issues for several years with its governance arrangements which resulted in limited use of the facility and a deterioration of the internal fabric of the building. A condition survey of the hall was carried out which indicated that in order to bring the building up to a good standard it would require an investment of approx. £60,000.

The Council has an arrangement with One Community, an organisation who provide help and support to community and voluntary organisations. One Community were asked to take on a temporary administrative role in order to keep the facility open. While assisting in this capacity, One Community also sought to recruit new trustees for the Community Association to enable it to continue to function. A meeting was organised with the existing user groups to discuss them standing as trustees, but there was no interest. One Community's Volunteer Centre produced a flyer, asking for volunteers, including the role of secretary and caretaker, but unfortunately nobody came forward.

With no interest in new Trustees the minor user groups were relocated to other community venues within the local area (Priory Park and Abshot Community Centre). The main user group was Jigsaw pre-school and the Council made the commitment to keep the facility open until they relocated to Titchfield Community Centre and they vacated the building in July 2017. As part of their relocation to Titchfield Community Centre Officers are now working with the Titchfield Community Association to implement improvements that will see the pre-school with new and improved facilities.

In addition to this investment, during the period 2016/17 Locks Heath Free Church received

a Matched Funding Grant from the Council towards extending their community facilities. Abshot Community Centre received over £150,000 of investment from the Council, including a new roof, toilets and entrance doors and Lockswood Community Centre had a new lift to enable users groups to access the community rooms on the first floor.

During the period of January 2016, to when the building was closed in July 2017 the Council did not receive any enquiries from anyone wanting to hire the hall for a function or activity. A community facilities assessment was carried out by Officers to help determine what capacity there was within the local area to accommodate new user groups and results indicated that there was capacity.

On 4 September 2017 the Council's Executive agreed the contents of a report by the Director of Finance and Resources which stated that the Memorial Hall is surplus to the Council's requirements. It was agreed that an outline planning permission be submitted for residential use of the site and subject to planning permission being granted the site would be placed on the open market for disposal.

Policy DSP52 (Community Facilities) of the adopted Core Strategy states that "The loss of community facilities will only be permitted where;

- New or extended facilities of suitable quality are provided on the site or at a suitable alternative location; or
- There is no demand for continued community facilities at the proposed location and that it can be satisfactorily shown that the site has been marketed effectively for such use for at least one year."

Officers consider that the first arm of this policy is satisfied by virtue of the work which has been carried out by the Council's Leisure & Community team in finding user groups suitable alternative premises. The Council has also assisted in improving community facilities nearby, including specifically the new home of Jigsaw pre-school who were previously users of the Locks Heath Memorial Hall. As a result Officers are of the view that the proposal does not conflict with Policy DSP52 and the loss of this community facility does not constitute a reason for refusal of the application being considered.

c) Impact on Character & Appearance of Area

The area is characterised by regularly spaced, detached buildings which adhere to a uniform building line. The dwellings on either side are bungalows and it would be expected that any replacement building would be of a similar height and scale. It is considered that there is potential to construct a chalet bungalow on the site subject to consideration of the proposed dwellings scale and appearance.

d) Other Matters

The impact of the proposal on the living conditions of the neighbouring residential properties, highways and trees would need to be considered when a more detailed scheme is presented.

e) Solent Recreation Mitigation Partnership

Through the work of the Solent Recreation Mitigation Partnership (SRMP) it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal Special Protection Areas (SPA's), either 'alone' or 'in combination' with other development proposals. In accordance with Policy DSP15 of the adopted Fareham Borough Local Plan Part 2 all development will be required to mitigate the

negative impact. This is achieved via a financial contribution towards the SRMP.

f) Summary

The loss of the Memorial Hall as a community facility is not considered contrary to local plan policy by virtue of the improved facilities being provided by the Council to meet local demand, including the facilities being invested in for the relocated preschool.

Officers are of the view that outline planning permission should be granted for the erection of a single detached chalet style dwelling on the site with further consideration to be given to more detailed material planning considerations at the later reserved matters stage.

Recommendation

Subjection to receipt of a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);

PERMISSION;

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

i) Site Location Plan

REASON: To avoid any doubt over what has been permitted.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the procedures set out in the Town and Country Planning (General Development Procedure) Order 1995 and Section 91 of the Town and Country Planning Act 1990.

3. Approval of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

REASON: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (or any Order revoking or reenacting that Order).

4. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order.

5. No development shall take place until details of the facing, roofing and hard surfacing materials to be used in the construction of the dwelling 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 in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

6. The landscaping scheme submitted under Condition 3 above, shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local planning authority and shall be maintained in accordance with the agreed schedule. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be

replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times.

REASON: In the interests of residential amenity; in the interests of the visual amenity of the area.

8. The dwelling shall not be occupied until the approved parking and turning areas have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

9. No work relating to the construction of any of the development hereby permitted (Including works of demolition or 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.

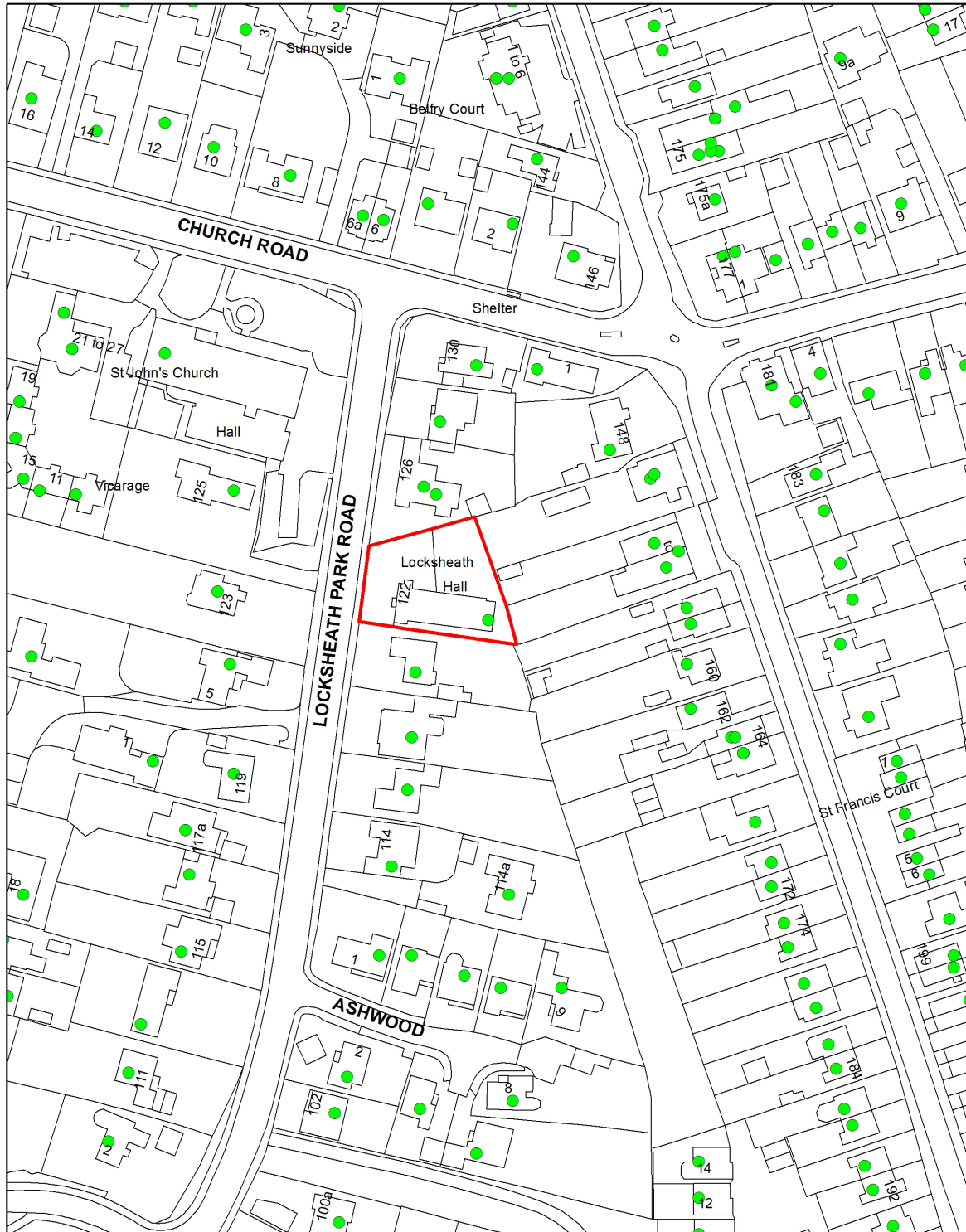
REASON: To protect the living conditions of the occupiers of nearby residential properties.

Background Papers

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FAREHAM

BOROUGH COUNCIL



Locks Heath Memorial Hall
1:1,250



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