

## OFFICER REPORT FOR COMMITTEE

DATE: 06/05/2020

P/20/0055/FP  
FAREHAM BOROUGH COUNCIL

FAREHAM EAST  
AGENT: FCB STUDIOS

REMODELLING OF EXISTING MULTI-PURPOSE VENUE FORMERLY KNOWN AS FERNEHAM HALL, INCORPORATING PARTIAL DEMOLITION AND EXTENSIONS TO EXISTING BUILDING AND INCLUDING PROVISION OF NEW FLYTOWER

FERNEHAM HALL, OSBORN ROAD, FAREHAM PO16 7DB

### **Report By**

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### **1.0 Introduction**

1.1 This application proposes significant remodelling works to this multi-purpose venue owned by Fareham Borough Council. Due to the public profile of the project and the number of third party representations received in response to publication of the planning application, the proposal has been placed on this Planning Committee agenda for determination.

### **2.0 Site Description**

2.1 The application site comprises the existing multi-purpose venue which was known as Ferneham Hall, the public car park and realm to its immediate north and the access and outdoor terrace to its south.

2.2 The site lies within the landscaped gardens of the Civic Quarter of Fareham town centre. To the south is Fareham Shopping Centre and the public library whilst along the northern site boundary runs Osborn Road which stands on higher ground. Separate access and egress for the car park within the site, is provided via Osborn Road. Osborn Road Multi-Storey Car Park lies immediately to the west of the site. To the east of the application site lies further surface car parking, the Osborn Centre building and the Civic Offices.

2.3 On the northern side of Osborn Road lies the Osborn Road Conservation Area which was designated in 1979 within which lies a number of statutory and locally listed buildings. To the east of the application site and beyond the surface car park lies the Fareham High Street Conservation Area within which again lies a number of listed buildings.

### **3.0 Description of Proposal**

- 3.1 The application seeks planning permission for the remodelling of the venue including partial demolition of the building, extensions to the building and the provision of a new fly tower. The proposed new multi-purpose venue would comprise of retained, upgraded and new building accommodation with a palette of materials including new grey, white and red brickwork, retained red brickwork and copper/gold coloured metalwork.
- 3.2 The majority of the demolition works proposed relate to the eastern section of the existing building where the front of house area and Octagon Lounge area is currently. The proposed extension to the east of the building would accommodate a new front of house area including a new foyer with café/bar, studio space and second smaller venue.
- 3.3 The works to the western section of the building comprise a mixture of demolition and extension of the existing main venue. The works provide remodelled and updated stage facilities including the provision of a fly tower above the stage area within which a rigging system would be installed to enable curtains, lights, scenery and other equipment to be flown into place on stage. The fly tower would stand at an overall height of approximately 19.5 metres above ground level (9 metres higher than the top of the existing mansard roof). The fly tower and the main auditorium mansard roof are proposed to be clad in a standing seam metal.
- 3.4 The existing building contains 2190 square metres gross internal floor area across ground and first floors. The proposal would increase this to 2820 square metres gross internal floor area representing a proportionate increase of around 29%.
- 3.5 The existing main auditorium has a capacity of 720, with two secondary rooms, The Octagon (150) and Meon Room (60), giving a total visitor capacity of 930. The new venue would have a main auditorium capacity of 800, with a small secondary theatre (125) and studio (60), giving a total visitor capacity of 985. This would result in an increased overall visitor capacity of 55 (6%).

#### **4.0 Policies**

- 4.1 The following policies apply to this application:

##### **Adopted Fareham Borough Core Strategy**

CS3 – Vitality and Viability of Centres

CS5 – Transport Strategy and Infrastructure

CS6 – The Development Strategy

CS7 – Development in Fareham

CS8 – Fareham Town Centre Strategic Development Location

CS15 – Sustainable Development and Climate Change

CS17 – High Quality Design

**Adopted Development Sites and Policies**

DSP2 – Environmental Impact

DSP5 – Protecting and Enhancing the Historic Environment

DSP26 – Civic Area

**5.0 *Relevant Planning History***

5.1 The following planning history is relevant:

<b>FBC.5853/69</b>	ERECTION OF MULTI-PURPOSE PUBLIC HALL (APPLICATION FBC.5853/ 69 )
<b>PERMISSION</b>	12-08-1981

**6.0 *Representations***

6.1 Twelve representations have been received from members of the public objecting to the proposal. These include two letters from a single household in Osborn Road, others from elsewhere in the Borough, one from Gosport and another from London. The representations raise the following material planning considerations:

- Effects of noise from venue on local residents;
- Visual appearance of development including proposed fly tower;
- Choice of materials;
- Effect on Osborn Road conservation area and other heritage assets;
- Increased vehicle movements;
- Availability of car parking;
- Emissions from increased vehicle movements;
- Impact on protected species;
- Disruption from construction works;
- Lack of consultation by applicant.

6.2 In addition a letter of objection has been received from the Fareham Society raising the following additional points:

- Concern over impact on adjacent conservation areas and nearby listed buildings;
- Increased bulk of building and need for landscape planting;
- Substantial, bulky and overly dominant fly tower;
- Further thought should be given to predominant brick colour;
- Appropriateness of signage and advertising on building.

6.3 In addition a letter of objection has also been received from Titchfield Festival Theatre Limited with the following material planning considerations raised:

- How does proposal fit in with overall town centre plan? / Need for impact assessment;
- Height of fly tower adjacent to conservation area;
- Noise;
- Parking;
- Traffic.

6.4 Several of the objections received have made reference to matters which are not material planning considerations and which have not been considered as part of the Officer assessment of the application. These include the cost of remodelling works, where the money for the works is to be provided from and whether the proposal would deliver the right type of arts/cultural venue for Fareham. Comments have also been made on the public consultation exercise carried out prior to the planning application being made, as opposed to the publicity of the planning application itself.

## **7.0 Consultations**

EXTERNAL

### **Theatres Trust**

7.1 No objection.

### **Highways**

7.2 No objection subject to condition requiring construction method statement.

The Transport Statement shows an increase in traffic, however due to the timings of expected traffic relating to the proposals, it is not considered to have a severe impact on the local road network. Sufficient parking is also considered to be available, albeit this is a matter for FBC as the local parking authority. After reviewing the proposals, the Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network.

INTERNAL

### **Ecology**

7.3 No objection subject to condition regarding bat roosting and bird features.

### **Environmental Health**

- 7.4 Having reviewed the noise impact assessment and further information submitted by the noise consultant, no adverse comments are made.

### **Conservation**

- 7.5 No objection.

The existing building has a relatively low profile and the proposed alteration and reconstruction would result in a higher structure which includes a fly tower. However, this would not appear unduly intrusive in the context of the existing civic quarter.

To the east of the Civic Quarter is a historic area characterised by substantial traditional historic buildings comprising many listed buildings, some of high grade listed status, which are significant as a group fronting both sides of the wide High Street. This area is distinct from the Civic Quarter although the rear parts of the historic buildings are close to the civic buildings. However, Ferneham Hall is some distance from the historic buildings and is separated by the civic park and modern buildings.

To the north the proposed development would have some impact in respect of Osborn Road and Church Path, although any heritage impact would have little significance in this context.

Overall the proposals are considered to have minimal heritage impact in this context.

## **8.0 *Planning Considerations***

- 8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Principle of development;
- b) Design
- c) Heritage assets
- d) Highways and parking provision
- e) Noise
- f) Other matters
- g) Summary

### **a) Principle of development**

- 8.2 Paragraph 92 of the National Planning Policy Framework (NPPF) offers the most relevant national advice in relation to the regeneration of cultural facilities such as that proposed. It states that:

*“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

8.3 There are various relevant local plan policies. Policy CS3 is supportive of development within centres which maintain and strengthen the vitality and viability of that centre. Policy CS7 is permissive of development within Fareham where it contributes towards facilities “for business, education, leisure, culture or community uses”, amongst other things. Policy CS8 explains that “the sub-regional role of Fareham town centre will be strengthened through major proposals for retail, office, leisure and cultural facilities” in this location.

8.4 Policy DSP26 of the Local Plan Part 2 (LPP2) seeks to deliver proposed redevelopment of the Civic Area (referred to elsewhere in this report as the Civic Quarter) in accordance with an agreed master plan. It refers to a mixed-use redevelopment comprising retail, leisure and office uses as well as residential units. It also includes within the mixture of appropriate uses, public and community facilities owing to the existing presence of numerous such facilities and seeks to ensure that any redevelopment of the Ferneham Hall and library sites are replaced with appropriate facilities.

8.5 This application proposes to improve and expand the venue at the Ferneham Hall site rather than replace its provision elsewhere. The preceding text to Policy DSP26 at paragraph 5.71 of the LPP2 acknowledges that “the current organisation and function of the area does not make the most of the

opportunities to strengthen the quality, vitality and viability of the town centre.” It adds that “some buildings are also limited in their contribution by their design and age” and the applicant also makes the case that the building is dated and in need of modernisation. Whilst the proposal is not being brought forward as part of an agreed master plan for the area it is not inconsistent with the aims of the policy. It would also not prejudice the wider redevelopment of the Civic Quarter in the future.

- 8.6 The proposed remodelling of the venue would maximise the site’s sustainable, town centre location and improve the visual and functional relationship between the venue and the public realm around it. The improved venue facilities and capacity would make a positive contribution towards the vitality and viability of Fareham town centre, including the night-time economy, by helping to attract more leisure and other linked trips to the Civic Quarter. The site is in a sustainable urban location close to public transport links and accessible on foot for many residents of Fareham. It is also well served by the local road network for visitors travelling to the town centre by car.
- 8.7 In principle the remodelling of the venue is acceptable in planning terms subject to further consideration of the relevant detailed planning matters which are discussed in turn below.

b) **Design**

- 8.8 The proposed extensions to the venue would result in a material increase in its overall height and scale. Whilst the overall height of the mansard roof over the auditorium itself would not be increased, the extensions to the eastern side of the building would have a 2/3 storey scale which is an increase on the current single storey eastern wing of Ferneham Hall. There is also the proposed fly tower at the western end which would stand at an overall height significantly taller than the existing building. This increased height and scale must be considered within the context of the surrounding area..
- 8.9 The Civic Quarter south of Osborn Road comprises a number of buildings of significant size in an urban context within the landscaped setting of the Civic Gardens which lie to the south of the site. The majority of the buildings surrounding the gardens date from the latter part of the 20th century and range in height and footprint. Of particular note is the Civic Offices which stands at a height equivalent to 11 storeys high to the eastern end of the Civic Quarter and the 6-storey high Osborn Road Multi Storey Car Park.
- 8.10 The proposed fly tower would have a height approximately equivalent to a 6 storey building and would be located immediately alongside the north-eastern stair tower of the multi storey car park, separated from it by the existing service road. The height and bulk of the car park would screen views of the

fly tower from certain angles and act as a backdrop when viewed from other vantage points. Overall the fly tower would be read within the context of various bulky, and some relatively high standing, civic buildings located in this area and would not detract from its overall urban character. There is, and would continue to be, a clear distinction in visual terms between the urban, civic character of the south side of Osborn Road and the historic, residential scale character of the north side. The effect of the development on the heritage assets is considered later in this report.

8.11 The remodelled eastern wing would be largely appreciated when viewed from the Civic Gardens to the south and from the entrance to the car park via Osborn Road from where it is clear that the venue sits on lower ground. Its 2/3 storey scale would match the main auditorium section and would not be out of keeping with the prevailing character of adjacent buildings such as the Osborn Centre, Fareham Health Centre or the main library. The building's appearance and relationship with the surrounding Civic Gardens would be considerably enhanced with a more inviting and active set of elevations and with clearer and better designed pedestrian access into, through and around the building.

8.12 The remodelling of the venue would entail refreshing the palette of materials using a contemporary mixture of new grey, white and red brickwork combined with retained red brickwork and copper/gold coloured metalwork. The predominant material would remain brickwork and that would mainly be new grey and white brick. Other areas of retained red brick would be repointed and the existing main auditorium mansard roof would be clad in copper/gold coloured metalwork to match the standing seam cladding of the fly tower. These materials would create a new presence to the building and whilst they are, with the exception of the retained red brick, very different to those used on the existing building and others in the Civic Quarter, they are not considered harmful to the appearance or character of the Civic Quarter.

c) **Heritage assets**

8.13 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty that local planning authorities shall, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.14 Paragraph 193 of the NPPF sets out that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s*



*conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

8.15 NPPF paragraph 194 continues that:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.”*

8.16 NPPF paragraph 196 adds that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

8.17 Policy DSP5 of the adopted LPP2 is the main development plan policy relating to protecting and enhancing the historic environment. Taking the pertinent points relevant to this proposal, it says that:

*“...In considering the impacts of proposals that affect the Borough’s designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.*

*Listed buildings will be conserved by:*

- a) supporting proposals that sustain and where appropriate enhance their heritage significance;*
- b) refusing to permit demolition, changes of use, or proposed additions and/or alterations that would unacceptably harm the building, its setting or any features of special architectural or historic interest which it possesses; and*
- c) ensuring that development does not harm, and if desirable, enhances their settings.*

*Development affecting a conservation area will be permitted where it preserves or enhances its character, setting and appearance, and*

- a) takes account of the relevant Conservation Area Character Appraisal and Management Strategy;*

- b) *does not involve the loss of important features of an individual building that contribute to character and appearance of the conservation area and/or its setting;*
- c) *its form, bulk, scale, height, massing, alignment, proportion, material, building form and use are appropriate, including having regard to the surrounding buildings, spaces and views;...*

*...Non-designated heritage assets including locally listed buildings, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.”*

- 8.18 The proposals have the potential to affect the setting of a number of heritage assets of varying significance including conservation areas, statutory and locally listed buildings.
- 8.19 On the north side of Osborn Road lies the Osborn Road Conservation Area. Within the conservation area lie a number of statutory and locally listed buildings. Immediately opposite the application site are four locally listed Victorian villas set in large gardens and further westwards a Grade II Listed residence at The Vicarage, 30 Osborn Road. The flint and red brick walls along the frontage of the plots are also Grade II Listed in status.
- 8.20 The Osborn Road Conservation Area Character Assessment (2006) describes how the villas are all set well back from Osborn Road within their large plots and are surrounded with landscaped gardens and trees. To the front boundary of each property run prominent flint and red brick walls separating the landscaped gardens from the public footpath and verge. Seen from the road the overall character is of generous landscaped gardens with significant trees providing a setting for the houses. This pattern of development is the essential character of the conservation area and would not be affected by the proposed development.
- 8.21 The Character Assessment also describes land outside the conservation area which has an impact on its setting. It identifies land to the south of Osborn Road opposite the conservation area, together with existing planting which screens and softens large modern structures, as important to that setting and suggests that further appropriate planting would offer an improvement. The proposed remodelling of the venue would not bring the built form any closer to Osborn Road and there would be no change in the spaciousness afforded on the southern side of the road (the venue is set back from the road by approximately 30 metres at its nearest point).

- 8.22 The proposals would result in a significant change to the overall appearance of the venue brought about principally through the extension to the eastern wing, the change in materials and the construction of the fly tower. However, these changes must be considered in terms of the effect they have on the setting of the conservation area and how the heritage asset is experienced. It is considered that the proposals would not materially alter the way in which the conservation area is appreciated when viewed from Osborn Road. When standing at various places along on the road, there would be very limited opportunities to view or appreciate the conservation area at the same time as the new venue. The conservation area is on the northern side, its principal features and character unaffected by the development, whilst the development would take place on the southern side where substantial size and scale civic buildings already exist set back a considerable distance from the road. The extensions, fly tower and materials used in their construction would not adversely affect and would preserve the setting of the conservation area.
- 8.23 As recommended in the Character Assessment, there would be sufficient space retained around the northern edge of the reconfigured car park to potentially provide for some additional tree planting to enhance the setting of the conservation area. A landscaping scheme to secure this and other planting proposals could be required by means of a suitably worded planning condition.
- 8.24 In respect of the individual listed buildings within the conservation area, the application site is not considered to constitute part of the wider setting of those buildings. Given the landscaped and enclosed nature of the plots within which the villas stand, the intervening Osborn Road and the overall distance between the buildings, including the frontage boundary walls, and the venue, the proposal would not affect the setting of those listed buildings and structures.
- 8.25 To the east of the application site and beyond the surface car park lie several Grade II Listed Victorian villas fronting Church Path and the Parish Church of St Peter and St Paul a Grade II\* Listed Building. The frontage boundary walls to the villas are also Grade II Listed as are the walls around the churchyard and the churchyard itself. Those buildings mark the western fringe of the Fareham High Street Conservation Area which, at its closest, lies approximately 50 metres from the venue.
- 8.26 The Fareham High Street Conservation Area Character Assessment (2006) identifies the church, churchyard and Church Path as one of three areas of differing character within the conservation area as a whole. The church, with its churchyard, is a key feature in the conservation area. The churchyard,

bounded by listed flint and brick walls, forms a vital part of the setting of the church and it is open to views which can be appreciated from Osborn Road. Those views would be unaffected by the development proposal. Church Path leads south from the churchyard and its west side is formed by a tall hedge and trees. The hedge and trees provide important separation from the adjacent public car parks helping to reinforce the more tranquil, older character of the lane despite its location. Given the distance between Church Path and the venue and the intervening vegetation it is not considered that there is any adverse effect in heritage terms. The setting of the conservation area would not be harmed and would be preserved by the development.

8.27 In respect of the individual listed buildings within the conservation area, the application site is not considered to constitute part of the wider setting of those buildings. This is primarily due to the distance between the application site and those assets, but also the presence of the surface car park in between and intervening landscaping. The proposal would therefore not affect the setting of those listed buildings and structures including the setting of the Grade II\* Listed Parish Church of St Peter and St Paul.

8.28 In summary, Officers' consider there is no conflict with the aims of the local plan policy DSP5 or the NPPF which seek to conserve heritage assets. Having regard local and national planning policy, the setting of both conservation areas would be preserved, and in the case of Osborn Road Conservation Area enhanced by additional planting. The setting of nearby listed buildings would not be affected.

d) **Highways and parking provision**

8.29 The proposal includes the reconfiguration of the vehicular and pedestrian access arrangements and coach drop off points on the northern side of the building. This involves some changes to sections of the adopted highway that the applicant proposes to undertake under a Section 278 agreement with the highway authority Hampshire County Council. Those proposed works have been considered by the highway authority who have raised no objection. The scheme would ensure safe and convenient pedestrian and vehicular access to the site. Also proposed are changes to the existing surface car park on the north side of the building to form an area of accessible and motorbike parking.

8.30 The remodelled venue would have an overall visitor capacity of 985 people, representing an increase in capacity of 55 (6%). The submitted Transport Statement shows there would be a negligible increase in traffic movements as a result of this uplift in capacity. Due to the timings of expected traffic to the venue the impact on the local road network would be minimal.

8.31 There remains sufficient car parking capacity in the Civic Quarter and town centre area to meet the increased demand from the modest increase in the venue's overall capacity. The Osborn Road Multi Storey Car Park lies a short 80 metre walk from the venue and has 818 parking spaces. The surface car park at Civic Way provides a further 78 spaces whilst the 220 space Fareham Shopping Centre car park is within 200 metres walking distance from the venue. The 276 space Lysses Car Park is 350 metres away.

e) **Noise**

8.32 Policy DSP2 of the LPP2 states:

*“Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour)...”*

8.33 The nearest residential properties that may be affected by noise from the venue are located on the northern side of Osborn Road and the eastern side of Church Path.

8.34 The application is supported by a noise report prepared by an acoustic consultant. A baseline noise survey has been carried out and used as the basis for an assessment of the likely impacts on residents living nearby. The report notes that there is already some noise break-out from the current use of the main auditorium in the venue and, provided that the proposals do not lead to an increase in the level of noise break-out, the development is acceptable.

8.35 The report sets out how noise will be controlled from the proposed development. It identifies that the main source of noise from the proposed development which may impact on neighbours would be from plant located on the roof of the building. The report concludes that, subject to the selection of plant and the erection of screens around certain clusters of plant, this source of noise would be within an acceptable limit. The report also assesses noise break out from entertainment noise from the main auditorium and takes into account the implications for noise arising from the construction of the fly tower and extensions to the building. It is considered that a planning condition could be used to ensure the building is designed to ensure that noise emission limits from the building do not exceed those set out in the report which should ensure no significant adverse impact on neighbouring residents.

8.36 Having considered the noise report the Council's Environmental Health Officer has raised no objection to the proposed development.

f) **Other matters**

8.37 Core Strategy Policy CS15 seeks to ensure that all non-residential development with a floor space of over 500 square metres achieves BREEAM 'excellent' standard unless it can be demonstrated to be unviable. In this instance the applicant has not carried out a BREEAM assessment. It is acknowledged however that the circumstances around the remodelling of the building, involving retaining much of the fabric of the structure around the main auditorium, mean that achieving this standard would not be practical. The applicant has nonetheless looked to incorporate low and zero carbon technologies into the remodelled building as far as is possible to deliver sustainable design which would result in a considerable improvement compared to the performance of the existing venue.

**g) Summary**

8.38 The proposed remodelling of this town centre venue is supported by local plan policies and national planning policy.

8.39 The design and appearance of the building is considered to be of a high quality which would enhance the appearance of the Civic Quarter. Officers consider the proposals would preserve and enhance the setting of the Osborn Road Conservation Area. There would be no harm to the setting of locally or statutorily listed buildings or to the setting of Fareham High Street Conservation Area.

8.40 The increase in capacity of the venue would generate a negligible increase in traffic and the proposals would not harm the operation of the local road network. Adequate public car parking is situated in close proximity to the venue

8.41 Officers are satisfied that through appropriate design, noise from the venue can be mitigated to ensure no significant adverse impact on neighbouring residents

8.42 The representations received have been carefully considered but do not alter Officers views that the proposals represent a high quality scheme in this Town Centre location.

8.43 Officers accordingly recommend that planning permission should be granted subject to the imposition of appropriate conditions.

**9.0 Recommendation**

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from 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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
  - a. 1983-FCBS-FAVE-00-DR-A-1000\_Proposed-Site-Plan;
  - b. 1983-FCBS-FAVE-00-DR-A-1001\_Site-Location-Plan;
  - c. 1983-FCBS-FAVE-RF-DR-A-2005\_Proposed-Plan-Roof;
  - d. 1983-FCBS-FAVE-ZZ-DR-A-2700\_Proposed-Sections;
  - e. 1983-FCBS-FAVE-ZZ-DR-A-2701\_Proposed-Sections;
  - f. 1983-FCBS-FAVE-ZZ-DR-A-2800\_Proposed-Elevations;
  - g. 1983-FCBS-FAVE-ZZ-DR-A-2801\_Proposed-Elevations;
  - h. 1983-FCBS-FAVE-00-DR-A-2000-Proposed-Plan-Level00-GroundFloor;
  - i. 1983-FCBS-FAVE-01-DR-A-2001\_Proposed-Plan-Level01-FirstFloor;
  - j. Control of Building Noise Emissions Report - December 2019;
  - k. FAH-AKSW-XX-XX-DR-C-9010\_P04;
  - l. FAH-AKSW-XX-XX-DR-C-9501\_P03;
  - m. FAH-AKSW-XX-XX-DR-C-9502\_P03;
  - n. FAH-AKSW-XX-XX-DR-C-9503\_P02;
  - o. FAH-AKSW-XX-XX-DR-C-9504\_P02;
  - p. FAH-AKSW-XX-XX-DR-C-9555\_P02.

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

3. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a noise mitigation strategy has been submitted to and approved by the local planning authority in writing. The submitted noise mitigation strategy shall include:
  - a. Details of all plant to be located on the exterior of the building including, but not limited only to, air source heat pumps, air handling units (including AHU inlets), condensers, chillers and smoke extract systems.
  - b. Details of solid barrier or acoustically attenuated louvres to be erected around plant as required to provide adequate control of plant noise emissions;
  - c. Evidence to demonstrate exterior plant will achieve the noise emissions limits set out at Section 4.1 of the approved Control of Building Noise Emissions report (ARUP, December 2019);
  - d. Details of new auditorium and northern elevation exterior doorsets;
  - e. Details of construction of main auditorium roof;

- f. Details of the design of sound insulation to achieve the noise emissions limits set out at section 4.4 of the approved Control of Building Noise Emissions report (ARUP, December 2019);

The development shall be carried out in accordance with the approved noise mitigation strategy and all of the noise mitigation measures shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

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

4. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until the following details have been submitted to and approved by the local planning authority in writing.
  - a. details of the finished appearance of all roof mounted photovoltaic arrays to be installed on the building;
  - b. details of the materials to be used on the exterior of the building and hard surfaced areas;
  - c. details of all signage to be displayed on the exterior of the building.

The development shall be carried out in accordance with the approved details.

REASON: In the interests of the satisfactory appearance of the development.

5. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the local planning authority in writing. The submitted landscaping scheme shall include proposals for the planting around the northern boundary of the application site adjacent to Osborn Road.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality; to enhance the setting of the Osborn Road Conservation Area.

6. The landscaping scheme, submitted under Condition 5, shall be implemented and completed within the first planting season following the development proceeding beyond damp proof course (dpc) level or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. 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; to enhance the setting of the Osborn Road Conservation Area.

7. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until details of a minimum of three bat roosting features (such as bat bricks, 2FR Schwegler bat tubes, bat access tiles or equivalent) and three 1SP Schwegler Sparrow Terraces to be incorporated into the installed within the building have been submitted to approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details and the approved bat roosting features and sparrow terraces retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To enhance biodiversity.

8. No work on site 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 bank and 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 construction period.

9. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall address the following matters:
  - a. How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
  - b. the measures the developer will be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
  - c. the arrangements for receiving deliveries relating to the development during the construction period;

- d. the measures for cleaning the wheels and underside of all vehicles leaving the site;
- e. how pedestrian routes through the site will be protected or alternative routes provided or signposted during construction;
- f. a scheme for the suppression of any dust arising during construction or clearance works;
- g. the measures for Osborn Road to ensure that it is kept clear of any mud or other debris falling from construction vehicles, and
- h. the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the local planning authority. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

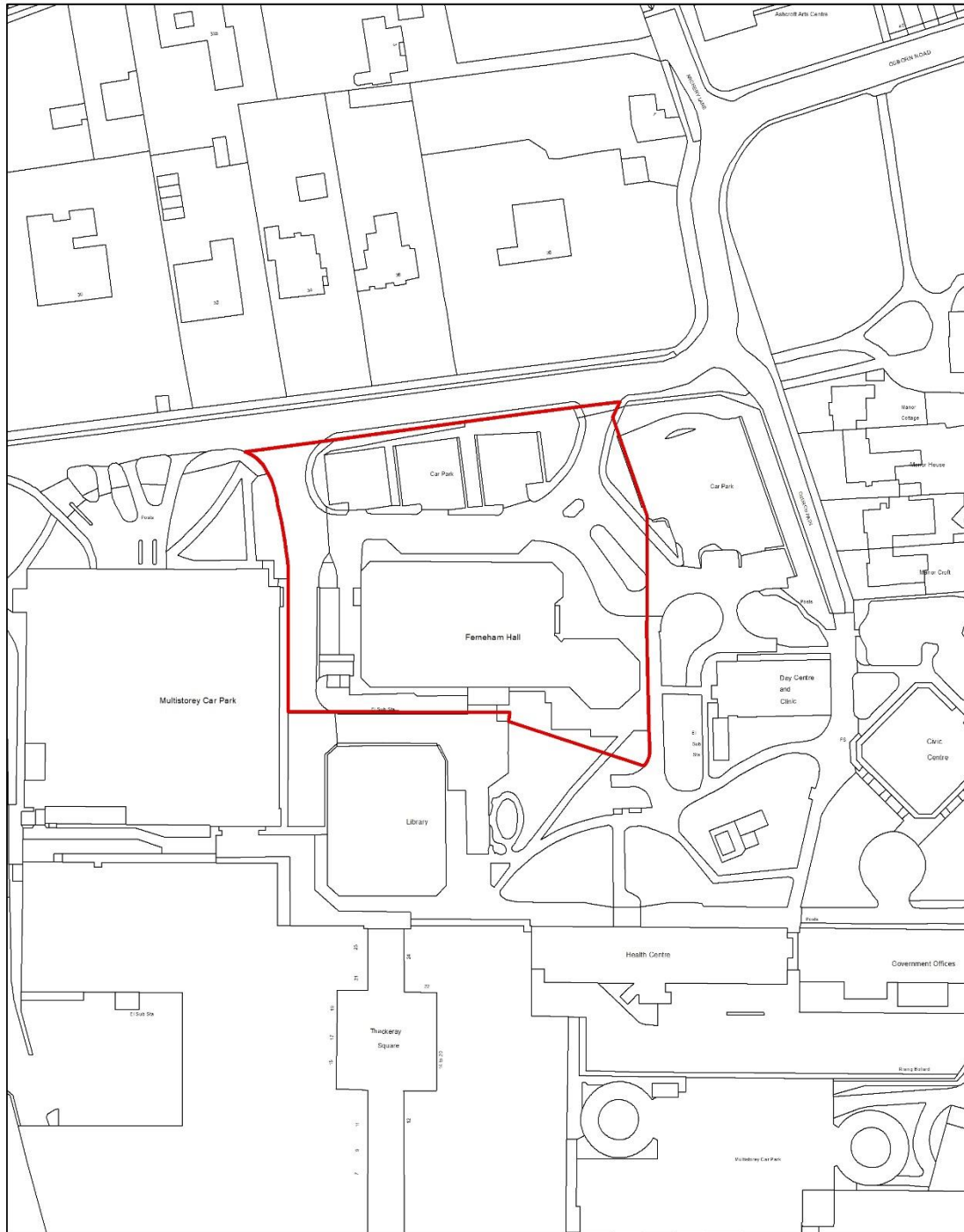
10. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before an investigation and risk assessment of the identified ground conditions have been undertaken and details of the findings, along with a detailed remedial scheme, if required, have been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the building hereby permitted the remediation scheme shall be fully implemented and shall be validated in writing to the Local Planning Authority by an independent competent person.

REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

**10.0 Background Papers**  
P/20/0055/FP

# FAREHAM

BOROUGH COUNCIL



Ferneham Hall  
Scale 1:1250



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