

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

P/20/0055/DP/A
FAREHAM BOROUGH COUNCIL

FAREHAM EAST
AGENT: FEILDEN CLEGG BRADLEY
STUDIOS

DISCHARGE OF CONDITIONS 3 (NOISE MITIGATION), 4 (SOLAR PV PANELS, EXTERNAL MATERIALS AND SIGNAGE), 5 (LANDSCAPING) AND 7 (BAT/SPARROW BOXES) OF PLANNING PERMISSION P/20/0055/FP

FERNEHAM HALL, OSBORN ROAD, FAREHAM

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

1.1 At the Planning Committee meeting held on 13th May 2020 Members resolved to grant planning permission for the remodelling of the existing multi-purpose venue formerly known as Ferneham Hall, incorporating the partial demolition of the building and extensions to the building including provision of a new flytower (planning reference P/20/0055/FP). Members requested that the details pursuant to conditions 4 & 5 of that planning permission be reported back to this Committee for approval.

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 there are a number of listed buildings.

3.0 Description of Proposal

3.1 Approval is sought for details relating to conditions 3 (noise mitigation), 4 (solar PV panels, external materials and signage), 5 (landscaping) and 7 (bat/sparrow boxes) of planning permission reference P/20/0055/FP.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

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

5.0 Relevant Planning History

5.1 The following planning history is relevant:

FBC.5853/69	ERECTION OF MULTI-PURPOSE PUBLIC HALL (APPLICATION FBC.5853/69)
PERMISSION	12-08-1981
P/20/0055/FP	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
PERMISSION	15-05-2020

6.0 Representations

6.1 There is no statutory or local requirement to publicise details submitted to discharge planning conditions. No publicity has been carried out in relation to the details submitted.

7.0 Consultations

INTERNAL

Trees

7.1 No objection. The only element requiring more detail is the provision of sufficient soil rooting volume for the five hornbeam avenue adjacent to the new building which is currently hardsurfaced.

Ecology

- 7.2 No objection. Further information sought that wildflower seed mixture will be shade tolerant and area extended for more biodiversity benefits.

Environmental Health

- 7.3 No objection.

8.0 Planning Considerations

- 8.1 This application seeks approval of various details which are the subject of planning conditions.

Condition 3 – noise mitigation

- 8.2 Condition 3 of the planning permission reads:

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.*

- 8.3 Condition 3 was considered to be an important condition to impose in recognition of the location of the venue near to residential properties. The original application was supported by a noise report including a baseline noise survey. As a result, Officers considered it would be reasonable to grant

planning permission with a condition requiring a noise mitigation strategy to be submitted to provide further technical details of how break-out noise from the venue would be mitigated. The mitigation details that have been submitted include better sound insulation to the refurbished main auditorium (for example in the specification of the exterior doors and auditorium roof) and evidence that the new building elements which form the new studio theatre and flytower will be designed to achieve noise outputs 15dB lower than the existing background noise level.

- 8.4 The Council's Environmental Health Officers have been consulted on the noise mitigation strategy submitted to discharge this condition. They have raised no concerns. Accordingly, Officers consider that the details pursuant to condition 3 should be approved.

Condition 4 – solar PV panels, external materials and signage

- 8.5 Condition 4 of the planning permission reads:

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.*

- 8.6 Condition 4 was a matter which Members expressly wished to be referred back to the Planning Committee for consideration once details had been submitted.
- 8.7 Firstly, in relation to the roof mounted photovoltaic (PV) cells, the details submitted demonstrate that the PV panels would not be readily visible from ground level due to their location and the design of the roof of the building. Officers are satisfied that the PV panels would not detract from the appearance of the building or the surrounding area.
- 8.8 Secondly, the external materials submitted for approval are in line with those indicated in the original planning application permitted in May 2020. The materials comprise:

- Grey brickwork with white brick header to areas of significance (Karma Grey Handmade and Karma White Handmade manufactured by Olivier Bricks);
- Off-white glazed double-top craft tiles (Double Tip Craft Tiles by Agro Buchtal);
- Bronze-coloured steel cladding (Euroclad Vieo coated steel cladding with Colorcoat Prisma Ephyra finish from Tata Steel);
- Bronze metallic PPC (AkzoNobel Interpon metallic polyester powder coating in Steel Bronze 1);
- High quality concrete pavers (Marshalls Modal).

8.9 Officers consider these materials to be of a high-quality finish which would reflect and respond positively to the wide range of materials to be found nearby in the surrounding Civic area and Conservation Areas.

8.10 Lastly in relation to condition 4, signage is proposed to be displayed in three areas on the building. The name of the venue “Fareham Live” will be displayed on the walls adjacent to the two entrances (north and south). The signage is to have a metallic polyester powder coated (PPC) finish slightly darker than the other PPC material elsewhere on the building to provide contrast with the materials behind it. These signs would be backlit. A third sign would be located on the northern elevation of the flytower and would not be illuminated. In addition, clip-on black lettering to backlit polycarbonate is proposed on each of the north and south entrance canopies. Lettering will vary depending on performances taking place.

8.11 Officers consider the signage to be modest in nature given the venue’s town centre location. The signage would not harm the appearance or character of the surrounding area, including the adjacent Conservation Areas, and neither would it harm the setting of nearby listed buildings. Officers have reached this view after having special regard to the desirability of preserving the setting of those listed buildings as set out in Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

8.12 Officers consider the proposals for PV panels, external materials and signage on the building to be acceptable and condition 4 may therefore be discharged.

Condition 5 – landscaping

8.13 Condition 5 of the planning permission reads:

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.

- 8.14 Condition 5 was imposed in order to ensure a satisfactory level of landscape planting was carried out around the new building and also to enhance the setting of the Osborn Road Conservation Area located on the northern side of Osborn Road. Members previously requested the details of this condition be provided to them for consideration once submitted.
- 8.15 The landscaping plans shows that the vast majority of the surrounding existing landscaping in the Civic Quarter would be unaffected by the development and retained. New planting would be carried out to the immediate east of the remodelled building. The planting scheme is considered to be acceptable.
- 8.16 Two new field maple trees would be planted along the northern boundary of the car park to the north of the venue. This would add to the already established mature hedgerow and trees along this boundary to further enhance the setting of the Osborn Road Conservation Area as recommended in the Conservation Area Character Assessment.
- 8.17 Officers consider the landscaping details submitted to satisfy condition 5 are acceptable.

Condition 7 – bat/sparrow boxes

- 8.18 Condition 7 of the planning permission reads:

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.

8.19 The Hampshire County Council Ecologist has confirmed that the proposed bat and sparrow features are acceptable and as a result condition 7 can be discharged.

Summary

8.20 Officers are satisfied that the design of the building will ensure that no noise nuisance will be caused to any nearby residential properties. The materials proposed are of high quality and reflect the variety of materials within the immediate Civic area and nearby Conservation Areas. The location of the photovoltaic panels will not harm the appearance of the building or wider area. The signage is carefully considered and located in terms of its size and design, and the ecological enhancements and additional landscaping works are appropriate for this town centre location.

8.21 Officers recommend that all of the details should be approved.

9.0 *Recommendation*

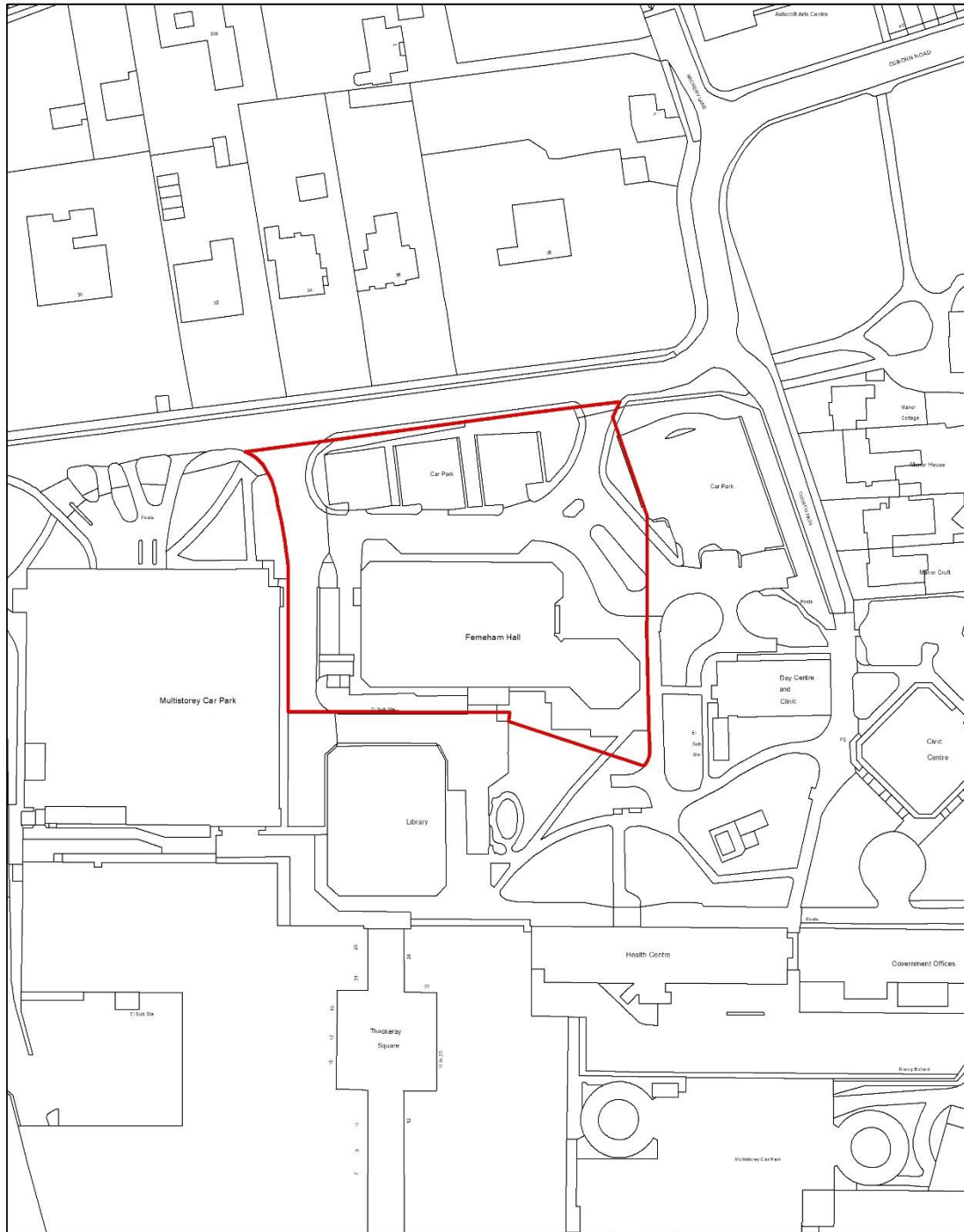
9.1 APPROVE details pursuant to Conditions 3, 4, 5 and 7 of P/20/0055/FP

10.0 *Background Papers*

P/20/0055/FP; P/20/0055/DP/A

FAREHAM

BOROUGH COUNCIL



Farnham Hall
Scale 1:1250



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