

P/13/0478/FP

FAREHAM BOROUGH COUNCIL

PORTCHESTER EAST

AGENT: FAREHAM BOROUGH
COUNCIL

EXTENSION OF THE EXISTING CAR PARK ON PART OF THE LAND OCCUPIED BY
THE FORMER COMMUNITY CENTRE WHICH HAS BEEN DEMOLISHED

WESTLANDS GROVE - COMMUNITY CENTRE - PORTCHESTER FAREHAM
HAMPSHIRE PO16 9AD

Report By

Emma Marks Ext. 2677

Site Description

The site is located on the west side of Westlands Grove which is to the south of West Street. The site has vehicle access from Westlands Grove to the west. There are also pedestrian links into the site from the east, south and north.

The site lies within the urban area and is designated as open space within the Fareham Borough Local Plan Review.

Description of Proposal

Planning permission is sought to extend the existing car park on part of the land which was previously occupied by the old community centre. The car park extension would consist of a vehicular grade asphalt surface and would be white lined to provide an additional 32 spaces, including provision for an additional 3 disabled spaces within the existing car park.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS6 - The Development Strategy

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

Relevant Planning History

The following planning history is relevant:

P/11/0497/FP

**NEW COMMUNITY CENTRE TO THE SOUTH OF THE EXISTING
FACILITY. UPON COMPLETION OF NEW CENTRE, EXISTING
COMMUNITY CENTRE TO BE DEMOLISHED AND ASSOCIATED
FOOT PRINT RETURNED TO OPEN SPACE**

PERMISSION 29/07/2011

Representations

One letter of support has been received and one letter objecting on the following grounds:-

- A community centre should be encouraging people to use public transport or attend on foot, not the opposite and provide extra spaces;
- Slowly, the area that was once open land between White Hart Lane and the A27 has

been whittled down to tarmac and brick;

· If the proposed MUGA facility is approved as well then this will mean the new community centre has also taken more green land than previously available for children, adults and dogs to exercise on.

Consultations

Director of Planning & Environment (Highways):- No objection

Planning Considerations - Key Issues

Planning permission is sought for the extension to the existing community centre car park which is located to the east of Westlands Grove. The existing car park is proposed to be increased in size to create an additional 35 car parking spaces to the north-east of the existing parking area. The new car parking area would be on part of the land which was previously occupied by the old community centre.

The objection received is of the view that the Council should not provide extra car parking and that visitors should be encouraged to use public transport or attend the centre by foot and discourage people using their cars. Officers appreciate that it is important to promote less car use however if the car park is at its full capacity then this may result in visitors parking in neighbouring streets and in turn have an adverse impact on the nearby residents.

The approved plan submitted in relation to the new community centre building (P/11/0497/FP refers) demonstrated that the former community centre land was to be returned to open space, however the plan did show indicatively that part of it could also be used in the future as a potential car park extension. The extension of the car park will include the loss of approximately 560 square metres of open space; however this would be offset by the recent removal of the tennis courts. The former tennis courts have been brought into general open space use which results in an overall net gain in the available open space. In light of this officers are satisfied that the car park extension is acceptable in policy terms.

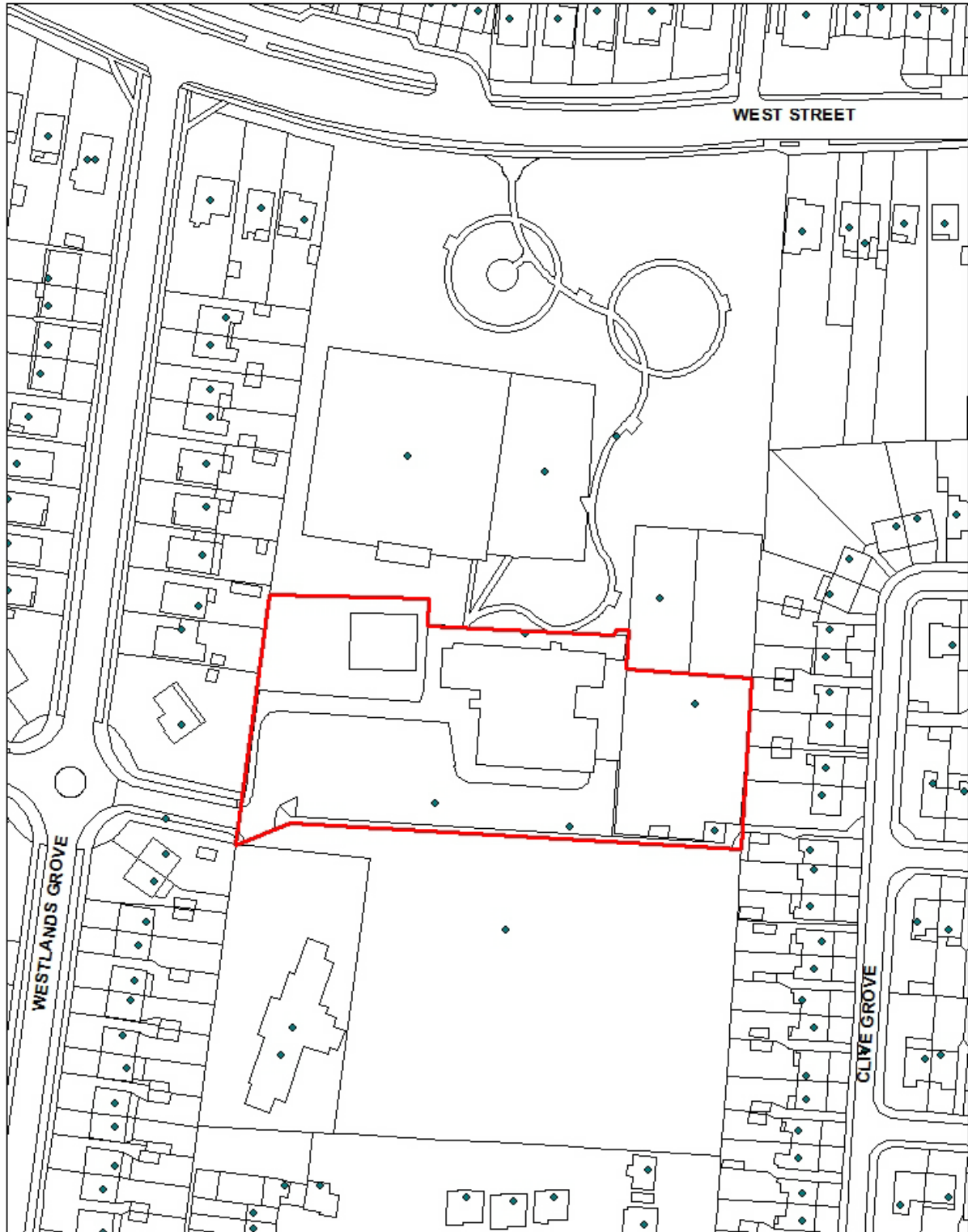
Officers consider that the extension to the car park would not have an adverse impact on the nearby residential properties or the character of this community open space. The proposal complies with the adopted Fareham Borough Core Strategy.

Recommendation

Permission

FAREHAM

BOROUGH COUNCIL



Westlands Grove
Community Centre, Portchester
Scale 1:1,250



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