

OFFICER REPORT FOR COMMITTEE

DATE: 13/04/2022

**P/21/0723/FP
MR ANDREW HAMLETT**

**TITCHFIELD COMMON
AGENT: MR L MCILVEEN**

PATIO AND ARTIFICIAL TURF AREA FOR SOLE USE FOR PATRONS OF SOVEREIGN SOCIAL CLUB, TO BE ENCLOSED WITH A TIMBER FENCE AND GATED ACCESS TO GREEN SPACE

ABSHOT COMMUNITY CENTRE, SOVEREIGN SOCIAL CLUB, KELSEY CLOSE, FAREHAM, PO14 4NR

Report By

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1.0 *Introduction*

1.1 This application is reported to the Planning Committee for decision, due to the number of third party representations that have been received.

2.0 *Site Description*

- 2.1 The planning application relates to the Abshot Community Centre which is located to the north of, and accessed from, Kelsey Close. The site has a car park located to the south with open green space surrounding the north, east and west of the site. There are also a number of mature trees surrounding the area of public open green space.
- 2.2 Residential properties served by Summerfields are situated on the north western side of the open space, with properties served by Trevoise Way to the east. The rear gardens of the properties in Summerfields and Trevoise Way are separated from the Abshot Community Centre and the main area of open space, by footpaths.
- 2.3 The distance between the northern most point of the Community Centre building and the end of the closest rear garden serving a house in Summerfields is approximately 20 metres (66 feet). The distance between the same point on the Community Centre building and the rear face of the closest house is slightly in excess of 30 metres (98 feet).
- 2.4 The distance between the eastern tip of the Community Centre building and the end of the closest rear garden serving a house in Trevoise Way is approximately 35 metres (115 feet). The distance between the Community

Centre building and the rear face of the closest house is slightly in excess of 50 metres (164 feet).

- 2.5 There would be a separation distance in excess of 50 metres (164 feet) between the proposed patio area and the rear garden boundaries of properties to the south in Kelsey Close.

3.0 *Description of Proposal*

- 3.1 The proposal is for the construction of a patio and artificial turfing with a combined area of 75 square metres alongside the north-eastern side of the building. The area will be used for patrons of Sovereign Social Club.

- 3.2 The area will be enclosed with timber fencing with gated access to separate the patio from the area of open green space.

4.0 *Policies*

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS4: Green Infrastructure, Biodiversity and Geological Conservation

CS17: High Quality Design

CS21: Protection and Provision of Open Space

Adopted Development Sites and Policies

DSP1: Sustainable Development

DSP2: Environmental Impact

DSP3: Impact on Living Conditions

Emerging Fareham Local Plan 2037

R4: Community and Leisure Facilities

D1: High Quality Design and Placemaking

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

- 5.1 There is no relevant planning history for this site.

6.0 *Representations*

- 6.1 A total of 11 representations (2 in support and 9 in objection) have been received from residents surrounding the community centre. They raise comments on the following grounds:

Support

- a) Prevent anti-social behaviour
- b) Asset to Community Centre and Sovereign Social Club
- c) Will be a nice area for members and families to enjoy

Object

- a) Will increase anti-social behaviour
- b) Patio should be fully enclosed
- c) Noise
- d) Light pollution
- e) Opening hours should be adhered to
- f) Lighting should be turned off when not in use
- g) Boundary fencing out of keeping
- h) No details provided on number of people using enclosed area
- i) No details provided regarding noise abatement
- j) Inappropriate materials for fencing
- k) Patio area will be inaccessible to wider community
- l) Loss of fire escape
- m) Unsustainable materials used
- n) No details provided in cost of development

7.0 Consultations

INTERNAL

Environmental Health

7.1 No objection

Leisure Services

7.2 No objection

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:

- a) Principle of development
- b) Design/effect on character and appearance of surrounding area
- c) Effect on residential amenity
- d) Other matters
- e) Conclusion

a) Principle of development

- 8.2 Policy CS21 (Protection and Provision of Open Space) of the Core Strategy states that the Borough Council will safeguard and enhance existing open spaces and establish networks of Green Infrastructure to add value to their wildlife and recreational functions. Development which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, allotments and informal open space will not be permitted, unless it is of poor quality, under-used or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size.
- 8.3 The proposed development would partially encroach into the area of open green space, albeit solely that land immediately adjacent to the building. However, it is considered that the change would not result in a significant loss or reduce the recreational value of the wider area of public open space. Furthermore, the use would be retained as outdoor leisure space for members of Abshot Community Centre, which is a facility designed to serve the local community.
- 8.4 The Council's Leisure team has been consulted on this application and raise no objection. They support the application as the proposal will increase what the centre is able to offer to the community and also enable the Association to generate further income which helps to keep this community facility financially viable.
- 8.5 Therefore, Officers consider that the principle of development complies with the overarching objectives of Policy CS21 and is considered to be acceptable.

b) Design/effect on character of surrounding area

- 8.6 Policy CS17 (High Quality Design) of the Core Strategy states that all development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form and spaciousness and use of external materials.
- 8.7 The proposed patio would be located on the north-eastern side of the community centre. It would include a small area of artificial turf, measuring 2.2m by 7.5m, and patio area, measuring 6m by 10m. These areas would be surrounded by fencing with a landscaping strip beyond to screen the fence from the open green space.
- 8.8 There is already an existing patio area to the north of the Community Centre building which includes a small number of picnic tables. The proposed patio and turf area would be a larger area compared to the existing and would be fully enclosed with fencing with two lockable entrance gates to the open

space. The proposal would provide a distinction between the community centre and the area of public open green space beyond.

- 8.9 The boundary fencing would be a 1.2m high retaining brick wall with a 1.2m high close board fence on the northern and north western boundary which is considered to be a suitable addition and would be characteristic of the boundary fencing on the surrounding residential properties. There would be a slightly taller boundary treatment of 2.5m on the eastern boundary to reflect the changes in the ground level. This is considered to be a suitable height and would relate appropriately to the existing building and character of the surrounding area.
- 8.10 Concerns have been raised regarding the use of artificial turf which is not considered to be a sustainable material. However, as the area of artificial turf is small, and to the north of the building, it is not considered that real grass would establish well in this location given the close proximity to the boundary wall
- 8.11 Surrounding the fencing would be an area of plant bedding, details of the type of planting will confirmed by way of a planning condition. It will be for the applicants to maintain this planting.
- 8.12 It is considered that the patio and turf area would be a suitable addition to the community centre and is considered to respect the key characteristics of the surrounding area.

c) Effect on Residential amenity

- 8.13 Details of the distances between the proposed turfed area and patio area and neighbouring properties are set out in the 'Description of Proposal' section of this report. Having regard to the separation distances, it is not considered that the proposed development would result in significant noise and disturbance to the surrounding residential occupiers.
- 8.14 The applicant has provided a statement explaining about the hours of operation for the Community Centre and The Sovereign Social Club and that the permitted operating hours would be adhered to. They have also explained how amplified music in the social club is limited to music over the TV. However, on these occasions the doors and windows are closed. Furthermore, the bar staff are tasked with the general oversight of noise during their shifts and are responsible for ensure that the door is closed at 10pm to ensure potential noise from the bar itself does not escape.

- 8.15 This enclosed patio area proposes to open for use by customers between the hours of 17:00-22:00 on Monday to Friday, 14:00-22:00 on Saturdays and 12:00-19:00 on Sundays and Bank Holidays. These opening hours are considered to be suitable and will be subject to an appropriately worded condition to ensure that the patio is not used outside of these hours.
- 8.16 Concerns have been raised regarding the lack of information provided regarding noise abatement. The Environmental Health Officer has considered the application and does not consider a noise assessment would be required in this instance. They have stated that there are unlikely significant noise issues going forward but if residents are affected by unreasonable and persistent levels of noise in the future, Environmental Health can address these issues at the time with regard to statutory nuisance or licensing.
- 8.17 The submitted plans show that external lighting will be affixed to the boundary wall. However, it will face towards the building. Therefore, it is not considered that the external lighting would impact the surrounding residential properties. Any external lighting on the patio area will also be turned off after 10pm.
- 8.18 It is therefore considered that the proposal would not result in any unacceptable adverse impact on the living conditions of surrounding residential occupiers and is in accordance with Policy DSP3.

d) Other matters

- 8.19 **Anti-social behaviour-** This is a police matter and controlled under Environmental Health legislation and is therefore not a material planning consideration. The applicant has provided a supporting statement explaining that the purpose of the planning application is to upgrade the facilities of the building and to address the potential noise issues coming from local youth grouped around the existing outside seating. The plan is to fully enclose the patio and its space so that there is a clear demarcation between the open space and the community centre. This will prevent people from trespassing onto the site and causing anti-social behaviour. The proposed fencing and design will be of a height that is not easily climbed over.
- 8.20 **Cost of development-** This is not a material planning consideration and as such is not considered as part of the determination of this application.
- 8.21 **Loss of Fire Escape-** There are a number of doors on the front and side of the building that can be used as an alternative means of fire escape.

e) Conclusion

8.22 The proposed enclosed patio and turf areas is considered to be a suitable addition to Abshot Community Centre and whilst it would result in a small loss of the open space, this area would be used for outdoor leisure and would enhance the viability of the centre. The design is considered to be acceptable and would not result in an unacceptable adverse impact on the living conditions of the surrounding residential occupiers.

8.23 Notwithstanding the objections received, Officers consider the proposal acceptable subject to the imposition of suitable planning conditions.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiry 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 shall be carried out in accordance with the following approved documents:
 - a) Site Location Plan Sheet 1 Revision 3
 - b) Proposed Patio Plans Sheet 2 Revision 2

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

3. The approved patio and artificial turf area shall not be used and the external lighting shall not be illuminated outside the following hours: -
17:00-22:00 Monday - Fridays
14:00-22:00 on Saturdays
12:00-19:00 on Sundays/Bank Holidays

REASON: To protect the occupiers of the nearby residential properties from possible disturbance

4. The boundary treatment hereby permitted shall not be erected until details of the design, materials and finished colour of the boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be fully constructed in accordance with the approved details before the patio has been first brought into use and shall thereafter be retained at all times.

REASON: To ensure that the development harmonises well with its surroundings.

5. Prior to the construction of the boundary treatment, details of the planting to be undertaken alongside the outer face of the boundary treatment, along with

its future maintenance, shall be submitted to and approved by the local planning authority in writing. The details shall include: the planting species, sizes, distances, density, numbers and provisions for future maintenance. The planting shall be carried out within the first planting season following the construction of the boundary treatment and maintained in accordance with the approved details. Any 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.

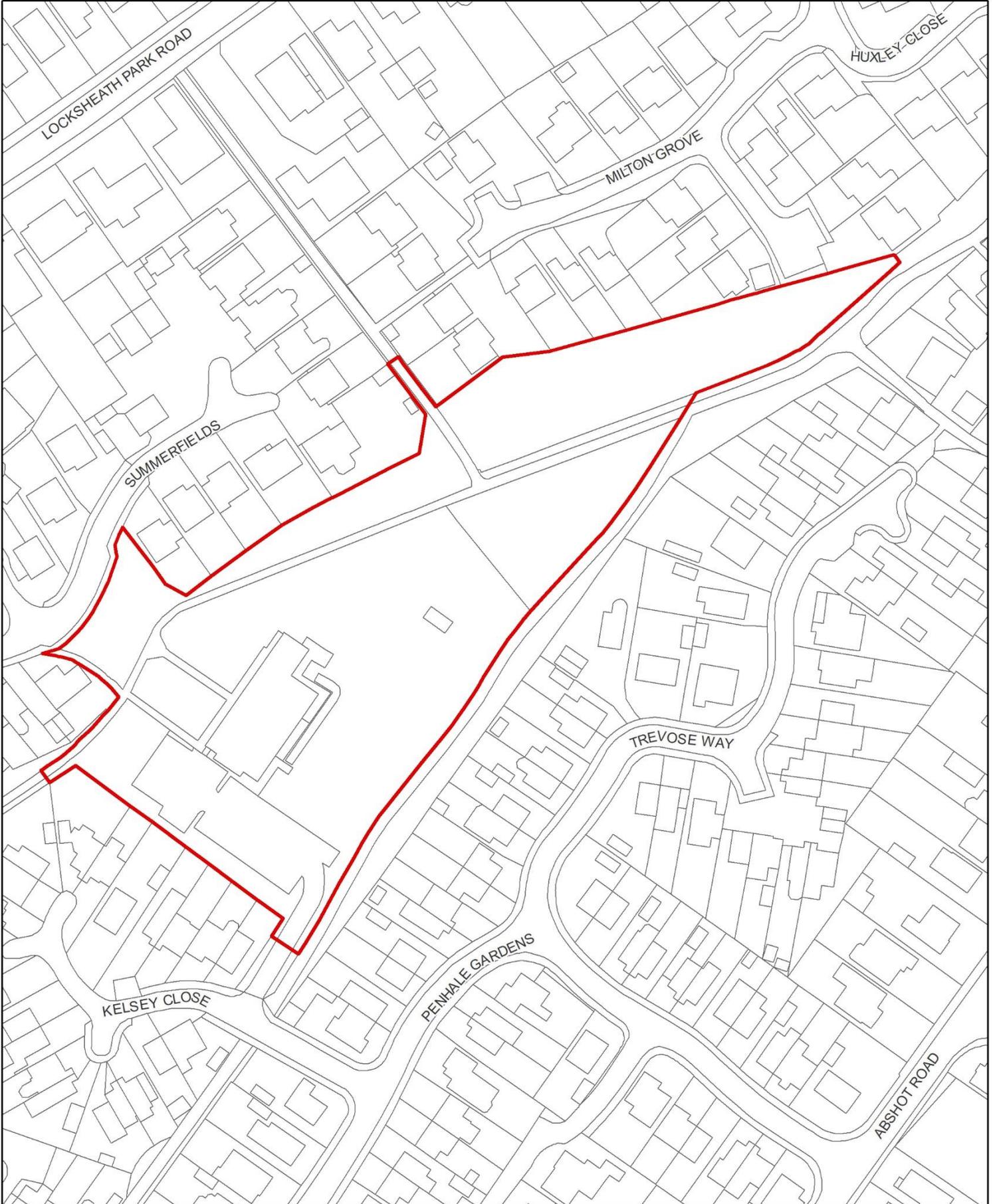
REASON: To ensure that the development harmonises well with its surroundings.

10.0 *Background Papers*

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Abshot Community Centre
Kelsey Close, Fareham
Scale 1:1,250



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