

P/13/0754/FP

FAREHAM BOROUGH COUNCIL

FAREHAM EAST

AGENT: DANIELLS HARRISON
CHARTERED SURVEYORS

PART DEMOLITION, REFURBISHMENT AND EXTENSION TO SPORTS PAVILION -
DEMOLITION OF CLUBHOUSE AND GROUNDSMAN'S STORE - CONSTRUCT
REPLACEMENT GROUNDSMAN'S STORE

BATH LANE RECREATION GROUND FAREHAM HANTS PO16 0DH

Report By

Susannah Emery Ext 2412

Site Description

This application relates to the Bath Lane Recreation Ground which is located to the west side of Lower Bath Lane on the land between the railway line to the north and the waterside. The site is located within Town Quay Conservation Area. There are currently several buildings at the recreation ground. The main pavilion building is sited adjacent to the northern boundary with the railway embankment to the rear. The clubhouse is currently located within a pre-fabricated temporary building adjacent to the eastern boundary and a pre-fabricated garage and shed located within the south east corner of the recreation ground provide a groundsman's store.

Description of Proposal

The proposal involves part demolition, refurbishment and an extension to the existing pavilion building. The pavilion would contain improved changing room facilities and re-located clubhouse facilities. The proposal includes retaining the main pavilion building as the central focal point with two single storey wings to either side. Timber balustrading would be reintroduced on the front elevation to surround the veranda overlooking the cricket pitches. The existing changing rooms to the west of the pavilion would be redesigned internally and attached to the pavilion with a new roof above. The existing flat roofed toilet block to the eastern side of the building would be demolished and replaced with the new eastern wing.

The existing club house and groundsman's stores would be removed from the site and a brick built low pitched roof building would be constructed in the south-east corner of the site as a replacement.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Representations

Three letters have been received objecting on the following grounds;

- Until the residents parking in Lower Bath Lane is sorted (as Deanes Park Rd) this application should not be permitted
- At weekends and on Tuesday evenings during the cricket season it is impossible to park on Lower Bath Lane
- Residents have to pay for permits to park where as cricketers can park for free and take up available space on the road
- Parking occurs on the double yellow lines
- This is a most unsuitable venue for a cricket club and damage is often caused to residential property
- This should not be funded by tax payers as the cricket club is becoming increasingly out of bounds for local residents

Consultations

Director of Planning & Environment (Highways) - On the understanding that informal arrangements are made for player's parking to be accommodated on the periphery of the sports pitches, no highway objection is raised to this application.

Director of Planning & Environment (Arborist) - No objection subject to conditions

Director of Regulatory & democratic Services (Environmental Health) - No objection

Director of Regulatory & Democratic Services (Contaminated Land Officer) - No objection subject to condition

Director of Planning & Environment (Conservation) - The alterations proposed have been discussed in principle at a pre-application stage. Refurbishment and re-use of the existing building would make a positive contribution to the conservation area that would not harm its character or appearance. No objection subject to conditions securing further details of materials and the detailed design of all proposed windows and doors (including dummy windows).

Director of Community (Leisure Development Manager) - The current facilities at the Bath Lane Recreation Ground are approaching the point where they are no longer fit for purpose. The club house has at best two years life left due to the poor condition of the roof and resultant water ingress and the changing rooms have suffered from vandalism, theft, anti-social behaviour and neglect. As a result this traditional style pavilion has a shabby appearance and is not fitting for a Conservation Area and just about suitable as changing accommodation.

The project would allow the removal of the existing clubhouse and for this land to be returned to open space thus creating an open vista onto the recreation ground for residents on Lower Bath Lane. The refurbishment and extension of the existing pavilion would enable this facility to be modernised with the inclusion of robust features to deter vandalism whilst maintaining its original character and retaining and restoring some of the original features. This approach has been discussed and agreed with the Conservation Officer.

The proposal has been approved by the Executive who have allocated the funding and also has the full support of the Executive Member for Leisure and Community and the ward councillors.

Director of Planning & Environment (Ecologist) - I am satisfied there is sufficient information to be able to conclude that there is no reasonable likelihood of bat roosts being present and impacted by the works. In the main building some features offering very low potential have been identified, though inspections have confirmed that due to their condition and nature, that they are unlikely to have been used by bats. No evidence of bird nesting was identified. No objection subject to informative.

Natural England - No objection subject to consideration of the impact of the proposal on relevant protected species prior to determination.

Planning Considerations - Key Issues

It is the intention to restore the original pavilion building bringing it back into function whilst maintaining its traditional character. The building is considered to be an important visual feature of the recreation ground contributing to the character of the Conservation Area and dating back to 1904. At present the building is used during the cricket season as changing rooms but the accommodation is not of a high standard. The building is in a state of disrepair and has suffered from vandalism and the attached public toilets are obsolete and boarded up. It is therefore considered that the proposal would be beneficial to the visual appearance of the building and surrounding area.

The removal of the existing unsightly temporary clubhouse building adjacent to the eastern boundary with Lower Bath Lane would also be beneficial to the visual appearance of the area and would improve views over the recreation ground for residents opposite. The proposed groundsmans store would be erected in place of an existing garage and timber store and would be screened from view from Lower Bath Lane by trees and vegetation planting.

It is not considered that the proposal would have any detrimental impact on residential amenity. The concerns raised by local residents relate primarily to car parking. Whilst the site has no dedicated car parking there is a large public car parking located to the north of the site accessed via the Eastern Way underpass. In addition there are various other car parks available a short distance away in the town centre. The parking restrictions on Lower Bath Lane include double yellow lines and parking bays restricted to either residents parking or 2 hour parking Mon-Fri 10am-4pm. The parking on Deanes Park Road is limited to residents only Mon-Sat 8am-6pm.

Currently during the cricket season the club has consent from the Council to park on the recreation ground during cricket matches and tournaments. This parking is limited to a controlled area by the gated entrance to the south of the club house and to no more than twenty vehicles. The proposal would not lead to any increased use of the site and therefore there would be no increased demand for parking as a consequence of the development. There is therefore no objection on highway grounds.

The proposal complies with the relevant policies of the Fareham Borough Council Core Strategy and Fareham Borough Local Plan Review and is considered acceptable.

Recommendation

PERMISSION: Materials, Details of Windows & Doors, Tree Protection Method Statement, Contamination

Notes for Information

Informative: Bats and their roosts are protected under the Conservation of Habitats and

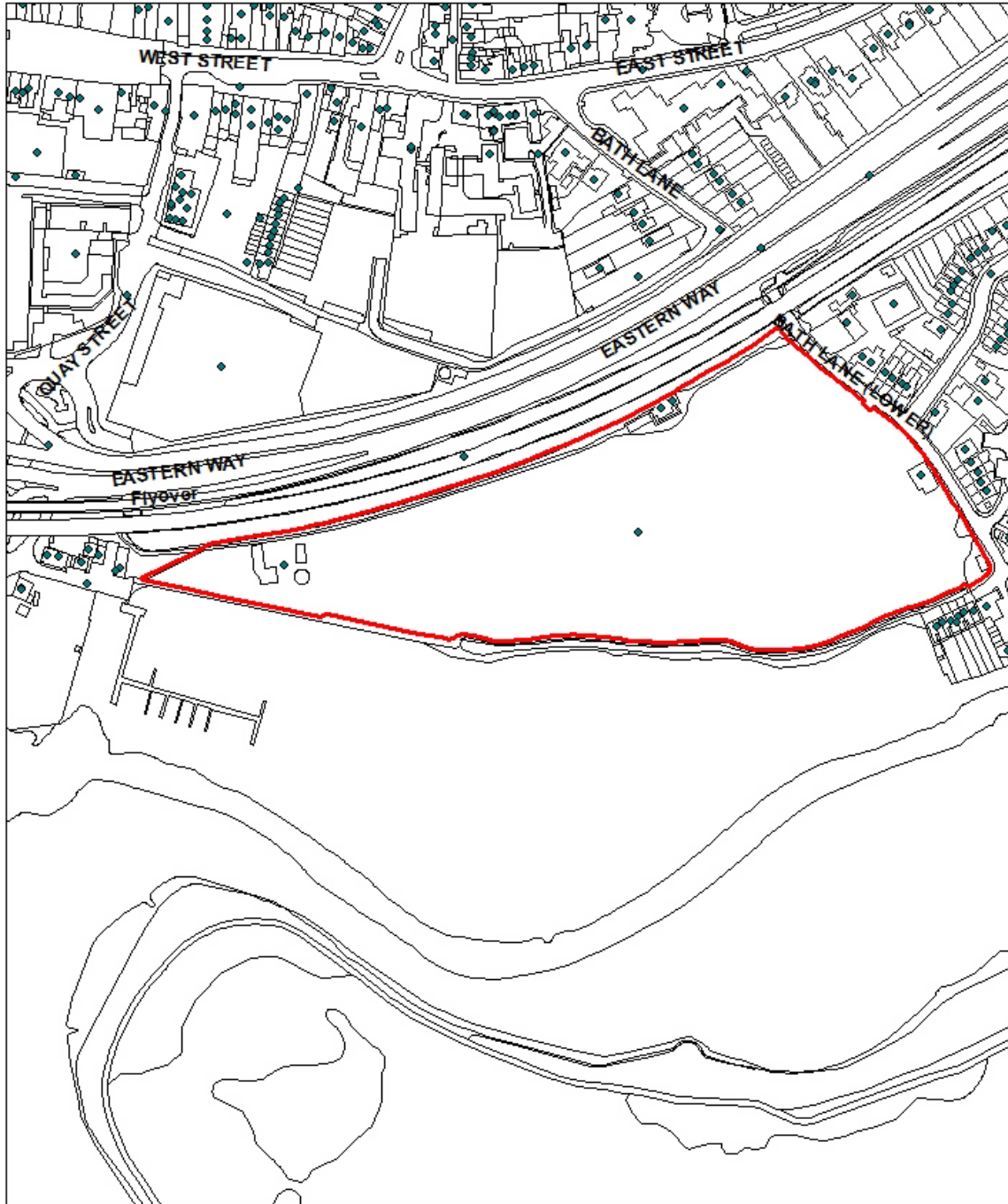
Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building demolition - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Background Papers

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BATH LANE RECREATION GROUND
SCALE: 1:2,800

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