

**P/13/0911/FP**

MR DAVID LOWNDES

**PORTCHESTER WEST**

AGENT: AXIS ARCHITECTURE  
LTD

DEMOLITION OF EXISTING STORE. ERECTION OF NEW CHANGING ROOM FACILITIES, STAFF OFFICE, STORE AND SPORTS CLASSROOM.

CAMS HILL SCHOOL SHEARWATER AVENUE PO16 8AH

***Report By***

Richard Wright - Ext.2356

***Site Description***

The application site comprises part of the premises of Cams Hill School, Shearwater Avenue, Fareham.

The proposal relates to the existing sports hall on the site which has changing rooms and a dance studio attached to its eastern side. Access from Shearwater Avenue and car parking areas lie to the near north. A number of mature trees lie in close proximity to the sports hall building.

***Description of Proposal***

Permission is sought to demolish an existing store attached to the side of the changing rooms and to erect new changing room facilities, staff office, store and sports classroom attached to the existing building.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

C18 - Protected Species

***Relevant Planning History***

The following planning history is relevant:

**P/12/0468/FP**

**ERECTION OF GLAZED ENTRANCE LOBBY**

APPROVE

24/07/2012

**P/12/0306/FP**

**DEMOLITION OF EXISTING SINGLE STOREY CHANGING ROOMS REPLACED BY TWO STOREY EXTENSION TO PROVIDE TWO CLASSROOMS, OFFICES AND ANCILLARY FACILITIES. CONVERT EXISTING GYMNASIUM AND EXTEND HEIGHT TO PROVIDE EXAM HALL AT GROUND FLOOR AND FOUR CLASSROOMS AT FIRST**

**FLOOR LEVEL.**

APPROVE 21/06/2012

**P/11/0510/FP**

**EXTENSION TO EXISTING CAR PARK TO PROVIDE AN  
ADDITIONAL 23 SPACES**

APPROVE 12/12/2011

**P/08/0295/VC**

**VARIATION OF CONDITION 1 OF P/03/0205/VC (CONTINUED SITING  
OF 5 DOUBLE CLASSROOMS AND 1 PORTABLE STORAGE  
BUILDING)**

PERMISSION 31/03/2008

**P/07/1171/FP**

**ERECT EXTENSION TO PROVIDE NEW MAIN ENTRANCE, EVENTS  
HALL, DRAMA STUDIO & ADDITIONAL CAR PARKING ( ALT TO  
P/07/0616/FP)**

PERMISSION 05/10/2007

**P/07/0616/FP**

**ERECTION OF EXTENSION TO PROVIDE NEW MAIN ENTRANCE,  
EVENTS HALL, LIBRARY AND DRAMA STUDIO AND ADDITIONAL  
CAR PARKING**

PERMISSION 27/06/2007

***Representations***

One letter has been received objecting to the application on the following grounds:

- Construction and use of new facilities will exacerbate on-street problems and discourtesies.
- Detailed proposals should be required to demonstrate how the potential conflicts for parking and servicing will be addressed through the whole development period.

***Consultations***

Director of Planning & Environment (Ecology) -

The additional information addresses my previously raised points. Clarification has been provided that all buildings have been assessed, and I consider it is possible for the Local Planning Authority to conclude that there is no reasonable likelihood of bats being present and impacted by the works based on the current scenario at the site. However, precautionary measures are proposed in the event that bats should use the building at some point in the future.

I would recommend that in any consent the ecological measures relating to bats, badgers, and nesting birds set out within the original ecological report are secured.

Director of Planning & Environment (Arboriculture) -

Arboricultural method statement already provided (recommended conditions)

Director of Planning & Environment (Highways) -

On a separate matter, it is noted that temporary, contractor parking spaces are proposed, although the plan and covering letter do not clearly explain the staff/contract parking arrangements.

Whilst the applicant has not differentiated between teaching and non-teaching staff, enabling me to fully test the staff parking provision against the 'new' HCC school parking standards, it would seem that three extra car parking spaces should be provided on site; one for each extra member of staff. Additionally, it would be helpful to see how the materials and plant/equipment storage and personnel facilities will be arranged during construction, to ensure the operation of the school and Shearwater Drive is not materially affected. The standard 'construction layout' and 'mud on road' conditions would be appropriate to cover this.

Director of Regulatory & Democratic Services (Environmental Health) - No adverse comments

Director of Regulatory & Democratic Services (Contaminated Land) - No adverse comments

### ***Planning Considerations - Key Issues***

#### **i) Design and appearance of proposed extension to building**

The existing sports hall and changing room building is set back from the street with an intervening grassed area and various trees some large and mature.

The proposed extension to the eastern side of the building positioned between it and the road would not detract from its appearance nor would it harm the visual amenities or character of the streetscene. The proposed single storey additions are well proportioned in respect of the larger scale of the existing building, whilst the use of A-frame roof lanterns and recessed brick panels would add visual interest.

Six smaller trees would be removed to provide the required space however the more substantial adjacent mature trees would remain. A tree protection method statement has been submitted in regards to preserving those trees to remain throughout construction. A suitable landscaping scheme proposing planting along the eastern side of the building would ensure the facing brick elevations of the extension would not appear stark within the streetscene.

Officers consider the proposal meets the design related criteria set down in Core Strategy Policy CS17.

#### **ii) Parking provision, highway safety and disruption during construction**

A letter has been received from a local resident raising concerns over the impact of the construction of the new facilities on already congested parking and access arrangements to the school, particularly during periods of peak usage (for example morning arrival and afternoon leaving time for pupils).

In response to these concerns and comments raised by the Director of Planning & Environment (Highways) the applicant has provided details of temporary parking spaces for contractors vehicles within the site as well as showing how visitor parking spaces would be retained during construction. In addition the parking layout shows three additional and permanent staff parking spaces in recognition of the anticipated increase in staff numbers as a result of the development.

Subject to conditions being imposed to agree the most appropriate location for materials/plant storage and personnel facilities on site and to ensure those do not hinder

the free-flow of traffic or parking of vehicles, Officers consider the proposals would have no unacceptable implications on parking provision or access arrangements. The proposal is considered to accord with Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy.

***Recommendation***

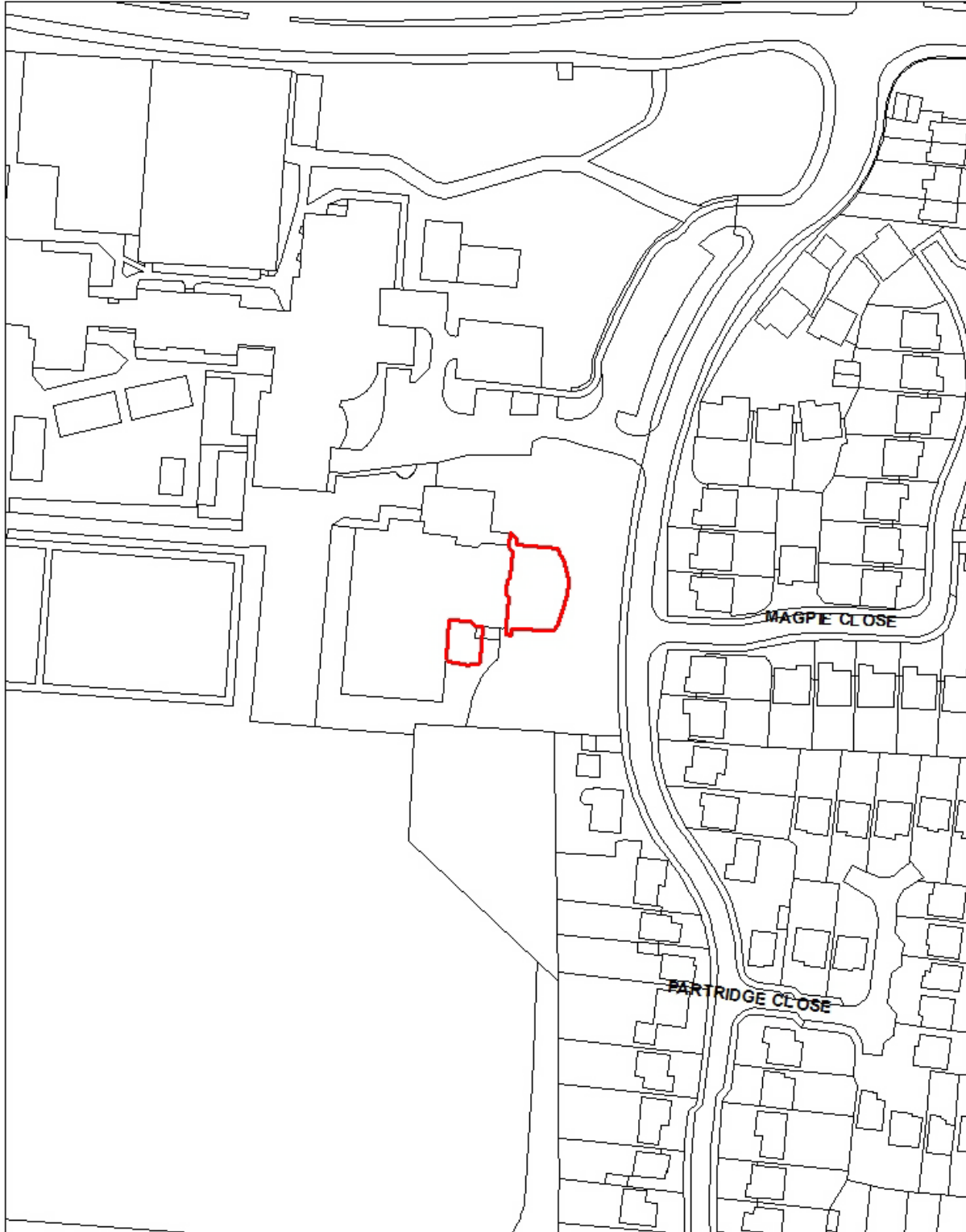
PERMISSION: material samples; landscaping scheme; landscaping scheme implementation; provision of contractor/visitor parking spaces as approved parking layout; provision of additional staff parking spaces as approved parking layout; in accordance with ecological mitigation and enhancement measures as set out in ecology survey; in accordance with submitted tree protection measures; measures to prevent mud on highway; details of materials/plant storage and personnel facilities during construction.

***Background Papers***

P/13/0911/FP

# FAREHAM

BOROUGH COUNCIL



Cams Hill School  
Scale 1:1,1250



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