

Agreed
DRS

Application Number: 19/00435/FULL 06/03/2020

DEMOLITION OF EXISTING PARISH CENTRE AND ERECTION OF REPLACEMENT PART TWO-STOREY PARISH CENTRE WITH ASSOCIATED CAR PARKING AND LANDSCAPING (Conservation Area) (as amplified by Contamination Report received 15.10.19 and amended by plan received 20.11.19)

St Marys Church Parish Centre Green Road Gosport Hampshire PO12 2ET

Site and Proposal:

1. The application site comprises a rectangular parcel of land on the northern side of Green Road. The site which measures approximately 53 metres wide by 42 metres deep is host to the existing single storey Parish Centre building (which has an internal floor area of 270 sqm), a graveled area used as a car park, and areas of soft landscaping around the building.
2. The site is bounded to the north by properties in Avenue Court, of which number 17 is sited two metres from the common boundary and which has windows at both ground and first floor level that overlook the site. To the west is an area of Council owned grassed open space that comprises the northern corner of the junction of The Avenue with Green Road. To the east are a terraced of two-storey properties in Little Green whose rear elevations face the site across rear gardens with a separation of between 11 and 13 metres from the site boundary. To the south of the site are two-storey properties on the opposite side of Green Road. The junction of Little Lane with Green Road is located opposite the centre of the site.
3. The site is located within the Alverstoke Conservation Area and is designated in the Local Plan as an Existing Community and Built Leisure Facility. The site is in an area of high archaeological potential and is potentially contaminated.
4. Planning permission is sought for the demolition of the existing parish centre and for the erection of a replacement part two-storey parish centre together with associated car parking and landscaping. The proposed building would have an 'L-shaped' footprint with an overall internal floor area of 565 sqm and would be site over the footprint of the existing building. The proposal would have a maximum width of 28.5 metres and a maximum depth of 27.5 metres. The proposed building would be sited 7 metres from the northern boundary of the site whereas the existing building has a separation of 17.5 metres from this boundary. The proposal would be sited between 8.5 and 9.5 metres from the eastern boundary of the site whereas the existing building has a separation of 15 metres from this boundary. The separation from the eastern boundary of the site would reduce from 22 metres to 16 metres with the separation from the southern (front) boundary being unchanged. A car park, served by a new access from Green Road, with 26 spaces would be located to the west of the proposed building.
5. The proposed building would sit beneath a barn hipped roof that would accommodate first floor accommodation in the roofspace. The roof would rise from an eaves height of 2.5 metres to a ridge height of 7.8 metres which would be an increase of 2.7 metres above the highest part of the existing building. The building would be traditional in appearance an incorporate a number of subordinate projections to add interest and reduce its overall bulk. Two dormer windows are proposed in the front elevation to provide

extra light in to the main hall beneath. The building is proposed to be finished in red brick and tile.

6. An existing Poplar Tree adjacent to the northern boundary of the site would be retained. Other trees closer to the existing building and in the north-eastern corner of the site would be removed to facilitate the construction of the proposal.

Relevant Planning History:

K.6026 (68/09085/PA) - parish centre including living accommodation with garages and car parking facilities - permitted 08/03/1968

K.6026/1 (94/00220/OUT) - Outline - alterations and extension to existing Parish Centre to include provision of additional car parking - permitted 24.08.1994

99/00184/FULL - erection of single storey extension - permitted 29.10.1999

Relevant Policies:

Gosport Borough Local Plan, 2011 – 2029:

LP10 Design

LP12 Designated Heritage Assets: Conservation Areas

LP23 Layout of Sites and Parking

LP32 Community, Cultural and Built Leisure Facilities

LP41 Green Infrastructure

LP44 Protecting Species and Other Features of Nature Conservation Importance

LP47 Contamination and Unstable Land

Supplementary Planning Documents:

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

National Planning Policy Framework (NPPF), February 2019

Particular obligations fall upon the Local Planning Authority in determining any application which might affect a Conservation Area. Section 72 of The Listed Buildings and Conservation Areas Act 1990 (as amended) requires that the authority pay: "special attention to the desirability of preserving or enhancing the character or appearance of a conservation area".

Consultations:

The Gosport Society

No objection to principle. Suggest design could be simplified. Details of materials and landscaping should be conditioned.

Crime Prevention & Design

No response received.

Local Highway Authority

No objection subject to conditions and financial contribution towards Traffic Regulation Order.

HCC Ecology	No objection.
Building Control	No response received.
Property Services	No objection.
Streetscene Waste & Cleansing	No objection.
HCC Landscape Planning & Heritage	No objection.
Environmental Health	Having regard to past use as a graveyard recommend imposition of conditions.

Response to Public Advertisement:

1 letter of objection.

Issues raised:

- loss of trees as habitat;
- loss of trees as noise buffers;
- increase noise from additional car parking;
- cars using existing facility park in adjacent roads;
- question accuracy of submitted information relating to environmental designations of nearby sites.

94 letters of support.

Issues raised:

- good design;
- existing building in need of replacement;
- much needed and well used community facility;
- provides health and social benefits;
- proposal would increase car parking.

1 letter of comment.

Issues raised:

- consideration be given to protecting the two Poplar trees on the site.

Principal Issues:

1. The information accompanying the application has been submitted with the intention of supporting the application and any inaccuracies relating to areas beyond the application site would not prevent the application being considered. Therefore the main issues to be considered in the determination of this application are whether the development is acceptable in principle and whether the proposal is acceptable in design, heritage, amenity and highway terms. Other issues to consider relate to ecology and land contamination.

2. The existing community facility on the site is protected under Policy LP32, however, as the proposal would result in the provision of enhanced community facilities on the site the proposal is considered acceptable in principle.

3. The existing building dates from the late 1960s and is not considered to be of any historic or architectural merit. It is considered to detract from this northern part of the Conservation Area. As such its demolition is considered acceptable in heritage terms, subject to it being replaced by a building of suitable quality. The proposed replacement building is considered to be sensitive to the historic nature of its wider setting. The steep tiled roof, and mix of partially hipped gables, would create a building of some note and have a character that is entirely appropriate to its historic setting. Subject to the use of appropriate materials, which can be secured by the imposition of a suitably worded planning condition, the proposal would enhance the character and appearance of the Conservation Area. The proposal is therefore acceptable in design and heritage terms and complies with Policies LP10 and LP12 of the Local Plan.

4. The proposed building would be higher than the existing building it would replace and would have a larger footprint taking it closer to neighbouring properties. Notwithstanding this, the scale of the proposal when taken together with the retained separation distances is such that the proposal would not result in any significant loss of light, outlook or privacy and would be not unduly overbearing. Whilst an enlargement of the existing facility would have the potential to intensify its use, it is not considered that the proposal would be likely to generate such a significant level of noise or disturbance over and above that which could be associated with the existing building. Overall the proposal is considered acceptable in amenity terms and therefore complies with Policy LP10 of the Local Plan in this regard.

5. The proposal includes the provision of a new access that would be closer to the junction of Little Lane than the entrance to the existing car park. This arrangement is considered acceptable in highway safety terms, however the Highway Authority have requested a financial contribution towards a Traffic Regulation Order to prevent parking close to the new access to maintain adequate visibility. Such a contribution is considered reasonable and necessary in the interests of highway safety and can be secured through a legal agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended).

6. The proposal includes the provision of a 26 space car park which would represent an under provision of one car parking space in terms of the requirements of the adopted Parking SPD. However, this needs to be considered against the existing shortfall of 5 spaces associated with the current small car park (which has a capacity for around 5 vehicles). The applicant has submitted a Transport Statement that seeks to justify the level of parking proposed that is based on information taken from the use of the current building. As the shortfall in parking spaces associated with the proposal would be a betterment than the existing situation, which has a larger shortfall in parking terms, it is considered that the proposal would not conflict with Policy LP23 of the Local Plan.

7. The proposal would require the removal of a number of existing trees on the site to facilitate the provision of a larger building and car park. Amended plans have been received showing the retention of the Poplar tree adjacent to the northern boundary of the site. Whilst the loss of trees is not ideal, none of those to be removed are of such outstanding quality such that their loss would outweigh the potential benefits of the provision of enhanced community facilities of the site. In this instance the loss of the trees is considered justifiable. A suitably worded condition can be imposed to secure the implementation of tree protection measures to ensure that the Poplar tree to be retained not damaged during demolition or construction works.

8. The existing building has very limited potential to host protected species and as such its demolition is considered acceptable in ecological terms. Given that a number of trees are being removed to facilitate the proposal it is considered appropriate to secure ecological mitigation and enhancement measures through the imposition of a suitably worded planning condition. Subject to such a condition the proposal would comply with Policies LP41 and LP44 of the Local Plan.

9. Notwithstanding the contamination report submitted with the application it is considered, given the past use of the site as a graveyard, necessary to impose planning conditions relating to the investigation and, if required, remediation of contamination on the site. Subject to such conditions the proposals would comply with Policy LP47 of the Local Plan.

Equalities Impact Assessment: No Implications

Recommendation: Grant Permission

Subject to Section 106 agreement relating to

1. a financial contribution of £6,000 towards the cost of implementing a Traffic Regulation Order to prevent parking close to the new access to maintain adequate visibility in the interests of highway safety.

Conditions/Reasons:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PA17-138:05 Rev.H (received 20.11.19); and, PA17-137:06 Rev.D

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. a) Construction above slab level shall not commence until details, including samples of all external facing and roofing materials have been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and that it would enhance the character and appearance of the Conservation Area to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

4. a) Construction above slab level shall not commence until details of windows profiles and finishes, and the materials and colour finish of barge boards and soffits, have been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and that it would enhance the character and appearance of the Conservation Area to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

5. The development hereby permitted shall not be occupied until the site has been landscaped in accordance with a detailed hard landscaping scheme (to include all hard surfacing materials, boundary treatments, and lighting) that shall have been submitted to approved, in writing, by the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

6. a) The development hereby permitted shall not be occupied until a detailed soft landscaping scheme (to include species, numbers, densities, heights and future maintenance) has been submitted to approved, in writing, by the Local Planning Authority.

b) The approved soft landscaping shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

7. a) No development (including demolition) shall commence until measures to protect the Sycamore tree to be retained have been provided in accordance with a detailed scheme (to include the location and type of fencing to safeguard the root protection zone of the Sycamore tree) that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The tree protection measures shall thereafter be retained until the development is completed.

Reason - To ensure, during construction works, the protection of the adjacent Sycamore tree that is to be retained in order to safeguard the character and appearance of the area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

8. a) The development hereby permitted shall not be occupied until bio-diversity and ecological enhancement measures have been provided in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.

b) The bio-diversity and ecological enhancement measures shall thereafter be retained.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policies LP41 and LP44 of the of the Gosport Borough Local Plan 2011-2029.

9. a) The development hereby permitted shall not be brought into use until the facilities shown on the approved plans for the parking of vehicles have been provided.

b) The parking facilities shall thereafter be retained.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with LP23 of the Gosport Borough Local Plan 2011-2029 and the Parking SPD.

10. The development hereby permitted shall not be occupied or brought into use until the new access from the site to Green Road has been constructed in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of highway safety and to comply with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

11. The development hereby permitted shall not be occupied or brought into use until the existing access from the site to Green Road has been closed with the kerb and footway reinstated, in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of highway safety and to comply with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

12. a) The development hereby permitted shall not be occupied until secure cycle parking facilities have been provided in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.

b) The approved cycle parking facilities shall thereafter be retained.

Reason - In order to ensure that adequate cycle storage is provided to promote and encourage cycling as an alternative to use of the private motor car in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

13. No construction shall commence until there has been submitted to and approved, in writing, by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in BS 10175:2011+A2:2017 - Investigation of potentially contaminated sites - Code of practice; and unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011+A2:2017 - Investigation of potentially contaminated sites - Code of practice; and, unless otherwise agreed in writing by the Local Planning Authority.

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason - In the interests of the safety and amenity of future site occupants in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

14. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 13(c) that any remediation scheme required and approved under the provision of condition 13(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and,

c) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 13(c).

Reason - In the interests of the safety and amenity of future site occupants in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

Informatives:-

1. This permission the subject of a legal agreement pursuant S106 of the Town and Country Planning Act 1990 (as amended) dated 4th March 2020.
2. The applicant is advised that the works associated with the provision of the new access and the closure of the existing access will require the approval of Hampshire County Council as Local Highway Authority. More details about this can be found at: <https://www.hants.gov.uk/transport/developers/section-278>