
Site Address: Waterloooville Swimming Pool, Waterberry Drive,
Waterloooville, PO7 7UW

Proposal: Variation of Condition 2 of Planning Permission APP/15/00516 to
reduce the number of disabled car parking spaces to be provided in the overflow car
park from 12 to 10.

Application No:	APP/15/01108	Expiry Date:	08/12/2015
Applicant:	Horizon Leisure Centres	Team:	Team 2
Agent:	Miss McCrudden pdp architecture llp	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Waterloooville Leisure Centre is located within an industrial estate and business park. The building itself is surrounded by a car park on the east, south and west sides and an unused grassed area to the north side. It is situated within a self contained site and is well screened from the surrounding area by mature hedging and trees. The unused grass area to the north side has now been excavated and fenced off as Planning Permission APP/14/00023 to extend the existing gym facilities is currently been implemented.

2 Planning History

APP/14/00023

Extension to existing gym facilities to create a new gym on two storeys and a new two storey height indoor play centre with ancillary facilities, plus refurbishment of facilities. Approved 12 March 2014.

APP/14/00024

Outline application for the construction of a new sports hall. Approved 7 March 2014.

APP/14/00612

Variation of Condition 8 of Planning Permission APP/14/00023. Approved 14 August 2014.

APP/14/00985

Discharge of Conditions 2, 3, 6 and 8 of Planning Permission APP/14/00023. Approved 18 January 2015.

APP/14/01181

NMA to increase the approved no. of car park spaces. Approved

APP/15/00516

Proposed over flow car park
Temporary approval until July 1st 2020

3 Proposal

Variation of Condition 2 of Planning Permission APP/15/00516 to reduce the number of disabled car parking spaces to be provided in the overflow car park from 12 to 10.

Background:

A condition was placed on Planning Permission APP/15/00516 to require 12 no. disabled parking spaces to be provided. This figure was generated as 6% of the total number of spaces on the site (183). However, this percentage requirement is a national standard whereas local policy set by Hampshire County Council requires 5% which amounts to 10 no. spaces. Furthermore, the Council's Draft SPD for parking quotes that new leisure developments should provide 5% of spaces for disabled parking. Whilst this has not yet been adopted, it does carry some weight as a policy consideration.

The applicant advises that the existing number of disabled bays were frequently underused and that requirement for 12 no. spaces is excessive. As such, the applicant has commissioned a Transport Statement (TS) which has been submitted with the application. This also includes a parking survey carried out at the site.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Estates Manager, Corporate Group:
No response received

Development Engineer:
No objections

Traffic Management:
No response received

Developer Services, Southern Water:
Comments remain from the previous application - APP/15/00516 - no objections

Landscape Team:
No objections

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 43

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Parking Implications

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Parking Implications

The proposal to reduce the number of disabled spaces must consider whether a lesser number of disabled spaces would be adequate for the site. The TS submitted with the application advises that the incorrect figure was of 6% was applied, when this should have been 5% which equates to 10no. disabled spaces on site. A parking survey contained within the TS shows that at exceptional peak demand, no more than 9 disabled spaces are required. Further parking surveys were carried out everyday for a week and these showed that no more than 5 disabled spaces were required.

Given that the Council's draft Parking SPD requires 5% of spaces to be disabled which amounts to 10 spaces and that the parking survey showed that the spaces are generally underused, it is considered that the request to vary the condition from 12 to 10 spaces is a reasonable request. The Highways Officer has been consulted and has not raised any objections to the proposed reduction.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01108 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Transport Statement (August 2015)
Application Form - received 2/10/15

Reason: - To ensure provision of a satisfactory development.

- 2 The 10no disabled parking spaces already provided within the car park must be retained at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to provide adequate suitable disabled parking provision and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.