
Site Address:	Waterlooville Swimming Pool, Waterberry Drive, Waterlooville, PO7 7UW		
Proposal:	Proposed over flow car park		
Application No:	APP/15/00516	Expiry Date:	07/07/2015
Applicant:	Horizon Leisure Centres	Team:	Team 2
Agent:	PDP Architecture llp	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Waterlooville 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

3 Proposal

Temporary overflow car park to be sited on a section of land that is subject to an extant approval for a new sport hall (APP/14/00024 (to the west of the existing sports hall)). This overflow car park would provide 40 additional spaces. The purpose is to provide additional parking for when the leisure centre holds certain events such as swimming galas. At present when these events occur, there is not enough parking on

site and overflow parking occurs on the surrounding highway network. The planning permission for the sports hall is not expected to be implemented until 2018/19 when funding is available.

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

Drainage Engineer:

The agent has confirmed that the overflow car park will be laid to fall from the new hard landscaped car park to towards the new extension so that any off run of rain water will drain into the soft landscaped strip between the overflow and the new building. This is considered to be acceptable.

Property Services Manager:

No response.

Development Engineer:

How often does the applicant see the car parking being used? If it is regular then the materials used should of better quality.

Regarding the materials as a temporary car park.

- 10mm shingle is likely to migrate and rut – would suggest Geo-grid or similar – Also shingle will need to be weeded regular – suggest a weed barrier. Shingle not good for wheelchair or pram use.
- 6% of the whole car parking layout should be marked for disabled use.
- No retaining shown in the drive in from the existing car park to new. Suggest a bullnose kerb or similar.
- No measurements of car parking bays or distance between bays. Minimum for a car parking bay 4.8m x 2.4m (an addition 1.2m width and length for disabled bays) with a minimum reversing space between bays 6m.
- No provision for a footpath to access the building from the car park.

Agent's response:

In response to these queries, the agent confirmed (in an email dated 15/6/15), that at present, it cannot be predicted how much the overflow car park will be used however,

it is a temporary solution until the new sports hall is implemented. The agent also submitted a revised parking layout plan.

The loose laid gravel will be crush 10mm shingle that binds together better and migrates less than normal shingle. A terram fabric is also being laid which will act as a barrier for weed growth.

The 6% disabled car parking for the site has been allocated outside the main entrance where the drop kerbs and the access ramp is located. There will now also be a bullnose kerb at the entrance between the existing and the proposed.

All car parking bays will conform to the standards as shown on the submitted plan. There is a 1.5m step from the car park to the existing building so there is no direct route around to the building.

Further Highways response:

An additional terram fabric is still required. The number of disabled bays does not meet the requirements,. There should be 12 in total not 10.

Further Agents' response:

The weed barrier will be placed under the 150mm hardcore layer. The existing five disabled spaces on site are mainly empty and the proposal would increase the number to 10 overall so it seems like a reasonable number.

Traffic Management Team:
No objections

Southern Water:
No response

Landscape Team:
No adverse comments

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: 1

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) Impact upon the existing landscaping
- (iii) Highway 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) Impact upon the existing landscaping

The area proposed for the temporary overflow parking, comprises part of the site which has approval for the erection of a new sports hall (Planning Permission APP/14/00023). This area of land has already been excavated in preparation for the building. However, the building is not planned to commence until 2018/2019 due to funding delays. The finish of the temporary car park is proposed to be a gravel finish, so that it can be re-excavated for the future sports hall.

(iii) Parking implications .

The temporary parking area would provide 40 additional spaces on site. It is considered that this would lessen the number of cars parking on the surrounding highway network of Waterberry Drive when events are held at the leisure centre. It would not affect any of the existing spaces available on site with the exception of providing more disabled parking spaces. Although these temporary spaces would be lost if and when the new sports hall is implemented, a reconfiguration of the parking layout on site has been proposed under the outline planning permission. This would be looked at in detail if and when a reserved matters application is submitted. Overall therefore it is considered that there would not be an adverse impact on the parking on site, or the surrounding highway network. The proposal is considered to accord with Policy DM14 of the Local Plan.

In terms of the proposed layout and quality of the car park itself, the Highways Engineer raised a concern that the materials proposed did not include a suitable weed barrier. The agent has confirmed that they will lay down a weed barrier under the hardcore to prevent this occurring. Overall however, the car park would not be of a standard suitable for a permanent car park and therefore it is considered that it would be more appropriate to place a temporary permission on the car park. This is so that if the sports hall is not implemented for any reason, the need for and quality of the overflow car park can be reconsidered in the future. The Highways Engineer also advised that the increase of spaces at the leisure centre, resulted in more disabled bays being required. The agent has increased the number of spaces to 12 which meets the required target of 6%.

The agent has also confirmed that the car park will be laid to fall from the new hard landscaped car park to towards the new extension, so that any off run of rain water will drain into the soft landscaped strip between the overflow and the new building. The Council's drainage engineer considers this to be acceptable.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00516 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 1st July 2020, on or before which date the car park shall cease to operate and the land be restored to landscaping or to a condition to be agreed in writing by the Local Planning Authority.

Reason: The car park is not considered suitable for permanent retention and having due regard to Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 Within six months of the date of the approval, or within 1 month of the date of the completion of the car park hereby approved whichever is the sooner, the 12no. disabled spaces as shown on Drawing Number: 27921-PD704 Rev F - New Overflow Car Park Plan received on 17/6/15 shall be provided and remain in situ at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

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

DN - 27921 PD-100 - Location Plan

Planning Statement - received 12/5/15

DN - 27921-PD700 Rev C - Existing Parking Plan

DN - 27921-PD704 Rev F - New Overflow Car Park Plan (received on 17/6/15)

Reason: - To ensure provision of a satisfactory development.