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Our ref: 565302/3

Your ref: GEN/11/01267

18 November 2011

Dear Sir

Application for planning permission for change of use of former Methodist Church at Stakes Road, Purbrook, Portsmouth, PO7 5LX

We are instructed by Portsmouth Cornerstone Limited to submit an application for planning permission for a change of use of the former Methodist Church at Stakes Road, Purbrook, Portsmouth, PO7 5LX. Accordingly, we enclose the following:

1. The completed application form, including certificate of ownership and agricultural land declaration,
2. A site location plan,
3. Block plan,
4. Existing floor plan,
5. Proposed floor plan, and
6. This covering letter.

A cheque for £335 to cover the fee for this type of application will be submitted under separate cover.

The application proposes a change of use of the former Methodist Church from a place of worship (Class D1) to use as a Masonic centre and community hall. Permission is sought for a change of use of the building only. There will be no operational development that results in a material alteration to the external appearance of the building.

The application site is not shown designated on the Proposals Map of the Local Development Framework as being the subject of any specific policy or proposal. However, Policy DM2 of the adopted Havant Borough Core Strategy seeks to protect existing community facilities from change of use or loss, unless the facility is no longer required for a community use, or there is an easily accessible existing or new facility available for use.

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The proposed use as a Masonic centre and community hall will ensure continued use of the building for community purposes. Therefore, in principle, the change of use accords with the development plan.

The submitted block plan shows the existing parking arrangements for nineteen cars, with the potential to provide a further three spaces (shown hatched). The spaces numbered 9 and 10 are considered to be suitable for use by disabled people, with access into the building for wheelchair users via the existing ramp at the point marked A on the plan. There are 46 further car parking spaces available at Ladybridge Road public car park, located south of the site and the houses in Parkside Close. Access to and from the car park is via a public footpath which adjoins the western boundary of the site.

No motorcycle or cycle parking is currently provided on site. However, it is proposed that provision be made for the parking of 2 motorcycles and 5 cycles, at point B on the block plan, via a lockable gate on the west side of the building.

One light goods vehicle is likely to make infrequent deliveries to the site. Delivery times will be mainly pre-arranged and so there will not be a need for a designated parking space for this purpose.

The submitted floor plans indicate the need for only minor internal alterations to facilitate the proposed change of use. These include the formation of a new kitchen in place of a meeting room on the west side of the building and a store and fire exit in place of a lobby and entrance on the north side of the building.

With the exception of the large meeting room and two small storerooms to the north of the same, all of the accommodation will be used for both Masonic purposes and community use at different times. The large meeting room and stores to the north will be used solely for Masonic meetings. This use will also require the use of the smaller dining room, kitchen and bar at these times and occasionally the larger dining room too.

The proportion of time that each part of the building will be used for each of the alternative uses is difficult to identify at this stage because neither the demand for community use nor the number of lodges that might wish to use the premises is currently known. There may be occasions when the larger dining room, stage, kitchen and entrance areas are used by the community at the same time that the bar and all of the accommodation to the north of this point is in use for a Masonic meeting. At other times, most of the accommodation may be in use for community purposes with no Masonic meetings in progress. Similarly, there will be times when the premises are used exclusively for Masonic purposes.

The application form indicates the maximum hours during which the building will be open. For each type of use, the proposed opening hours are:

Proposed Use	Monday to Friday		Saturday		Sunday and Bank Holidays	
	Start	End	Start	End	Start	End
Community Use	07.30	22.30	08.00	00.30	08.30	23.00
Masonic Use	08.30	23.30	08.30	23.30	08.30	23.00

The community uses might include a children's day care nursery, use by recreational organisations, or hire for private functions.

We trust you will find that sufficient information has been provided with the application and we look forward to

receiving your acknowledgement of its receipt and formal registration shortly.

Yours faithfully

Blake Lapthorn

Enc(s)
- Completed Application Form
- Site Location Plan
- Block Plan
- Existing Floor Plan
- Proposed Floor Plan

Cc Mr M A Brown, Portsmouth Cornerstone Ltd