

24/00012/FUL

WARD: NELSON

ADVENTURE PLAYGROUND STAMSHAW PARK NEWCOMEN ROAD PORTSMOUTH

CONSTRUCTION OF SINGLE STOREY BRICK BUILDING TO PROVIDE YOUTH CLUB.
(24/00012/FUL)

LINK TO DOCUMENTS: [HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=DOCUMENTS&KEYVAL=S6QU03MOFG800](https://publicaccess.portsmouth.gov.uk/online-applications/applicationdetails.do?activetab=documents&keyval=s6qu03mofg800)

Application Submitted By:

Matthew Walker-Smith
Portsmouth City Council

On behalf of:

Portsmouth City Council

RDD: 1st March 2024

LDD: 4th March 2024

1. SUMMARY OF MAIN ISSUES

1.1 This application is brought to Planning Committee as it is a Portsmouth City Council scheme, on land owned by Portsmouth City Council.

1.2 The main issues for consideration in the determination of the application are considered to be as follows:

- The principle of development;
- Design and Impact on the character and appearance of the area;
- Impact on residential amenity;
- Highway Implications; and
- Any other raised matters.

2. SITE AND SURROUNDINGS

2.1 This application site is located within Stamshaw Park, which is a community green space in North End, Portsmouth. The park is accessible from a variety of streets, notably Newcomen Road, Jervis Road, Winstanley Road and Gruneisen Road. The park is large, approximately 3600sqm. There are a variety of existing community facilities in the park, such as an Adventure Playground, Outdoor Gym, Tennis Courts, Paddling Pool and a Skate Park. A public right of way runs northward through Stamshaw Park. The site also contains an operational building for the parks service and a disused public toilet block.

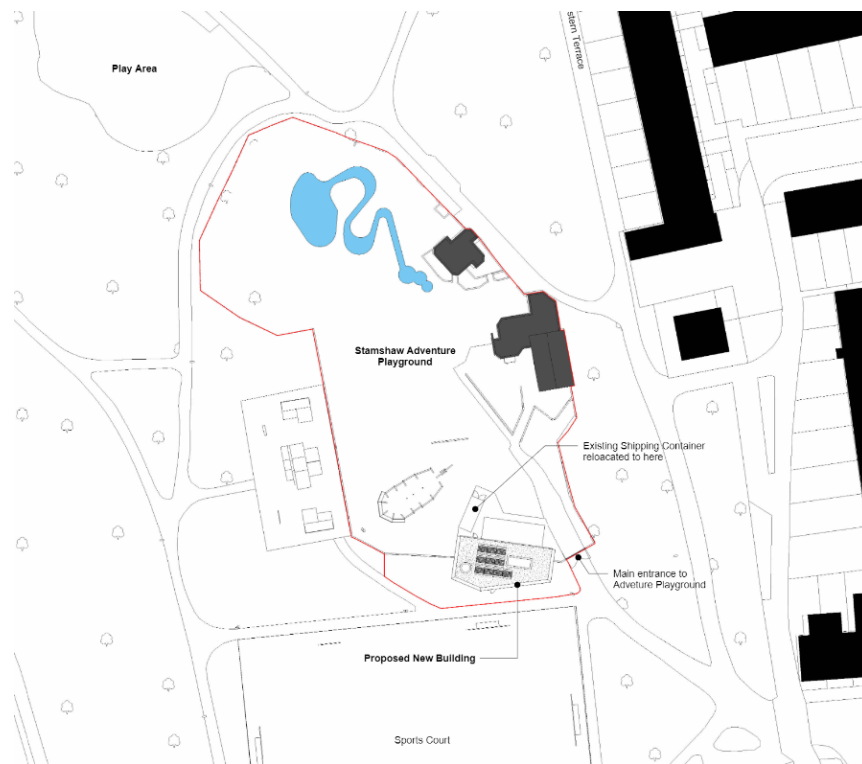


Figure 1 - Site Plan

- 2.2 The proposed Youth Centre would be located adjacent to the adventure playground, roughly in the centre of the park. It would be situated on an existing area of rough ground, not readily accessible by the public. To the north of the proposed unit, is a disused public toilet block and an operational building.
- 2.3 The park is characterised by open spaces, trees and paths. It is bounded by the M275 motorway to the west. Previously, the land the park is situated on was part of Portsmouth Harbour and was reclaimed from the sea in the mid 20th century.

3. THE PROPOSAL

- 3.1 Planning permission is sought for the construction of a single storey brick building, to be used as a youth centre. The internal floorspace would comprise of a 'multi-purpose space', kitchen, office, WCs, Plant Room (to be accessed separately and not accessible from within the main area) and a 'hang-out space'. Also on the northern elevation is the outdoor covered working area, with 4 cycle storage spaces. This is accessed internally through a set of double doors, to be finished in glass. This outdoor area would be surrounded by a new tarmacking, where an existing shipping container would be re-sited to the west.
- 3.2 The rear southern elevation would be surrounded by hedged boundary treatment and would follow the shape of the building. The main entrance to the building is on the southern elevation, where a tarmacked path leads to the gates to the east, where the youth centre is to be accessed from Stamshaw Park. This gated access would include a new wall comprised of clay and glazed bricks with a design choice of increasing density of glazed brickwork towards the top of the wall.
- 3.3 The brick building would be of an irregular pentagonal shape, with solar photovoltaic panels on the roof as well as associated HVAC plant. The brick building would be finished in a similar design to the gate and wall, with glazed bricks gaining density towards the top of the building. Other finished include polyester powder coated drainpipes, window framing and door framing.

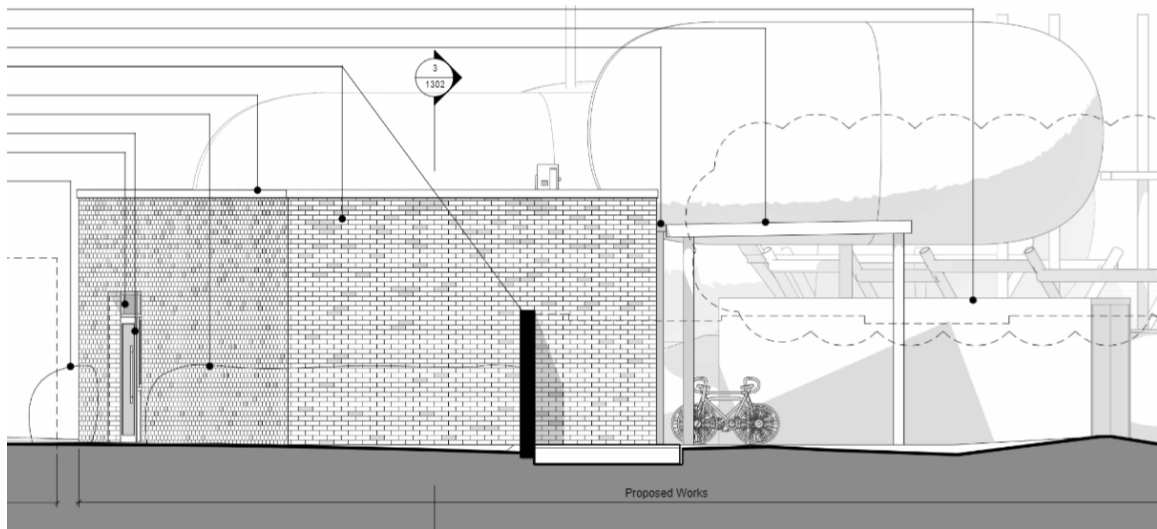
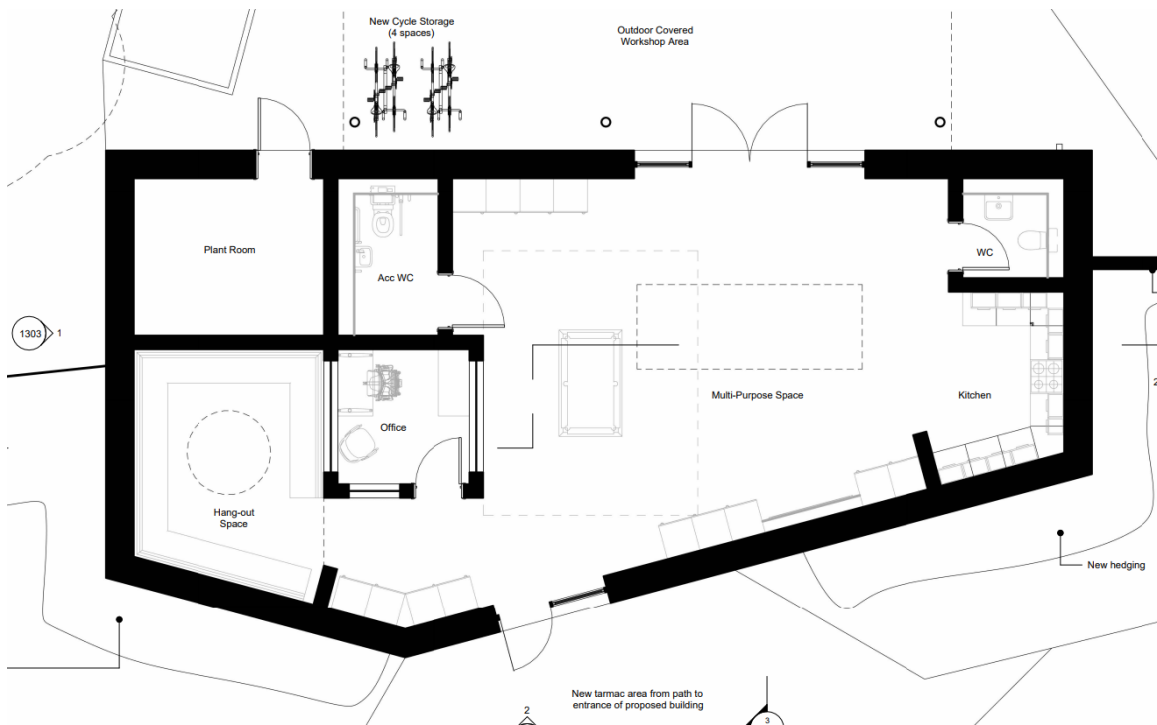


Figure 2 - Proposed Elevation (above), Proposed Ground Floor Plan (below)



3.4 The proposed building is described as 'Youth Provision'. It will be a dedicated space for youth club activities (11 - 18 (24 for people with additional needs)) and careers and employment support to young people 14-24. The building allows these services to be provided in an age appropriate environment, and enable programming so that older youth activities can be separated from younger play and community offers.

4. PLANNING HISTORY

4.1 20/00042/FUL - Construction of external disabled access ramp to the first floor of the existing building in Stamshaw Adventure Playground

5. POLICY CONTEXT

Portsmouth Plan (2012)

5.1 In addition to the aims and objectives of the National Planning Policy Framework (2021), due weight has been given to the relevant policies within the Portsmouth Plan (2012), which include:

- PCS23 (Design and Conservation).
- PCS13 (A Greener Portsmouth)

Other Guidance

5.2 Guidance for the assessment of applications that is relevant to the application includes:

- National Planning Practice Framework (revised 2023)
- Sustainable Design and Construction SPD (Adopted 2014)
- Parks and Open Spaces Strategy 2022-2038

6.0 CONSULTEE RESPONSES

6.1 Contaminated Land Team

The contaminated land team require a site investigation, desk based study and management plan to be submitted prior to commencement, and subsequently approved before occupation.

6.2 Highways Team

No objection was raised.

6.3 Regulatory Services

No objection was raised.

7.0 REPRESENTATIONS

7.1 No representations have been received to the proposals. A site notice was posted on the 9th February 2024.

8.0 COMMENT

8.1 The scheme is of considered to be of good design, with thought given to its appearance in the surroundings and its proposed use. The brickwork design is welcomed and would appear consistent throughout the development with the same 'rising' glazed brick design used on the gate piers, walls and the main building itself. No adverse or new amenity impacts to neighbours are expected due to the existing use of the park and its location being somewhat secluded from main public areas of the park. The scheme aligns with Policy PCS23 'Design and Conservation'.

8.2 The proposals would, in effect, result in the net loss of greenspace in Stamshaw Park. While PCS13 recommends application resulting net loss should be refused, it allows that this can occur where "*wider public benefits from the development which outweigh the harm*". The proposed community use, as described in 3.4 above is considered to outweigh the loss of green space. It is considered that the proposals therefore aligns with PCS13 'A Greener Portsmouth'.

8.3 The necessity for a CIL contribution arising from the scheme has been considered. The use is considered to be sui generis, consisting of a mix of the provision of education (F.1(a)) and as a hall or meeting place for the principal use of the community (F.2(c)) of the Use Classes Order. Neither use attracts a CIL charge above £0 and therefore no

CIL payment is required. It can be noted that this development, delivered by the City Council, is also partly funded by CIL.

- 8.4 Pre-application advice was provided before submission of the scheme, which stated that largely it would be acceptable, as the net loss of green space would be offset by the community use.

RECOMMENDATION

Approval with conditions

Conditions

1. Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

1) Approved Plans

Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawing - Drawing numbers:

- 3437-1100-P1 'Location Plan'
 - 3437-1101-P1 'Proposed Site Plan'
 - 3437-1202-P1 'Ground Floor Proposed'
 - 3437-1203-P1 'Roof Plan Proposed'
 - 3437-1302-P1 'Proposed North and South Elevations and Section'
 - 3437-1303-P1 'Proposed East and West Elevations and Section'
 - 3437-1310-P1 'Axonometric Views of Park - Proposed and Existing'
- Received 4th January 2024

Reason: To ensure the development is implemented in accordance with the permission granted.

2) Contaminated Land

Prior to Commencement: No works pursuant to the development hereby approved shall commence until there has been submitted to and approved in writing by the Local Planning Authority (or within such extended period as may be agreed with the Local Planning Authority) the following in sequential order:

- a) A desk study (undertaken following best practice including BS10175:2011+A2:2017 'Investigation of Potentially Contaminated Sites Code of Practice) documenting all the previous and current land uses of the site and potential contaminants associated with those uses. The report shall contain a conceptual model (diagram, plan, and network diagram) showing the potential contaminant linkages (including consideration of asbestos), including sampling rationale for a site investigation scheme based on the conceptual model, explaining all proposed sample locations and depths (Phase 1 report).
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the conceptual model in the desk study (to be undertaken in accordance with BS10175:2011+A2:2017 and BS8576:2013 'Guidance on investigations for ground gas – Permanent gases and volatile organic compounds (VOCs)'). The report shall refine the conceptual model of the site and confirm either that the site is currently suitable for the proposed end use or can

be made so by remediation. Remedial options shall be detailed with a remedial options appraisal. The report shall include a detailed assessment of the risk to all receptors that may be affected, including those off-site (Phase 2 report).

c) A remediation method statement report detailing the remedial scheme and measures to be undertaken to avoid risk from contaminants and/or gases when the development hereby authorised is completed, detailing proposals for future maintenance, monitoring and arrangements for contingency action as necessary. If identified risks relate to bulk gases, this will require the submission of the design report, installation brief, and validation plan as detailed in BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings and have consideration of CIRIA 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases. The remedial options appraisal shall have due consideration of sustainability as detailed in ISO 18504:2017 Soil quality – Sustainable remediation. It shall include the nomination of a competent person to oversee the implementation of the remedial scheme and detail how the remedial measures will be verified on completion (Phase 3 report).

Reason (part a): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved Policy DC21 of the Portsmouth City Local Plan (2006), and paragraph 189 of the National Planning Policy Framework (2023). The responsibility for safe development rests with landowner / developer.

Reason (part b): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved Policy DC21 of the Portsmouth City Local Plan (2006), and paragraph 189 of the National Planning Policy Framework (2023). The responsibility for safe development rests with landowner / developer.

Reason (part c): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved Policy DC21 of the Portsmouth City Local Plan (2006), and paragraph 189 of the National Planning Policy Framework (2023). The responsibility for safe development rests with landowner / developer. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

3) Contaminated Land

The development hereby permitted shall not be occupied until a stand-alone verification report has been submitted by the competent person approved pursuant to condition 3 (c) above. The report shall demonstrate that the remedial scheme has been implemented fully in accordance with the remediation method statement and demonstrate that site remediation criteria have been met. For the verification of gas protection schemes the applicant should follow the agreed validation plan. Thereafter the remedial scheme shall be maintained in accordance with the details approved under conditions c)

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved Policy DC21 of the Portsmouth City Local Plan (2006), and paragraph 189 of the National Planning Policy Framework (2023). The responsibility for safe development rests with landowner / developer.