



Application Number: 2013/1503

Location: Arnold Leisure Centre, High Street, Arnold,
Nottinghamshire



NOTE:

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Report to Planning Committee

Application Number: 2013/1503

Location: Arnold Leisure Centre, High Street, Arnold,
Nottinghamshire

Proposal: Proposed new single storey flat roof extension to leisure centre to provide additional foyer/reception/admin space. including removal of two existing trees. Extension includes new permanent pergola entrance feature/structure. Installation of new external air handling ventilation unit at ground floor level enclosed by permanent 2.4m high fencing and double access gates/additional hardstanding. Improvements to existing retained soft/hard landscaping to leisure centre site / perimeter. (Resubmission of 2013/0620 following revision to pergola)

Applicant: Mrs Paula Darlington

Agent: Mr Richard Crowson

This application has been made by Gedling Borough Council to be considered at Planning Committee on 8th January 2013.

Site Description

This application relates to the Arnold Leisure Centre, a flat roofed brick \ sectional concrete building of approximately three storey height accommodating the public swimming pool and theatre. The Leisure Centre is situated at the junction of High Street and Cross Street on the periphery of Arnold Town Centre within the Secondary Shopping Area. The site is immediately adjoined to the east by the Arnold Library, a brick flat roofed building and to the south by a public car park linked to the Leisure Centre by pedestrian access. To the north of the site are residential properties and to the west a variety of business, leisure and residential premises.

Relevant Planning History

In July 2013 planning permission was granted for a new single storey flat roof extension to the leisure centre to provide additional foyer/reception/admin space including a new permanent pergola entrance feature/structure. Installation of new external air handling ventilation unit at ground floor level enclosed by permanent 2.4m high fencing and double access gates/additional hardstanding. Improvements to existing retained soft/hard landscaping to leisure centre site / perimeter - application Ref. 2013/0620.

Proposed Development

Full planning permission is now sought for a material amendment to the scheme approved in July 2013 (application ref. 2013/0620). The single storey glazed extension to the main entrance/ reception area and the air handling/ventilation unit to the rear of the building remain as previously approved. The amendment relates to the proposed pergola. This is now detached from the entrance by 1.5m and has a maximum length of 10.2m.

Revised details of hard landscaping including surfacing, cycle racks and benches have also been deposited with the application.

Consultations

The statutory consultation period for representations is until midnight of the 6th of January 2014 and any consultation responses will be reported verbally at Committee.

Nottinghamshire County Council (Highway Authority) – Any responses will be reported verbally at Committee.

Environment Agency – Any responses will be reported verbally at Committee.

Nottinghamshire County Council (Arboricultural Officer) – Any responses will be reported verbally at Committee.

Public Protection – Any responses will be reported verbally at Committee.

Police Architectural Liaison Officer – Any responses will be reported verbally at Committee.

Urban Design Officer – Any responses will be reported verbally at Committee.

Adjoining neighbours have been notified of the proposal and site notices have been posted- Any responses will be reported verbally at Committee.

Planning Considerations

I note that this application is a resubmission of a scheme previously approved in 2013 (2013/0620) and that the only material changes to the approved plans at that time are to the proposed pergola to the front entrance. I therefore consider that the main planning considerations in the determination of this application relate to the revised pergola and associated hard and soft landscaping details in terms of:-

1. the impact of the proposal on the immediate site and its surroundings; and
2. the impact upon neighbouring amenity.

At a national level the most relevant parts of the National Planning Policy Framework (NPPF) 2012 are:-

1. Requiring good design (paragraphs 56, 57, 61, 63 and 64); and
2. Promoting Healthy Communities (paragraphs 69 and 70).

At a local level the following policies of the Gedling Borough Replacement Local Plan are also relevant to the determination of this application:-

1. ENV1- Development Criteria.

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policy is also relevant in this instance:

Policy 10: Design and Enhancing Local Identity

Impact upon the site and the immediate surroundings

Paragraphs 56 and 57 of the NPPF emphasises the importance of considering design when determining planning applications and states;

‘The Government attaches great importance to the design of the built environment Good design is a key aspect of sustainable development, is indivisible from good planning and contribute positively to making places better for people.’

‘It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.’

Paragraph 64 of the NPPF identifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions.

Criterion a. of Replacement Local Plan Policy ENV1 reflects this guidance and requires that development should be of a high standard of design, having regard to the appearance of the area and does not adversely affect the appearance of the area by virtue of its form, layout or materials.

Criterion 1a) and b) of Policy 10 of the ACS outlines that development should be designed to make a positive contribution to the public realm and should create an attractive environment. Criterion 2 b), d) and e) of this policy requires that development should be assessed in terms of its treatment of permeability and

legibility, massing, scale and proportion and materials architectural style and detailing.

I consider that the extended pergola to the existing main entrance remains of acceptable design, colour, scale and appearance and that it would enhance the appearance of the building, introducing a more contemporary feature to the main entrance which would not compete with but would sit well within the context of the Leisure Centre complex and its wider town centre setting.

I note that additional trees to the High Street frontage are proposed to be removed. I am of the view that the trees to be removed do not make such a significant contribution to the public realm that their loss would unduly impact upon the character or appearance of the application site or its wider setting. The retention and maintenance of the existing soft landscaping around the building will further safeguard the visual appearance of the site within the streetscene.

Taking these considerations into account I am of the opinion that the proposed development would visually improve the appearance of the building and that it would sit well within the context of the existing building, the site and the wider Secondary Shopping Area and Town Centre.

Impact Upon Neighbouring Amenity.

Criterion b. of Replacement Local Plan Policy ENV1 identifies that permission will not be granted for development that would have a significant adverse effect upon the amenities of adjoining occupiers or the locality in general by virtue of the level of activities on the site or the level of traffic generated.

Furthermore criterion 2f) of Policy 10 of the ACS outlines that in assessing development consideration should be given to impact upon the amenity of nearby residents or occupiers.

I note that the proposed pergola is now detached from the main entrance and has a greater depth than previously approved. However, given its siting, scale and design I am satisfied that there would be no undue impact upon the amenity of adjoining properties.

Other matters

Paragraph 69 of the NPPF identifies that planning decisions should aim to achieve safe and accessible developments containing clear and legible pedestrian routes and high quality public spaces which encourage the use of public areas where crime and disorder and the fear of crime does not undermine the quality of the area.

Criterion 2 b) and g) of policy 10 of the ACS also outlines that development should provide permeability and legibility for clear and easy movement should incorporate features to reduce opportunities for crime and the fear of crime and disorder and anti social behaviour.

This guidance is reflected in criterion c. and d. of Replacement Local Plan policy

ENV1.

I remain of the opinion that the revised pergola would enhance the existing pedestrian access into and out of the site and would create a clear focal point directing members of the public towards the main entrance of the Leisure Centre serving both the theatre and the swimming pool facility.

I am therefore satisfied that the proposal together with the repairs to existing hard surfacing, the replacement of the knee high rail fencing to the Cross Street and High Street frontage and the provision of cycle parking and benches would improve the existing pedestrian routes both into the leisure centre and the quality of the wider public realm.

Conclusion

Taking the above considerations into account I am of the opinion that the pergola is of appropriate scale, design and appearance and that it sits well within the streetscene and the wider Town Centre setting and that it would have no undue impact upon the nearby properties.

The proposed development therefore accords with the aims and objectives of the NPPF (2012), the ACS and Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008) and I recommend that planning permission be granted subject to the conditions listed below and subject to no representations being received that raise material planning considerations. The Planning Committee will be verbally advised of any representations received and whether these raise any material planning considerations.

Recommendation:

To GRANT PLANNING PERMISSION subject to no representations being received that raise material planning considerations and the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plans deposited on the 12th December 2013 (drg no.s 3910-001 PL06 Rev A, 3910-002 GA15, 3910-002 GA73 Rev A and 3910-001 PL05 Rev A.
3. The air handling/ventilation unit hereby approved under planning permission 2013/0620 shall be installed in accordance with drawing no.s PL 04, PL 06 and M/SK-01 and the Flaktwoods system details and specifications deposited on the 10th June 2013 and 27th June 2013. An air handling/ventilation system that accords with the submitted details and specifications shall thereafter be

retained in working order at all times for the lifetime of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring amenity or the locality in general. The proposal is of a scale, design and appearance in keeping with the existing building and Leisure Centre complex and its wider setting. The development therefore complies with the National Planning Policy Framework (2012) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.