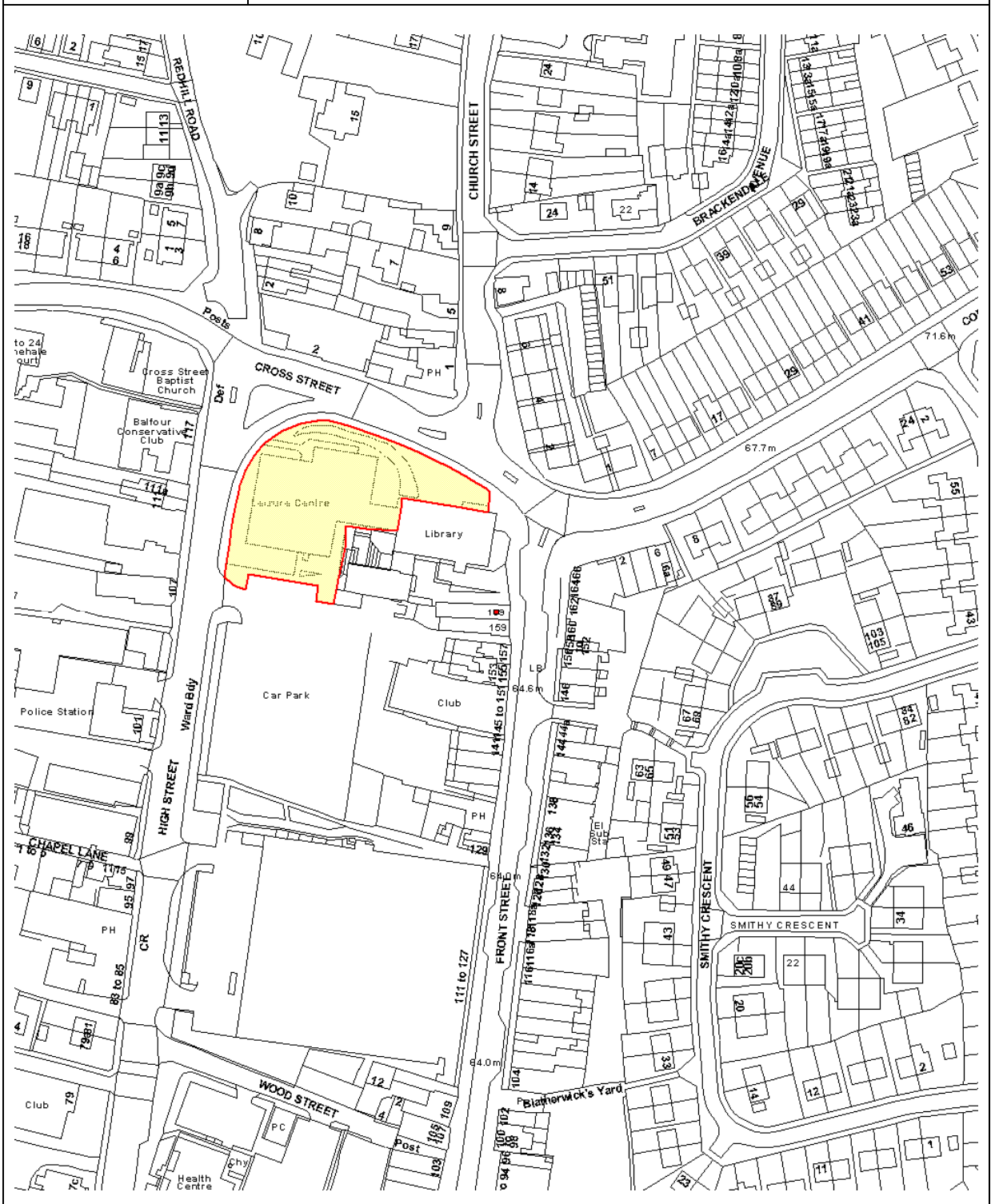


Planning Report for 2013/0620

Location : Arnold Leisure Centre 161 Front Street Arnold



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site
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APPLICATION NO: 2013/0620

LOCATION: Arnold Leisure Centre 161 Front Street Arnold Nottingham

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.

APPLICANT: Mrs Paula Darlington

AGENT: Mr Richard Crowson

This application has been made by Gedling Borough Council to be considered at Planning Committee on 17th July 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.

Proposed Development

Full planning permission is sought for:-

- the erection of a single storey predominantly glazed extension to the main entrance/reception area which would have a powder coated frame and fascia. This measures 8.2m in depth and 8.3m in width, including a louvered canopy, and has a flat roof with a height of 2.1m;
- the erection of a 'pergola' entrance feature to the entrance which measures 7.5m in depth and 2m in width and 2.1m in height; and
- the installation of an air handling/ventilation unit to the rear of the building. The unit has maximum dimensions of 3.05m width, 1.85m depth and 1.35m height. It would be enclosed by timber vertical boarding fencing which measures 4.25m in depth, 5.45m in width and 2.4m in height. A detailed

manufacturer's specification in relation to the air handling/ventilation unit has been deposited with the application.

A Design and Access Statement has been submitted with the application which outlines the context of the application site and the existing building and the design approach and principles of the proposal.

Additional details in relation to noise levels associated with the air handling/ventilation unit have been deposited on the 27th June 2013.

Consultations

The statutory consultation period for representations is until midnight 5th July 2013.

Nottinghamshire County Council (Highway Authority) – Any comments received will be verbally reported to Planning Committee.

Environment Agency – No comments are raised.

Nottinghamshire County Council (Arboricultural Officer) – Any comments received will be verbally reported to Planning Committee.

Public Protection – It is considered that it is unlikely that there will be any adverse environmental protection issues associated with this development.

Any further comments received will be verbally reported to Planning Committee.

Police Architectural Liaison Officer – Any comments received will be verbally reported to Planning Committee.

Urban Design Officer – No issues are raised.

Adjoining neighbours have been notified of the proposal and site notices have been posted - One email has been received which expresses the following concerns:-

- the arrangements as shown on the deposited plans would not improve the congestion experienced in the reception areas at busy times;
- vending machines are not indicated on the plans which would show how limited the space is;
- potential impact of resiting the vending machines on the visual aspect from the building approach;
- the proposed air handling unit appears to be at ground floor level in line with the stage area in close proximity to the theatre fire exit doors which would raise noise issues;
- consideration should be given to any signage which should also include the siting of notice boards for displaying forthcoming events; and
- no theatre user has been consulted on the proposals or any theatre matters since January 2013.

Any further comments received will be verbally reported to Planning Committee.

Planning Considerations

In my opinion the main planning considerations in the determination of this application are:-

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

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 proposed extension and pergola to the existing main entrance are of acceptable design, scale and appearance. I am mindful that the existing Leisure Centre building is typical of its age and function in terms of design and external materials. The proposed extension and pergola would, in my opinion, 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.

With regards to the proposed air handling unit I am satisfied that given its siting, scale and means of enclosure it would not have any undue impact upon the character and appearance of the Leisure Centre nor the wider streetscene.

I note that two trees in a raised planter are to be removed to facilitate the proposal. 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 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.

Given the siting and scale of the proposed extension and pergola I am satisfied that there would be no undue impact upon the amenity of adjoining properties.

I am mindful that residential properties exist on the opposite side of Coppice Road and High Street. However, I note the comments of Public Protection and given the

distance between the proposed air handling/ventilation unit and that the site is separated from these residential units by busy classified roads, I am satisfied that the proposal would not result in any adverse impact upon the amenity of the occupiers of these dwellings nor the occupiers of nearby commercial buildings.

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 consider that the proposal would enhance the existing pedestrian access into and out of the site and that the proposed extension and the pergola feature to the entrance 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 also mindful that the proposed extension would enlarge and enhance the existing main entrance facilities shared by the public swimming pool and the theatre and improve circulation within the foyer area within the Leisure Centre.

I am therefore satisfied that the proposal would improve the existing pedestrian routes both into the leisure centre and also around the wider public realm.

I consider that the glazed design of the proposed extension to the main entrance would allow clear views into the building and also allow surveillance out towards the public realm. I am of the view that this would assist in the prevention of the likelihood of crime and anti social behaviour occurring.

I note the concerns received with regards to reducing congestion in the reception area at busy times when both the swimming pool and theatre are in use. The internal layout of the extended reception area is not a material planning consideration in the determination of this application.

I also note the comments with regards to signage and notice boards. These matters would be dealt with under a separate Advertisement Consent application.

With regards issues raised in relation to the consultation process, planning legislation for publicising applications of this type requires either a site notice or neighbour notification letter as outlined in the Town and Country Planning (General Development Procedure) Order 1995 as amended by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

Properties which share a boundary with the application site were notified by letter and site notices was posted. I am therefore satisfied that the statutory consultation requirements were undertaken with this application and that the publicity method used was appropriate and commensurate with the development proposed.

Conclusion

Taking the above considerations into account I am of the opinion that the proposed development is of appropriate scale, design and appearance which 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 providing that no additional representations are received. The Planning Committee will be verbally advised of any further representations received and whether these raise any further material planning considerations.

Recommendation: Planning permission be granted subject to 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 (Drawing no.PL 04 and PL 06) deposited on the 10th June 2013.
3. The air handling/ventilation unit hereby approved 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. A 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

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.