

Agenda Item A12	Committee Date 3 April 2017	Application Number 17/00181/VCN
Application Site Salt Ayre Sports Centre Doris Henderson Way Heaton With Oxcliffe Lancaster		Proposal Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of conditions 2 and 3 on planning permission 16/00552/FUL to amend the proposed extension elevations with the addition of louvres)
Name of Applicant Lancaster City Council		Name of Agent Ms Juliet Sakyi-Ansah
Decision Target Date 24 May 2017		Reason For Delay None
Case Officer		Mr Andrew Clement
Departure		No
Summary of Recommendation		Approval subject to conditions

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, Lancaster City Council is the applicant, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

1.1 The application site relates to Salt Ayre Sports Centre, owned by Lancaster City Council. The site is located south of Morecambe Road and approximately 40 metres south of the nearest dwellinghouse in Scale Hall Farm residential area. Vehicle access to the site is off Ovangle Road and is shared with the Waste Recycling Centre and ASDA delivery access. The sports centre is to the east of Salt Ayre Landfill site, immediately south of the Lancaster to Morecambe Greenway green corridor, the Lancaster-Morecambe cycle and pedestrian route, and directly north of the River Lune. Salt Ayre is a purpose built sports, fitness and recreation facility, and as such it is a designated Outdoor Sports Facility, with existing provision for three grass sports pitches, a jump tower recently developed through permission 16/00552/FUL, a floodlit athletics track, a 0.8 mile cycle track circuit, 295 space car park and approximately 5,738sqm of internal leisure space.

2.0 The Proposal

2.1 Planning permission was granted in July 2016 for the erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin at Salt Ayre Sports Centre. The current application seeks consent to vary conditions 2 and 3 on the consent which relates to the approved plans, more specifically the elevational plans of the single storey extension within the courtyard between the existing sports hall and swimming pool, to create a new community hub, fitness area and spa with a separate pedestrian entrance. Through the varied elevational plans, this application proposes the addition of louvres to the walls, slight alteration to the brickwork pattern and modest change in height of the roof ridge and eaves of this previously approved extension.

3.0 Site History

3.1 The site has a long planning history dating back to 1993 with the construction of an eight lane floodlit athletics track through permission 93/00071/DPA. Various other sporting developments have been granted planning permission, the vast majority between 1993 and 2000, although not all have been developed.

More recently planning permission was granted for the erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin. It is a variation of conditions to this permission, proposing alterations to the approved extension, which is the subject of this application.

Application Number	Proposal	Decision
93/00071/DPA	Construction of an eight lane floodlit athletics track	Permitted
94/01116/DPA	Erection of second phase of sports centre development comprising swimming pool, projectile hall, minor hall, health suite, caretaker's flat and ancillary accommodation.	Permitted
95/00896/FUL	Erection of new club house	Permitted
16/00552/FUL	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin	Permitted

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Sport England	No adverse comment

5.0 Neighbour Representations

5.1 No observations received to date. Any comments received will be reported verbally at the Planning Committee.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph 17: Core planning principles

Section 1: Building a strong, competitive economy

Section 7: Requiring Good Design

Section 8: Promoting healthy communities

6.2 Development Management DPD

DM4: The Protection of Cultural Assets

DM12: Leisure Facilities & Attractions

DM21: Walking & Cycling

DM22: Vehicle Parking Provision

DM26: Open Space, Sports & Recreation Facilities

DM35: Key Design Principles

DM49: Local Services

6.3 Lancaster District Core Strategy and Local Plan – saved policies

TO2: Tourism Opportunity

SC1: Sustainable Development

ER6: Developing Tourism

SC5: (Good Design)

6.4 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. The public consultation period is from 27 January 2017 to 24 March 2017, after which (if the consultation is successful), the local authority will be in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The Strategic Policies and Land Allocations DPD will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The Review of the Development Management DPD updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Development;
- Scale, Design and Landscape Impact;
- Protection of Recreational Open Space;
- Residential Amenity;
- Highways and Parking;

7.2 Principle of the Development

7.2.1 The principle of the development on this site has already been established by the previous consent. This application seeks consent to some variations to the single storey extension of the approved scheme.

7.3 Scale, Design and Landscape Impact

7.3.1 The developments to the main sports centre building will extend the building floorspace by 540sqm through the single storey extension, measuring 16.5 metres across by 32.7 metres deep. Despite the scale of the increase in floor area, the proposals will appear modest due to the infill location of the single storey extension between the existing sports hall and swimming pool. The proposed dimensions for the eaves height of 3.7 metres and ridge height 4.65 metres will increase the proposed height of the extension by 0.1 metres to the ridgeline with slight lower eaves in comparison to that permitted through the original consent. However, despite the minor alterations to the dimensions of the proposed extension, this is very similar to that already approved, and the extensions to the main sports hall will not project beyond the existing building line, and will still appear inconspicuous and subservient in relation to the existing building.

7.3.2 The development will be constructed with a base of dark blue engineering brick, feature bands of red

facing brickwork breaking up the predominantly smooth faced buff colour brick, with dark grey doors, windows frames and fascia under a goosewing grey colour steel sheet roof. These materials are designed to match the existing north facing elevation of the external walls within the infill area. The proposed additional louvres are to replace the previously approved four external air chilled condenser units, to be mounted to the paving slab and enclosed with a low level timber fence. The proposed louvres are high level, integral to the external walls and in a colour to match the external wall brickwork, which is considered to be a visual improvement and less conspicuous than the ventilation system previously approved. In this visually contained location and constructed in matching materials, it is considered that the proposed extension will integrate with the existing sports hall and raises no design or scale concerns.

7.3.3 Due to the matching materials proposed, existing landscaping and visually contained location of developments, the proposal is considered to have an acceptable landscape and visual impact. The development is considered to be consistent with Policy DM35 and NPPF Section 7.

7.4 Protection of Recreational Open Space

7.4.1 The proposed variation of conditions only affects the single storey extension, which was previously a disused courtyard area between the existing sports hall and swimming pool, and had no previous recreational nor sporting use. Sport England returned no adverse comment, and the principle of the development has already been established through the original permission. The proposed extension will have negligible impact upon recreational open space.

7.5 Residential Amenity

7.5.1 The proposed single storey extension is located approximately 40 metres south of the nearest residential dwelling. The Lancaster to Morecambe Greenway green corridor, cycle and pedestrian route is located between the proposed development and nearest residential properties, which provides an existing visual and acoustic barrier of two lines of trees, protecting the residential amenity of the properties to the north. Whilst Environmental Health returned no comment to the original permission, the proximity of the single storey extension to the residential area means that an hours of construction condition is necessary and should be retained. The condition restricting the hours of floodlight use, included on the original permission, should also be retained to ensure no detrimental implications upon the residential amenity of the area.

7.6 Highways and Parking

7.6.1 No changes are proposed to the existing access and parking arrangements, with vehicles entering the site along Doris Henderson Way off Ovangle Road, and has a parking provision of 295 vehicle spaces. The site is accessible on foot and by bicycle due to the close proximity to the Lancaster to Morecambe Greenway, and via public transport with bus stops at the adjacent ASDA site and along Morecambe Road. Despite the increase in floor area, which has already been approved through the original permission, the use and increased scale is still within the maximum parking provision, and the proposal is considered to have no detrimental impact upon the public highway, compatible with policies DM21 and DM22.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 It is considered that the proposed development will have no detrimental impact on highways or residential amenity subject to construction and floodlight hours. The proposal will improve the sports and recreation provision of the sports centre. Although the proposed development will be visible from within and outside the application site, due to the existing vegetation and matching materials proposed, it is considered that the development will have an acceptable landscape and visual impact, and there is sufficiently separation from the nearest heritage assets as to not adversely affect their setting. Therefore the application can be supported.

Recommendation

That Variation of Condition Planning Permission **BE GRANTED** subject to the following conditions:

1. Development to be carried out in accordance to approved and amended plans and details
2. Materials to match – brickwork of extension
3. Hours of construction 08.00-18.00 Mon-Fri, 08.00-14.00 Sat
4. Floodlight Hours 08:00-22:00

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None