

Agenda Item A8	Committee Date 8 January 2018	Application Number 17/01094/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 condition 3 on planning permission 16/00552/FUL to amend the approved plans for the jump tower)	
Name of Applicant Suzanne Lodge	Name of Agent Alistair Ewing	
Decision Target Date 1 December 2017	Reason For Delay Delays at validation stage	
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 approximately 40 metres south of the nearest dwellinghouse in the residential area of Scale Hall Farm and is located south of Morecambe Road. 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 condition 3 on the consent, which relates to the approved elevation plans for the jump tower, located towards the centre of a former artificial grass pitch. This application proposes changes to the dimensions and finish of the jump tower.

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, to which this current application relates.

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
17/00181/VCN	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)	Permitted

4.0 Consultation Responses

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

Consultee	Response
Public Realm Officer	No observation received to date; consultation period expires on 3 January 2018 and any comments will be reported verbally.
County Highways	No adverse comment
Environmental Health	No observation received to date; consultation period expires on 3 January 2018 and any comments will be reported verbally.
Sport England	No adverse comment, informative regarding playing pitch strategy and sports facility provision

5.0 Neighbour Representations

5.1 No observation received to date; site notice and local newspaper publication consultation periods expires on 5 January 2018.

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

DM12: Leisure Facilities & Attractions

DM21: Walking and 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

SC1: Sustainable Development
SC5: Good Design
ER6: Developing Tourism
TO2: Tourism Opportunity

6.4 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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 only seeks consent to vary the appearance of the approved jump tower.

7.3 Scale, Design and Landscape Impact

7.3.1 The jump tower has been developed in accordance with the elevation plans submitted for consideration as part of this variation of condition application. In comparison to that previously approved via 16/00552/FUL, the varied and developed roof structure of the tower is 1.67m lower, although modestly larger in terms of area (1.13m longer and 0.8m wider). It also has a duo-pitched roof as opposed to the previous hipped roof design. Above this roof is a lightweight development of a platform, barrier and frame structure, increasing the maximum height to 19.55m, whereas the approved maximum height was 19.07m, with an even more lightweight support for a free fall system and associated ropes/wiring. The developed jump tower has a narrower width of 3.59m by 3.59m, as opposed to the approved 6m by 6m main tower body through the original consent. There are additional timber clad projections from the main body of the jump tower, however the most

substantial of these, projecting 2.35m, is just 4.52m tall. Overall, despite the increase in height of the lightweight works above the gable end roof, the retrospective variations are considered to be modest in comparison to that originally approved.

7.3.2 The development has been constructed predominantly in natural finish timber, the same as originally approved, although this is now supported by a dark green colour frame and roof. To the elevation of the tower facing the sports centre car park, lettering spelling 'Gravity' has been installed vertically in a modest black colour. The support pole for the zip wire is finished in dark green, and 1m shorter than that previously approved.

7.3.3 As the development is taller than the existing buildings within its immediate setting and the surrounding area, the jump tower is visible within the application site and from certain aspects outside the site. However, due to the surrounding trees and vegetation across the application site and lining the cycle path, combined with the natural timber and dark green finish of the structure, it is considered that the development has no detrimental landscape impact and, surprisingly for a structure of this size, it is relatively inconspicuous outside of the sports centre.

7.3.4 Due to the sympathetic materials and colours, and the existing landscaping visually containing the development, the varied scheme 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 principle of the development in place of the former dilapidating and underused artificial grass pitch has already been established through the original permission. The variation will have no further impact upon recreational open space.

7.5 Residential Amenity

7.5.1 Although the jump tower is a tall development and is visible from within and outside the application site, the nearest residential dwellinghouse to the tower is approximately 180m to the north, and due to this separation distance it is considered that the structure does not detract from the residential amenity of the area. Subject to a condition restricting the hours of floodlight use, the variation to this development is considered to have no adverse or 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. The development is considered to have no severe impact upon the public highway, and is 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 varied development has no detrimental impact on highways or residential amenity subject to floodlight hours. The development has replaced an under-utilised sports pitch with an improved sports and recreation provision. Despite the slight increase in height of the lightweight structure above the lower jump tower roof, among other minor alterations, due to the existing vegetation and sympathetic materials and colours, it is considered that the development has an acceptable landscape and visual impact. Therefore, the application to vary the approved jump tower plans can be supported.

Recommendation

That condition 3 on planning permission 16/00552/FUL **BE VARIED** subject to the following conditions:

1. Development to be carried out in accordance to approved and amended plans and details
2. 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.

Background Papers

None