

Agenda Item	A12
Application Number	20/01053/VCN
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 2 on planning permission 17/00181/VCN to retain the proposed frontage)
Application site	Salt Ayre Sports Centre, Doris Henderson Way, Heaton With Oxcliffe, Lancaster
Applicant	Lancaster City Council
Agent	N/A
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

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

1.0 Application Site and Setting

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. Vehicular 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 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 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 2 on the consent which relates to the approved plans, more specifically to retain the frontage to the main entrance. Through the varied elevational plans, this application proposes to retain cladding that has been installed to the north of, and above, the main entrance of Salt Ayre.

3.0 Site History

3.1 The site has a long planning history dating back to 1993 with the construction of an 8-lane floodlit athletics track through permission 93/00071/DPA. Various other sporting developments have been granted consent, 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 with a subsequent variation of condition application to alter the approved extension.

Application Number	Proposal	Decision
16/00552/FUL	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin	Permitted
17/01094/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 internal consultees:

Consultee	Response
Environmental Health	No Objections

4.2 No comments have been received from members of the public.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

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

5.2 Principle of the Development (Policies DM22: Leisure Facilities and Attractions, DM24: The Creation and Protection of Cultural Assets, DM56: Protection of Local Services and Community Facilities and NPPF Section 6)

5.2.1 The principle of the development on this site has already been established by the previous planning permission, 16/00552/FUL. This application seeks to vary that consent so to retain cladding that has been installed to the north of, and above, the main entrance of Salt Ayre.

5.3 Scale, Design and Landscape Impact (Policies DM29: Key Design Principles and NPPF Section 12)

5.3.1 The application submitted is to retain the cladding installed to the north of, and above, the main entrance of Salt Ayre. The cladding is finished in a brushed basalt. It has already been installed as the original (permitted) fascia was coming away from the building and posing a health and safety risk.

5.3.2 The retained cladding is seen to complement the existing fascia materials installed to the main entrance of the building and are considered to be a minor amendment to the materials used in the original planning permission. Consequently, the varied scheme is considered to have an acceptable visual impact and is consistent with Policy DM29 and NPPF Section 12.

5.4 Protection of Recreational Open Space (Policies DM24: The Creation and Protection of Cultural Assets, DM27: Open Space, Sports and Recreational Facilities, DM56: Protection of Local Services and Community Facilities and NPPF Section 8)

5.4.1 The proposed variation of condition only affects the cladding that has been installed to the north of, and above, the main entrance. It has no impact upon recreational open space.

5.5 Residential Amenity (NPPF Section 12)

5.5.1 Salt Ayre 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 Salt Ayre to the residential area means that 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.

5.6 Highways and Parking (Policies DM61: Walking and Cycling, DM62: Vehicle Parking Provision)

5.6.1 No changes are proposed to the existing access and parking arrangements, with vehicles entering the site along Doris Henderson Way off Ovangle Road. Parking provision remains at 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 facilities remain within the maximum parking provision. Therefore, the proposal is considered to have no detrimental impact upon the public highway.

6.0 Conclusion and Planning Balance

6.1 The submitted application is to retain the installed cladding to the north of, and above, the main entrance of Salt Ayre. It is considered that the varied development has no impact on the recreational open space, highways and residential amenity, subject to restricting the hours of floodlight use that was included on the original permission. The retained cladding is seen to complement the existing fascias installed to the main entrance of Salt Ayre and is seen as a minor amendment to the original scheme.

Recommendation

That variation of condition 2 on planning permission 17/00181/VCN **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1.	Approved Plans	Compliance
2.	Hours of Operation of Flood lights	Compliance

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

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 taken 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 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