

Date of Meeting	17 th December 2015
Application Number	15/09554/VAR
Site Address	Five Rivers Leisure Centre Hulse Road Salisbury SP1 3NR
Proposal	Variation of condition 8 to application 13/02254/FUL to allow 28 additional car parking spaces.
Applicant	Wiltshire Council
Town/Parish Council	SALISBURY CITY
Electoral Division	ST FRANCIS AND STRATFORD – Cllr Mary Douglas
Grid Ref	413860 131042
Type of application	Full Planning
Case Officer	Adam Madge

Reason for the application being considered by Committee

The application has been submitted by Wiltshire Council and a letter raising material planning issues has been received which officers do not have delegated powers to deal with.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Highway Safety
- Effect on trees and landscaping

The application has generated 1 letter of objection from the Salisbury Area Green space partnership. Salisbury City Council support the proposal with an additional comment (see below).

3. Site Description

The site is that of the Five Rivers Leisure Centre which is currently being redeveloped as a campus for Wiltshire Council. The site is located to the North of Salisbury. Within the conservation area and close to the River Avon SAC/SSSI. To the North of the site are sports pitches and an open area of land. The site is presently well treed.

4. Planning History

13/02254/FUL Proposed two storey main extension, including new build linking entrance reception / foyer space on northern side of existing building. New main extension to accommodate the principle community based spaces. Single storey changing room extension on western side of existing building. Single storey gym extension on southern side of existing building. Remodelling and refurbishment of spaces within existing building to accommodate the proposed extensions and rearrangement of existing uses. Approved 1st October 2014

5. The Proposal

The above planning application granted planning permission for the enlargement of the existing facilities at the Five Rivers leisure Centre for it become a campus development. At the time it was envisaged that the police would use part of the development for operational purposes but their needs have changed and the fire service now intend to use the office space for their headquarters and have asked for an additional 28 parking spaces to be provided as part of this development which is now nearing completion.

The additional 28 parking spaces are to be provided on the northern edge of the existing car parking area and will entail the removal of some trees which it is intended to replace. The car parking spaces will match the existing i.e be gravel with tarmac roads between.

6. Local Planning Policy

The Wiltshire Core strategy was adopted in January 2015 and therefore forms the main policy document for consideration of this application. In particular the following policies are relevant -

a. Adopted development plan

Core Policy 20 Development in Salisbury

Core Policy 51 Landscape.

Core Policy 57 Ensuring High Quality Design and Place Shaping.

Core Policy 58 Ensuring the conservation of the historic Environment.

Core Policy 64 Car parking demand management.

b. Neighbourhood Planning – There is no adopted neighbourhood plan for Salisbury City

National Planning Policy context.

NPPF- National Planning Policy Framework.

7. Summary of consultation responses

Wiltshire Council archaeology – The site has been extensively remodelled in the 1950's and 1960's and is therefore not considered to hold features of archaeological significance – No objections.

Environment Agency – No objection subject to an informative relating to pollution during construction.

Highways England – No objection

Natural England - No objection to the variation of condition 8 but they would support the replacement of the trees to be removed from the site.

Public Protection – Have stated that they have no observations.

Wiltshire Highways – No highways objections.

Salisbury City Council – No objections subject to suitable trees and landscaping being provided.

Wiltshire Council Conservation officer – No objections

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation. 1 letter of objection was received from the Salisbury Greenspace partnership stating the following –

*Salisbury Area Greenspace Partnership **objects** to this planning application in its current form. The principle of providing additional car parking to meet the increased demands due to changes within the campus building is not disputed but the loss of the remaining trees without any replacement tree and other landscape planting is.*

We were disappointed at the landscape response to the comments made by the Salisbury Wildlife Group to the original application. The landscape architect said there was no need for a visual impact assessment despite the location of this development within the Stratford Sub Castle Conservation area where it can be viewed from both Old Sarum and the Avon Valley Nature Reserve to the north. Landscape mitigation was deferred to the ecologist who is only providing an informal native hedge to the north of the playing field, there is no replacement tree planting to reduce the visual impact of this large building or to integrate the extensive area of parking and the all-weather pitch into the landscape setting.

There is also a need to refresh, renew and adjust the existing tree and shrub planting for the leisure centre car park generally to meet the changed circumstances. A detailed landscape plan for this area should be provided before the additional parking is approved.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

a. Principle of development

The principle of development on this site has been largely accepted by the previous planning application. The new parking spaces will be seen in the context of the existing and the area is already highly developed. Core policy 20 accepts the principle of development within the built up area of Salisbury and it is therefore considered that the principle of this development is acceptable.

b. Highway Considerations

The councils highway engineers have been consulted on this application and have raised no objections. Core policy 64 states that maximum car parking standards will apply and the councils highway engineers consider that the proposed number of car parking spaces (373) are adequate to meet the needs of the development. It has been confirmed by the applicant that it is not intended to run emergency response vehicles from the site.

c. Trees and landscaping

It is proposed to remove a number of smaller trees as part of this development and the applicant has therefore arranged to replace with five new trees to cover the removal of these as such it is considered that there will not be a significant further detriment to the landscape at this site.

Third party concerns have been raised by the Salisbury green space partnership that there would be the loss of trees and this has been addressed by the applicant through the reprovision of trees around the parking area to replace those that have been lost. It is not considered that there is a need for further landscaping in this area. Salisbury City Council also stated that they had no objection to the development subject to suitable trees and landscaping and it is hoped that the additional trees meet this concern.

Further comments were provided by the Salisbury Green space partnership which relate to the wider site and the original planning application and whilst these comments are noted this application is only to vary the area where the proposed parking is to be situated and therefore cannot reasonably revisit all the landscaping and trees on the site which was considered by members to be acceptable when the initial application was approved.

In view of the above it is considered that the proposal complies with Core Policy 51 of the Wiltshire Core Strategy.

10. Conclusion

It is considered that the introduction of these additional 28 vehicle spaces will allow an effective use of the new development for the fire brigade headquarters, whilst still maintaining a satisfactory degree of planting and landscaping at the site, the replacement of the trees to be removed with five new trees will mitigate the loss of the trees as part of this development and as such it is considered that the development will comply with core policies 51 and 57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION:

Grant Planning permission subject to the following conditions.

- 1 In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

Reason: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

- 2 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.

- 3 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan no 2904(L) 001

Existing Site photographs no 2904(L)005

Existing site plan no 2904(L)010

Proposed site plan no 2904(L)011 rev K

External Works plan no 2904(L)012 rev D

Proposed All Weather pitch plan 2904(L)020 rev B

Existing Basement floor plan 2904(L)040

Existing Ground Floor Plan 2904(L)041

Existing first floor plan 2904(L)042

Existing Roof Plan 2904(L)043

Proposed ground floor plan 2904(L)050

Proposed first floor plan 2904(L)051

Proposed Roof plan 2904(L)052

Existing South Elevation 1 plan 2904(L)101
Existing South Elevation 2 plan 2904(L)102
Existing North Elevation 1 plan 2904(L)103
Existing North Elevation 2 plan 2904(L)104
Existing West and East elevations plan no 2904(L)105
Existing Minor elevations 2904(L)106
Proposed 3D views plan no 2904(L)110
Proposed elevations plan no 2904(L)111
Proposed elevation 1 plan no 2904(L)112
Proposed elevation 2 plan no 2904(L)113
Proposed elevation 3 Plan no 2904(L)114
Proposed elevations 4,5 and 6 plan no 2904(L)115
Police compound fencing detail plan no 2904(L)116
Bin Store detail plan no 2904(L)117
Screen entrance wall plan no 2904(L)118
Cycle shelter details plan no 2904(L)119
Existing site sections plan no 2904(A)170
Proposed site sections plan no 2904(A)171
473477/P003 - Revision P2 : External Lux Levels for Planning - Football Pitch
2904_L_017 Parking Extension Plan
All plans are revision A unless stated.

Additional documents

Flood risk assessment by Hydrock dated May 2013

Noise and Acoustic report reference 5520/DO/pw dated July 2013 by Acoustic consultants Ltd

Transport assessment by Key transport consultants Ltd dated July 2013 including appendices

Design and Access statement by the Bush Consultancy dated 23rd July 2013

External Lighting statement by Halcrow dated 22nd July 2013

Preliminary ecological appraisal by Alec French architects dated September 2012

Biodiversity Enhancement Strategy dated October 2013 by the landmark practice

Construction Working Method statement dated October 2013 by the landmark practice

REASON: For the avoidance of doubt and in the interests of proper planning

- 5 The development hereby approved shall be carried out in accordance with the details and recommendations of the biodiversity Enhancement Strategy and Construction Method statement dated October 2013 and produced by the landmark practice.

Reason: In order to protect wildlife within the vicinity of the site

- 6 Prior to the occupation of any of the new buildings, the subject of this application, a car parking management plan shall be submitted to and approved by the local planning authority. The plan shall set out measures for ensuring that long stay parking on the site does not arise, as well as measures for dealing with offenders. The car parking shall at all times be managed in accordance with the approved plan.

REASON: To ensure that adequate parking provision exists on the site to accommodate forecast demand.

- 7 All 373 parking bays on the site, as indicated on the approved drawings, with the exception of the 50 space overspill parking area on the proposed reinforced grass area, shall be clearly permanently marked for each parking bay, before the beneficial use of any of the additional uses proposed on the site. All car parking spaces shall be provided before the beneficial use of any of the additional uses proposed on the site.

REASON: To ensure that individual parking bays can be readily identified, and in the interest of efficient use of sufficient parking provision.

- 8 56 cycle parking spaces shall be provided in accordance with the approved drawings before the beneficial use of any of the additional uses proposed on the site.

REASON: In the interests of encouraging sustainable transport to the site

- 9 Prior to the occupation of any of the new buildings, the subject of this application, details of the provision of the proposed community bus, its funding arrangements and its proposed route and timetabling shall be submitted to and approved in writing by the local planning authority. The Community bus shall be operated in accordance with the agreed routeing and timetabling, unless alternative arrangements are agreed by the local planning authority.

REASON; In the interests of encouraging use of sustainable transport modes to access the site.

- 10 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>