

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

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| Date of Meeting | 24th June 2015 |
| Application Number | 15/01282/DP3 |
| Site Address | Cricklade Leisure Centre Stones Lane Cricklade SN6 6JW |
| Proposal | Extensions and Alterations to Cricklade Leisure Centre including New Car Park, Multi-use games Area and Petanque Court. |
| Applicant | Mr Richard Pearce |
| Town/Parish Council | CRICKLADE |
| Division | CRICKLADE AND LATTON – Cllr Bob Jones |
| Grid Ref | 409339 193756 |
| Type of application | Full Planning |
| Case Officer | Sam Croft |

Reason for the application being considered by Committee

The application is submitted by Wiltshire Council to itself as Local Planning Authority. There are objections to the scheme proposals in respect of material planning considerations. In these circumstances the Council's Scheme of delegation requires that the application be reported for Committee determination.

1. Purpose of Report

To consider the above applications and to recommend that planning permission is APPROVED subject to conditions.

2. Report Summary

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

- Principle of Development
- Design and Site Layout
- Impact on the locality/amenity
- Highways
- Landscape and Arboriculture
- Drainage
- Ecology

Cricklade Town Council supports the application. 4 letters of objection were received from the public in respect to the development. 1 letter of support was received.

3. Site Description

The site is located on the western edge of Cricklade, within a residential area and comprises 1.7 hectares of the current Cricklade Leisure centre site, including the leisure centre building itself, a single storey building previously used as a Youth Centre (now unused), car parking, service road and the outdoor sports facilities and children's playground to the south of the main building. The existing football pitches to the west of the main building are unaffected by the proposals and are not included in the application.

Wiltshire Council is developing a transformation programme across all of its estate to create local community campuses. These campuses are intended to draw together community and council facilities under one roof, thus providing improved community facilities while rationalising the council's estate. The intention is that older buildings which are poorly located, underutilised or energy inefficient can be disposed of in favour of modern more energy efficient premises.

Following an initial feasibility study, B3 Architects were appointed by Wiltshire Council to develop proposals for new Campus buildings in Cricklade. The development of these proposals was informed by a Shadow Community Operations Board (SCOB) also appointed by Wiltshire Council. Although feasibility studies were carried out into work on the Ockwells site and Cricklade Police Station building (both on Cricklade High Street), after extensive consultation it was decided that new campus facilities would only be developed on the Stones Lane site. Ockwells will continue to provide library facilities and offices for Cricklade Town Council. Facilities for the police will be provided at the Stones Lane site and the existing Police Station site will be closed. This application therefore is for the adaptation, refurbishment and extension of the existing Leisure Centre on Stones Lane in order to provide new Campus facilities for Cricklade. The application proposes extensions and alterations to Cricklade Leisure Centre including a new car park, multi-use games area and petanque court.

Two pre-application submissions were made, reference 13/06453/PREAPP and reference 14/04203/PREAPP. The reason for the two applications is that additional information was available for consideration at the time of the second application. Pre-application advice was also sought from Sport England.

4. Planning History

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| N/99/02554/FUL | EXTENSION TO LEISURE CENTRE AND PROVISION OF CAR PARKING |
| N/92/00356/FUL | ERECTION OF A NEW TIMBER FRAMED BRICK CLAD TILED ROOF SINGLE STOREY BUILDING FOR USE AS A YOUTH CLUB BUILDING FOR YOUTH CLUB |
| N/91/02531/FUL | EXTENSION TO SPORTS/LEISURE CENTRE |
| N/88/03125/DP3 | DEEMED PERMISSION REG 4- SITING OF MOBILE OFFICE UNIT FOR YOUTH COMMUNITY WORKER |
| N/97/01637/FUL | 4 NO 8M HIGH FLOODLIGHT COLUMNS 4 NO FLOODLIGHT COLOMNS |
| N/95/00424/FUL | SINGLE STOREY CHANGING ROOM EXTENSION TO PUBLIC SPORTS/ LEISURE CENTRE CHANGING ROOM EXTENSION |

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| N/03/01754/FUL | SIDE REAR AND FRONT EXTENSION |
| N/04/00114/S73 | OUTLINE - ERECTION OF DWELLING (RENEWAL) |
| N/04/01151/FUL | REPLACEMENT OF FIRE EXIT STEPS WITH RAMP TOGETHER WITH TWO DISABLED PARKING SPACES |
| N/06/03110/FUL | New Dwelling And Access |
| N/08/02135/FUL | Erection of Lean-To Rear Extension to Form Store & Plant Room |
| 13/06453/PREAPP | Refurbishment and Extension of Leisure Centre to form Campus. |
| 14/04203/PREAPP | Extensions to Provide Community and Sports Facilities and Refurbishment to Existing Leisure Centre and Proposed External Works |

5. The Proposal

The application proposes extensions and alterations to Cricklade Leisure Centre including a new car park, multi-use games area and petanque court.

6. Local Planning Policy

National Planning Policy Framework 2012 (NPPF)

Section 7 - Requiring good design

Section 8 - Promoting Healthy Communities

North Wiltshire Local Plan 2011 (Saved Policies)

T5 - Safeguarding

CF1 - Local Community and Education Facilities

CF2 - Leisure facilities and open space

Wiltshire Core Strategy (Adopted January 2015)

CP1 - Settlement Strategy

CP2 - Delivery Strategy

CP3 - Infrastructure requirements

CP51 - Landscape

CP52 - Green Infrastructure

CP57 - Ensuring High Quality Design and Place Shaping

CP60 - Sustainable Transport

CP61 - Transport and Development

CP62 - Development Impacts on the Transport Network

7. Summary of consultation responses

Cricklade Town Council - These proposals have been subject to extensive public consultation over a number of years. They represent a major investment in the Leisure Centre. Two objections have been received from neighbours. The first concerns the position of the car park. This is to be extended and moved to the front of the building next to the Tennis Court. It will increase the parking area by 37 places. At present parking is often difficult particularly at peak times. This will move the parking area closer to the properties on Common Hill. Most of these have fairly long gardens however and the area will be screened by the existing hedges and trees. Concerns also expressed about the proximity of the car park to the children's play area and the lack of any barriers. This matter can be looked at when replacement play equipment is being taken forward by C & L.

There is a history of surface water flooding at the rear of the centre. Remedial work has taken place quite recently in the ditch and culvert in Stones Lane. The flood risk assessment accompanying the application is quite positive that it is resolved, but we do consider that care should be taken so that none of the drainage pipes and culvert are damaged during the construction phase, and that regular monitoring and inspections are undertaken when the building is completed. The car park is to be constructed in permeable paving which will aid drainage.

It is anticipated that there will be an increase of 4 full time and 2 part time posts.

The other objection relates to the footpath which cuts through from Bath Road into Stones Lane. It is used as a short cut and the resident is concerned that use will increase and be more dangerous. This has been looked at before and as it is not a recognised footpath by Wiltshire Council they will not permit improvements. As this is outside the area and responsibility of the Leisure Centre it is not a valid objection to the plans. That said it is a dangerous and muddy short cut that has frequent use and perhaps C & L should be asked if it could be taken forward again.

On the whole this looks like an excellent development and we think it will attract lots more members and people to use the facilities which can only be good for Cricklade.

Cricklade Town Council Members therefore agreed to support this application.

Highways - No objection subject to condition.

Arboricultural Officer - No objection subject to condition.

Drainage - Support

Ecology - No objection

Environmental Health - No objection subject to condition.

Wiltshire Fire and Rescue - Recommend the installation of commercial sprinkler systems.

8. Publicity

4 letters of objection were received in respect to the application. The main concerns raised in respect to the development were that of increased noise, negative appearance, concern over safety of children in the park so close to the car park without a barrier, general disturbance and lack of privacy into adjoining gardens and removal of open green land currently occupied by children on a regular basis

9. Planning Considerations

Principle of Development

Under the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local

Plan (NWLP) 2011 (adopted June 2006). A number of the NWLP policies continue to be saved to sit alongside the policies of the Core Strategy. These policies will be subject to further review as part of the Core Strategy Partial Review process.

Saved policy CF2 of the NWLP relates to leisure facilities and open space, and sets out that proposals for leisure facilities and open space within or adjoining the Framework Boundaries of Towns and Villages as defined on the Proposals Map will be permitted. In addition it states that proposals for the redevelopment, replacement or improvement of existing leisure facilities or open spaces, will be permitted provided that:

- i) The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii) The Council accepts that the loss of the existing facility or open space would not result in a deficiency, in terms of quality, quantity and accessibility in accordance with the methodology in North Wiltshire's Open Spaces Study, either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii) The proposed development is for outdoor or indoor leisure facilities that will be of sufficient benefit to the community to outweigh the loss of the existing facility or open space; or
- iv) Development proposals will improve facilities ancillary to its use.

The proposal is considered to comply with the relevant policies of the WCS in respect to improvements to existing leisure within the defined settlement boundaries. Accordingly, the principle of the development is supported.

Design and Layout

Core Policy 57 of the WCS requires that development respect the local character and distinctiveness of the area with regard to the design, scale, density, massing, materials, siting and layout of the proposal.

The design and layout of the building proposed is the result of extensive pre-application discussion with the Council, members of the public and other key stakeholders. The development is considered to make efficient use of land while also seeking to be compatible with adjacent uses. It is therefore considered that the proposal complies with Core Policy 57 of WCS.

Core Policy 57 also seeks to avoid creating developments with unacceptably low levels of privacy and amenity and avoid the unacceptable loss of privacy and amenity to adjacent dwellings. It is not considered that the development would result in loss of privacy and amenity to adjacent dwellings nor would it result in unacceptably low levels of privacy and amenity for the future users. It is therefore considered that the proposal complies with Core Policy 57 of WCS.

Highways

On the basis of the Transport Statement and Travel Plan submitted as part of the application the Council's Highways Team have raised no objection to the scheme subject to a condition requiring the consolidation, surfacing and laying out of the car park prior to the first use of the development.

Landscape and Arboriculture

Having reviewed the submitted tree information the Council's Arboriculturalist stated that whilst the tree information covers all of the trees currently present the details of which trees are to be removed and which if any require pruning are a little difficult to make out. Accordingly they requested an arboricultural implications assessment detailing tree removals and pruning along with an arboricultural method statement and tree protection plan detailing tree protection measures.

The applicant submitted an Arboricultural Impact Assessment and Tree Protection Plan to address the arboriculturalist's comments. On the basis of this additional information the Council's Arboriculturalist has stated that is much clearer and they have no further objections subject to conditions.

Drainage

The application form states foul drainage disposal will be to main sewer via existing system. This will require consent from the sewerage undertaker who will need to verify if the existing main sewer has sufficient capacity to serve the additional flow.

The application form states storm drainage disposal will be existing watercourse through a sustainable drainage system. The water course indicated to be with 20m of the site

The FRA indicates a proposal to discharge at current rates to the culverted water course system. This is considered an acceptable solution but if connections are moved or altered then separate Land Drainage Consent approval may be required. Photos in the FRA show a tyre in the culvert. It is understood that this has been removed but the pipe (may be a foul drainage pipe) is likely to still be in place. This will be an issue and could lead to flooding in the area.

On the basis of the information submitted the Council's drainage consultant supports the development.

Ecology

The Council's Ecologist has been an internal consultee in the design of this project and offered advice to project officers on the scoping of ecology surveys in support of the application, also on the layout and design in relation to existing ecology of the site. Ecosulis (ecological consultants) have carried out a comprehensive extended Phase I Habitat survey of the site. The ecologist is satisfied that sufficient survey has been carried out to determine the ecological status of all habitats within the site and their potential to support protected species.

The majority of the proposed works are located on existing hard standing or close mown amenity grassland and are therefore unlikely to result in degradation of sensitive habitats. The locations where extensions will be added to existing buildings have been inspected and found not to offer potential to support bats or nesting birds. As such it is considered that the proposal will not result in any adverse effects on local biodiversity and accordingly no objection is raised in respect to the proposal.

Environmental Health

The design and access statement is comprehensive in outlining concerns and possible solutions to noise and lighting issues. Lighting is to be designed to meet Environmental Zone E2 and noise from external plant and machinery should adhere to the -5dB below the measured background noise level mentioned in the report.

As the lighting is mentioned in the Design and Access statement and there is a proposed lighting scheme in the supporting documents, The Councils Environmental Health Officer (EHO) does not propose to condition this since the level proposed is sufficient. However the noise levels are only mentioned in the Design and Access statement and there is no accompanying noise survey and assessment. Accordingly, whilst the EHO agrees with the -5dB level for all external plant and equipment, they propose that this is conditioned to protect nearby dwellings from adverse impact.

Additionally, the EHO would like to condition hours of construction and no burning on site during construction in order to protect amenity and help guard against complaints during this phase.

10. Conclusion (The Planning Balance)

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. The location of the proposed development is in line with relevant policies of the WCS and the saved policies of the NWLP. Furthermore, the proposed development would appear to be well designed and not excessive or out of keeping, in terms of size and design, with the existing building and would not result in loss of privacy and amenity to adjacent dwellings nor would it result in unacceptable low levels of privacy and amenity for the future occupiers. It is therefore considered that the proposal complies with Core Policy 57 of WCS.

RECOMMENDATION

To approve planning permission subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON:

- (a) In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.
- (b) 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).
- (c) 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.
- (d) 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 (2012): 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.

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out

in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6. No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from external plant and machinery. The approved scheme shall be implemented in full before use of the new areas commences and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

7. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

8. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

9. The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Application Form

Design and Access Statement (31 January 2015)

J005307 Extended Phase 1 Habitat Survey (January 2014)

C13788 Transport Assessment (February 2015)

C13788/TP Travel Plan (February 2015)

R/C13793/002.02 Flood Risk Assessment (February 2015)

Tree Constraints Information (18th December 2013)

16796 G0 SI-101 A Existing Location Plan

16796 G0 SI-103 H Proposed Site Layout

16796 G2 GA-1101 J Proposed Ground Floor

16796 G2 GA-1102 G Proposed First Floor

16796 G2 GA-1103 Proposed Roof Floor

16796 G2 EL-1202 C Proposed Elevations

16796 G2 EL-1202 Proposed Elevations

131218-CLC-TCP-NC-1.0 Tree Constraints Plan

142795 – E001 Rev A Proposed External Lighting

00210.00021.16.002 Rev 2 Hard Landscape Plan

00210.00021.16.003 Rev 2 Landscape Planting Plan
2518-C-02 P3 Foul Drainage and Surface Water Management Strategy
Received on 11/02/2015

Arboricultural Impact Assessment & Tree Protection Plan (March 2015)
150316-1.2-CLC-TPP-NC Tree Protection Plan
Received on 17/03/2015

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

10. INFORMATIVE TO APPLICANT:

In discharging condition 6 it is recommended that the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:1997 (or any subsequent version) and demonstrate that the rating noise level is at least 5dB below the background noise level.

11. INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

12. INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.