

Parish: Northallerton
Ward: Northallerton North & Brompton
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Committee Date: 30 March 2017
Officer dealing: Mr Peter Jones
Target Date: 14 April 2017

17/00370/FUL

Single storey extension to provide additional fitness suite & toning studio spaces together with an accessible WC provision and a 24 hour access doorway; internal refurbishment works to revamp the existing changing areas, and provide new dance & group cycle/multi-purpose studios together with a new platform lift provision from the main entrance area

**At Hambleton Leisure Centre, Northallerton Road, Brompton
For Hambleton District Council**

1.0 SITE DESCRIPTION AND DEVELOPMENT

- 1.1 The application site is on the northern end of Northallerton Leisure Centre. The Leisure Centre is located within an extensive landscaped and parking area associated with the Leisure Centre and the District Council offices.
- 1.2 The area to the east and north of the site mostly comprises car parking. To the west is an extensive area of playing fields at lower level than the Leisure Centre which are also part of the Northallerton flood prevention scheme. The Leisure Centre is within Flood Zone 2 and adjacent to land within Flood Zone 3 (to the west) and Flood Zone 1 (to the north).
- 1.3 The nearest independent residential properties are on Brompton Road, over 150m away. The Civic Centre Caretaker's property is immediately adjacent to the Leisure Centre.
- 1.4 The proposal would improve leisure facilities in the Northallerton area through the provision of a new suite of fitness studios. The application comprises a small area of demolition to the north end of the Leisure Centre and the construction of a single storey extension to include a new fitness suite and a toning studio along with lobby area. The new facilities would be available 24 hours per day, 7 days per week. The current leisure centre floor space of 2,765 sq.m would be extended by approximately 485 sq.m.
- 1.5 The elevations would be finished with a brick plinth and metal cladding panels with extensive double glazed curtain walling to the north elevation.
- 1.6 Access and parking for the site are dealt with under existing arrangements and no additional car parking spaces are proposed.
- 1.7 It is proposed that all surface water drainage from the extension roof and any roof drainage that has to be diverted as a result of the development are collected by a new surface water drainage network connecting to the surface water sewer in the Leisure Centre access road.
- 1.8 The application is supported by a parking assessment, an ecology report, and energy statement, and a drainage and flood assessment

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 86/0453/OUT - Construction of a swimming pool with outside sports changing facilities and public toilets; Granted.
- 2.2 88/0464/FUL - Details of the layout and construction of a building to incorporate a public swimming pool and ancillary facilities, including car parking; Granted 23 February 1998.
- 2.3 90/0555/FUL – Extension to Existing Swimming Pool; Granted 5 April 1990.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP3 - Community assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP19 - Recreational facilities and amenity open space
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP5 - Community facilities
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Development Policies DP34 - Sustainable energy
Development Policies DP37 - Open space, sport and recreation
Development Policies DP43 - Flooding and floodplains
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Northallerton Town Council – Comments awaited.
- 4.2 Highway Authority - No objection.
- 4.3 Environment Agency - No objection in terms of the proposed development's scale, nature, and level of flood risk. Recommends that the developer considers opportunities to reduce the potential impact of flooding by raising floor levels wherever possible and incorporating flood proofing and resilience measures.
- 4.4 Public comment - one representation has been received in relation to possible flooding and a culvert which is prone to overtopping in the vicinity of the application site.

5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case are: (i) the principle of development in this location; (ii) the design and form of the proposed development; (iii) impact on flood risk; (iv) impact on residential amenity and; (v) impact on highway safety.

Principle of development

- 5.2 The site is within the Development Limits of Northallerton. Core Policy 19 and Development Policy 37 of the Hambleton Local Development Framework seek to support the enhancement of existing recreational assets. The principle of the extension to the Leisure Centre therefore has policy support.

Design and form

- 5.3 The Leisure Centre is fairly typical for a facility of its time. The proposed extension seeks to create a positive, modern extension through simplicity of design, the use of matching materials and extensive glazing. The single storey nature of the extension leads to a subservient design which would sit comfortably on the end of the building and achieve a sensitive transition to the open space beyond.

Flood risk

- 5.4 The extension would add approximately 485 sq. m. This means that the area of site extending into Flood Zone 2 is significantly less than the 1ha (10,000 sq.m) limit which would trigger the requirement for a Flood Risk Assessment. The application does not propose any change in land use, which means that the site would be no more sensitive to flooding following completion of the development.
- 5.5 The Environment Agency has raised no objection to the proposed development but has noted the past flooding issues in the vicinity of the application site and the need to ensure that materials used in the building and the finished floor levels are compatible with the potential flood levels in the vicinity of the application site. The applicant has submitted supporting information which demonstrates that these measures have been adequately built into the design of the proposed extension. The Environment Agency also notes that the Local Planning Authority needs to satisfy itself that the requirements of the Sequential Test (set out in Technical Guidance to the NPPF) are met. The Sequential Test is not considered relevant in the case of extensions because there are no possible alternative locations for them. The completed development would have a higher finished floor level than that of the adjacent building and existing ground.
- 5.6 The application site is on the border between Flood Zone 1 and Flood Zone 2 and the majority of the extension would be within Flood Zone 2. The levels of the proposed building are such that they will have no impact on the capacity of the flood containment basin formed by the adjacent playing fields. As such the proposed development is not considered to have any detrimental impact on flood risk in the vicinity of the application site.
- 5.7 A member of the public has raised the issue of a culvert (Stone Cross Stell) which runs in the vicinity of the application site which is prone to overtopping. The applicant's drainage engineers have identified the culvert which runs within the lower area of the playing fields and not under the proposed development itself. The location and route of the overland flow as highlighted on the EA flood risk plans shows the overland flow running across the adjacent playing fields and towards North Beck. The topography of the site is such that the playing fields are at a lower level to the existing building and as such it is not considered a risk. The proposal for the new extension is to put the finished floor levels at the higher level compared to the existing sports hall and as such the risk of overland flow from Stone Cross Stell to the new building is not considered to be relevant in this case.
- 5.8 It is considered that the risk of flooding to the proposed extension from all sources would not be increased and would be mitigated as a result of the proposed floor levels. It is further considered that the proposed development would have no impact on flooding in the vicinity of the application site and that the design details incorporate suitable flood protection measures.

Residential amenity

- 5.9 The application is for a relatively small extension to the Leisure Centre which is a considerable distance from independent residential properties on Northallerton Road. It should be noted that the Civic Centre's Caretaker's house is immediately adjacent to the site of the proposed extension and the amenity of the occupier of this dwelling must also be considered.
- 5.10 The main change in terms of potential impact on residential amenity is the proposed 24hr operation of the new suite of facilities. Activity in the area would therefore be able to extend through the normal closed hours for the site. It is anticipated that car parking during the normal closed hours of the site would be in close proximity to the building and at the point furthest away from the residential properties on Brompton Road. Use of the site through the night is likely to be sporadic and is not likely to lead to a level of noise and disturbance that would lead to a significant loss of amenity to the occupier of the Caretaker's house. The level of activity anticipated leads to the conclusion that the proposed development would have no significant impact on residential amenity.

Highway safety

- 5.11 The application is accompanied by a car parking and traffic assessment in order to establish whether or not there is sufficient car parking available on the site to provide for the additional facilities. The Highway Authority has considered this and is satisfied that the extension would not have any detrimental impact on parking provision or highway safety.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered P4758_1150, P4758_1101, P4758_1200, P4758_1201, P4758_1350, received by Hambleton District Council on 17 February 2017 unless otherwise approved in writing by the Local Planning Authority.
 3. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
 4. The external surfaces of the development shall not be constructed other than of materials, samples of which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with Local Development Framework Policy DP32.
3. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties and to accord with the requirements of Local Development Framework Policy DP32 and DP33.
4. To safeguard the visual amenities of the area in accordance with Local Development Framework Policy DP32.