

Committee Report

Item No: 3

Reference: DC/18/02601

Case Officer: David Gibson

Ward: Sudbury South.

Ward Members: Cllr Simon Barrett. Cllr Luke Cresswell

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of two-storey extension to provide two dance studios and single-storey extension to provide storage.

Location

Kingfisher Leisure Centre, Station Road, Sudbury, Suffolk CO10 2SU

Parish: Sudbury

Expiry Date: 06/08/2018

Application Type: FUL - Full Planning Application

Development Type: Minor All Other

Applicant: Babergh District Council

Agent: Mr John Edward

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to Committee as the application has been made on behalf of Babergh District Council.

Details of Previous Committee / Resolutions and any Member site visit

None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS15 - Implementing Sustainable Development

CN01 - Design Standards

NPPF (revised 2018)

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Suffolk County Council Highways: The current perception is that vehicle movements associated with the development would not have an adverse effect on the highway network at this location. Therefore, SCC does not wish to restrict the grant of permission for DC/18/02601.

Anglian Water: No objection – subject to surface water disposal condition

Environmental Protection: Confirm with respect to noise and other environmental health issues there are no adverse comments and no objection to the proposed development.

Economic Development: The extensions will provide a wider range of facilities for the Leisure Centre, both widening its appeal to the local population and aiding the sustainability of the business operating the Leisure Centre.

Sudbury Town Council: Approve

B: Representations

None received.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The site is located to the south of Sudbury town centre in a predominantly edge of town centre retail/commercial area. The Kingfisher Leisure Centre was originally constructed in the mid 1980's. A small Crèche extension was added in the mid 1990's and a Soft Play facility in 2011.
- 1.2 The existing building is positioned on the east side of the site and is orientated on a north-west, south-east axis.

2. The Proposal

- 2.1 The proposals include the refurbishment of the existing changing accommodation, the expansion of the fitness accommodation to meet present and future anticipated demand and an extension [approximately 350sqm GIFA over two floors] which will accommodate two new dance studios and the associated connecting corridor [approximately 40sqm GIFA over one floor]. In addition to this a further small extension [approximately 7sqm GIFA over one floor] is proposed to upgrade the perishable goods storage for the existing café.

3. The Principle of Development

- 3.1 The National Planning Policy Framework (NPPF) provides that the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
 - 3.2 The principle of the development is acceptable in accordance with the policies of the development plan. Planning considerations and other material considerations are detailed where relevant below.
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4. Site Access, Parking and Highway Safety Considerations

- 4.1 The proposal includes the provision of 16 new covered cycle parking bays for staff and visitors and 4 covered mobility scooter bays.
- 4.2 The facility is conveniently located to be accessible for: Pedestrians: It is a five-minute walk from the town centre. Buses: There is also a bus stop two minutes away. Trains: The railway station is adjacent to the site Vehicles: The facility is clearly signposted from all approach roads. The road leading to the site is a two-way adopted dead end road leading to the leisure centre, Waitrose and a long stay car park. The pay and display car park for the Leisure Centre has over 120 spaces. There is free parking for up to 3 hours. Disabled and family spaces are located adjacent to the main entrance. Cyclists: There are no dedicated cycle paths which lead directly to the centre; however the site is adjacent to Valley Walk an off road cycle and footpath that connects with some of the outlying residential areas.

5. Design and Layout [Impact on Street Scene]

- 5.1 The original leisure centre is constructed from facing brickwork under a reconstituted slate roof. Windows, glazed screens and facias are dark brown stained timber.
- 5.2 The soft play facility is constructed from a rainscreen cladding system in a dark brown wood grain finish that reflects the colour of the extensive areas of dark brown glazed screens and joinery of the original building over an engineering brick plinth. The café area associated with the soft play facility was undertaken in a form, materials and finishes that seamlessly followed the construction of the original leisure centre.
- 5.3 It is proposed to follow this precedent in the current proposals. The new dance studio extension will be constructed with a matching rainscreen cladding system over an engineering brick plinth and the connecting corridor will be undertaken in a form, materials and finishes that seamlessly follow the construction of the original leisure centre.

6. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1 The building is surrounded on three sides by access routes, car parking and other associated hard landscaped areas. No changes are proposed to these areas. To the south and west an external play area associated with the soft play facility is enclosed by a close-boarded fence and a picket fence facing Friars Meadow.
 - 6.2 Externally, new fire escape footpaths will connect the new works with established fire assembly points and a new landscaped area will be added to a currently grassed area of land between the existing soft play building and the main entrance. This will accommodate 16 new covered cycle parking bays for staff and visitors, 4 covered mobility scooter bays and a seating area.
 - 6.3 At the rear of the site is a mature tree belt which forms a boundary between the town centre and Friars Meadow behind. The proposed site of the new dance studios is on an undeveloped and under-utilised area of land between the leisure centre and the tree belt. While this location is screened from the main approach by the bulk of the existing building it also benefits from the attractive views across the meadow lands to the south.
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PART FOUR – CONCLUSION

7. Planning Balance and Conclusion

7.1 When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. There is a presumption in favour of sustainable development. The application is therefore recommended for approval.

RECOMMENDATION

That authority be delegated to Corporate Manager – Growth and Sustainable Planning to grant planning permission subject to conditions including:

- Standard Time Limit (3 years)
- Approved Plans
- Surface Water Drainage Strategy