



# REGULATORY SERVICES COMMITTEE

23 March 2017

# REPORT

**Subject Heading:**

P0059.17 - Central Park Swimming Pool, Gooshays Drive - The proposed development consists of a single storey extension to an existing Leisure Centre and alterations to the car park (received 1/02/17 and 7/03/17 and revised plans received 13/02/17).

**Lead Officer:**

Helen Oakerbee - Planning Manager Applications

**Report Author and contact details:**

Adèle Hughes  
Senior Planner  
adele.hughes@havering.gov.uk  
01708 432727

**Ward**

Gooshays

**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

## SUMMARY

This matter is brought before committee as the application site is Council owned and objections have been received. The fact that the site is Council owned does not have any material bearing on the consideration of this planning application.

The application seeks planning permission for a single storey extension to an existing Leisure Centre and alterations to the car park. Staff consider the application to be acceptable and recommend approval subject to conditions.

## RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time Limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Materials - The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form and the external finishes document attached to the agent's email dated 3<sup>rd</sup> March 2017 unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

3. In accordance with the plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. Hours of construction - All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the

erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

**Reason:** To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. Construction Method Statement - No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

**Reason:** Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

6. Gas Protection Measures - Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane. The gas protection measures shall be carried out in strict accordance with the agreed details. Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

**Reason:** Insufficient information has been submitted to ensure that the occupants of the development and property are not subject to any risks from

soil gas and/or vapour in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC53.

7. Landscaping - Notwithstanding the details shown on the approved plans and prior to the commencement of the proposed car park extension hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved by the Local Planning Authority, which shall include:

- i) indications of all existing trees and shrubs on the site,
- ii) details of any trees to be retained,
- iii) measures for the protection of the retained trees,
- iv) details of new planting in between the perimeter of the proposed car park extension and the south eastern boundary of the site shown on Drawing No. 2016-202 A-PL-011 to minimise the impact of the proposal on neighbouring properties in Colterne Street and Sudbury Close.

All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development 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.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

8. External lighting - Prior to the commencement of the proposed car park extension hereby approved, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

**Reason:** Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect residential amenity and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

9. Site levels - Prior to the commencement of the proposed car park extension hereby approved, a drawing showing the proposed site levels of the proposed car park extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** Insufficient information has been supplied with the application to judge the proposed site levels of the proposed car park extension. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development

Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

#### INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.
2. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
3. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £7,000. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly. Further details with regard to CIL are available from the Council's website.

<b>REPORT DETAIL</b>
----------------------

1. **Site Description:**

- 1.1 The existing leisure club is located in the north-west corner of the site, with its principal entrance facing onto Gooshays Drive. Car parking is located to the south of the building with additional overspill parking between the centre and Gooshays Drive. Two existing games courts are located to the south-east of the building. The north, east and west principally comprise of residential properties. 'My Place' Youth and Community Centre lies immediately to the north of the Leisure Centre. Central Park, an area of public open space, lies to the east of the site beyond Paine's Brook, a tree lined water course following north-south to its junction with Ingrebourne River.

2. **Description of development:**

- 2.1 The application seeks permission for a single storey extension to the existing Leisure Centre and alterations to the car park. 14 existing unmarked car parking spaces would be lost in the overflow car park due to the proposed extension. The proposal involves extending the existing car parking area to provide a total of 28 new car parking spaces to the south east of the site beyond the existing games courts. Overall, there would be a net gain of 14 spaces.

2.2 The extension would enlarge the gym and have a depth of approximately 12.1 metres, a width of 30 metres and a flat roof with a height of 4.7 metres. The proposed materials include gunmetal grey rainscreen cladding, plinth brickwork and grey doors, window frames, parapet and cill flashings.

### 3. **Relevant History:**

3.1 P1525.04 - Amendment to condition 6 of Planning Permission Ref: P0498.98 regarding hours of use. Change hours of use to 6:00am to 11:00pm Monday to Saturday and 6:00am to 11:00pm Sunday - Approved.

### 4. **Consultations/Representations:**

4.1 The occupiers of 61 neighbouring properties were notified of this proposal. Four letters of objection were received with detailed comments that have been summarised as follows:

- The proximity of the car park to Collerne Street will exacerbate nuisance, light and noise harmful to residential amenity.
- The car park would result in the loss of greenery.
- Security.
- Litter.
- Dog fouling.
- Suggested that the green metal fence around the leisure centre should be replaced with a tall wooden fence.

4.2 Environmental Health - The noise assessment is satisfactory. There are no objections in terms of noise to this application. Recommend one condition regarding gas protection measures if minded to grant planning permission.

4.3 The Highway Authority has no objection to the proposals and recommends a condition regarding a construction method statement if minded to grant planning permission.

4.4 In response to the above, comments regarding security, litter, dog fouling and replacing the green metal fence with a tall wooden fence are not material planning considerations. Details of external lighting, including its illuminance, will be secured by condition if minded to grant planning permission. The remaining issues will be addressed in the following sections of this report.

### 5. **Relevant policies:**

5.1 Policies CP7 (Recreation and Leisure), CP8 (Community Facilities), CP17 (Design), DC32 (The Road Network), DC33 (Car parking), DC34 (Walking), DC35 (Cycling), DC55 (Noise) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.19 (Sports facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

## 6. **Staff Comments**

- 6.1 This proposal is put before the Committee owing to the land being Council owned and objections having been received. The issues arising in respect of this application will be addressed under the headings principle of development, impact on the streetscene, amenity issues and parking and highways implications.

## 7. **Principle of Development**

- 7.1 The proposal is for a single storey extension to an existing leisure centre and alterations to the car park. The proposal is acceptable in principle and complies with LDF Policy CP7.

### 7.2 **Impact on the streetscene**

- 7.2.1 It is considered that the proposed extension would not be harmful to the streetscene, as it is single storey, its flat roof minimises its bulk and it would be set back approximately 14 metres from Gooshays Drive, which would help to mitigate its impact. The proposed materials include gunmetal grey rainscreen cladding, plinth brickwork and grey doors, window frames, parapet and cill flashings. Staff consider that the design, siting and materials of the proposed extension would integrate satisfactorily with the character and appearance of the streetscene. The existing trees within the site and the street trees on Gooshays Drive adjacent to the western boundary of the site would provide some screening.
- 7.2.2 Staff consider that the proposed extension to the car park would not be materially harmful to the streetscene when viewed from Gooshays Drive, as it would be located to the rear of the existing car park and would be set back from Gooshays Drive by approximately 94 metres, which would mitigate its impact.

### 7.3 **Impact on amenity**

- 7.3.1 It is considered that the proposed extension would not be harmful to residential amenity, as its flat roof minimises its bulk, its single storey and it would be partly screened by the existing trees within the site and the street trees on Gooshays Drive adjacent to the western boundary of the site. There would be a separation distance of approximately 39 metres between the front façade of the single storey extension and the nearest residential dwelling at No. 209 Gooshays Drive, which would help to mitigate its impact.
- 7.3.2 It is considered that the proposed extension to the leisure centre would not be harmful to the amenity of the 'My Place' Youth and Community Centre given its use. Also, the flank wall of the proposed extension would be approximately 23 metres from the northern boundary of the site, which would mitigate its impact.

- 7.3.3 The proposed extension to the leisure centre is well separated from neighbouring properties to the south of the site in Colterne Street, due to the siting of the existing car park.
- 7.3.4 It is considered that the proposed car park extension would not be materially harmful to the amenity of neighbouring properties to the west of the site, as it would be located to the rear of the existing car park and would be set back approximately 94 metres from Gooshays Drive.
- 7.3.5 Although the proposal would result in some loss of greenery, an area of grass would remain on the site. Staff consider that the car park extension would not be materially harmful to the amenity of neighbouring properties to the south east of the site, as there would be a minimum separation distance of approximately 19 metres between the perimeter of the car park and the front facades of neighbouring properties in Colterne Street and Sudbury Close, which would help to mitigate its impact. Also, the proposed car park extension would utilise the existing access to the site from Gooshays Drive. It is noted that the level of car parking provision would change across the site. It is considered that the proposed car park extension with 28 spaces would result in some noise and disturbance from additional pedestrian and vehicular movements in this part of this site, although this is not deemed to be materially harmful to neighbouring amenity over and above existing conditions, given that the existing main car park (excluding the overspill area) has 126 spaces and taking into account the existing use of the site as a leisure centre. Details of external lighting, landscaping and site levels will be secured by condition if minded to grant planning permission.

#### **7.4 Highway/parking issues**

- 7.4.1 The application site has a PTAL Rating of 2. The existing marked out car park has 126 spaces, including 6 disabled bays. The construction of the single storey extension would result in the loss of 14 existing car parking spaces from the overspill car park. Following the proposed extension, the overspill car park would have 30 unmarked spaces. The proposal involves extending the existing car parking area by utilising an area of open grass to provide a total of 28 car parking spaces to the south east of the site beyond the existing games courts. The siting of the proposed car park would extend the current one-way traffic flow through the car park and a turning area would also be provided. The Highway Authority has no objection to the proposal. A construction method statement will be secured by condition if minded to grant planning permission.

#### **7.5 Trees**

- 7.5.1 An Arboricultural Impact Assessment was submitted with the application. There are eight trees within the application site and three street trees in Gooshays Drive adjacent to the western boundary of the site. The assessment states that tree cover within the site boundary is limited both in species choice and geographical spread. The current tree stocks have been poorly maintained with poor pruning, partially occluded tree stakes and stem damage from grass strimming. As such, there is no objection to any number



of trees being removed from within the grounds. The single storey extension will be serviced by some additional formalisation of the existing car parking provision, which will require a new kerb to be installed. The new kerb will impinge on the root protection area of trees 0017, 0018 and 0019. It is proposed that trees 0117-0119 should be removed to facilitate the single storey extension to the leisure centre. The remaining tree stocks should be fenced off behind tree protection fencing during the construction phase. The street trees in Gooshays Drive should remain unaffected. Details of landscaping will be secured by condition if minded to grant planning permission.

## 7.6 **Mayoral CIL**

7.6.1 The proposed single storey extension to the leisure centre has a gross internal floor area of 350m<sup>2</sup>. The applicable fee is based on an internal gross floor area of 350m<sup>2</sup> and amounts to £7,000 (subject to indexation).

## 8. **Conclusion**

8.1 Staff are of the view that the proposed single storey extension to an existing Leisure Centre and alterations to the car park would integrate satisfactorily with the streetscene and would not result in a significant loss of amenity to neighbouring occupiers. It is considered that the proposal would not create any highway or parking issues. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

None.

### **Legal implications and risks:**

The application has been submitted on behalf of the Council. However, this has no material bearing on the consideration of this planning application, which is considered independently from the Council's role as applicant.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

The Council's planning policies are implemented with regard to Equalities and Diversity.

## **BACKGROUND PAPERS**

Application forms and plans received 1/02/2017 and 7/03/17 and revised plans received 13/02/2017.