



REGULATORY SERVICES COMMITTEE

22 August 2013

REPORT

Subject Heading:

P0875.13: The Arcade (East), Farnham Road, Harold Hill

Demolition of existing shops. Proposed construction of a two storey library building (application received 15 July 2013; revised plans received 29 July 2013).

Report Author and contact details:

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Policy context:

Local Development Framework

Financial summary:

None

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

Ensuring a clean, safe and green borough	[]
Championing education and learning for all	[X]
Providing economic, social and cultural activity in thriving towns and villages	[X]
Valuing and enhancing the lives of our residents	[X]
Delivering high customer satisfaction and a stable council tax	[X]

SUMMARY

This application is for the proposed construction of a new library within the Harold Hill shopping centre. The application has been submitted on behalf of the Council. The proposal is considered to be acceptable in all material respects although it

should be noted that the development will require the stopping up of an existing footpath. It is recommended that planning permission be granted.

RECOMMENDATIONS

That the Committee notes that the development proposed is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable charge would be £9,900.00. This is based on the creation of 495m² of new gross internal floor space.

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

Condition 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).

Condition 2: Approved Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and documents approved by the Local Planning Authority set out on page 1 of the decision notice.

Reason: To accord with the submitted details and LDF Development Control Policies Development Plan Document Policy DC61.

Condition 3: External Materials

Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

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.

Condition 4: Wheelwash

Before the development hereby permitted is first commenced, wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The

approved facilities shall be provided before the development commences and used thereafter throughout the duration of construction

Reason: In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61 and DC32.

Condition 5: Hours of Construction

No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless otherwise agreed in writing with the Local Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Condition 6: Construction Method Statement

Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. 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: To protect residential amenity, and in order that the development accords the Development Control Policies Development Plan Document Policy DC61.

Condition 7: Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. 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: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

Condition 8: Contamination:

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority:

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise two parts:

Part A - Remediation Scheme which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals, then revised contamination proposals shall be submitted to the LPA; and

e) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, 'Land Contamination and the Planning Process'.

Reason:-

To ensure the safety of the occupants of the development hereby permitted and the public generally, and in order that the development accords with Development Control Policies Development Plan Document Policies DC61 and DC54.

Condition 9: Community Safety

Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included 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, and shall not be occupied or used until written confirmation of compliance with the agreed details has been submitted to and approved in writing by the LPA.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17, DC33 and DC63 of the LDF Development Control Policies Development Plan Document.

Condition 10: CCTV

Prior to the commencement of the development hereby permitted a scheme showing the details of a CCTV system to be installed for the safety of users and to support the prevention of crime, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Crime Prevention Design Advisor. No part of the development shall be occupied or used before the scheme is implemented as agreed.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17, DC33 and DC63 of the LDF Development Control Policies Development Plan Document.

Condition 11: External Lighting

Details of the external lighting scheme shall be submitted for the approval of the Local Planning Authority prior to the occupation of the building. The lighting shall be installed in accordance with the approved details prior to the first bringing into use of the development and maintained thereafter.

Reason: In the interests of safety and amenity and in order that the development accords with Policy DC61 of the LDF Development Control Policies Development Plan Document.

Condition 12: Refuse Storage

The development shall not be brought into use until refuse storage arrangements, details of which shall be previously submitted to and approved in writing by the Local Planning Authority, have been provided and made available for use. The facilities provided shall thereafter be permanently retained and shall not be used for any other purpose.

Reason: To ensure that refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Development Control Policies Development Plan Document Policy DC40.

Condition 13: Cycle Storage

Prior to completion of the works hereby permitted, 6 cycle storage spaces of a type and in a location to be previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability and to accord with the Development Control Policies Development Plan Document Policy DC35.

Condition 14: Plant and Machinery

Before any works commence a scheme for any new plant or machinery shall be submitted to the Local Planning Authority to achieve the following standard: Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90-10dB. The development shall be carried out in accordance with the approved scheme and shall be maintained thereafter.

Reason: To prevent noise nuisance to adjoining premises.

Condition 15: Restricted Use

The development hereby approved shall only be used as a public library and for no other purpose or use, including any other use falling within Class D1 of the Town and Country Planning (Use Classes) Order (as amended).

Reason: To ensure the impact of any alternative use of the premises on amenity can be considered and assessed.

INFORMATIVES:

1. In aiming to satisfy conditions 9 and 10 the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA are available free of charge through Havering Development and Building Control. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

2. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.

3. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.

4. The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council.

5. 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 £9,900. 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.

6. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: 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.

REPORT DETAIL

1. Site Description

- 1.1 The application site is located to the eastern side of Farnham Road and has an eastern boundary on to East Dene Drive. The site presently comprises existing, single storey vacant retail units. The retail units are separated by a public walkway, which is known as 'The Arcade', which links Farnham Road with East Dene Drive. The application site forms part of the Harold Hill Minor District Centre.
- 1.2 The area surrounding the application site is mixed in character. To the immediate north and south of the site are servicing and parking areas, associated within the retail units that form part of the shopping centre. The existing buildings north and south of the application site are four storeys high, comprising retail on the ground floor with flats on the three floors above. To the east of the site, on the opposite side of East Dene Drive, residential development is under construction (following recent planning permission granted in December 2012).
- 1.3 The existing shopping centre extends to the west of the site, across Farnham Road. Development here is of similar character, comprising retail units with residential above. Further west, beyond West Dene Drive and south of the site, in Chippenham Road, the character of the locality is predominantly post-war, single family housing. The existing Harold Hill library is located some 150m to the north of the site on Hilldene Avenue.

2. Description of Proposal

- 2.1 The application is for the demolition of the existing retail units on either side of The Arcade (eastern side), including two existing units that front on to Farnham Road and the construction of a new library. The existing footway link between East Dene Drive and Farnham Road would no longer exist, as the space would be occupied by the new library building.
- 2.2 The proposed library has a rectangular footprint. The front entrance doors, to Farnham Road, are set back some 12m from the existing building line and the building extends back in an easterly direction for a length of 30m. The building is 19m wide and two storeys high, having an overall height of 7.3m.
- 2.3 Public access/egress is at the western end of the building, facing on to Farnham Road, although there is an alternative access at the eastern end of the building that will primarily be for fire escape access. At ground floor the building provides the main library facilities i.e book storage and seating, together with staff facilities and a multi-use space. The library will

essentially be a double height facility, although the building will be constructed in such a way to enable the installation of a mezzanine floor if required in the future.

- 2.4 The proposed library is designed with double height glazing to the front and rear elevations. Blue mosaic tiling will be used to frame the glazing to the front elevation and to part frame the rear elevation. The remainder of the building is predominantly of brick construction, although there is a full height glazed section of the south elevation of the building, where the proposed staff entrance will be located. The flank elevations of the building are visually broken up into a series of framed, vertical sections. Interest is added to the individual sections by use of glazing and a patterned brick arrangement. The building appears as a flat roofed development, although the roof is, in fact, slightly sloped and has a number of rooflights. The development includes provision for cycle parking and there are also four car parking spaces shown, although these are outside of the defined application site boundaries.

3. Relevant History

- 3.1 There is no previous planning history that is of direct relevance to the proposals. The application does however form part of the Council's wider aspirations for regeneration of the Harold Hill Area, which collectively form the Harold Hill Ambitions project.

4. Consultations/Representations

- 4.1 The application has been advertised on site and in the local press. Neighbour notification letters have also been sent to 203 local addresses. At the time of writing this report the neighbour notification period has expired but the site notice and advert have not (expiry 16 August). Currently one letter of representation has been received and Members will be advised if any further letters are received. The representation objects to the proposal on the following grounds:

- building will affect view from residential flat
- noise and disruption during building works

- 4.2 The Fire Brigade have advised that access for fire brigade vehicles is required to 15% of the perimeter, or within 45m of all points on the projected plans area or footprint of the building, whichever is the least onerous.

- 4.3 The Borough Crime Prevention Design Advisor notes that he has had pre-application discussions regarding these proposals and can confirm that crime prevention measures have been taken into consideration in the design of the proposals. No objections are raised to the proposal subject to community safety related conditions.

5. Relevant Policies

- 5.1 The provisions of the National Planning Policy Framework are a material consideration, particularly sections 1, 2, 4, 7 and 8.
- 5.2 Policies 2.15 (town centres), 3.16 (protection and enhancement of social infrastructure), 4.7 (retail and town centre development), 5.21 (contaminated land), 6.1 (strategic transport approach), 6.9 (cycling), 6.10 (walking), 6.12 (road network capacity), 6.13 (parking), 7.2 (inclusive environment), 7.3 (designing out crime), 7.4 (local character), 7.5 (public realm), 7.6 (architecture) and 7.8 (CIL) of the London Plan.
- 5.3 Policies CP4, CP5, CP8, CP9, CP10, CP17, DC16, DC19, DC32, DC33, DC34, DC35, DC36, DC53, DC55, DC56, DC61, DC62 and DC63 of the Core Strategy and Development Control Policies Development Plan Document.

6. Staff Comments

- 6.1 The issues arising from this application are the principle of development, the design and visual impact; impact on amenity, community safety and parking, highway and servicing implications.

6.2 Principle of Development

- 6.2.1 The application site includes properties that are located within the fringe area of the Harold Hill Minor District Centre. It is acknowledged that the proposal will involve the loss of some small retail units, albeit that they are currently vacant, from the site. Under the provisions of Policy DC16, planning permission for non-retail units in fringe areas may be granted providing that the use:
- Has an active frontage
 - Is open during shopping hours
 - Would not significantly harm the character, function and vitality and viability of the centre
- 6.2.2 The proposed new library would bring a significant new community facility to the heart of this district centre. Whilst the existing library is nearby it is not within the very centre of the shopping centre and is a somewhat dated building. The proposed new library offers a modern environment and enhanced range of facilities that will be to the benefit of the local community. This includes an increased number of books, more public computers, community meeting space and a larger children's area.
- 6.2.3 The proposed new library has been purpose designed to have an active, welcoming public frontage through the inclusion of a double storey height glazed frontage and would be open during shopping hours and beyond. The units to be lost are not to a modern standard and of poor quality, with high levels of vacancy. It is considered that providing a modern, community

facility in this location would be likely to be of greater overall benefit to the character, vitality and viability of the district centre than retention of these small retail units. Accordingly the proposal is judged to comply with the requirements of Policy DC16.

6.2.4 The proposed development is consistent with the aims of the Vision, which underpins the LDF Core Strategy, in particular its focus on responding to community needs, improving lifelong learning and enhancing cultural provision within the Borough. The location of the site is consistent with the sequential test set out in Policy DC19, which seeks to ensure that cultural facilities should first be directed towards Romford town centre and the district centres. The written justification for this policy acknowledges that cultural uses, such as that proposed, are key components of town centres in order to increase their vitality and viability and that such uses can aid in extending the economy of town centres. The location of the site is therefore considered to be entirely consistent with LDF policies.

6.2.5 The proposal is also in accordance with the general thrust of the National Planning Policy Framework, particular section 8, which emphasises the importance of community facilities and with the London Plan, particularly Policy 3.16, which supports the provision and strengthening of social infrastructure. Staff therefore consider the proposal to be acceptable in principle.

6.3 **Design and Visual Impact**

6.3.1 The proposed development is located in an area of largely post-war development, constructed around the 1950's and 1960's. Development is therefore largely consistent in terms of character and materials. However, planning permission has recently been granted for new residential development to the immediate east of this site, where the character of the proposed dwellings is more modern and the palette of materials more varied. Staff therefore consider there to be an opportunity to be innovative with the proposed building design, which will tie in with the regeneration objectives for this part of the Borough.

6.3.2 The proposed building will be distinctive and prominent in its surroundings, as it replaces single storey buildings with a two storey structure and will be exposed to its northern, eastern and southern sides. The bulk, scale and mass of the building is judged to be acceptable, given the scale of new residential development that is proposed to the east of the site and the existing four storey development to the west. The building has also been designed to set it in from the back edge of the footway in East Dene Drive. It is considered the proposal represents an opportunity to improve the character of the locality.

6.3.3 The proposed development is primarily a brick structure. However, the overall massing of the building has been visually broken up by the use of brick piers, which divide the building into vertical segments. To the southern side of the building there is a double storey height glazed section, with a

concrete surround. Additional detailing has been added through the use of brick patterning and the introduction of glazed sections principally around the upper level of the building. The rear elevation, although not intended to provide general access to the building, also includes a full height glazed section, which complements the design of the front of the building. It is considered that the combination of these elements creates a modern, attractive building, which will fit comfortably within its surroundings.

6.3.4 The proposed front elevation of the building is recessed from the existing building line on to Farnham Road. However, by reason of its double storey design and the strong design of the front elevation, which includes a large section of double height glazing, flanked by mosaic tiles with brick wings on either side, it is considered that this would have a positive impact in the Farnham Road streetscene. The scale, design and materials to the front elevation are judge to be entirely appropriate for a new community building, that will be welcoming to users and contribute well to the character of the locality and the wider streetscene. It is proposed to provide new hardsurfacing to the frontage of the proposed building, which will enhance the overall character of the Farnham Road streetscene.

6.3.5 The application makes provision for a planter at the eastern end of the site. There is little space around the proposed building for further landscaping works. However, it is considered that details of hard and soft landscaping should be submitted and secured through a planning condition to ensure a suitable environment and appearance to the development. Subject to this the character and setting of the development is considered to be acceptable.

6.4 Impact on Amenity

6.4.1 The proposed development is located to the immediate east of existing flats, which are located above the Farnham Road retail units. These flats have habitable room windows, which are situated to the north and south facing flank elevations of the existing blocks. The proposed library building does not obstruct any of these flank windows as it is set back from the Farnham Road frontage.

6.4.2 The proposed library building will extend to the rear of the Farnham Road flats. The flats to the north side of the site have rear facing windows, the closest of which appear mainly to serve bathrooms (as they are mostly obscure glazed). The windows will not be directly obstructed by the proposed, two storey library building. Outlook from the windows will change owing to the proximity of the new building and its two storey height, compared to the single storey retail units that currently exist. There is also potential for some limited light loss to the nearest window of the neighbouring flat on the first floor as the library lies to the south of these windows. However, given the most directly affected window would be to a bathroom the degree of harm resulting is not considered sufficiently material to justify refusal.

- 6.4.3 To the south side of the application site there are also flats located above the Farnham Road retail units. These flats have rear facing windows. Those closest to the site boundaries do not appear to serve habitable rooms and would not be directly obstructed by the proposed development. It is not considered that these windows would be affected to an extent that results in material harm to neighbouring amenity.
- 6.4.4 The application site is located across East Dene Drive from the proposed residential development approved to the east side of the road. The new dwellings will be set in a minimum of 5m from the boundary of the development site, giving a separation distance of approximately 15m, across the highway of East Dene Drive between the respective developments. It is judged that this distance will be sufficient to maintain an acceptable degree of amenity for future occupiers of the residential development.
- 6.4.5 It is considered that care will need to be taken with regard to matters such as external lighting of the site to ensure it is compatible with neighbouring amenity. A condition in respect of lighting and other relevant issues, such as landscaping of the site, community safety, refuse collection etc. will be imposed to ensure the development has an acceptable relationship with neighbouring residential occupiers.

6.5 Parking and Highway Issues

- 6.5.1 The proposed development makes no specific provision for car parking within the boundaries of the application site, although it is proposed to mark out four parking spaces, including one for disabled users, on existing hard surfacing to the south of the application site. The LDF does not have specific parking standards for developments of this type and the suitability of the parking arrangements should therefore be considered having regard to the individual merits of the proposal and its location.
- 6.5.2 The proposal is for a community facility, which is sustainably located within the centre of the district shopping centre. In view of the location of the site and that it is designed primarily to meet the needs of the local community, it is considered that low levels of car parking can be accepted for this development. Staffing levels are anticipated to be low, around 3 employees, and would not generate significant demand for staff parking. Whilst Highways have suggested a condition requiring a staff travel plan, given the low numbers of staff proposed it is not considered that this would be a reasonable request in this case. The development includes provision for 6 cycle parking spaces and is accessible to local residents on foot. It is not therefore considered that any material parking or highway issues would arise from the proposal. Highways have raised no material objection to the proposals.
- 6.5.3 The proposed development includes provision for refuse storage. It is however recommended that a condition be imposed for full details of the refuse collection strategy to be submitted.

6.6 **Mayoral CIL**

6.6.1 The proposed development will have a gross internal floorspace of 550 square metres so is liable for Mayoral CIL. The floor area of one of the existing shop units, which is the only unit that was recently in use (Chinese takeaway) can be subtracted from the floorspace, bringing the chargeable new floorspace down to 495 square metres. This gives a Mayoral CIL liability of £9,900, subject to future indexation.

6.7 **Other Issues**

6.7.1 The application has been discussed at pre-application stage with the Borough Crime Prevention Design Advisor. He has raised no significant community safety related issues in connection with the proposal but requests the imposition of relevant conditions if permission is granted.

6.7.2 It is noted that the proposal will involve the closing down of an existing pedestrian route between Farnham Road and East Dene Drive. The application has been advertised accordingly. There are no material planning objections to the proposed works. However, a stopping up order will need to be obtained separately before the development can commence.

6.7.3 Objections have been raised to noise and disturbance during construction. This does not constitute material planning grounds for refusal, although conditions are recommended to mitigate against the impact of construction works.

7. **Conclusion:**

7.1 The proposed development is considered to be acceptable in principle in this location, within the Harold Hill Minor District Centre. The scale, bulk, mass and design of the development is considered to be acceptable in the streetscene and to complement the character and appearance of the local area. No material harm to residential amenity or to the highway is considered to result from the proposed development. The proposal is considered acceptable in all material respects and it is therefore recommended that planning permission is granted.

IMPLICATIONS AND RISKS

Financial implications and risks:

None directly arising from this planning application.

Legal implications and risks:

The planning merits of the application are considered separately to the Council's interests as landowner and applicant.

Human Resources implications and risks:

None

Equalities implications and risks:

The proposed development is for a facility that will be accessible to all members of the community. It includes a range of facilities that cater for a variety of age groups and is considered to contribute to the equality objectives of the Council.

BACKGROUND PAPERS

Planning application P0875.13, received on 15 July 2013 and revised plans received on 29 July 2013.