

**Application Number: F/YR13/0651/F**

**Minor**

**Parish/Ward: Parson Drove/ Parson Drove/Wisbech St Mary**

**Date Received: 30 August 2013**

**Expiry Date: 25 October 2013**

**Applicant: Mr C Killingworth, Alderman Payne Primary School**

**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of a polythene pool cover over existing swimming pool**

**Location: Payne Primary School, 9 Main Road, Parson Drove**

**Site Area/Density: 0.36ha**

**Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

The proposal seeks full planning permission for the erection of a polythene pool cover over existing swimming pool. It is considered that the proposed development is acceptable in terms of design and appearance. Furthermore, the proposed development would not result in an adverse impact upon the amenity of the occupants of adjoining properties.

In view of the above, the proposed development complies with Policy CS16 of the emerging Fenland Local Plan – Core Strategy (2013), and Policy E9 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is recommended that planning permission is granted.

## **2. HISTORY**

None relevant to this proposal

## **3. PLANNING POLICIES**

### **3.1 National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

### **3.2 Draft Fenland Core Strategy:**

CS16: High Quality Environments

### **3.3 Fenland District Wide Local Plan:**

E9: Alteration and Extension to existing buildings

## 4. CONSULTATIONS

- 4.1 **Parish/Town Council:** Comments awaited
- 4.2 **FDC Conservation Officer:** No comments received within consultation period.
- 4.3 **CCC Archaeology:** No comments received within consultation period.
- 4.4 **North Level Internal Drainage Board:** No comments to make.
- 4.5 **CCC Highways:** Details relating to the provision of access and parking during the period of construction are required.
- 4.6 **FDC Environment and Health Services:** No comments
- 4.7 **FDC Housing and Development:** No comments received within consultation period.
- 4.8 **Neighbours:** 1 letter of support received from FDC Ward Councillor.

## 5. SITE DESCRIPTION

- 5.1 The existing swimming pool is located to the rear of the main school building and is not visible from a public view point. The wider site hosts various school buildings with the playground and playing field to the rear. Dense landscaping on the side and rear boundaries screen the rear of the site from the neighbouring uses. The surroundings are characterised by a mixture of development including the school, a petrol filling station and housing.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Policy implications
  - Design, layout and residential amenity

### (a) Policy implications

Policy E9 of the Local Plan seeks to ensure that when considering proposals for new development and the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, access and parking are taken into consideration. Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

(b) Design, layout and residential amenity

The pool cover consists of an aluminium frame with polythene cladding. It will be a maximum of 3.8m high to the highest part of the roof, which is curved. The footprint of the cover will be slightly larger than the swimming pool.

Due to the existing use of the site, the relatively low height of the structure when compared to the other school buildings, and the dense boundary treatments, it is considered unlikely that neighbouring residential amenity will be harmed by the proposal. The lightweight appearance of the structure is such that no concerns are raised with regard to visual amenity.

## 7. **CONCLUSION**

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of Policy E9 of the Fenland District Wide Plan (1993), and Policy CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

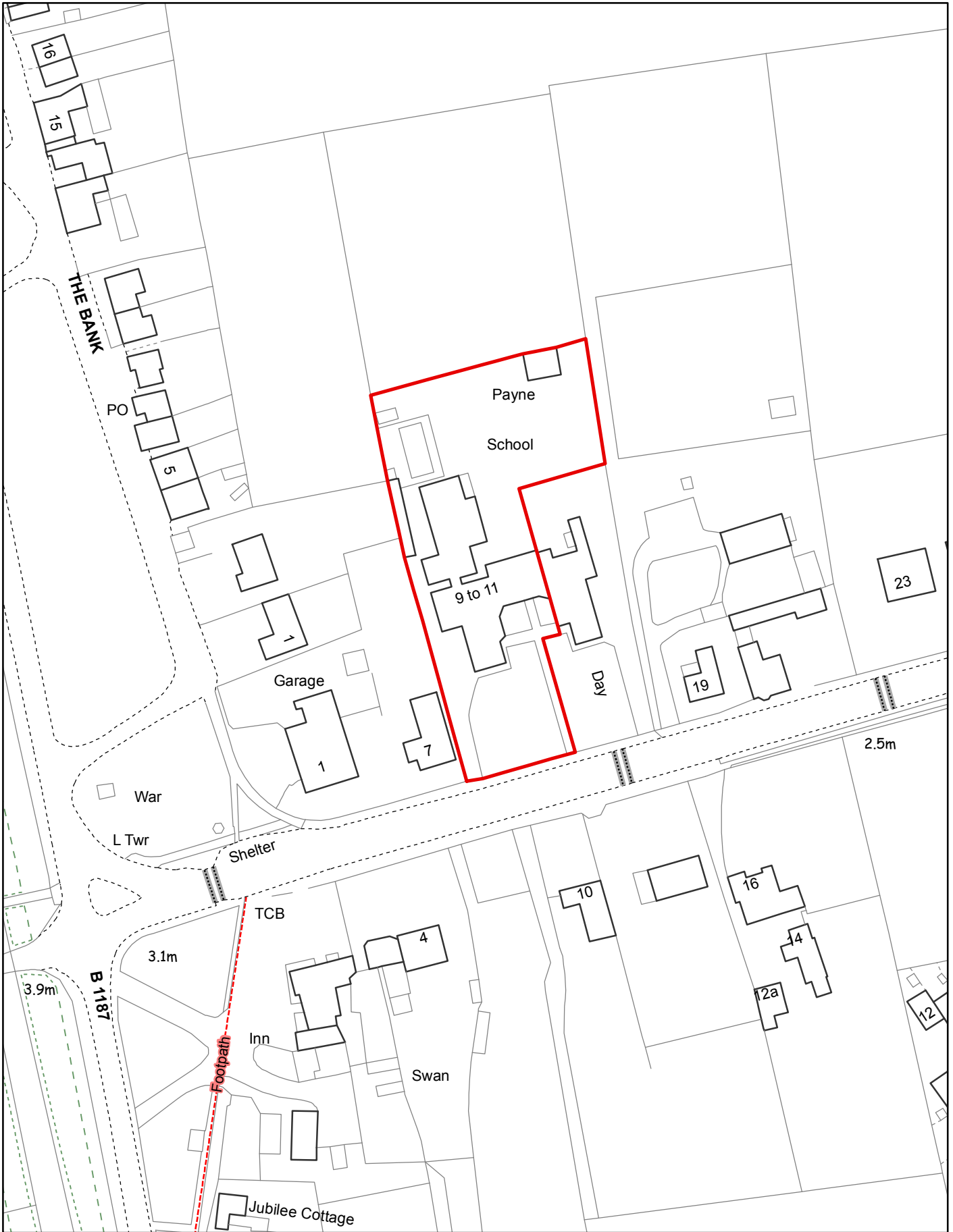
## 8. **RECOMMENDATION**

**Grant subject to expiry of consultation and no new issues raised**

1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

***Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.***

2. **Approved Plans**



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