

Application Number: F/YR14/0471/F

AGENDA ITEM No. 11

Minor

Parish/Ward: March West

Date Received: 10<sup>th</sup> June 2014

Expiry Date: 5<sup>th</sup> August 2014

Applicant: Trevor Watson, Fenland District Council

Agent: Mark Wedge, Fenland District Council

Proposal: Erection of extensions to extend gym, form multi activity room and changing area

Location: George Campbell Centre, City Road, March

Site Area: 0.67 Ha

Reason before Committee: This application is before committee given that it relates to a Fenland District Council proposal on FDC Land

1.0. **EXECUTIVE SUMMARY/RECOMMENDATION**

The Applicant seeks consent to extend a gym, form a multi activity room and changing area.

The expansion of the leisure complex complies with Policy LP3 which directs service and facilities to serve key local centers thereby enhancing access to leisure and recreation facilities. This would encourage and enhance opportunities for residents of the District to undertake healthy lifestyles.

This proposal has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favorably recommended.

2. **Fenland Local Plan:**

LP1 – A presumption in favour of sustainable development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland

LP15 – facilitating the creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

3. **HISTORY**

F/YR00/0853/REG	Erection of single storey extension to provide changing rooms	Granted 15/11/2000
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F/94/0626/REG3	Erection of roof over existing internal courtyard	Granted 01/02/1995
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F/0928/83/F	Enclosure of swimming pool and alterations to existing changing	Granted 19/01/1984
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## 4. CONSULTATIONS

- 4.1 **Town Council:** Not yet received
- 4.2 **Local Highway Authority (CCC):** No highway objections. FDC to consider suitability of parking arrangements in relation to this application. Pedestrian and vehicle access to the application site is to remain as existing.
- 4.3 **Middle Level Commissioners:** Noted that they will be commenting
- 4.4 **Environment Agency:** Not yet received
- 4.5 **FDC Environmental Protection Team:** Note and accept the submitted information and have no objections to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate.
- 4.6 **CCC Archaeology:** Not yet received
- 4.7 **FDC Conservation Officer:** No objection to the proposed extensions and remodelling. The centre is located within the town conservation area. It occupies a prominent elevated position facing the park. The park elevation will provide a more coherent and attractive frontage. The second extension will not be visible from the public realm. Only reservations regarding the scheme relate to the adjacent trees and the March Urban Council stone emblem above the main entrance, as follows:

There is a large ash tree at the foot of the embankment. There is also a smaller oak in the enclosure to the north which overhangs the proposed footprint of the larger extension. It will be essential to protect these trees during construction, but also to clarify any re-grading of the embankment and finished soil levels around the ash.

In addition the scheme shows cladding above the main entrance which suggests that the emblem is either covered over or removed. This is the only feature of architectural or historic interest and should either be retained in situ or relocated in a prominent position.

- 4.7 **Local Residents:** None received

## 5. SITE DESCRIPTION

- 5.1 The premises comprise a range of buildings which have been developed over time to form the George Campbell Centre. The original building comprises a main entrance section with single storey low pitched roof projections to the north and south with the main pool housing to the east which has a higher roof scape. The western elevation of the premises addresses the West End Park with the boundary of the site sloping down to the main park area. There is access from the main City Road and whilst parking is available on site this comprises a total of 3 bays restricted for use by blue badge holders only.

## 6. PLANNING ASSESSMENT

### 6.1 Nature of Application

This application seeks full planning permission for the erection of a single storey extension to the west of the existing entrance area to form a multi activity club room. It will have overall dimensions of 30.1 metres long x 8.1 metres deep with an overall height of 5.4 metres. It will be largely glazed and will have a self-finish render in RAL6018 (the 'New Vision Green') above plinth level which will be constructed of Lignacite Fair faced blockwork. The existing single storey section to the east will be updated through the application of self coloured render, again in New Vision Green, to the existing brick panels.

There is a further extension planned which will be situated immediately to the north of the swimming pool, entirely contained within a courtyard area. This courtyard is bounded by existing buildings to the west, east and south and a densely landscaped area to the north. This extension, which is irregular in shape, will have overall maximum dimensions of 11.5 wide and 17 metres length. It will have a mono pitch roof which will link to the main pool building at a height of 4 metres with an eaves height of 3 metres.

### 6.2 Policy Considerations

The proposal falls to be considered in accordance with the policy framework outlined above. The expansion of the leisure complex complies with Policy LP3 which directs service and facilities to serve the district in key local centres.

Considering each element in turn:

**1) Health and Wellbeing:** The proposal would provide additional leisure accommodation therefore promote healthy lifestyles and enhancing access to leisure and recreation facilities in the area. This would therefore improve the health and wellbeing of Fenland residents.

#### **2) Economic Gain**

The proposal would improve the facilities provided by the business, thereby reinforcing the future of the business and its staff as well as providing direct and indirect economic opportunities for contractors and supplies within the District.

**3) Access and Servicing:** The proposal retains existing parking on site. Given the close proximity to existing town centre parking and historic reliance on the same it is not considered that the development proposed will place undue burden on the existing parking stock.

**4) Flood Risk:** The site lies within Flood Zone 1, the lowest risk category, and the proposal falls within the 'More Vulnerable Flood Risk Categorisation' as such the proposal may be deemed 'appropriate' when applying the guidance contained within the Technical Guidance which forms part of the NPPF.

**5) Amenity (including Heritage considerations and Trees):** The development complements the existing buildings on site in terms of scale, materials and design. It will also unify the buildings through the application of a new colour scheme giving a more cohesive elevation when viewed from the adjoining park.

There are no neighbour amenity issues arising and no wider amenity considerations. The proposal represents the expansion of an existing use and no adverse comments have been received through the consultation process.

The site lies on the edge of March Conservation area however the extensions proposed will have a neutral impact on the character of the area, overall however the proposal will enhance the building in terms of its cohesion thereby making a positive contribution. The comments made regarding trees and the retention of the March Urban Council Stone have been noted and it has been confirmed that this feature will remain in situ and on display.

It has been confirmed but the applicant's agent that there will not be any re-grading works necessary to facilitate the proposal. The tree officer has also confirmed that the existing ash on site will be unaffected by the proposal although it is recommended that the ash tree is protected during the period of construction and a condition will be imposed in this regard.

**6) Other Issues:** During the consultation process a verbal representation was received from a neighbouring resident disputing the ownership of the access road to the site. This has been followed up with the applicant and they remain satisfied, having received legal input, that the correct ownership certificate has been completed and submitted. It should be noted that no formal written representation has been received at the time of drafting this report.

## 7. **CONCLUSION**

- 7.1 This proposal has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favourably recommended.

## 8. **RECOMMENDATION**

### **GRANT**

- 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 **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

**Reason**

**To ensure that retained trees are adequately protected.**

- 3 **Notwithstanding the detail shown on drawings 472-04 and 472-03 date stamped 10<sup>th</sup> June 2014 the March Urban Council Stone shall be retained as part of the fabric of the building in perpetuity and shall not be removed or covered**

**Reason**

**To ensure that this historic feature is retained and protected**

- 4 **Approved Plans**