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Item No: 7.5
Application: 162723
Applicant: Mr M Wicks, Colchester Borough Homes
Agent: Mr B Gooch, Leisure World
Proposal: Construction of a single storey, 246m² extension to the current fitness suite (Gymnasium) located at Leisure World Colchester.

Location: Colchester Leisure World, Cowdray Avenue, Colchester, CO1 1YH
Ward: Castle
Officer: Benjy Firth

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because it was considered prudent in the interests of transparency considering the Council's interests in the application site.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposal and its impact on the surrounding area, both are considered to be acceptable.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 The application site is a sports centre located between Cowdray Avenue and the river Colne, to the north of the town centre.

4.0 Description of the Proposal

- 4.1 The application seeks a single storey extension to the rear of the sports centre building, to provide extended gym facilities. The reconfiguration of the first floor adjacent to the gym will also see an additional studio and facilities for staff created.

5.0 Land Use Allocation

- 5.1 The use of this site is already established and this proposal does not seek to alter the existing use.

6.0 Relevant Planning History

- 6.1 N/A

7.0 Principal Policies

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
SD3 - Community Facilities
UR2 - Built Design and Character

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP4 Community Facilities
DP10 Tourism, Leisure and Culture
DP19 Parking Standards
DP20 Flood Risk and Management of Surface Water Drainage

- 7.4 Some “allocated sites” also have specific policies applicable to them. The adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

N/A

- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

Community Facilities
Open Space, Sport and Recreation
Sustainable Construction

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.
- 8.2 The Highways Authority made no objections to the proposal.
- 8.3 The Councils Environmental Protection service requested that informatives were added to any permission regarding Demolition and Construction, and hours of work.
- 8.4 The Council’s Archaeological Officer requested a standard archaeological condition is attached to any permission granted.

9.0 Parish Council Response

- 9.1 The Parish Council made no comment on the application.

10.0 Representations from Notified Parties

10.1 The application resulted in a number of notifications to interested third parties including neighboring properties. The full text of all of the representations received is available to view on the Council's website. However, a summary of the material considerations is given below.

10.2 One member of the public commented that they welcomed additional gym facilities.

11.0 Parking Provision

11.1 Although the proposal will mean the removal of nine parking spaces it is considered that adequate parking provision in accordance with the adopted standards will remain.

12.0 Open Space Provisions

12.1 This scheme raises no issues in terms of open space.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 This application is not classed as a "Major" application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

15.1 The proposal seeks to extend existing community facilities within a mixed use area. As such the proposed use is already established and is considered acceptable.

15.2 The proposal seeks a modest extension in contrast to the existing built form at the site. The extension is to the rear of the site and as such has no impact on the street scene. The extension would be visible within the public realm, however it would be seen against a back drop of the existing building and as such its impact would be insignificant. The scale, height, massing and materials proposed are sympathetic of the host building and as such are in keeping. In light of the above the design of the proposal is considered acceptable.

16.0 Conclusion

16.1 In conclusion, this modest scheme is only before Members due to the Council's interest in the site. The scheme is acceptable in design terms and raises no issues in terms of its impact. An approval is warranted.

17.0 Recommendation

17.1 APPROVAL of planning permission subject to the following conditions set out below.

18.0 Conditions

1 - ZAA - Time Limit for Full Permissions

The development hereby permitted shall be begun before the expiration of 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 the Planning and Compulsory Purchase Act 2004.

2 - ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers LW278844–TD08, LW278844–TD03RevA, LW278844–TD04RevA, LW278844–TD06RevA and LW278844–TD07RevB.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3 - ZBB - Materials As Stated in Application

The external facing and roofing materials to be used shall be those specified on the submitted application form and drawings, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the area

4 - ZNL - Full Archaeological Condition

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation

f. Nomination of a competent person or persons/organisation to undertake the works

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SD1 and ENV1 of Colchester Borough Council's Core Strategy (2008).

5 - ZPD - *Limits to Hours of Work*

No demolition or construction work shall take outside of the following times;

Weekdays: 08:00-18:00

Saturdays: 08:00-13:00

Sundays and Bank Holidays: No working.

Reason: To ensure that the construction phase of the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise at unreasonable hours.

19.0 Informatives

ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

ZUJ - Informative on Archaeology

PLEASE NOTE The submitted scheme of archaeological investigation should be in accordance with an agreed brief. This can be procured beforehand by the developer from Colchester Borough Council. Please see the Council's website for further information:

<http://www.colchester.gov.uk/article/13595/Archaeology-and-the-planning-process>