
Site Address:	Waterlooville Leisure Centre, Waterberry Drive, Waterlooville, PO7 7UW		
Proposal:	Outline Application for construction of a new Sports Hall.		
Application No:	APP/14/00024	Expiry Date:	10/03/2014
Applicant:	Horizon Leisure Centres	Team:	Team 2
Agent:	Ms H McCrudden	Case Officer:	Aaron Wright
Ward:	Waterloo		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

Waterlooville Leisure Centre is located within an industrial estate and business park. The building itself is surrounded by a car park on the east, south and west sides and an unused grassed area to the north side. It is situated within a self contained site and is well screened from the surrounding area by mature hedging and trees.

2 Planning History

09/54961/006

Extension to existing studio at Waterlooville Leisure Centre, to create a new dance studio. Permission 27/10/09

3 Proposal

This application is for outline consent for the construction of a new Sports Hall with all matters reserved. The landscaping, access, external appearance and scale of the building would be subject to a reserved matters application. The proposed site plan indicates that the sports hall would be located adjacent to, and linked to the new gym and indoor play centre.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

R12	(Waterlooville Leisure Centre Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Property Services Manager

No comment.

Building Control Officer

No comment.

Southern Water

The sewer records show a public foul sewer crossing the site and surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

County Ecologist

The application is not accompanied by any ecological information and I have therefore based my comments on the information provided within the Ecological Scoping Survey Report (Greenlink Ecology Limited, December 2013) submitted in relation to APP/14/00023. It is evident that the site of the proposed sports hall is, in common with the wider site, of low ecological value, containing predominantly hardstanding with associated areas of managed amenity grassland and planted trees and shrubs. There is minimal potential for legally-protected species to occur. I am content that the site is of limited ecological interest and that the proposed works are not likely to result in unacceptable ecological impacts. In relation to APP/14/00023, the applicant's ecologist has provided recommendations for mitigating the impacts of the proposed development of the whole site as well as enhancing the biodiversity value of the site post-development – such measures include timing works so as to avoid the bird nesting season, installing bat and bird boxes and the use of appropriate native species planting to contribute to local biodiversity. I would concur with the comments made by the landscaping officer that these measures are implemented in full. Therefore, if you are minded to grant permission, I would recommend an ecological mitigation and enhancement measure condition be imposed.

Economic Development Officer

Strongly supports this application that would create new jobs and enhance the leisure facilities of the Borough.

Development Engineer

No comment received.

Landscape Officer

I would prefer to see some supplementary landscaping to help break up the mass of the building and to improve the edges and boundary areas. This would also echo the ecology reports suggestions for contributions where vegetation has been lost. More details required to address these points.

Crime Prevention Officer

No comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 42

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3 letters of representation have been received raising the following concerns:

Objections:

Loss of privacy, houses opposite contain windows which would be affected.

Noise. includes loud sport activities risk of loud music and noise from gym equipment. particularly early morning and late evening

Windows should be placed on the other side of the building (one neighbour suggests that this would overcome these problems)

Hours of use should be no later than 9.30pm each day (currently 10.30pm proposed Mon-Fri)

Loss of sunlight, currently filtered through trees.

Ugly industrial appearance

Trees and hedgerows should be retained and more should be planted to create a dense bank.

The building is more readily visible from more properties than suggested in the application.

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Design and appearance
- (iii) Trees and landscaping
- (iv) Impact upon residential amenity
- (v) Parking Implications

- (i) Principle of development

The application seeks outline consent for a new sports hall at the Waterloo Leisure Centre. Saved policy R12 of the Local Plan refers to the development of land adjacent to the Leisure Centre. The policy states that the development of land adjacent to the Leisure Centre will be permitted for indoor recreational facilities which complement and extend the existing provision and contribute to reducing deficiencies in the Waterloo area. The population of the Waterloo area has increased substantially but the provision of indoor recreation space is generally poor. The land subject to Policy R12 abuts the north-west elevation of the Leisure Centre and is located north of the car park. The proposed extension would be sited on the north-west elevation of the building.

Policy CS1 refers to Health and Wellbeing and also states that planning permission will be granted for development which supports the leisure centres at Havant and Waterlooville as the main provision and provides indoor sports and leisure facilities that would meet strategic needs for the whole borough and where appropriate local provision.

It is considered that the principle of a proposed development complies with saved policy R12 of the Local Plan and Policy CS1 of the Core Strategy.

(ii) Design and appearance

Details of the design and appearance would be subject to the reserved matters application. However, the Council would require the development to be of high quality design that responds to the appearance of the existing building.

(iii) Trees and Landscaping

The proposed extension is to be located on an area of existing well-kept grass and the site is heavily landscaped. The detailed landscaping of the site would be subject to the reserved matters application and provide opportunity for additional planting, to partly offset the additional visual impact.

(iv) Impact upon Residential Amenity

Waterlooville Leisure Centre is located within an industrial estate and business park and as such there are limited residential properties in the immediate area. The closest residential properties to the application site are those in Hambledon Road. These properties are approximately 60m from the application site and are separated from the site by a tree belt and Hambledon Road. The scale and external appearance of the Sports Hall would be subject to a reserved matters application but the indicative height, similar to the existing building, is considered likely to be acceptable. The plans would then indicate position of windows in relation to the neighbouring properties. The impact on residential amenity would be fully assessed at that stage and if required, further detailed conditions applied. However, hours of use, reflecting those proposed can be controlled by condition, although it is considered that the neighbour request to limit use to 9.30pm during weekdays, would be difficult to defend given the location and that the use is within the building, plus the ability to control outward opening windows at the reserved matter stage.

(v) Parking Implications

It is not appear from the site plan that the existing vehicle or pedestrian accesses are to be altered. All new accesses will be DDA and Part M compliant. There are currently 121 car parking bays available to customers including 8 disabled bays. The application for the new gym and indoor play centre indicates extra car parking is proposed on the east and west side of the building, and that the parking to the east side will be used as a staff car parking area allowing the existing and additional car parks to be used for customers. It is proposed that 44 additional bays will be made available as part of that new development which would be a 36% addition to the total. The Council would seek additional information at the outline stage as to whether additional car parking is required.

8 Conclusion

The principle of a new sports hall on the site is considered acceptable, however greater detail would be required at the reserved matters stage in regards to scale and appearance of the building, landscaping and impact on residential amenity. As such the recommendation is to grant outline consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT OUTLINE CONSENT** for application APP/14/00024 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same **[herein called "the reserved matters"]** have been submitted to and approved in writing by the Local Planning Authority.
 - (i) **The reserved matters:**
 - (b) The siting of the Sports Hall and the means of access thereto from an existing or proposed highway;
 - (c) The design and external appearance of the Sports Hall (including details of the colour and texture of external materials to be used);
 - (c) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
 - (ii) **Other matters:**
 - (d) The layout of the development including the positions and

- widths of roads and footpaths;
- (e) The finished levels (above ordnance datum) of both the ground floor of the proposed building and the surrounding ground levels;
- (f) Access facilities for the disabled;
- (g) The measures to be taken to protect adjacent areas from excessive noise;
- (h) The layout of foul sewers and surface drains;
- (i) The manner of treatment of existing water courses and ditches;
- (j) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (k) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (l) The alignment, height and materials of all walls and fences and other means of enclosure;
- (m) Hardsurfacing proposals including surfacing materials;
- (n) The provision to be made for the parking of vehicles;
- (o) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (p) The provision to be made for the storage and removal of refuse from the premises;
- (q) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

Reason: To secure orderly development.

- 4 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall

thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The sports hall to which this permission relates shall not open to the public before 06.30hrs or after 22.30hrs on Mondays - Fridays or before 07.30hrs or after 21.30hrs on any Saturday, Sunday or any recognised Public Holiday.

Reason: To reflect the terms of the planning application and to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Topo Survey (Drawing No.27952-PD-100)
Outline Planning - New Sports Hall (Drawing No.27952-PD-103)
Proposed Elevational Location (Drawing No.27952-PD-102)
Existing Site Plan and Floor Plan (Drawing No.27952-PD-101)

Reason: - To ensure provision of a satisfactory development.