

DC/2017/00196

EXTEND THE EXISTING BUILDING (TO THE SOUTH ELEVATION) WITH A TWO STOREY BUILDING TO HOUSE CHILDREN'S ACTIVITY ZONE AND EXTERNAL MECHANICAL PLANT TO THE ROOF. THE EXISTING LEISURE CENTRE IS TO RECEIVE A MAJOR INTERNAL REFURBISHMENT WITH A SWIMMING POOL AND ASSOCIATED FACILITIES REPLACING THE SPORTS HALL. EXISTING MAIN ENTRANCE TO BE RELOCATED TO EAST ELEVATION WITH MINOR EXTERNAL WORKS TO EXISTING CAR PARK AND HARD LANDSCAPING.

MONMOUTH LEISURE CENTRE, OLD DIXTON ROAD, MONMOUTH, NP25 3DP

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 27/02/2017

1.0 APPLICATION DETAILS

1.1 Monmouth Leisure Centre is located along Old Dixton Road and shares a site with Monmouth Comprehensive School. The application seeks consent to extend the existing leisure centre on its front elevation with a two storey extension as part of the redevelopment of the leisure centre. Monmouth Leisure Centre is to be redeveloped to include a new swimming pool to replace the pool that was demolished as part of the new school development (DC/2015/00261). The previous application, DC/2015/00261, gave consent for a new swimming pool within the school building however this proposal would now be superseded with the pool now being provided at the Leisure Centre and the sports hall being located at the school. Monmouth County Council has a commitment to replace the demolished swimming pool and this application seeks consent to extend the existing building to provide additional space for the redevelopment. The replacement swimming pool would be a 25m length 5 lane pool. In addition to the swimming pool the leisure centre would also make provision for a 40-50 station gymnasium, children's soft play provision and a toning suite. The consideration of this application should also take into account the proposals within application DC/2017/00030 which proposes to vary the approved plans for the new Monmouth Comprehensive School (DC/2015/00261) to allow for the construction of a new sports hall. In the long term the sports hall within the school building would be available for the use of the Leisure Centre and for local residents of Monmouth out of school operating hours.

1.2 The proposed two storey extension would be sited on the front (south east) elevation and would have a footprint that would measure 13.4m x 8m. The extension would have a flat roof that would measure 8m at its highest point. The roof of the extension would accommodate plant equipment required to service the swimming pool but this would be concealed with PPC cladded panels that would match the existing arrangement. An element of the plant equipment would project above the roof. The proposed extension would be constructed with materials that would match the existing arrangement. The proposals are outlined on the submitted plans Drg No 2128.02.402 REV P6 (proposed elevations), Drg No 2128.02.311 REV P7, Drg No 2128.02.312 REV P6 (proposed ground and first floor plans) and 2128.02.203 REV P3 (proposed site plan).

2.0 RELEVANT PLANNING HISTORY

DC/2017/00030 Alterations to the approved scheme namely: removal of swimming pool, and addition of sports hall facility. Relating to application DC/2015/00261. Concurrent application on the same agenda for determination – Recommended for approval

DC/2015/00261 Demolition of existing secondary school buildings and construction of a secondary school (D1) comprising 14,824m² (gross internal area) of floor space, principles of landscaping, car and cycle parking spaces. Approved July 2015

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S5 Community and Recreation facilities
- S12 Efficient resource use and flood risk
- S13 Landscape, Green Infrastructure and the Natural Environment
- S16 Transport
- S17 Place making and design

Local Policies

- EP1 Amenity and environmental protection
- DES1 General Design considerations
- DES2 Areas of amenity importance
- SD3 Flood risk
- SD4 Sustainable drainage
- G11 Green Infrastructure
- NE1 Nature conservation and development
- MV1 Proposed development and highway considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Monmouth Town Council – No recommendation received to date. The application was deferred on 13th March as the Council required additional information in relation to the following: -

1. What is happening with the replacement sports hall?
2. What is the width of the pool and the swimming lanes?
3. How is the pool accessed from the changing rooms?
4. More detailed information required regarding the viewing area of the pool.

The application is due to be re-considered by the Town Council on 27th March. The recommendation will be added to late correspondence for Planning Committee Members to view.

MCC Biodiversity Officer - Thank you for consulting us on the above application, based on the current objective survey and assessment available, we have enough ecological information to make a lawful planning decision. It is noted that the site is of negligible value to wildlife, being predominantly hardstanding. Shrub areas are present on site and offer bird nesting opportunities with historic nests present, these areas are noted as being retained. The building itself and trees have been adequately assessed for bats and it was found that the site as a whole has negligible potential for bat roosting. As such I would suggest the below informative notes be added to any consent.

MCC Environmental Health Officer – Whilst there is concern about the potential of noise to impact on nearby residents from the proposed development and in particular the plant equipment on the roof I am of the opinion that providing the findings of the noise assessment are adhered to these should be acceptably managed. Therefore I would recommend as per the findings of the noise assessment that a condition be attached to any planning permission granted that written confirmation is provided from the developer and agreed to by the local planning authority prior to the development commencing of all noise mitigation measures to be implemented on the proposed development to ensure noise does not impact significantly on nearby properties

MCC Highways Officer – No objection to the proposal as there is adequate car parking provision and the development will not have a detrimental impact on highway safety.

Glamorgan Gwent Archaeological Trust – It is likely that there could be features and finds of Medieval date outside the focus of the known settlement and therefore within the proposed development area. We therefore recommend that a condition requiring the applicant to submit a detailed programme of investigation for the archaeological resource should be attached to any consent granted by your Members. This will contain detailed contingency arrangements including the provision of sufficient time and resources to ensure that all archaeological features that are located are properly excavated and removed and a report on the archaeological work submitted.

4.2 Neighbour Notification

No objection received to date.

4.3 Local Member Representations

None

5.0 EVALUATION

5.1 Principle and visual impact

- 5.1.1 The principle of extending the existing leisure centre and its redevelopment is acceptable and would be in accordance with Policy S5 of the Local Development Plan (LDP). The site does lie within Flood Zone C2 however the scale of development would not result in any additional flood risk to any party or the wider area. The scale and design of the proposed two storey extension is considered to be acceptable. The extension is relatively modest in comparison to the existing building and it would enclose an existing recessed section of the building. The proposed extension is of an acceptable size and the design is appropriate for the building. The resultant building would not appear significantly different from its existing arrangement. The plant equipment that would be located on the roof and the majority of the equipment would be concealed from view with a fascia to match the existing arrangement resulting in the plant equipment not being visually intrusive. However there would be an element of the plant equipment above this fascia as outlined on Drg No 2128.02.402 REV P6. This plant equipment is required to install the swimming pool within the building and after detailed discussions there are no appropriate alternative solutions for the siting of this plant equipment. It is considered that the equipment could be housed with panelling in a colour that matches the Leisure Centre to mitigate for its visual appearance. The equipment would also be set back within the roof of the extension and would not be significantly dominant within the street scene. From the adjacent road (Old Dixton Road) it is not considered to be particularly noticeable given the height

of the building. The plant equipment is also a functional requirement to provide the swimming pool at the site and there are no suitable alternative locations for the equipment. The height of the plant equipment is not ideal however on balance it is considered that the visual impact of the equipment is acceptable subject to a condition being added to any consent outlining that it needs to be sensitively housed to mitigate for its appearance. The proposed development would be of an acceptable standard of design that would not harm the appearance of the area.

- 5.1.2 The site does lie within an area of amenity importance as outlined in Policy DES2 and the development would not harm the characteristics of the area and it would be in accordance with the requirements of Policy DES2. The proposed materials would match the existing arrangement and would be appropriate for this type of community building. The proposed development would enhance the facilities that the Leisure Centre offers and the extension would not harm the visual appearance of the building or the wider area. The proposed two storey extension would allow the centre to broaden the range of facilities it offers and the development would be in accordance with Policies S5, S17, DES1 and EP1 of the LDP.

5.2 Residential amenity

- 5.2.1 The proposed two storey extension on the front elevation would not harm any other party's amenity. The development would not harm any party's privacy or private amenity space and would be in accordance with Policy DES1 of the LDP. The additional plant equipment that would be installed at the site has been reviewed by the Council's Environmental Health Team and they have no objections to the proposals. The plant equipment would not harm any other party's health and would be in accordance with Policy EP1 of the LDP.

5.3 Parking and Highway Safety

- 5.3.1 The proposed modest extension to the Leisure Centre would not result in a significant amount of additional traffic at the site and the parking provision is considered to be acceptable. The submitted plans also outline an additional area for overflow parking if required for busy events. The Council's Highways Officer has reviewed the proposals and has no objections to the development. The extension would not have an impact on highway safety in the area and would be in accordance with Policy MV1 of the LDP.

5.4 Response to the Representations of Monmouth Town Council

- 5.4.1 The application proposes a two storey extension to the existing Leisure Centre and in planning terms there are no overriding reasons why the development would be unacceptable. The Local Planning Authority understand the concerns of the local community in relation to the leisure facilities that are provided at the site but the internal layout and functions of the redeveloped building would not be a planning consideration. The development would result in Monmouthshire County Council providing a five lane 25m long swimming pool at the site and the sports hall within the amended Monmouth Comprehensive School application DC/2017/00030 would provide a sports hall for the Leisure Centre (for community use, out of school hours) in the long term. There are no overriding planning matters that should result in the application being recommended for refusal.

5.5 Conclusion

- 5.5.1 The proposed redevelopment of Monmouth Leisure Centre would not have a harmful visual impact on the existing building or the area. The modest extension is of an

acceptable scale and would be of a design that respects its setting. The resultant building would not appear significantly different from the existing arrangement and it would not harm the appearance of the locality. It would not harm any party's amenity or health and the highway implications of the development are negligible. The proposed development would be in accordance with the relevant policies in the LDP.

5.6 Well-Being of Future Generations (Wales) Act 2015

- 5.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 **RECOMMENDATION: APPROVE**

Conditions

1. The proposed development shall commence within 5 years of the date of this consent
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The hereby approved development shall commence in accordance with the approved plans only.
Reason: For the avoidance of doubt
3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
4. Prior to the commencement of development written confirmation of the noise mitigation measures to be implemented on the proposed development to ensure noise does not impact significantly on nearby properties shall be submitted to and agreed in writing by the local planning authority. The development shall be constructed in accordance with those approved details.
Reason: To protect residential amenity
5. As outlined within the Noise assessment on behalf of ISG Construction Ltd dated 16th February 2017 Report number: 101440 the proposed development shall ensure the following noise mitigation measures are implemented at the site : -
 - The plant finally selected for the site will not be louder than those provided by Hensall Mechanical Services and detailed in Table 5.
 - Internal noise from the main plant room is attenuated to not exceed existing external noise levels.
 - The parapet cladding around the roof top plant is at least 1 m in height and a minimum mass of 12 kg/m².Reason: To protect residential amenity
6. No development shall commence until detailed information outlining how the proposed plant equipment on the roof outlined within Drg No 2128.02.402 REV P6 can be housed to mitigate its visual appearance is submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.