

DC/2017/00808

PROPOSED TEMPORARY SPORTS BUILDING, CHANGING UNITS AND TOILET BLOCK LOCATED ON EXISTING HARD STANDING TENNIS COURTS FOR USE BY LOCAL COMPREHENSIVE SCHOOL, WHILE UNDERTAKING PROPOSED WORKS TO EXISTING LEISURE CENTRE

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

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 01/08/2017

1.0 APPLICATION DETAILS

- 1.1 Monmouth Leisure Centre is located along Old Dixton Road and shares a site with Monmouth Comprehensive School. This application seeks consent to construct a temporary sports building and associated changing units and toilet block during the re-development of the school previously given consent under DC/2015/00261. The consideration of this application should also take into account the proposals within application DC/2017/00030 which gave consent to vary the previously approved plans within DC/2015/00261 to allow for the construction of a new sports hall within the new Monmouth Comprehensive School. In the long term the sports hall within the school building would be available for the use of Monmouth Leisure Centre and for local residents of Monmouth out of school operating hours. During the construction of the new school the temporary sports hall structure that is proposed is required to provide the required facilities for the children to meet their educational needs.
- 1.2 The proposed temporary sports hall would be sited to the north-east of Monmouth Leisure Centre within the existing tennis courts. The proposed temporary structure would have a footprint of 35m x 20m and it would have a pitched roof that would be approximately 5m to the eaves and 8.4m to the ridge. The proposed structure would have painted grey steel cladding to the walls, the roof would be a twin PVC membrane white translucent material and the openings would be of aluminium construction. The application also includes the siting of temporary single storey container units at the site for changing rooms and WC facilities in association with the proposed temporary sports hall. There would be three larger containers measuring 9.75m x 3.1m and two smaller units measuring 5m x 2.7m. The siting of the sports hall is outlined on the submitted site plan Drg No P1.

2.0 RELEVANT PLANNING HISTORY

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. Approved April 2017

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
- NE1 Nature conservation and development
- MV1 Proposed development and highway considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Monmouth Town Council – recommends approval.

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 – providing that there are no groundworks there would be no adverse impact on historical features.

Natural Resources Wales – no objections to the proposals subject to a condition to outline that the finished floor levels are set no lower than 17.05 metres above Ordnance Datum (AOD) (Newlyn).

4.2 Neighbour Notification

No objection received to date.

5.0 EVALUATION

5.1 Principle of development and Flood Risk

- 5.1.1 The principle of constructing a temporary sports hall is acceptable and would be in accordance with Policy S5 of the Local Development Plan (LDP) as it would ensure that this community and educational facility is provided at the site during the construction period for the new school. The site does lie within Flood Zone C1 however the scale of development would not result in any additional flood risk to any party or the wider area. The development is for a form of highly vulnerable development and development of this type is usually directed away from flood zone areas but in this case there is an existing historic use of the site for highly vulnerable forms of development

such as the school and the leisure centre and therefore this additional temporary structure is considered to be acceptable in terms of potential flood risk. The proposed development is in accordance with the justification tests in Technical Advice Note 15 as the development is necessary to sustain an existing settlement, is located on previously developed land and the potential consequences of a flooding event have been considered and can be acceptably managed. Natural Resources Wales (NRW) have reviewed the proposed development and have no objections to the construction of the structure subject to a condition outlining that the finished floor level is 17.05m AOD or above. NRW outlined that 'the buildings would be flood free and include some additional freeboard and advised that the proposal has been designed to meet A1.14 criteria and the Flood Consequence Assessment has satisfactorily assessed the risk and consequences of flooding'. The proposed temporary development would be in accordance with the requirements of TAN15 and the development would not result in an unacceptable level of flood risk for users or nearby properties. The development would be in accordance with the requirements of Policies S12 and SD3 of the LDP.

5.2 Visual Amenity

5.2.1 The scale and design of the temporary sports hall and ancillary structures are considered to be acceptable particularly given the temporary nature of the structures. The proposed sports hall would have a simple, functional design and it would appear as a temporary building by virtue of its materials. The proposed temporary sports hall building would be viewed to be an ancillary element of the school and it would be of an acceptable scale, form and design. The proposal is only temporary therefore the visual impact of the development would only be relatively short term but even accounting for that it is not considered that the development would have an adverse visual impact on the area as it would be viewed to be a functional building in association with the school. A condition would be added to any consent to ensure that after 12 months of the new school building coming into beneficial use the temporary facility is dismantled and removed from site. As outlined above the visual impact of the development would therefore only be for a limited amount of time whilst the new sports hall facility within the school and associated sports hall is being constructed. The proposed development would be of an acceptable standard of design that would not harm the appearance of the area in accordance with Policy DES1 of the LDP.

5.2.2 The site does lie within an area of amenity importance as outlined in LDP Policy DES2. The development would be temporary and would not have an adverse impact on the characteristics of the area which after all is part of a large school site. The development 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 temporary community building.

5.2 Residential amenity

5.2.1 The proposed temporary sports hall and associated ancillary buildings would not harm any party's privacy or private amenity space and would be in accordance with Policy DES1 of the LDP. There have been no objections to the proposals.

5.3 Parking and Highway Safety

5.3.1 The proposed temporary development would not result in a significant amount of additional traffic at the site and the parking provision is considered to be acceptable. The Council's Highways Officer has reviewed the proposals and has no objections to the development. The proposals would not have an impact on highway safety in the area and would be in accordance with Policy MV1 of the LDP.

5.5 Conclusion

5.5.1 The proposed temporary sports hall and associated ancillary structures would not have a harmful visual impact on the area. The development would be of an acceptable scale and would be of a design that respects its setting. The temporary building would enable the site to accommodate this sports facility during the construction phase of Monmouth School and would not have a harmful impact on the visual amenity of the area. The proposed development would be in accordance with the relevant policies in the LDP and is recommended for approval subject to the suggested conditions.

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. The hereby approved sports hall and associated container structures shall be dismantled and removed from site within 12 months of the school building coming into beneficial use.
Reason: To ensure the visual impact of the development is limited and that the flood risk associated with the development is acceptable.
4. The finished floor levels are set no lower than 17.05 metres above Ordnance Datum (AOD) (Newlyn).
Reason: To ensure flood risk is managed acceptably.