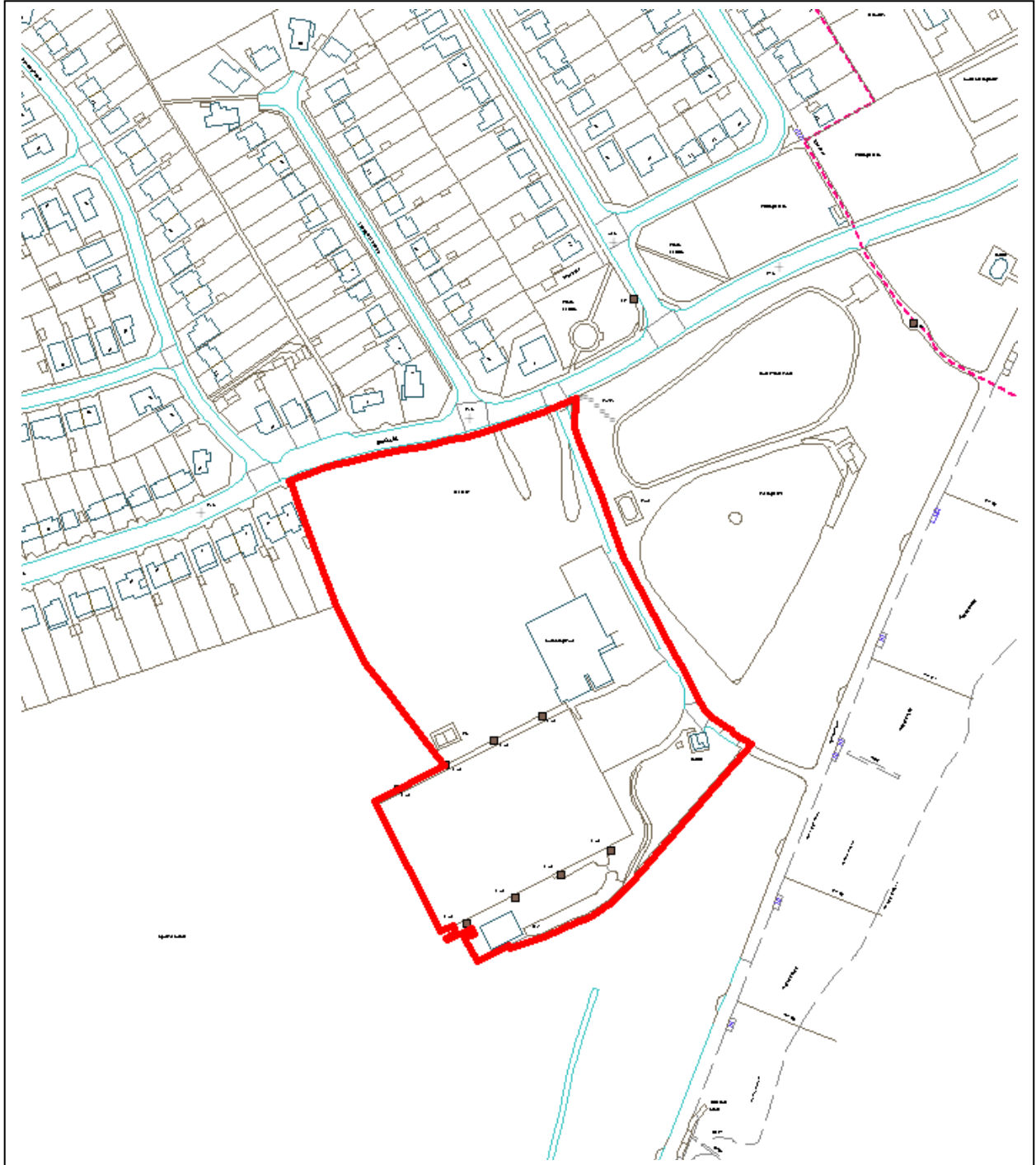


PLANNING COMMITTEE

13th August 2013

REPORT OF THE HEAD OF PLANNING

A.1 PLANNING APPLICATIONS - 13/00744/FUL - DOVERCOURT SWIMMING POOL
LOWER MARINE PARADE, DOVERCOURT, CO12 3ST



DO NOT SCALE

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Application:	13/00744/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council - Mr Barry Eldridge	
Address:	Dovercourt Swimming Pool Lower Marine Parade Dovercourt CO12 3ST	
Development:	Proposed new fitness suite, main entrance extension, internal refurbishment and alterations to include 24 additional parking spaces.	

1. Executive Summary

- 1.1 The application is before Members as Tendring District Council is the applicant and landowner.
- 1.2 The application proposes extensions and alterations to the Dovercourt swimming pool building, 24 additional parking spaces, a new front elevation to the existing building as well as alterations to the existing façade and new cycle and motorcycle parking facilities.
- 1.3 The proposal will not result in any material harm to visual or residential amenity, highway safety and would not represent a Flood Risk.

Recommendation: Approve

Conditions:

1. Standard time limit for commencement (3 years)
2. Development in accordance with submitted plans
3. Parking to be provided in accordance with submitted details (Drawing No. 42236/003)

2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (2007)

- | | |
|-------|---|
| QL1 | Spatial Strategy |
| QL2 | Promoting Transport Choice |
| QL3 | Minimising and Managing Flood Risk |
| QL9 | Design of New Development |
| QL11 | Environmental Impacts and Compatibility of Uses |
| TR7 | Vehicle Parking at New Development |
| COM10 | Built Sports and Recreation Facilities |

HAR12 Dovercourt Town Centre Regeneration Area

Tendring District Local Plan Proposed Submission Draft (2012)

SD1 Presumption in Favour of Sustainable Development

SD8 Transport and Accessibility

SD9 Design of New Development

PEO19 Green Infrastructure

PEO21 Indoor sports facilities

PLA1 Development and Flood Risk

HAD2 Regeneration in Dovercourt

3. Relevant Planning History

98/00383/FUL	(Dovercourt Swimming Pool, Low Road, Dovercourt) Disabled access ramp	Withdrawn	26.05.1998
06/01702/FUL	Erection of 5 No. 8 metre high floodlights on existing skate park.	Approved	05.01.2007
90/00025/DEEMED	Changing and shower facilities for use with all-weather sports pitch and playing fields.	Determinati on	17.05.1990

4. Consultations

Regeneration The regeneration team fully support this application. As per Policies HAD1 and HAD2 in the draft Local Plan, we want to encourage any proposals for new and improved leisure and tourism facilities in Harwich and Dovercourt and feel that the expansion of the Pool to incorporate a new fitness suite will deliver on these aspirations as well as hopefully facilitating additional employment opportunities for the local community.

Leisure Services No comments received

ECC Highways Dept The Highway Authority raises no objection subject to:-

1. Prior to the first use of the proposed development, the new car parking area and the facilities for bicycles and powered two wheelers as detailed in the Drawing Number 42236/003, has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.

Environment Agency

Whilst the red line boundary includes an area of Flood Zone 3 (high risk zone) the actual proposed development is in Flood Zone 1 (low risk zone) and only amounts to 50sq.m in size. This planning application falls within our Flood Risk Standing Advice.

5. Representations

- 5.1 Harwich Town Council support the application.
- 5.2 No letters of objection have been received from local residents.

6. Assessment

6.1 The main planning considerations are:

- Visual Impact;
- Residential Amenity;
- Highway Safety; and,
- Flood Risk.

Proposal

- 6.2 The application proposes demolition of part of the front entrance area of the existing building and replacing it with a new single storey element that would be finished with a flat roof to match the character and appearance of the existing building.
- 6.3 It is proposed to finish the extension in blue render with a set-back feature finished with large powder coated dark grey aluminium windows. Any exposed brickwork, including the plinths and stepped and ramped access, would be finished in facing buff bricks to match those used in the existing building.
- 6.4 The main entrance is to be finished in off-white coloured render and will contain feature full height glazing. The existing fascia to the ground floor will be replaced with a new powder coated aluminium system in dark grey colour.
- 6.5 While the proposed works would result in the loss of 6 no. cycle spaces, provision would be made for 18 no. cycle spaces and 5 no. motorcycle spaces.

Site Location

- 6.6 The application site is located to the south of Wick Lane and to the south west of the two large lakes. There is a skateboard park located immediately to the west of the Dovercourt swimming pool complex with football pitches further to the south. There is a car park to the north and an area of trees with some picnic benches. The nearest residential properties are some 70 metres away to the north-west.

Visual Impact

- 6.7 Policy SD9 of the Tendring District Local Plan Proposed Submission Draft (2012) requires that all new development makes a positive contribution to the quality of the local environment through setting out a number of criteria with which proposals would need to comply.
- 6.8 The application site is set well back from Wick Lane and is located within an area of public open space which allows long public views of the existing building from the beachfront to the east and Wick Lane to the north. In addition the proposed extension has been designed to be in keeping with the existing building and would further be finished in materials that would be to be in keeping with the character and appearance of the property.

- 6.9 Based on the above it is considered that the proposed extension would result in a development that would make a positive contribution to the dated appearance of the existing building and therefore would be compliant with the relevant National and Local Plan Policies identified above.

Residential Amenity

- 6.10 The nearest residential properties are located some 70m to the north-west of the application site. Given the distance of the site from the nearest residential property, and having regard to the proposed scale and mass of the development, officers conclude that there would be no detrimental impact to the residential amenity currently enjoyed by occupiers of those properties. It is also noted that no objections have been received from any local resident.

Highway Matters

- 6.11 There is a car park containing 48 parking spaces with a further 2 spaces for disabled users. As a result of the proposed works 11 spaces would be lost to accommodate the new extension. To allow for the increased size of the building and the associated increase in the requirement for parking it is proposed to provide an additional 24 new parking spaces. In total this would result in 61 spaces including 3 spaces for disabled users, 18 cycle spaces and 5 motorcycle spaces.
- 6.12 Based on these numbers it is considered that any increase in parking that would be generated as a result of the extension to the swimming pool building could be accommodated within the site. It is also noted that the Highways Authority raised no objection to the proposed works subject to conditions as set out above.

Flood Risk

- 6.13 The Environment Agency was consulted on this application and indicated that whilst the red line boundary includes an area of Flood Zone 3 (high risk zone) the actual proposed development is in Flood Zone 1 (low risk zone) and only amounts to 50sq.m in size. This planning application falls within our Flood Risk Standing Advice. In line with this advice the applicants have indicated that the proposed floor levels would be similar to those floor levels of the existing building which are already 0.45m above ground level reflecting advice from the Environment Agency.
- 6.14 It is considered that the proposed development would be at low risk of flooding and as a result the benefits from improving the facilities that the swimming pool offers to the community would outweigh the flood risk. In addition as the proposed extension would be constructed above the existing ground level it would be safe for its lifetime.
- 6.15 Based on the above officers consider that that the application complies with the requirements of the Exception Test as well as the Local Plan Policies identified above.

Background Papers

None.