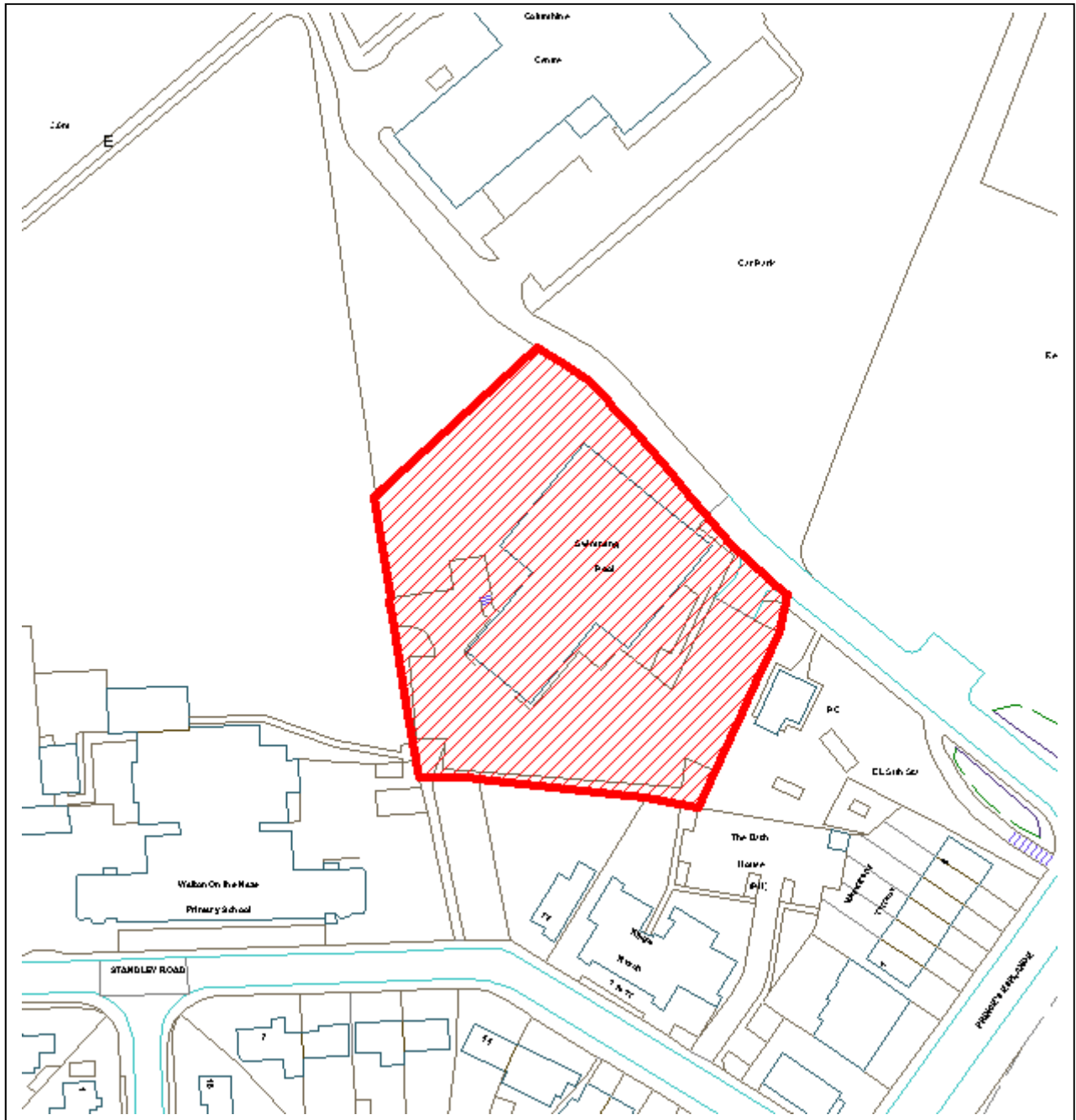


PLANNING COMMITTEE

14 OCTOBER 2014

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 14/01232/FUL - FRINTON AND WALTON SWIMMING POOL, PRINCES ESPLANADE, WALTON-ON-THE-NAZE, ESSEX, CO14 8PZ



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	14/01232/FUL	Town / Parish: Frinton & Walton Town Council
Applicant:	Tendring District Council - Mr Barry Eldridge	
Address:	Frinton and Walton Swimming Pool, Princes Esplanade, Walton-on-the-Naze	
Development:	Proposed extension to create a new Fitness Suite.	

1. **Executive Summary**

- 1.1 This application has been referred to the Planning Committee as the application is submitted by Tendring District Council.
- 1.2 The application site is located at Frinton and Walton Swimming Pool on Princes Esplanade in Walton-on-the-Naze. The site contains a swimming pool and associated car parking area. The surrounding area is relatively open in character with other community buildings and public open space nearby.
- 1.3 The principle of additional fitness facilities on this site is supported and will be of benefit to the health of the local community. Whilst the site is located within an area of flood risk, the scale of development is relatively minor and incorporates flood mitigation measures. The proposal results in the loss of 1 No. car parking space, however, this is acceptable in planning terms as there are various over-spill car parking spaces adjacent to the site, which is also considered to be in a sustainable location. The proposed design is modern in appearance and would enhance the appearance of the existing building and the surrounding area.

Recommendation: Approve

Conditions:

1. Time limit for commencement – three years.
2. Development in accordance with the plans.
3. Site contamination details of a) site characterisation, b) submission of remediation scheme, and c) implementation of approved remediation scheme, and d) reporting of unexpected contamination.

2. **Planning Policy**

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (December 2007)

QL3 Minimising and Managing Flood Risk

QL9	Design of New Development
QL10	Designing New Development to Meet Functional Needs
QL11	Environmental Impacts and Compatibility of Uses
ER16	Tourism and Leisure Uses
COM1	Access for All
TR7	Vehicle Parking at New Development

Tendring District Local Plan Proposed Submission Draft (November 2012)

SD5	Managing Growth
SD8	Transport and Accessibility
SD9	Design of New Development
PRO7	Tourism
PEO21	Indoor Sports Facilities
PLA1	Development and Flood Risk

Other guidance:

Essex Parking Standards (2009)

3. Relevant Planning History

None.

4. Consultations

- 4.1 Frinton and Walton Town Council have recommended that the proposal be approved. However, they note that they are not in agreement with the provision of unisex toilets and changing facilities.
- 4.2 The Council's Environmental Health team state that the proposed development is sited on land that has been used for unknown infill. They have no objection to the proposal subject to the imposition of a standard condition relating to site contamination.

5. Representations

No letters of representation have been received.

6. Assessment

- 6.1 The main planning considerations are:
 - Context and Background;
 - Proposal;
 - Planning History;

- Policy Context;
- Flood Risk;
- Site Contamination;
- Design and Layout of Proposal; and,
- Parking Provision.

Context and Background

- 6.2 The application site extends to 0.47 hectares (1.2 acres) and lies on the northern side of Princes Esplanade off an access road. The site currently contains a public swimming pool and associated car parking. Adjacent to the site is Coronation Recreation Ground and The Columbine Centre; a multi-purpose community centre and associated car parking. There is a primary school to the south-west and terraced housing to the south, fronting onto Princes Esplanade.

Proposal

- 6.3 The proposal is an extension to create a new fitness suite. In its largest dimensions it is of 29 metres wide, 12 metres deep and 6 metres high to a monopitch roof. The proposal is faced in blue render with powder coated aluminium doors. The ramp and steps are to be in buff brick to match the existing with concrete paviors, copings, with a stainless steel balustrade with tension wire infills.

Planning History

- 6.4 TEN/1088/90 – Erection of new public swimming pool. Deemed consent.

Policy Context

- 6.5 National planning policy is contained within the National Planning Policy Framework (“the Framework”). The Framework promotes the principles of sustainable development through high quality design. Proposals should ensure high standards of design and respond to local character, whilst being visually attractive as a result of good architecture. As a result, the proposed development sits comfortably with the overarching sentiments of the Framework.
- 6.6 In terms of flood risk the Framework states that applications for minor development should not be subject to sequential or exception tests, but should still meet the requirements for site-specific flood risk assessments.
- 6.7 Saved local plan Policy QL9 requires all new development to make a positive contribution to the quality of the local environment and protect or enhance local character. Amongst other things, the policy requires that development relates well to its site and surroundings, particularly in relation to its siting, height, scale, massing, form, design and materials. Saved local plan Policy QL10 (along with Policy ER16) requires that, amongst other things, the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments and that provision is made for vehicle parking. Saved plan Policy QL11 states that all new development should minimise adverse environmental impacts and that the health, safety or amenity of any users of the proposed development should not be materially harmed by any pollution from an existing use. A similar stance is taken in draft local plan Policy SD9.
- 6.8 With regards to flooding, saved plan Policy QL3 requires a Flood Risk Assessment for development in areas of flood risk.

Flood Risk

- 6.9 The site is located within Flood Zone 3, an area of high flood risk. A proposal for less than 250 square metres of non-residential development would constitute a minor extension. On this basis, the applicant has provided a Flood Risk Assessment. It states that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. In meeting these criteria, the Flood Risk Assessment would be acceptable in planning terms and would be consistent with the provisions of national and local planning policies.

Site Contamination

- 6.10 Feedback from the Council's Environmental Health team indicates that the proposal is sited on contaminated land. However, they have raised no objection to the proposal subject to the imposition of a planning condition relating to site contamination. The proposed condition requires details of site characterisation, submission and implementation of a remediation scheme and the reporting of any unexpected contamination.

Design and Layout of Proposal

- 6.11 The proposal will provide a new fitness suite along with internal refurbishments to the existing changing facilities with some improvements to the existing entrance and reception to the Frinton and Walton Swimming Pool. The provision of such a fitness suite will be of benefit to the health of the local population and is supported.
- 6.12 The existing swimming pool sits within a spacious context nearby to other community buildings, public open space and car parking areas. There are some flats and houses that back onto the site from Princes Esplanade, however, these are separated by over 50 metres from the proposal. The proposal is sited at the front of the existing building and is of a scale and massing that is in keeping with the existing building. The design will enhance the appearance of the surrounding area with a visually attractive, modern design with the use of coloured render in contrast to the existing buff brickwork at the site.
- 6.13 The proposal will re-provide the existing ramp to the site to ensure that those with mobility impairments can still safely access the site.
- 6.14 In recognition of these characteristics, the proposal would accord with the design-based policies set out in national and local planning policies.

Parking Provision

- 6.15 The site currently provides 62 No. car parking spaces for staff and visitors as well as cycle parking. The Council's parking standards require 1 car parking space for every 10 square metres of floor space (rounded up). Therefore the increase in floor space to 732 square metres would require 74 No. car parking spaces. The submitted drawings show a provision of 61 car parking (including 4 No. disabled user spaces), the loss of 1 No. space; a shortfall of 13 No. car parking spaces. This shortfall is deemed to be acceptable in this instance given the availability of over-spill car parking on adjacent Council-owned sites and the sustainable location of the site, with nearby access to bus routes and a railway station.

Background Papers

None.