



Committee Report

Planning Committee North - 8 March 2022

Application no DC/22/0151/FUL

Location

Water Lane Leisure Centre
Water Lane
Lowestoft
Suffolk
NR32 2NH

Expiry date 10 March 2022
Application type Full Application
Applicant East Suffolk Council

Parish Lowestoft

Proposal Various external works:-

1. The existing bin store on the side of the existing building is to be relocated to the north edge of the site next to the existing GRP substation and enclosed in 1.8m high timber featheredge boarding with access gates to facilitate the ingress and egress of the bins
2. The existing gravel margin to the squash area is to be removed and replaced with a tarmacadam surface.
3. A new additional bike rack facility will be installed to the front building entrance area
4. One of the existing bike racks will receive a new canopy such as the example shown on drawing 002A
5. The south edge of the site will be relandscaped subject to planning approval and condition.

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1. Summary

- 1.1. Planning permission is sought for an array of works, comprising: relocation of the bin store, replacement of existing gravel margin around courts with tarmac, erection of new bike rack and upgrade of existing bike store, and landscaping works to the southern boundary. The proposed works are considered to respect the character and appearance of the area and would provide additional facilities and upgrades to the site to allow it to continue successful operation. The proposal is therefore considered compliant with local and national planning policy, and as such it is recommended that planning permission be granted.
- 1.2. The application has been submitted by the Local Authority, and therefore it is referred to direct to Planning Committee for consideration

2. Site Description

- 2.1. The application site is located within the settlement boundary for Lowestoft and comprises Water Lane Leisure Centre covering an area of approximately 1.49 hectares. The centre comprises a detached building, with general parking and cycle storage located to the south. The site is bounded by the Great Eastern Linear Park and Church Road to the north, is accessed from Water Lane to the east, there is a Children's Centre and housing to the south, and Lowestoft Sixth Form and College Campus to the west.

3. Proposal

- 3.1. Planning permission is sought for various external works to the Leisure Centre including:
 - I. Relocating the existing bin store on the side of the building to the northern edge of the site next to the existing GRP substation. The store will be enclosed by a 1.8m high timber featheredged boarding,
 - II. The removal of the existing gravel margin around the squash area and replacement with a tarmacadam surface,
 - III. The erection of a new additional bike rack facility to the front building entrance area,
 - IV. The erection of a new canopy existing bike racks,
 - V. Re-landscaping of the south edge of the site, with the temp site entrance removed and kerb line reinstated, removal of existing foliage with area re-turfed and new landscaped planted, and a timber knee rail will be installed.

4. Consultees

Third Party Representations

- 4.1. No third-party representations have been received at the time of writing, if any are received in the remaining consultation period then these will be conveyed to members via the update paper.

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	31 January 2022	15 February 2021
Summary of comments: The Town Council's Planning Committee considered this application at a meeting on 15 February 2022. It was agreed to recommend approval of the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	31 January 2022	No response
Summary of comments: No comments received at time of writing; update will be provided via the update paper		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 3 February 2022

Expiry date: 24 February 2022

6. Planning policy

- 6.1 WLP8.22 - Built Community Services and Facilities - Waveney Local Plan, Adopted March 2019)
- 6.2 WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.3 National Planning Policy Framework 2021

7. Planning Considerations

Principle

- 8.1 The proposed works are in connection with the operation of the centre, as well as the provision of improved facilities and visual appearance. Therefore, subject to the proposals being respectful of the character and appearance of the area and site and having no adverse impact it is considered that the principle is acceptable.

Bin Storage relocation

- 8.2 The proposal includes relocating the existing bin store on the side of the building to the northern edge of the site next to the existing GRP substation and enclosing it with 1.8m high timber featheredged boarding and associated gates for access. The proposed structure is not considered to appear at odds with the character and appearance of the

area, and whilst it will be visible from the adjacent public footpaths and partially from the road it is considered that it would partially blend into the area and cause no harm.

Cycle Storage

- 8.3 The proposal includes the introduction of 10 no stainless steel hoops for cycles at the front of the front of the building, as well as the introduction of a new canopy on an existing cycle hoops/bike rack towards the front of the building. The proposed additional cycle rack as well as the introduction of a canopy above an existing rack is not considered to have any adverse impacts on the character and appearance of the area. Neither will it have any adverse amenity or highway safety implications. It will however provide additional cycle storage on site, as well as improvement of existing facilities to provide a higher quality and useable storage area. This is all a positive for promoting sustainable transport and reducing reliance on cars.

Re-landscaping

- 8.4 The proposal also includes the removal of the existing landscaping along the southern boundary adjacent to the children's centre and replacement with new turf and planting. The existing area has recently been used as part of the compound for construction at the adjacent college as well as a temporary site entrance for the construction site. Therefore, sections of landscaping have already been removed from the area, and whilst there is no need for the removal of the remaining it is considered that any new landscaping to the area would be an improvement. No precise detail on landscaping have been provided, and therefore to ensure that it is of a satisfactory appearance and suitable species it is considered necessary to impose a landscaping condition. It is also not considered that the proposed re-landscaping would have any adverse impacts on amenity.

9. Conclusion

- 9.1 In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

10 Recommendation

- 10.1 It is recommended that planning permission be granted subject to conditions.

11. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Location and Existing Site Plans, 001 Rev A, received 14/01/2022
 - Proposed Plans, 001 Rev A, received 14/01/2022

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Prior to the removal of the existing landscaping to the southern boundary as shown on drawing 002 A, a hard and soft landscaping scheme for the area shall be submitted to and approved, in writing, by the Local Planning Authority. These details shall include proposed means of enclosures; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

The approved proposed landscaping works shall then be completed within 6 months of the removal of the existing landscaping. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: In the interests of visual amenity and the character and appearance of the area.

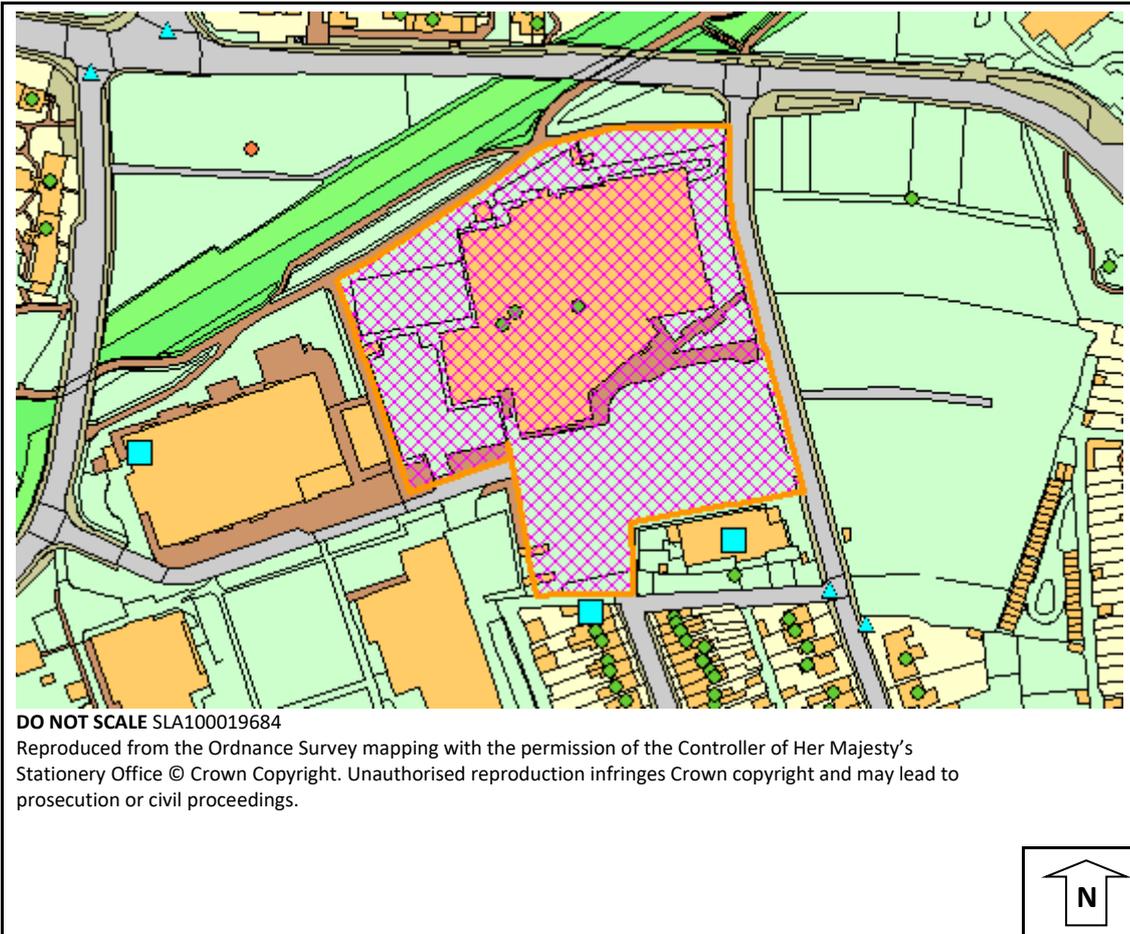
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/22/0151/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support