

PLANNING COMMITTEE NORTH – Tuesday 8 October 2019

APPLICATION NO - DC/19/3066/FUL

EXPIRY DATE - 16/10/2019

APPLICATION TYPE - Full

APPLICANT - East Suffolk Council

LOCATION – Leiston Sports Centre, Red House Lane, Leiston

PARISH - Leiston

PROPOSAL - New barrier and bollards added. 4 new windows added.

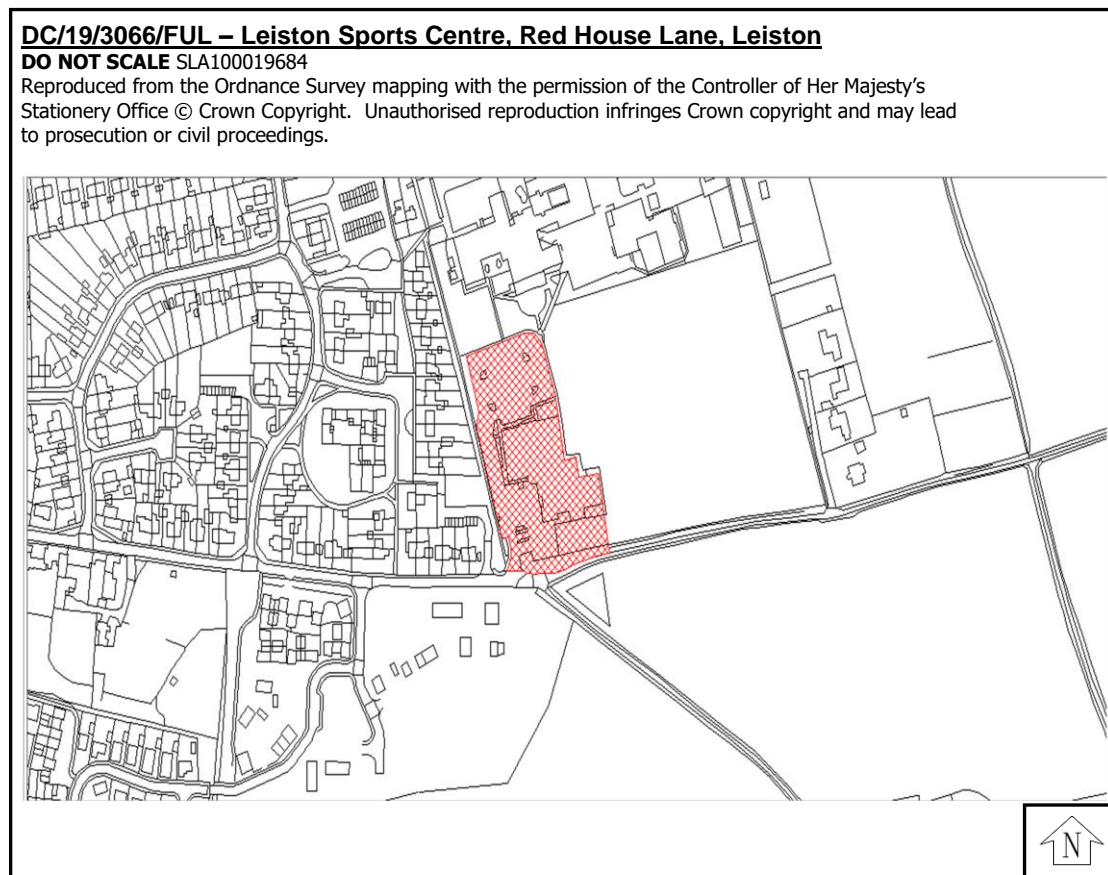
CASE OFFICER

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MAP



1 EXECUTIVE SUMMARY

- 1.1 This application is referred to planning committee due to the applicant being East Suffolk Council and the land is under the Council's ownership and therefore requiring to be heard at planning committee.

2 SITE DESCRIPTION

- 2.1 Leiston Sports Centre was granted planning permission approval in May last year after being heard at planning committee under application reference DC/18/1120/RG3, building work was signed off on in July this year.
- 2.2 The application site is located at the end of Red House Lane outside of the main town centre of Leiston; the sports centre is adjacent the Alde Valley Academy and also has residential dwellings to the west with a new residential scheme to the south being built currently.
- 2.3 There is a Public Rights of Way running between the site and the residential properties to the west; the Public Right of way extends from the south to the north and to the northern side of the Alde Valley Academy.

3 PROPOSAL

- 3.1 Planning permission is sought for the construction of a new barrier and bollards located at the site entrance, with four additional windows proposed on the West elevation.

4 CONSULTATIONS/COMMENTS

- 4.1 Leiston Town Council: "Further to your letter dated 22nd August, members would, I'm sure, trust you to enhance your centre for the benefits of residents as appropriate"
- 4.2 Third Party Representations: None received.

5 PUBLICITY:

East Anglian Press Advertisement
Reason for advertising: Public Right of Way affected
Date advertised: 29.08.2019 Expiry date 19.09.2019

6 SITE NOTICES

General Site Notice
Reason for site notice: In the vicinity of Public Right of Way
Date posted 22.08.2019 Expiry date 13.09.2019

7 PLANNING POLICY

- 7.1 The National Planning Policy Framework (2019) and National Planning Policy Guidance (NPPG) forms a material consideration in the determination of this application.

- 7.2 SP15 Landscape and Townscape - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.3 SP16 Sport and Play - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.4 SP24 Leiston - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.5 DM21 Aesthetics - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.6 DM23 Residential Amenity - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.7 DM32 Sport and Play - (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013)).
- 7.8 LEI01 Leiston Physical Limits – Leiston neighbourhood Plan

8 PLANNING CONSIDERATIONS

- 8.1 The proposal looks to provide additional bollards and a new barrier on the site entrance to the sports centre; the proposed bollards will be matching to the existing ones features on site.
- 8.2 The proposal also includes four new additional windows located on the west elevation of the sports centre; the windows will be situated between three existing windows on the same elevation and will be matching in design and size.

Visual Amenity and Street scene impact

- 8.3 The proposed windows to be included on the west elevation will match the existing windows in design, size and material appearing modest and well-related to the sports centre, the proposed four additional windows are not considered to cause any additional adverse visual harm to the existing building, the surrounding area or the immediate street scene.
- 8.4 The proposed new bollards and barrier to the site entrance will be located ahead of the existing bollards; the proposal will not result in adverse visual harm to the surrounding area or street scene and will appear modest and well-related to the sports centre scheme as a whole.
- 8.5 The proposed changes are considered to enhance the sports centre which opened earlier this year; the proposed changes will result in minimal visual impact that will not cause undue harm to the Leiston area or its character.

Residential Amenity

- 8.6 The proposed four new windows will be located adjacent the existing set of windows on the west elevation and are not considered to cause any additional overlooking or privacy concerns to the nearby residents, the sports centre and proposed windows are well set back from the nearest residential properties and will cause no additional overlooking as a result.

9 CONCLUSION

- 9.1 Overall the proposal is considered to enhance the existing sports centre and having a minimal visual impact upon the existing site and surrounding area; the changes are considered to be minimal in terms of overall impact.

10 RECOMMENDATION

APPROVE subject to the following 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 16-P01-01, 16-P01-02 & 161-03 received 06/08/2019 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. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

BACKGROUND INFORMATION:

See application ref: DC/19/3066/FUL
at www.eastsuffolk.gov.uk/public-access