

Application No: 2011/81

Application Type: Reserved Matters

Proposal: Details of Appearance & Landscaping pursuant to Outline Permission 2010/538 for Construction of 2-Storey Extension & Altered/Extended Parking Facilities

Location: Haslingden Sports Centre
Helmshore Road,
Haslingden

Report of: Planning Unit Manager

Status: For Publication

Report to: Development Control Committee

Date: 21 March 2011

Applicant: Rossendale Borough Council

Determination Expiry Date:
20 May 2011

Agent: KKA

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation



Member Call-In



Name of Member:
Reason for Call-In:

3 or more objections received

Other (please state)



MAJOR /COUNCIL

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

APPLICATION DETAILS

1. SITE

The application relates to a site with a two-storey building with two distinct elements - a large shallow pitched roof brown-coloured aluminium clad section and an attached smaller flat-roofed stone section, both with large blank gables facing Helmshore Road. The building is set back from Helmshore Road by approximately 45 metres. There are a number of 5 a side football pitches and tennis courts to the rear, beyond which are open playing fields.

Vehicular access to the site is from Helmshore Road, the car parking areas to the front and north side of the building. There are two separate pedestrian footpaths leading into the site from Helmshore Road. The Helmshore Road frontage is well landscaped, incorporating many mature trees.

Although there is a public house fronting Helmshore Road on the north side, the site is surrounded by predominantly residential properties. On the south side is Turfcote Nursing Home (which has open view of the application site and takes service access through it) and houses that front Causeway Head (which are separated from the site by mature planting and timber fencing). The houses to the north side, which front Mayfield Avenue, have their rear gardens abutting the perimeter of the site, bounded by walls/fences to a height of approximately 1.8 metres.

A Public Footpath extends from the turning head of Causeway Head into the site.

The application site lies within a Greenlands Area and Recreation Area within the Urban Boundary of Haslingden, as designated in the Rossendale District Local Plan.

2. RELEVANT PLANNING HISTORY

2010/538 Construction of 2-storey extension to north side of exiting building (inc 6-lane swimming pool), & altered/extended parking facilities on south side (Outline)

At its meeting in December 2010 Committee granted Outline Permission for the above proposal and for details of its Access, Scale and Layout, leaving only the matters of Appearance and Landscaping for consideration as part of a later application.

In short, the proposal entailed :

- Erection of an extension on the north side of the existing building, which would be constructed to a height no greater than it and with a mono-pitch roof sloping downwards towards the properties fronting Mayfield Avenue.
- An increase in parking spaces at the premises from 107 spaces to 171, achieved by alteration and extension of the existing areas of hardstanding.

3. THE PROPOSAL

Approval is now sought for the reserved matters in respect of 2010/538, namely Appearance and Landscaping.

Appearance

The building would have a mono-pitched roof rising upwards from the east until it meets a flat-roofed two-storey section, with plant room above.

Beneath the metal-sheeted mono-pitch roof, the northwest and southeast elevations of the extension will be clad with panels above brickwork walls of approximately 2.5m in height, with a central projecting feature comprised of rendered walls and saw-toothed windows to the southeast.

The northwest and southeast elevations of the flat-roofed section would consist of rendered panels with windows and aluminium curtain walling to the remaining exposed areas.

The roof-top plant room would be louvred, as too would certain windows/openings in the northwest and southeast elevations (but not in the elevation facing towards properties fronting Mayfield Avenue).

The external staircase on the northwest elevation would consist of a metal frame with mesh infill panels.

Colours of the various elements have not been submitted.

The parking areas would be finished in tarmac with delineated bays and pedestrian crossing points. Parent/child spaces and disabled parking spaces would be marked as such and sited close to the entrance to the extended building. Lighting columns to heights of 6-8 metres would be provided within and adjacent to the altered/extended parking areas. The recycling area and the electricity substation to the south east corner of the site are shown on the layout drawings.

Landscaping

Landscaping would be enhanced to the east and west boundaries with existing planting fronting Helmshore Road to be retained. Trees that are required to be removed due to the alteration/extension of the car parking areas are to be replaced within the site, mainly within those areas closest to residential properties. At various points around the perimeter of the site timber close-boarded fencing is proposed, varying in height from 1.2 metres to 1.8 metres dependent on the specific location.

Whilst the siting/size of areas of hardstanding have not materially altered from those permitted at the Outline stage, the Agent has amended the way in which they are to be laid out. This rationalisation of the parking layout will result in additional spaces and results in eight disabled parking spaces immediately adjacent the main entrance and seven parent-&-child spaces.

4. POLICY CONTEXT

National

PPS1 Sustainable Development
PPS9 Biodiversity & Geological Conservation
PPG13 Transport
PPG17 Open Space, Sport and Recreation
PPS23 Pollution Control
PPG24 Noise

Development Plan

Regional Spatial Strategy for the NW of England (2008)

DP1-9 Spatial Principles
RDF1 Spatial Priorities
L1 Health, Sport, Recreation, Cultural and Education Services Provision
RT2 Managing Travel Demand
RT4 Management of the Highway Network

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria
DC4 Materials
E1 Greenlands
E2 Recreational Areas
E4 Tree preservation

Other Material Planning Considerations

LCC Parking Standards
RBC Submitted Core Strategy DPD (2010)
KKP Rossendale Leisure Review (2009)

5. CONSULTATION RESPONSES

LCC (Highway)

No objection, subject to the circulation road nearest the junction with the main road being signed/delineated to indicate it is for entry-only, and that the parking spaces should be a minimum of 2.4mx4.8m.

In addition it has commented that it would be beneficial for the front boundary treatment to be altered/extended in a manner to prevent vehicles from entering the site by driving round the proposed barrier or over verges.

LCC (Rights of Way)

Comments awaited. However, in respect of the Outline application commented that the Public Footpath must not be obstructed either during or after the development.

LCC (Ecology)

Comments awaited.

RBC (Parks and Open Spaces)

The existing trees to be felled will be replaced as part of the landscaping scheme which is considered acceptable. The new swimming pool causes no issues around grounds maintenance.

RBC (Land Drainage)

No objection.

Recommends a Condition to ensure submission of drainage details, incorporating sustainable drainage principles, and its implementation.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a press notice was published on 25/2/11, four site notices were posted on 18/2/11 and relevant neighbours were notified by letter on 18/2/11.

Two comments have been received, raising the following matters :

- Confirmation requested that a footpath would still be from the fields through to Helmshore Road.
- Questions the choice of location for the plant room - it would be better located to the north elevation. Although subject to a noise condition after a few years the machinery will become more noisy and polluting.

One objection has been received, making the following points :

The landscaping proposed does not provide sufficient privacy for residents of 7 and 9 Causeway Head - due to the height of the land where car parking is to be provided there is a sight line straight into the rear of these properties. Would wish to see solid fencing provided in order to secure privacy and reduce the visual impact of the development.

A further drawing has been received amplifying upon the details of works intended adjacent to Turfcote Nursing Home. Accordingly, a ten-day re-consultation letter has been sent to Turfcote. Any further comments will be reported to the Meeting.

8. ASSESSMENT

The proposed development has been accepted in principle by virtue of Outline planning permission 2010/0538, as too has the Scale, Layout and Access. Accordingly, the matters now to be considered are Appearance and Landscaping.

Appearance/Landscaping

The proposed design characteristics and materials for the extension are considered to provide more of a modern appearance to the somewhat bland and dated existing building. The rendered panels and fenestration would provide additional visual interest to the extension which, along with the mono-pitched roof would have quite a striking appearance, without being overly prominent or intrusive due to the set-back from Helmshore Road.

No windows are proposed in the elevation of the extension facing residential neighbours and therefore there would not be a loss in privacy. Noise levels have previously been conditioned so to ensure that no undue detriment is caused to neighbours. Accordingly, approval of the intended facing materials is considered appropriate, subject to approval of intended colours.

It is considered that the submitted landscaping scheme would enhance landscaping to the site boundaries and provide for replacements of the trees to be removed to an acceptable extent. However, further details of the size/siting/species of all trees and shrubs to be planted is required to ensure its acceptability. The fencing is a type that would not be unduly detrimental to the area (in tandem with the planting) and would be similar to that already located around the site.

Under the outline application concern was expressed by officers in relation to the possible impact of light from vehicles causing disturbance to residents of Turfcote Nursing Home and those at Causeway Head as a result of the extended car park to the south. The heights of the proposed fencing in addition to the additional planting and would restrict lights from headlights shining into neighbouring properties, most particularly those at Turfcote and Causeway Head. However, I consider that further details should be submitted to ensure that the boundary treatments to these areas are adequate. I do also have some concerns regarding the precise siting of the fencing proposed towards Helmshore Road to the north side of the site access. Again I am satisfied that this could be suitably resolved by condition.

The surfacing of the car parking is considered acceptable, as is the delineation of the parking bays and pedestrian routes. The layout of the car parking is considered efficient and appropriate for the scheme. Whilst generally acceptable, further information in respect of design and illumination is considered necessary to address the matters raised by LCC (Highways) and ensure the amenity of neighbours is not unduly affected.

9. Summary Reason for Approval

The details of the Appearance and Landscaping are considered appropriate and, subject to the conditions, the development will not have an unduly detrimental impact on the Greenlands/Recreation Area, visual and neighbour amenity or highway safety. The development is considered to accord with PPS1/PPS9/PPG13/ PPG17/PPG24, Policies RDF1/L1/EM1/RT2/RT4 of the Regional Spatial Strategy (2008), and Policies DS1/DC1/E1/E2/E4 of the Rossendale District Local Plan (1995).

10. RECOMMENDATION

Approval of the reserved matters, namely appearance and landscaping, subject to the following conditions:

CONDITIONS

1. The development shall be carried out in accordance with the amended layout numbered 4022 SK88B dated 08/03/2011, drawings 4022 SK88 – SK96 dated 18/02/11 and drawings relating to proposed landscaping and boundary treatments numbered 4022 H – SK110 and SK111 received 11/03/11, unless otherwise required by the conditions below or otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of visual amenity in accordance with Policy DC1 of the Rossendale District Local Plan.

2. No development shall take place until colours to be used in the construction of all external elevations of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved colours.
Reason : In the interests of visual amenity in accordance with Policy DC1 of the Rossendale District Local Plan.

3. No development shall take place until a scheme providing full details of landscaping/ boundary treatment has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall provide full details of : the existing trees and plants, those to be retained and the protection to be afforded to them during the construction of the development; the types and numbers of trees and shrubs to be planted, their distribution on site; those areas to be seeded, paved or hard-landscaped, together with details of walls/fences/gates/external illumination; and detail any changes of ground level or landform.
Reason: In the interests of neighbour and visual amenity, in accordance with Policy DC1 of the adopted Rossendale District Local Plan.

4. All hard-surfaced areas/walls/fences/gates forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to first use of the extension, unless otherwise first agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following substantial completion of the building. Any trees or plants in the approved scheme of landscaping which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of neighbour and visual amenity, in accordance with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
Name	Richard Elliott
Position	Planning Officer
Service / Team	Development Control
Telephone	01706 252580
Email address	planning@rossendalebc.gov.uk