

Application No: 2011/78

Application Type: Full

Proposal: Erection of new Tennis Club Building

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:
11 April 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)

X

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 part of the land at Haslingden Sports Centre, most particularly to the tennis facilities. The Tennis Club presently make use of a building sited to the north side of the main building and approximately 3m from the rear boundary of 14-16 Mayfield Avenue.

The building has white rendered walls and a pitched roof. It has a floor area of approximately 63sq m and is used by members of the tennis club. The tennis courts are located to the west of the building, beyond which are open playing fields.

The application site lies in 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)
Approved by Committee at its meeting in December 2010.
- 2011/81 Reserved Matters Application in respect of Outline Permission 2010/538
See report elsewhere on the Agenda.

3. THE PROPOSAL

The 2-storey extension proposed to north side of the main building does not extend as far as the existing Tennis Club building. However, having regard to its age/condition and a wish to ease construction of the proposed extension and avoid disruption of the Tennis Club during its construction permission is sought for a replacement building.

The proposed building is to be located approximately 50 metres to the west of the existing building, immediately adjacent to the tennis courts and approximately 20m from the side boundary of 20 Myrtle Grove.

The new building will have a floor area of 82.6 sq m and will be 3.1 m high, with a flat roof. It will contain a club room, kitchen, changing rooms, WC/shower and a tractor store.

The elevations will be of rendered block work, over a brickwork plinth, with a projecting timber fascia. There will be one window and a door in the elevation facing the tennis courts, and the same in the rear elevation. The window openings will include concealed roller shutters integrated into the lintels.

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 & Education Services Provision
RT2 Managing Travel Demand
RT4 Management of the Highway Network
EM1 Environmental Assets

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

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

5. CONSULTATION RESPONSES

LCC (Highway)

Comments awaited.

LCC (Rights of Way)

Comments awaited. However, in respect of Application 2010/538 it raised no objection so long as the Public Footpath running through the Haslingden Sports Centre site is not be obstructed either by the development or during its construction.

LCC (Ecology)

Comments awaited.

RBC (Parks and Open Spaces)

The proposed development is satisfactory from a ground maintenance point of view.

RBC (Land Drainage)

No objection.

RBC (Environmental Health)

No comments.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a press notice was published on 25/02/11, two site notices were posted on 22/2/11 and relevant neighbours were notified by letter on 21/2/2011.

One comment has been received, raising the following matters :

- The design is not aesthetically pleasing with particular reference to the flat roof.
- Perhaps timber cladding would soften its appearance.

- Seek reassurance that by demolishing the tennis club building the new extension will not get extended nearer to them.

8. ASSESSMENT

The main issues to be considered in the determination of this application are as follows:

- 1) Principle
- 2) Visual Amenity
- 3) Neighbour Amenity
- 4) Access/Parking

Principle

The site lies within the Urban Boundary, where the Council seek to locate most new development.

Policy E1 stipulates that the Council will seek to protect and enhance the Greenlands by only permitting development in these areas that is appropriate to the functions of Greenland. The policy goes on to state that a limited amount of development will be allowed where the retention of the open character of the land will still predominate and where the development is ancillary to the use of the land : for example the extension to school buildings; the provision of new changing facilities on a sports field; and the creation of recreational routes or car parks.

Policy E2 states that Proposals for development within Recreation Areas will not be considered favourably unless they make a positive contribution to the recreational opportunities provided and do not change the predominantly open character of the area. It is considered that the proposed facility will contribute positively to the leisure facilities of Rossendale.

The proposed development is considered to be ancillary to the use of the existing tennis courts, would replace an existing building used for similar purposes and would not encroach on the playing fields.

Accordingly, the scheme is considered acceptable in principle.

Visual Amenity

The building would have a low profile and, due to its siting adjacent to the tennis courts and the high mesh-fence bounding them, would not be unduly prominent or intrusive. Whilst a pitched roof may improve the appearance of the building, the flat-roofed building being proposed will not cause undue harm to the character and appearance of the area. The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

The proposed building would be sited further away from residential properties than the existing building.

Due to its limited size/height there will be no significant loss of light, privacy or outlook for any neighbours, nor any greater likelihood of causing noise or disturbance for

neighbours than with the existing building. The scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

The existing Tennis Club building does not presently have its own vehicular access/parking facilities, relying on those associated with the main building. This will remain the case. The scheme is considered acceptable in terms of highway safety.

9. Summary Reason for Approval

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

10. RECOMMENDATION

That permission be granted.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. Prior to the commencement of development details of the colour(s) of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme thereafter implemented. The development shall otherwise be carried out in accordance with the drawings numbered 4022 SK100 and 4022 SK101 dated 14 February 2011, unless first agreed in writing by the Local Planning Authority.
Reason: In the interests of visual and neighbor amenity, in accordance with Policy DC1 of the Rossendale District Local Plan.
3. Prior to the commencement of development details of any external lighting and the siting/surface finish of any paths associated with the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme thereafter implemented.
Reason: In the interests of visual and neighbor 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