

PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Tavistock **Ward:** Tavistock North

Application No: 3080/17/FUL

Agent/Applicant:

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Applicant:

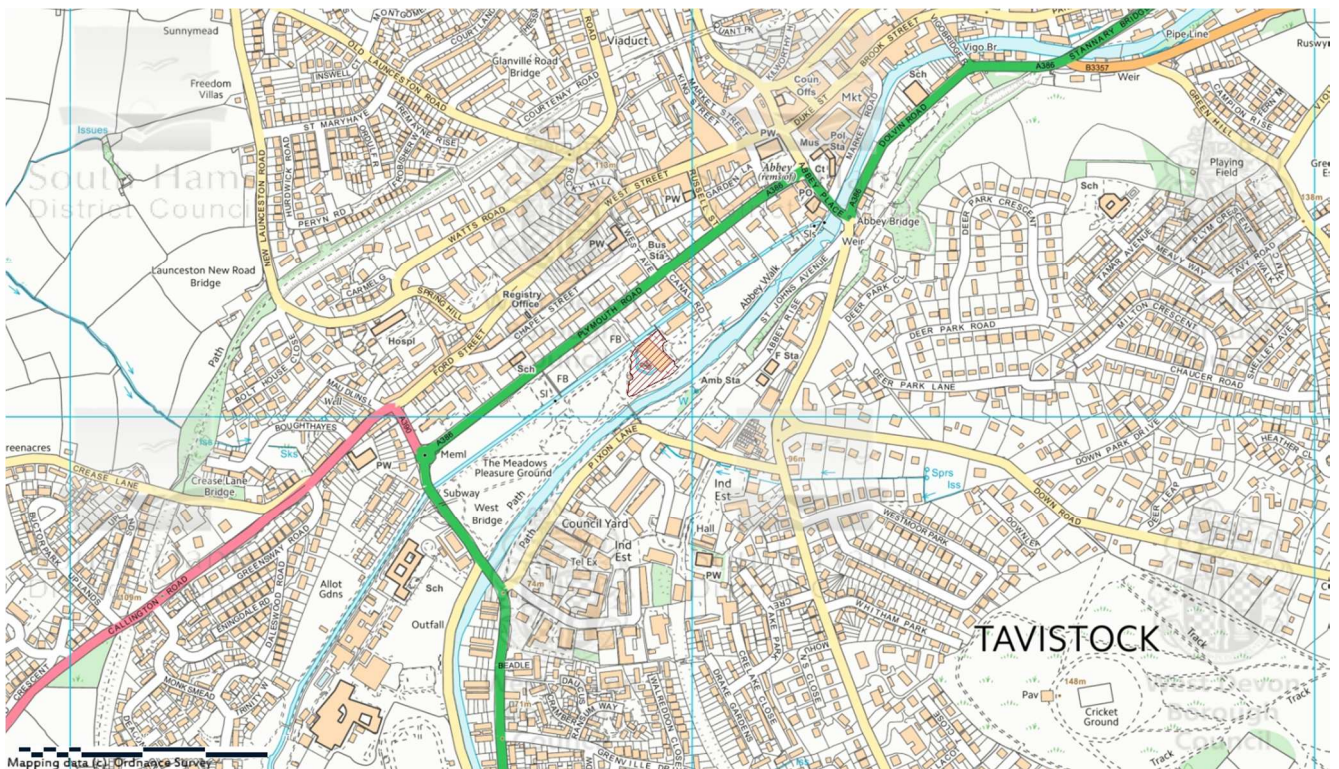
Mr A Cawley
Fusion Lifestyle
C/O Agent

Site Address: Meadowlands Leisure Pool, The Wharf, Tavistock, PL19 8SP

Development: Erection of rear extension to provide gymnasium and fitness studio, together with other alterations, to allow the upgrade and refurbishment of the Leisure Centre facilities

Reason item is being put before Committee

The Council has a leasehold interest in the application site.



Recommendation: Conditional approval

Conditions

1. Time Limit
2. Accord with plans
3. Landscape scheme
4. Recommendations of ecology report

Key issues for consideration:

Principle of development, design, visual impact, heritage, highways.

Site Description:

The site is situated close to the centre of Tavistock between Plymouth Road and the Tavistock Canal. Vehicular access to the site is via Canal Road to the north east through a public car park and the historic Wharf area. To the south west of the site lies Meadowlands Park. The existing facility comprises an indoor leisure pool with associated changing facilities, a café area and staff facilities. The main public entrance to the building is in the north east corner of the building. Along the south west elevation are external doors which open onto a small terrace area and land which was previously an outdoor swimming facility. Beyond the terrace lies a moat and mature hedgebank. The external design of the building is that of a pavilion type structure with a curved central glazed roof with slates below and stone cladding.

Meadowlands Leisure Pool is located within the Tavistock Settlement Boundary, World Heritage Site, Conservation Area and an Important Open Space. The nearest individually listed buildings lie to the north and north east of the site (33 and 35 Plymouth Road (Grade II) and the Council Depot on Canal Road (Grade II). The south eastern edge of the site lies within Flood Zones 2 and 3.

The Proposal:

Permission is sought for an extension to the existing building to provide a gymnasium and fitness studio, together with alterations and refurbishment of the existing facilities. The proposed extension would be located to the rear of the building facing towards Meadowlands Park, and would create an additional 210 square metres of floorspace. It would feature two hipped roofs with a central valley set well below the main ridgeline of the existing building covered in slate to match the existing building. External walls would be faced in stone to match the existing building. New windows would be constructed in powder coated aluminium. New external steps would be provided to the north of the proposed extension. The existing moat would be infilled and hedge beyond removed.

The submitted plans also show alterations to the internal layout of the existing building and minor alterations/repairs to the exterior elevations.

Consultations:

- County Highways Authority – No highways issues
- Wales and West Utilities – Gas pipes may be present in area. Refer to guidance.
- DCC Archaeology – Comments awaited
- Tavistock Town Council – *“Support. However, The foregoing represents the view of the Town Council on application number 3080/17/FUL solely in its role as a statutory consultee in the planning*

process. As such it is wholly separate from any views the Council may have in its capacity as landowner and in no way represents any associated consent, licence, permission or similar.”

Representations:

None received.

Relevant Planning History

- U/3/50/1001/1987/8: Erection of Leisure Pool incorporating four lane swimming pool learner pool rapids and rapid falls changing accommodation and cafeteria. Meadowlands Swimming Pool Tavistock. Conditional Consent: 10 Feb 87

ANALYSIS

Principle of Development/Sustainability:

The proposal would provide for an enhancement to an existing public leisure facility in a town centre location, which is supported by local and national planning policy (including Policies SPT2 and DEV3 of the emerging JLP). The site is within an area designated as an Important Open Space – Policy BE5 of the West Devon Borough Council Local Plan Review states that development in such areas will not be permitted. As the proposed extension would require a relatively modest land-take into an area which was previous the outdoor swimming area (and would be physically attached to the existing leisure building), it is considered the proposal does not present a clear conflict with the objective of the open space designation.

Design/Heritage/Visual impact:

The Tavistock Conservation Area Appraisal acknowledges Meadowlands as an important facility for local residents. Management of the trees and landscape within the park is identified as a key issue in need of consideration. The siting of the proposed extension to the rear of the building is considered appropriate having regard to the site context. As acknowledged within the submitted supporting statement, it provides an opportunity to improve the appearance of this side of the building and have far less of an impact on the historic environment than extending to the front (in the direction of the Wharf). The proposed dual-pitched roof would reduce the visual bulk and massing of the extension, and ensure it would appear subservient to the existing main building. The existing glazed roof on the main building is a prominent feature in views across the park, and the proposed extension would not detract from its appearance. The other works to the building (not all of which actually require planning consent) do not raise any design concerns. The proposed extension coupled with the removal of the moat and hedge would provide a greater sense of connection between the indoor leisure facilities and public park beyond. The submitted plans indicate this area would be reseeded, with new native shrub planting proposed adjacent to the terrace and the southern end of the new extension. A landscape condition is recommended to ensure the opportunity to enhance the appearance of this area is maximised.

It is considered that the sensitive scale and design of development proposed would preserve the character and appearance of the Conservation Area and arguably provide for some enhancement. The location of the extension to the rear of the existing leisure building provides significant physical separation between it and the nearest individually listed building, and the proposed development would not result in harm to the setting of any such buildings.

Archaeology:

The submitted desk-based archaeology assessment, which includes a detailed assessment of the site history. Comments from Devon County Archaeology are awaited and a verbal update will be provided at the Committee meeting.

Neighbour Amenity:

No concerns raised having regard to the existing site context and use.

Flood Risk/Drainage:

The application is accompanied by a Flood Risk Assessment. The area of the site proposed for extension is located within Flood Zone 1, no change of use is proposed and the extension falls within the definition of “*minor development*” in relation to flood risk in the NPPG. The Sequential and Exception Tests do not therefore need to be applied in this case and no drainage concerns are raised.

Ecology:

The submission is accompanied by an Ecological Appraisal Report, which identifies potential for nesting birds within the site. It considers the proposal would largely impact on “*heavily managed and disturbed man made habitats of low ecological value.*” Opportunities for ecological enhancement of the site are identified, including the use of bird and bee bricks within the new building and new native planting. A planning condition is recommended accordingly.

Highways/Access:

The application is accompanied by a Transport Statement, which considers that existing nearby car parking and cycle parking provision can accommodate the increase in floor area of leisure space proposed having regard to the town centre location (and making use of the TRICS database). Noting the scale of extension proposed Officers do not dispute this assessment.

The Planning Balance:

The proposal would provide for an enhancement of an existing community leisure facility without detriment to the historic environment within this part of Tavistock. There are no planning reasons why permission should be withheld, and the application is recommended for approval subject to conditions as detailed above.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development

SP13 – Community Services and Facilities

SP17 – Landscape Character

SP18 – The Heritage and Historical Character of West Devon
SP19 – Biodiversity
SP20 – Promoting High Quality Design
SP21 – Flooding

West Devon Borough Council Local Plan Review 2005(as amended 2011)

BE1 – Conservation Areas
BE3 – Listed Buildings
BE5 – Important Open Space within Settlements
BE7 – Archaeology and Sites of Local Importance
BE8 – Archaeology and Sites of Local Importance
BE9 – Archaeology and Sites of Local Importance
BE10 – Archaeology and Sites of Local Importance
BE13 – Landscaping and Boundary Treatment
TLS4 – Visitor Attractions, Recreation and Leisure Facilities
TLS5 – Visitor Attractions, Recreation and Leisure Facilities
TLS7 – Existing Sports Facilities
T5 – Public Transport
T8 – Car Parking
T9 – The Highway Network
PS2 – Sustainable Urban Drainage Systems
PS3 – Sewage Disposal

Cornwall and West Devon Mining Landscape World Heritage Site SPD

Tavistock Conservation Area Character Appraisal and Management Plan

National Planning Policy Framework

National Planning Practice Guidance

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION

(as considered by the Full Councils end Feb/Early March 2017)

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

PLY61 Strategic infrastructure measures.

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

TTV20 Spatial priorities for development in Tavistock.

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV3 Sport and recreation

DEV18 Protecting local shops and services

DEV20 Place shaping and the quality of the built environment

DEV21 Conserving the historic environment

DEV22 Development affecting the historic environment

DEV23 Cornwall and West Devon Mining Landscape World Heritage Site

DEV24 Landscape character

DEV27 Nationally protected landscapes

DEV28 Protecting and enhancing biodiversity and geological conservation

DEV31 Specific provisions relating to transport

DEV37 Managing flood risk and Water Quality Impacts

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Recommended conditions in full:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers 01, 02, 08, 09, 10, 11, 12, Phase 1 Flood Risk Assessment, Transport Technical Note, Archaeological desk-based assessment received by the Local Planning Authority on 27th September 2017; Planning, Design & Access Statement received by the Local Planning Authority on 5th October 2017.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Within 3 months of commencement of development on site, a detailed Landscape Scheme shall be submitted to and agreed in writing with the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:

(a) materials, heights, levels and extent of hard landscape treatment, including access and hardstanding areas;

(b) arrangements for importation of top soil, including volume, source, quality, depth and areas to be treated;

(c) the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(d) the method of planting, establishment and protection of tree, hedge and shrub planting;

(e) a timetable for the implementation of all hard and soft landscape treatment.

Any trees or plants that, within five years after planting, are removed, die or become seriously damaged or defective shall be replaced with other species, size and number as originally approved, unless consent is given to any variation. The landscaping plan shall be strictly adhered to during the course of the development.

Reason: In the interests of public amenity and local landscape character.

4. Notwithstanding the details set out on the submitted drawings, the development hereby permitted shall be carried out in accordance with the comments and recommendation set out in the Ecological Appraisal Report dated October 2017 from Cornwall Environmental Consultants Ltd and received by the Local Planning Authority on 11th October 2017, including the provision of new access points, precautions during building works and timing of operations. The approved accesses shall remain in place and the openings kept unobstructed thereafter.

Reason: To safeguard the welfare of a protected species of wildlife, in the interests of the amenity of the area and the Conservation (Natural Habitats) Regulations 1994 and the 1981 Wildlife and Country Act (as amended).