

**Item 4e**                    **13/00397/FUL**

**Case Officer**            **Mrs Nicola Hopkins**

**Ward**                      **Chorley South West**

**Proposal**                **Erection of a single storey community centre**

**Location**                **Land 40M South West Of 17 Buttermere Avenue Chorley**

**Applicant**                **Redrow Homes / Taylor Wimpey**

**Consultation expiry: 4 June 2013**

**Application expiry: 26 June 2013**

### **Proposal**

1. The application relates to the erection of a single storey community centre on an open area of grassed land opposite the existing residential dwellings on Buttermere Avenue.
2. The application is a joint submission from Redrow Homes and Taylor Wimpey Homes, who are currently developing the Gillibrands Housing Estate, for the community centre on land which is owned by the Council.
3. The new development will provide a community hall, meeting rooms and changing facilities for use with sports and activities associated with the nearby playing fields. The new community centre has approximately 240 square meters of internal floor space. The building is single storey with a pitched roof. The plan form is rectilinear in shape and measures approximately 10m x 28m.

### **Recommendation**

4. It is recommended that this application is granted conditional planning approval

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Background information
  - Planning Policy
  - Location
  - Impact on Neighbours
  - Design
  - Security
  - Traffic and Transport
  - Contamination
  - Sustainability

### **Representations**

6. **4 letters of objection** have been received raising the following points:
  - This building is in the wrong place it should be put next door to the school on Yarrow Valley Way.
  - It would mean widening the road on Buttermere Road which is a single track road
  - This building needs to go back to the site on Redrow's housing estate were it was originally planned.
  - The centre will cause more anti-social behaviour in the area and takes away part of the playing field.
  - There is enough traffic in the area
  - Will generate noise
  - Will increase vandalism and graffiti
  - Safety concerns from increased traffic

- Will destroy playing fields
- Will be an eyesore
- Money would be better spent on a new play area
- There is a better location between Buttermere Avenue, Scawfell Road and Derwent Road.
- The old children's home on Derwent Road could be converted into a community centre.
- Lead to youths congregating

7. **1 letter of support** has been received. This letter queries whether open land within the area will be tidied up and whether the fence dividing the land will remain however these issues are separate to the consideration of this application.

### **Consultations**

8. **United Utilities** have no objection to the proposed development

9. **Chorley's Waste & Contaminated Land Officer** has confirmed that due to the proposed sensitive end-use and the proximity of the development site to land that is potentially affected by contamination any potential sources of contamination need to be addressed. This can be secured via condition.

### **Assessment**

#### Background Information

10. The Gillibrand housing development is subject to a Development Agreement between the developers and the Council. The Development Agreement covers various matters, most of which were addressed out as the development advanced. One matter that remains to be implemented is the provision of a community centre. The Agreement included a design and specification for a community centre as well as an indication of approximately where it would be located, plus a commuted sum for its on-going maintenance and repair.
11. Since the Development Agreement was signed the design of the proposed centre has been updated and it has also become clear that the type of community centre now needed would not fit well on the original site.
12. Members will recall that an alternative location was sought which would better accommodate a modern community building and that would be more centrally located to be closer to the long established wider community as well as to the Gillibrand housing estate. This alternative location, on playing fields adjacent to Lakeland Gardens, was approved by the Council's Executive Cabinet on 22 February 2007 and subsequently granted planning approval in January 2012.
13. Members will recall that over several years there has been extensive public consultation regarding the location of the community centre. Various sites were considered and the subject of detailed consultation. The preferred option was identified as the land at Lakeland Gardens which has planning permission. However following the grant of planning permission it was identified that the Council do not own all of the land within the application site and as such the developers could not secure permission to construct the facility on third party land.
14. In this regard the current application proposes to relocate the community centre within the same area of grassed land as the planning approval although closer to Buttermere Avenue. This is wholly on Council owned land.

#### Planning Policy

15. The Council's Adopted Chorley Borough Local Plan Review policy PS2 relates to the provision of community centres. The policy supports the provision of such facilities provided that the following four criteria are met:
- the use of the site would be compatible with the surrounding land use
  - the site is located in close proximity to the population it is intended to serve and has safe and convenient pedestrian access with nearby residential areas;
  - the site has adequate road access and its development would not give rise to unsatisfactory traffic, parking or environmental conditions;
  - the site is well served by the public transport network.

16. Policy 25 of the Adopted Central Lancashire Core Strategy supports policy PS2 confirming that the Council will encourage and co-ordinate new community facilities provision at locations that are accessible by all modes of transport.

#### Location

17. It is considered that the ideal location for a community centre is close to the centre of the residential area that accommodates the community that the facility is intended to serve.
18. The proposed site has the advantage of being located close to the playing fields that will be used for the sports activities related to the changing facilities within the centre. It is proposed to use the facility for the benefit of the local community. Local groups, teams and clubs will be encouraged to make use of the space.
19. When the previous application was considered the location, in proximity to the community it served, was an identified benefit. As this application involves siting the community centre approximately 100m to the east of the approved location it is considered that the new siting will also be easily accessible to residents of both the housing estates that it will serve.

#### Impact on the neighbours

20. The presence of a new community centre would inevitably generate an increase in pedestrian and vehicular traffic as a result of the use.
21. It is considered that groups using the facility may vary but it is hoped these would include usual activities associated with a community facility. Play groups, sports teams and support group meetings are typical of the types of users envisaged as benefitting from such a facility. It is considered that provided the facility is adequately managed, the potential benefits of such uses in residential areas are generally considered to outweigh any disadvantages.
22. It is proposed to limit the hours of use to reasonable operating times throughout the week and weekend periods (8am-10pm Monday to Friday, 8am to 8pm Saturday and 8am to 6pm Sunday). It is assumed that the facility will accommodate daytime and evening uses and be available for sports on both Saturday and Sunday. This will be controlled by condition to protect the neighbours' amenities in terms of noise generation.

#### Design

23. The new community centre would have approximately 240 square meters of internal floor space. The construction would be single storey with a pitched roof. The plan form is rectilinear in shape and approximately 10m x 28m. The eaves height has been designed to ensure that mixed use activities associated with a community building are achievable within the internal spaces of the development.
24. The proposed positioning allows for a clear separation between the nearest homes. Areas around both the community building and the car park would incorporate soft and hard landscaping intended to ensure a pleasant and integrated feel for the development. A private rear garden area defines an area of separation between the building and the surrounding playing fields.
25. The site slopes downwards in a westerly direction. In line with current DDA requirements access into the building will be wheelchair accessible. Disabled changing & WC facilities will be provided. All internal doorways, light and power switches and general facilities will be designed with disabled users in mind. Disabled parking spaces are provided close to the facility and shall be full identified so that use is restricted. Dropped kerbs and tactile paving will show clear routes for users of wheelchairs.

#### Security

26. The proposed building would be designed to meet Secure by Design principles including the requirements of the anti-climb fence. This fencing will be 'softened' by the proposed landscaping.

### Traffic and Transport

27. Car parking for the facility is located to the east of the building with direct vehicular access off Buttermere Avenue. The car park is designed to allow vehicles to enter and exit in a forward gear and accommodates 16 parking spaces including 2 disabled parking spaces.
28. Policy ST4 of the emerging Local Plan (derived from the former Regional Strategy standards) sets out the parking standards for the Borough. A community centre falls within Use Class D1 however there is no specific standard for community centres. Halls and places of worship generate a need for 1 parking space per 5 sqm which in the case of this proposal equates to 48 parking spaces.
29. Clearly the provision of 16 spaces is below this standard however taking into account the sustainable nature of this site, within walking distance of the communities it will serve and located close to public transport links (close to bus routes), the amount of parking provided is considered to be sufficient for this proposal. It is also noted that any additional parking would involve further land take of the grassed area of land which would detrimentally impact on the character of the area.
30. At the time of writing this report the Highway Engineer comments were still awaited these will be reported on the addendum.

### Contamination

31. The Council's Waste and Contaminated Land Officer has confirmed that due to the proposed sensitive end-use and the proximity of the development site to land that is potentially affected by contamination any potential sources of contamination need to be addressed. This can be secured via condition.

### Sustainability

32. In accordance with Policy 27 of the Adopted Core Strategy the building will be required to achieve BREEAM rating 'Very Good'. This will be secured via condition.

### **Overall Conclusion**

33. The proposed community centre is intended to provide a facility for the benefit of the local community. Local groups, teams and clubs will be encouraged to make use of the space and it is hoped that the development will act as a catalyst in bringing local people together and providing for all. The proposals accord with current planning policy for the provision of a new community centre and will ensure that the aspirations in respect of the Gillibrands housing estate are established.

### **Planning Policies**

#### National Planning Policies:

National Planning Policy Framework

#### Adopted Chorley Borough Local Plan Review

Policies: GN5, PS2

#### Adopted Central Lancashire Core Strategy

Policy 17

Policy 25

Policy 27

### **Planning History**

**98/00301/REM:** Reserved matters application for site reclamation & erection of 505 houses incl. garages, roads, sewers, public open space, play areas, landscaping, community centre & shop(s). Amend condition 8 of outline planning permission. Approved February 1999

**11/01062/FUL:** Erection of a single storey community centre on playing fields adjacent to Lakeland Gardens. Approved January 2012

**Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission. *Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004*

2. The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan	L-01	30 <sup>th</sup> April 2013
Proposed Plans and Elevations	P-01	30 <sup>th</sup> April 2013
Proposed Site Plan	SP-01	30 <sup>TH</sup> April 2013
Landscape Proposals	4122.01 Rev A	30 <sup>th</sup> April 2013

*Reason: For the avoidance of doubt and in the interests of proper planning*

3. The use hereby permitted shall be restricted to the hours between:

08:00 to 22:00 Mondays to Fridays

08:00 to 20:00 Saturdays

08:00 to 18:00 Sundays

*Reason: To safeguard the amenities of local residents. In accordance with Policies GN5 and EP20 of the Adopted Chorley Borough Local Plan Review*

4. Within 30 days of the commencement of the development hereby permitted, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times. *Reason: To ensure a visually satisfactory form of development. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants 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. *Reason: In the interest of the appearance of the locality. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*

6. Prior to the commencement of development samples of all external facing and roofing materials, including full details of any security measures, (notwithstanding any details shown on previously submitted plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved. *Reason: To ensure that the materials used are visually appropriate to the locality. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*

7. The building hereby permitted shall be constructed to achieve a minimum Building Research Establishment (BREEAM) standard of 'very good'. Within 6 months of occupation a 'Post Construction Stage' assessment and a Final Certificate shall be submitted to the Local Planning Authority certifying that a BREEAM standard of 'very good' has been achieved. *Reason: In the interests of minimising the environmental impact of the development. In accordance with Policy 27 of the Adopted Central Lancashire Core Strategy*

8. Prior to the commencement of the development a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification. *Reason: In the interests of minimising the environmental impact of the development. In accordance with Policy 27 of the Adopted Central Lancashire Core Strategy*

9. Prior to the occupation of the building hereby permitted a letter of assurance; detailing how the buildings has achieved BREEAM has been issued by a licensed BREEAM Assessor/Auditor and approved in writing by the Local Planning Authority. *Reason: In the interests of minimising the environmental impact of the development. In accordance with Policy 27 of the Adopted Central Lancashire Core Strategy*

10. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) and any proposed lighting columns shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained. *Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area. In accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*

11. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents. In accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*

12. Due to the proposed sensitive end-use and the proximity of the development site to land that is potentially affected by contamination (infilled ground; former landfill), the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report. *Reason: to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).*

13. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. *Reason: To secure proper drainage and in accordance with Government advice contained with the National Planning Policy Framework*