

**Item 3e**                      **15/00517/FUL**

**Case Officer**              **Caron Taylor**

**Ward**                         **Adlington and Anderton**

**Proposal**                    **Change of use of part of former children's play centre to a swimming school.**

**Location**                    **Unit 1  
60A Westhoughton Road  
Adlington  
Chorley  
PR7 4ET**

**Applicant**                    **Mrs Karen Snape**

**Consultation expiry:**    **29<sup>th</sup> June 2015**

**Decision due by:**         **29<sup>th</sup> July 2015**

**Recommendation**  
**That the application is refused.**

**Representations**

**Adlington Parish Council**

- The application lacks detail concerning the changes required to the ventilation, air conditioning and drainage systems for the building related to the change of use, the large amount of water which will be stored on site and may need to be discharged at certain times, and the storage of any chemicals needed for the safe operation of a swimming pool;
- Concern was expressed regarding the lack of parking on site as the car park shown on the plans is shared with the adjacent units, and on-road parking is already a serious problem at this location;
- The development if allowed would increase the traffic problems in what is already a busy and dangerous location and has difficult access/egress from the main road.

**One representation has been received which cites the following grounds of objection:**

- Increased traffic flow of the site, onto and across a very busy road: becoming busier. Traffic safety on this part of A6 is deteriorating. This is a significant and growing concern;
- Increased noise - previous usage as play centre was often intrusively noisy (emanating from car park area) especially when families were arriving and departing;
- Smell - will the site emit chlorine (and/or other) smelling vapours?;
- Planning application section 23 indicates no hazardous substances stored on site. Is this correct? What water treatment system will be used to ensure the pool water is kept to a hygienic standard; chlorine?;
- Planning application states no trees bordering the site. This is incorrect. There are trees in the neighbouring property, 60 Westhoughton Road. These trees are important to the local landscape character and have been in place for more than 35 years;
- Application section 22 appears to be lacking detail. Will the building's ventilation and air conditioning systems be amended to cope with that of a swimming pool? What measures will be taken to ensure no emitted threat from Legionella or other bacteria and the safety of the neighbourhood from these?;
- Woeful lack of detail in any section of planning application about management of pool

water when it needs to be emptied for any reason. Only system indicated is for foul sewage. Will the water be drained into the local existing sewer system? Will the existing site and local systems be able to deal with the contents of the pool especially if emptied in an emergency? If current site drainage is unable to deal with this amount of water the planning application is deficient in showing any drainage system for the pool - there is a major concern that current local drainage system will be incapable of dealing with this large amount of extra water flowing in over a relatively short period of time.

### **Consultees**

<b>Consultee</b>	<b>Summary of Comments received</b>
Environment Agency	Covered by their standing advice – see body of report.
Lancashire County Council Highways	There is a large area of hard-standing to the side of the proposed Unit 1. In addition, there are marked car parking spaces in front of the Unit. It seems the marked parking spaces and the hard-standing area are also used by other businesses located adjacent the site. The hard-standing and the marked parking spaces are not shown within the applicant's boundary on the submitted plans and no plans have been submitted to show the proposed 20no spaces. In view of the above, it does not appear that parking provision for the proposal has been met and they therefore recommend a condition requiring details of car parking provision to be submitted. Note: see body of report.

### **Applicant's Case**

1. They have been running a swimming school for the last eight years with an existing customer base and wish to expand on this. The area where the proposed pool would be situated has no facility of this kind and on researching they have found there to be a high demand and a very promising response.
2. The lessons would be available to all ages and ability, class sizes would be kept small having six to eight pupils in the water at one time.
3. The hours of opening would be Monday to Friday approximately 9am until 6-6.30pm and weekends approximately 9.30am until 2.30-3pm.
4. No external alterations to the property are proposed.

### **Assessment**

#### **Background**

5. The proposed pool would measure 8.6m by 4.6m and would be surrounded by a raised deck approximately 1.2m high accessed via a ramp or steps from the ground. There would be toilets, showers and changing rooms in the building along with a small reception area. There would no external alterations to the existing building.
6. The building was formerly used as a children's play centre. The rear part of the former children's play centre already has permission to change to a doggy day care centre, dog grooming salon, pet shop and swimming facility (for animal use). Car and furniture sales are taking place in the attached building to the southeast. This application relates to the north part of the front of the building.

#### **Principle of the Development**

7. The application site is within the settlement of Adlington as defined by the adopted Local Plan 2012-2026. It is not considered that the proposal would have an adverse impact on the function, vitality and viability of the borough's hierarchy of centres in accordance with policy EP9 of the Local Plan and the Framework as it is not a town centre use.

### Impact on the neighbours

8. A neighbouring resident has objected to the application and raised a number of concerns about the proposed pool. These have been put to the pool supplier who have provided information on the operation of the pool:
9. They advise that the pool is of domestic size in terms of the pools they deal with and due to its small size it should not produce any noticeable smells or vapours. In terms of hazardous substances any pool chemicals will only be required in small quantities, again due to the size of the pool.
10. In terms of water treatment the water will be cleaned by a cyclonic cartridge filter system with the cartridge cleaned and replaced as necessary. The water will be chlorinated via liquid chlorine or a salt chlorination system to be determined but it would not require commercial water treatment systems.
11. In terms of air conditioning, due to its limited size and the large size of the building it will be located in, condensation from the pool is unlikely to be a problem, particularly as there will be a heat retention cover on the top of the water when it is not in use which prevents humidity escaping into the room. If condensation does become an issue however, then internal wall mounted dehumidification units powered by a domestic gas boiler could resolve this. It will not therefore be necessary to have external air conditioning units on the building.
12. Therefore it is not considered the proposed operation of the pool would lead to neighbour amenity issues in terms of vapours or smells or noise from air-conditioning units.
13. In terms of noise from comings and goings to the building it is not considered that this would be significantly different from its lawful use as a children's play centre. The proposed swim school would have two members of staff and use of part of the existing ample car park at the front and rear of the building.
14. It is not therefore considered that the application would have an unacceptable impact in terms of neighbour amenity.

### Design and Layout

15. The proposal would not involve external alterations to the building.

### Traffic and Transport

16. The swim school would use the existing access to the site from Bolton Road that was used by the former children's play centre, as stated previously the swim school would use the existing car parking available to the front and side of the unit. The comments of LCC Highways are noted, however the applicant has now provided details of the parking available for the unit (separate from the parking shown for part of the unit that has permission as a doggy day care centre) and included it in the red edge of the application. The parking proposed is considered sufficient for the number of visitors and staff to the swim school and is therefore considered acceptable.

### Coal Mines

17. The site is in a low risk area in terms of coal mining as identified by The Coal Authority. This requires an informative note to be added to any permission.

### Drainage and Sewers

18. The foul sewage from the building e.g. toilets would be connected to the mains sewer. The comments regarding draining of the pool are noted. The pool installer states there should never be a need to drain the pool. If this situation does ever arise it is covered by the Environment Agency's standing advice. A swimming pool may only be discharged to foul sewer with permission from United Utilities and an informative note is required to be placed on any permission giving the applicant advice on this should the need occur.

### Overall Conclusion

19. The application is recommended for approval subject to conditions.

### Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

### Planning History

Reference	Description	Decision	Date
14/01166/COU	Change of Use from Children's play centre(use class D2) to doggy day care centre, dog grooming salon, pet shop and swimming facility (mixed use)	Permitted	26 <sup>th</sup> February 2015
06/00419/COU	Change of use of a retail unit to a parent supervised children's play centre with associated car parking unit area 1000 sq feet	Permitted	11 <sup>th</sup> May 2006