

<b>Case Officer:</b>	George Smith	<b>Contact Tel:</b>	01295 221889
<b>Applicant:</b>	Cherwell District Council		
<b>Proposal:</b>	Amendment to 16/00246/F - Retain existing door in breakout room due to escape route and addition of a new compound in timber to enclose area where new condensers will be		
<b>Expiry Date:</b>	24 October 2016	<b>Extension of Time:</b>	N/A
<b>Ward:</b>	Banbury Ruscote	<b>Committee Date:</b>	27 October 2016
<b>Ward Councillors:</b>	Cllr Barry Richards Cllr Sean Woodcock Cllr Mark Cherry		
<b>Reason for Referral:</b>	Cherwell Council is the applicant		
<b>Recommendation:</b>	Approve		

## 1. APPLICATION SITE AND LOCALITY

- 1.1 The application site is Woodgreen Leisure Centre which consists of a leisure centre with outdoor pool, indoor bowls hall, gym and exercise studio. It also has a library situated within the building. It is accessed from a roundabout on Woodgreen Avenue and has car parking situated to the north and west of the building.
- 1.2 The building is a mix of architectural styles including a main two storey pitched building with flat roof and mono-pitched extensions around the building. It is constructed with a mix of materials including brick and render.
- 1.3 The Banbury Early Intervention Hub exists to the north of the site and is a modern building with a mix of mono-pitched roofs. The building is predominantly finished in a blue and cream render. A new housing development is currently under construction to the west of the site (approved under 13/01880/CDC). This includes a number properties facing onto the vehicular access to the site and then the rear elevations of a number of properties facing onto the western boundary of the site.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 In March this year, the Council's Planning Committee considered and approved a planning application (ref: 16/00246/F) to erect a new single storey extension to the northern side of the building adjacent to the library and exercise studio, located on an area currently laid to grass and hard standing.

- 2.2 The approved extension is to be part of a wider project for the remodelling of the inside of the building and allowing for a new main entrance foyer to be formed, the upgrading of the exercise studio and for the existing library to be relocated within the building and linked to a new café area. The extension approved is to be modest in scale compared to the existing building being 7.5 metres deep by 10.4 metres wide. The extension is to be single storey with a flat roof, finished in timber cladding. The existing flat roof part of the building the extension adjoins to is to be rendered and painted white.
- 2.3 This application proposes non-material amendments to the previously approved plans. The first amendment proposed is for the retention of an existing door from the “breakout room”, as a means of escape. This would be from the western elevation of the building, and had previously been approved to be replaced by a window.
- 2.4 The other alteration proposed is for a new timber compound, which would effectively be a fenced off area approximately 3.1m in width by 6.4m in depth, at a height of approximately 1.4m. This would be constructed off the eastern wall of the disabled toilet and baby change areas, and the southern wall of the store room and spinning studio.

### **3. RELEVANT PLANNING HISTORY**

<u>App Ref</u>	<u>Description</u>	<u>Status</u>
16/00246/F	Extension to existing leisure centre for use as cafe/ library area ancillary to the leisure use. Library currently exists but is being relocated.	Permitted

### **4. APPRAISAL**

- 4.1 Essentially the application is seeking the Local Planning Authority's (LPA) agreement to make minor changes to the approved scheme as “non-material” amendments. Government guidance advises that in determining such applications, the LPA “must have regard to the effect of the change, together with any previous changes” that it has accepted as non-material. The judgement required is not whether the changes are acceptable in planning terms, but whether they result in new or different material impacts (e.g. on residential or visual amenity) which require consultation and assessment by way of a planning application.
- 4.2 It is considered that the changes proposed, in the context of the overall development, are not material ones. They would not raise any new planning issues, either in terms of visual or residential amenity. The proposed changes would also be considered as permitted development if the development had already been constructed as approved. Therefore, having regard to the circumstances of the proposed changes, and for the reasons above, the proposed amendments are considered to fulfil the criteria for a non-material amendment.

### **5. RECOMMENDATION**

That Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described in the application in accordance with drawing numbers: 2168/111 Rev A, 2186/122 Rev A, 2168/123 Rev A.