

**Woodgreen Leisure Centre  
Woodgreen Avenue  
Banbury  
OX16 0HS**

**18/01014/F**

**Applicant:** Tracie Collins

**Proposal:** Erection of 2 no storage buildings and erection of fencing enclosing site area

**Ward:** Banbury Ruscote

**Councillors:** Cllr Barry Richards  
Cllr Sean Woodcock  
Cllr Mark Cherry

**Reason for Referral:** Application site owned by Cherwell District Council

**Expiry Date:** 24 August 2018      **Committee Date:** 20 September 2018

**Recommendation:** Approve

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### **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

The application is reported to the Planning Committee, as the application site is owned by Cherwell District Council.

#### **Proposal**

Planning consent is sought for the erection of two storage buildings and a fence to enclose the proposed storage buildings.

#### **Consultations**

No statutory or non-statutory consultees have raised objections to the application

#### **Planning Policy**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

#### **Conclusion**

The key issues arising from the amended application details are:

- Design, and impact on the character of the area
- Residential amenity

The report looks into the key planning issues in detail, and officers conclude that the proposals are acceptable, subject to conditions. The scheme meets the requirements of relevant CDC policies.

### **RECOMMENDATION - GRANT PERMISSION SUBJECT TO CONDITIONS**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **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.

### **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. Planning consent is sought for the erection of two storage buildings and a fence to enclose the proposed storage buildings. The proposed shed one will measure approximately 5.1m depth, 3.7m width with an overall roof height of 2.5m sloping down to an eaves height 2m. Proposed shed two would measure approximately 3.1m depth, 2.5m width with an overall roof height 2.5m sloping down to an eaves height of 2m. The proposed fence would measure 1.8m in height and 26.3m in length.

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

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</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.	Application Permitted

### **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regard to this proposal

### **5. RESPONSE TO PUBLICITY**

- 5.1. This application has been publicised by way of a site notice displayed near the site and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 21.08.2018, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. No comments have been raised by third parties

### **6. RESPONSE TO CONSULTATION**

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

#### **PARISH / TOWN COUNCIL AND NEIGHBOURHOOD FORUMS**

- 6.2. BANBURY TOWN COUNCIL: Consulted on (18.07.2018) no comments received

## NON-STATUTORY CONSULTEES

### 6.3. ENVIRONMENTAL PROTECTION – **No objections**

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

### 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

## **8. APPRAISAL**

### 8.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity

### Design and impact on the character of the area including Conversation area

- 8.2. Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 states new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. Saved Policies C28 seek to ensure the layout, scale and design of development is sympathetic to its context.
- 8.3. The proposed development would be set to the side of the existing leisure centre and to the rear of 9 Springs Garden and 35 Poolside Close. The proposal would be set down in height from the main building and would not be readily visible given the existing structural vegetation to the north of the site and the existing built form. Given its scale, siting and overall design, the proposal is considered not to be prominent and subservient in relation to the existing leisure centre. In addition the proposal would provide extra storage space without having significant impact on its locality.
- 8.4. The materials proposed are considered acceptable in relation to the existing building

- 8.5. The proposal would not significantly impact on the visual amenity of the locality and therefore accords with retained Policy C28 of the Cherwell Local Plan 1996 and Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1.

Neighbouring and residential amenity

- 8.6. Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and paragraph 17 of the NPPF seek to ensure that new development proposals provide a good standard of amenity for existing and proposed occupants of land and buildings. Saved Policy C30 of the Local Plan also states that in considering the conversion of existing buildings consideration will be given to the standards of amenity and privacy provided. The Council also has informal guidance on the Subdivision of Buildings for Residential Use (February 2011) which is a relevant consideration in this case however the National Space Standards have superseded these and are also considered to be relevant to the consideration of the application.
- 8.7. The proposed development although would abut the boundaries of the adjacent neighbours at 9 Springs Garden and 35 Poolside Close. Having regards to its scale and its siting in relation to neighbouring properties, the proposal is not considered to materially impact upon their amenity or any others.
- 8.8. The proposal therefore complies with Policy ESD15 of the Cherwell Local Plan and advice in the NPPF.

**9. PLANNING BALANCE AND CONCLUSION**

- 9.1. For the reasons set out in this report, the proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. In accordance with Paragraph 14 of the NPPF, permission should therefore be granted.

**10. RECOMMENDATION**

Delegate to the Assistant Director of Planning Policy and Development to grant planning permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

1. Time Limit
2. Compliance with the approved plans

CASE OFFICER: Michael Sackey

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