

APPLICATION NO	PA/2017/1206
APPLICANT	North Lincolnshire Council
DEVELOPMENT	Planning permission to change the use of existing squash court to a library and erect extension to accommodate library facility
LOCATION	Riddings Swimming Pool, Enderby Road, Scunthorpe, DN17 2JL
PARISH	Scunthorpe
WARD	Brumby
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Len Foster – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 11 – planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 17 sets out the 12 core planning land-use principles which should underpin both plan-making and decision-taking. This includes promoting mixed-use developments and encouraging multiple benefits from the use of land in urban and rural areas, actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and delivering sufficient community and cultural facilities and services to meet local needs.

Paragraph 37 states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 69 – the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

Paragraph 70 states that to deliver social, recreational and cultural facilities, and services the communities need, planning policies and decisions should plan positively for the provision and use of shared space, guard against the unnecessary loss of valued facilities and services, ensure that established facilities are able to develop and modernise in a way that is sustainable and retained for the benefit of the community, and ensure an integrated approach to considering the location of community facilities and services.

North Lincolnshire Local Plan:

DS1 (General Requirements)

T2 (Access to Development)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS22 (Community Facilities and Services)

CONSULTATIONS

Highways: No objections.

PUBLICITY

Advertised by site notice. No comments have been received.

ASSESSMENT

This proposal is twofold in that permission is sought for a change of use from a squash court to a library, and for an extension to the front elevation to form additional accommodation for the library. The extension will be brick-built with a mono-pitch roof.

The main issues associated with this proposal are whether the proposed change of use and extension are acceptable in planning policy terms and whether their impact on the amenity of the locality, on the amenity of neighbours and on the highway is also acceptable.

The site is located within the development boundary of the Scunthorpe and Bottesford urban area. The site is an existing swimming pool and leisure complex, comprising a large building accommodating the swimming pool and leisure facilities with a car parking area on the site frontage. The site is accessed from Enderby Road. To the north is the redundant education building, to the east are residential properties, to the south is an infants school and residential properties, and to the west is a playing field.

Turning first to the change of use, this requires planning permission as a squash court falls within use class D2 of the Use Classes Order 1987 (as amended) and a library falls within

use class D1. The loss of the squash court in order to provide a library inside the building is regrettable but other sporting facilities will continue to be provided within the building including the swimming pool, dance studio and gym. It must be noted that planning permission would not be required to change the use of a squash court into a different use within the D2 use class. The building will become a multi-purpose building comprising sports and a cultural/information facility. Alternative squash courts are available within Scunthorpe. The building, by containing sporting and library uses, will provide an additional and an alternative facility for the community. The site is located in a sustainable location with good public transport links. The proposal will provide the opportunity for linked trips, sporting and library visits which will reduce the need to travel. On balance, therefore, the proposal accords with guidance in the National Planning Policy Framework (NPPF) and policies CS1, CS2, CS3 and CS22 of the Core Strategy.

The extension, located on the front elevation of the building adjacent to the main entrance, will provide additional accommodation for the library. It has been designed to be in character with the existing building and is a similar design to the existing main entrance. As a result the proposal accords with guidance in the NPPF, policies CS5 and CS22 of the Core Strategy and policy DS1 of the North Lincolnshire Local Plan.

In terms of the impact the development would have on the amenity of the locality and on the amenity of neighbours, the extension is located on the front elevation of the building. The building is set well back from Enderby Road and therefore the extension will not be prominent in the street scene. There is substantial tree screening on part of the southern boundary shielding the building from the school and residential properties to the south. The extension is viewed in context with the existing leisure building which has had some additions and extensions in recent years. The proposal will have a very limited impact on the amenity of the locality and on the amenity of neighbours. The proposal therefore accords with policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

In terms of highway issues, no objections have been received from the council's Highways team. There is substantial car parking on the site; the site is also accessible by walking and cycling, and is located on a main bus route. The proposal therefore accords with policy T2 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

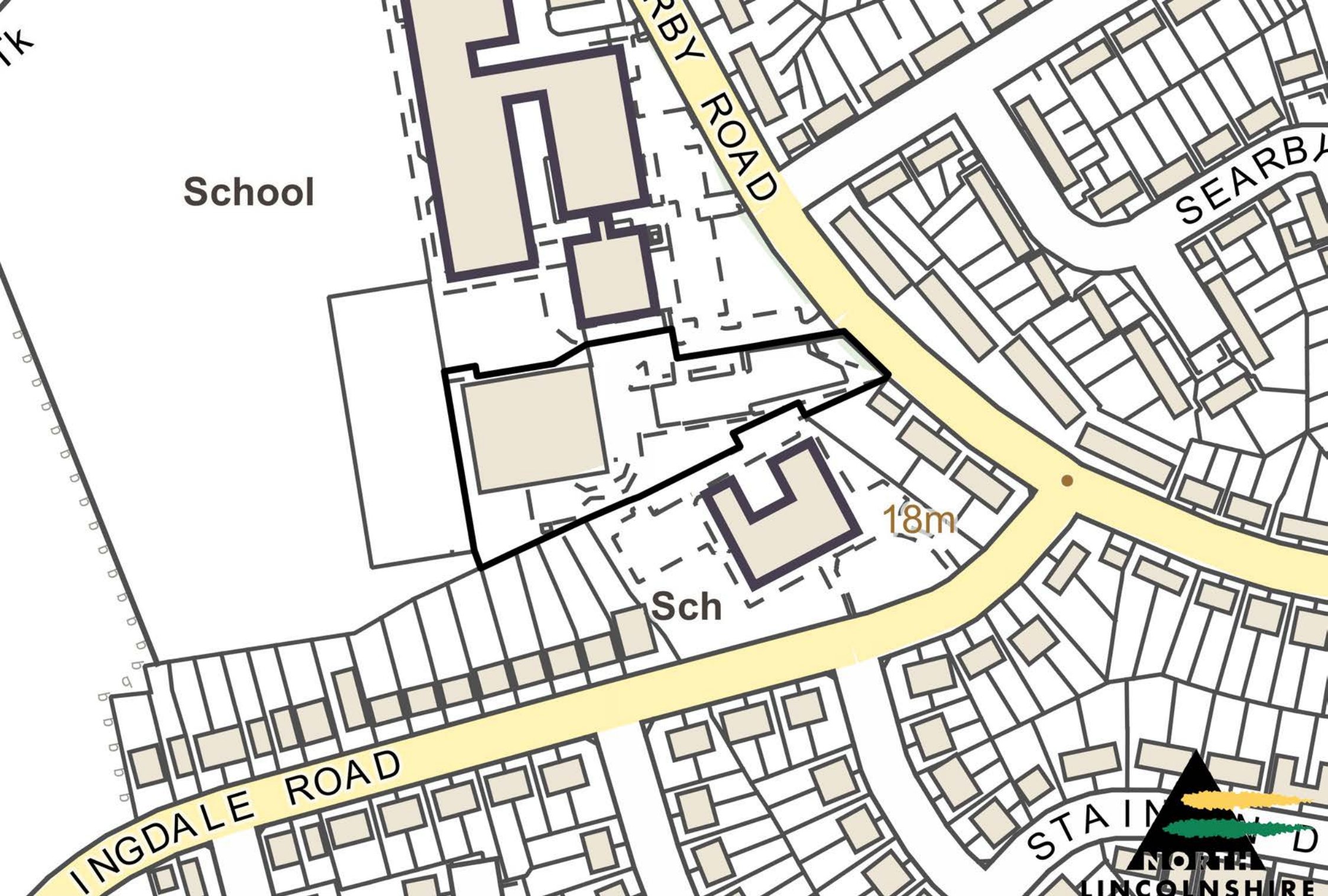
2.
The development hereby permitted shall be carried out in accordance with the following approved plans: BS:01, BS:02 Rev 02, BS:03, BS:04, BS:05, BS:06 and BS:07.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



School

Sch

18m

INGDALE ROAD

SEARBY ROAD

SEARBY

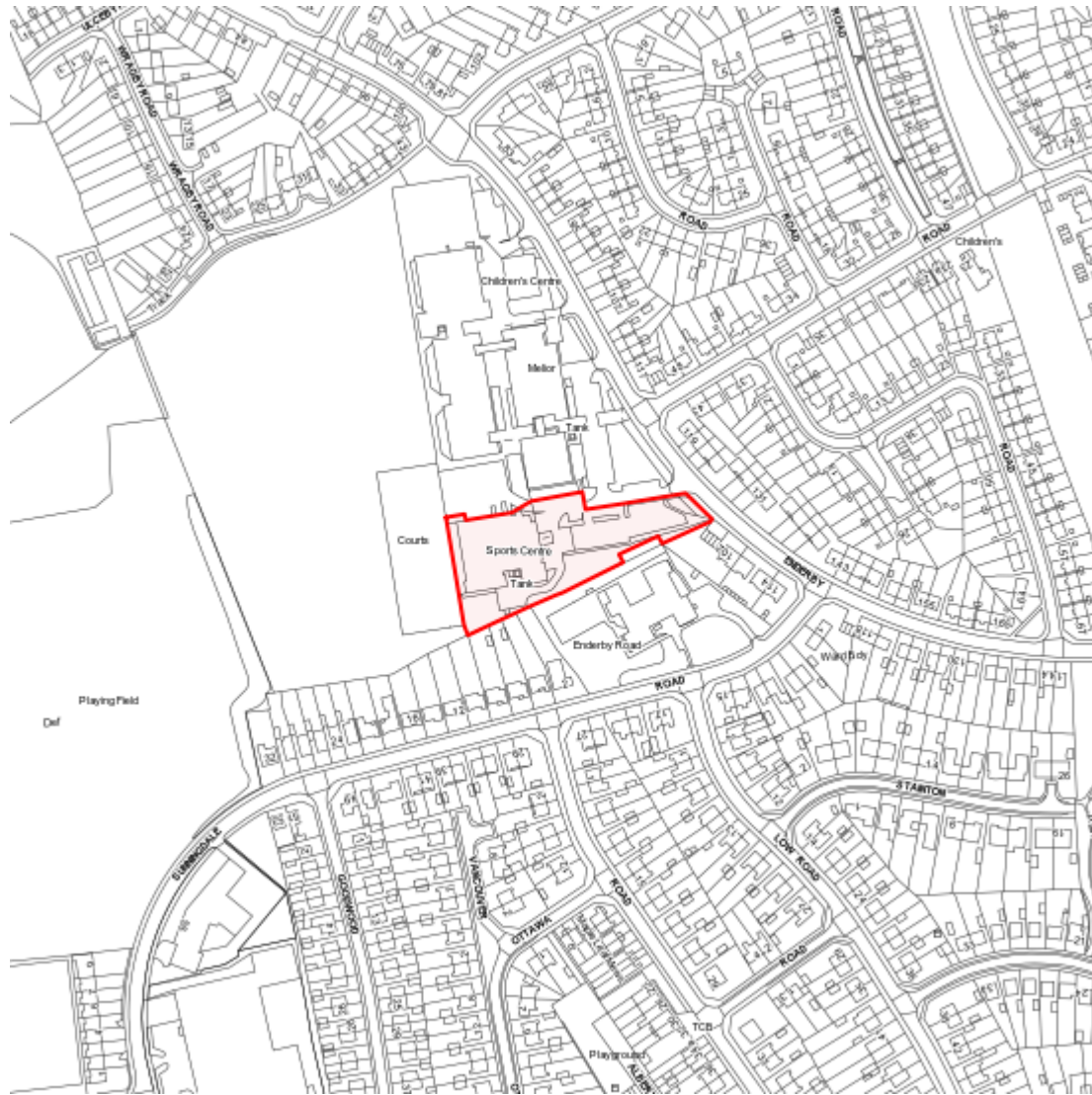
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COUNCIL

PA/2017/1206 – Site Location



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