

COMMITTEE REPORT

Date: 4 December 2014 **Ward:** Heslington
Team: Major and **Parish:** Heslington Parish
Commercial Team Council

Reference: 14/02245/FULM
Application at: Sports Centre Heslington Lane Heslington York
For: Erection of indoor sports hall
By: University Of York
Application Type: Major Full Application (13 weeks)
Target Date: 29 December 2014
Recommendation: Approve

1.0 PROPOSAL

1.1 Demolition of lightweight temporary sports hall and erection of an indoor sports hall measuring approximately 55m x 40m x 13m to the ridge. The building would be insulated and incorporate heating and ventilation. Materials would comprise insulated panels and a fabric membrane roof, all over a galvanised steel frame. Access would remain as existing, from Heslington Lane via James Way.

1.2 The hall would replace a lightweight temporary indoor sports hall for which temporary planning permission for five years was granted in 2005. The consent was renewed in 2010 and is due to expire in 2016. An informative to the renewal advised the applicant that any further application to extend the time limit for approval of the sports hall would be unlikely to be approved due to the visual impact of the structure's utilitarian design and deteriorating visual appearance.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYED6 University of York Heslington Campus
CYGP1 Design
CYGP15A Flood Risk

3.0 CONSULTATIONS

INTERNAL

Highway Network Management

3.1 No objections.

Sport and Active Leisure

3.2 As identified in the city's Built Sports Facilities Strategy the city has a shortage of indoor sports hall space. Community access to covered training space has been facilitated by the provision of the temporary sports tent on this site over recent years. We strongly support this application and welcome the permanency of the structure.

Flood Risk Management

3.3 No objections. The site is in flood zone 1 and should not suffer from river flooding. Add a condition requiring details of foul and surface water drainage.

EXTERNAL

Heslington Parish Council

3.4 Any comment will be reported verbally.

Sport England

3.5 No objection subject to a condition securing the use of the sports hall by the local community.

Ouse and Derwent Internal Drainage Board

3.6 The applicant should demonstrate that there will be no additional surface water run off as a consequence of the development or that, if there is any additional run-off, it would be attenuated.

Yorkshire Water

3.7 No response.

Public Consultation

3.8 No responses received to date.

4.0 APPRAISAL

4.1 KEY ISSUES

- Visual Appearance
- Flood Risk
- Community Use

RELEVANT LOCAL PLAN POLICIES

4.2 The National Planning Policy Framework (General) - There is a presumption in favour of sustainable development which, for decision-taking, means approving without delay development proposals that accord with the development plan (paragraph 14). Where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless: (1) any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or (2) specific policies in the Framework indicate development should be restricted. Paragraph 73 of the National Planning Policy Framework (NPPF) emphasises the important contribution that opportunities for sport and leisure can make to the health and well being of communities.

4.3 The City of York Development Control Local Plan was approved for development control purposes in April 2005. Its policies are material considerations although it is considered that their weight is limited except where in accordance with the NPPF. Policy ED6 confirms that the Heslington campus is excluded from the Green Belt to permit further University development and states that proposals will be permitted where they involve the redevelopment of existing buildings and satisfy the following relevant criteria: the height of the new building will be appropriate to the location in terms of distance to, and height of, surrounding buildings.

APPLICATION SITE

4.4 Lightweight sports hall comprising part of Heslington West campus of the University of York. The site is tightly constrained by the existing sports centre to the north, a fenced hockey pitch to the south, tennis courts to the east and the landscaped campus boundary to the west. The site is within the urban area and is allocated for university use in the Development Control Local Plan. The site is set back approximately 70m from Heslington Lane

VISUAL APPEARANCE

4.5 The existing sports hall is 9.8m high and has a shallow-pitched roof. The building is made of light-grey waterproof fabric laid over a tubular-steel frame. The proposed building would occupy the same footprint as the existing structure but would have a faceted curved roof. Furthermore the building would have a more-

permanent appearance than the existing structure. The height would increase by approximately 3.5m - to 13.3m - to increase the amount of floorspace that would meet national governing body/Sport England standards.

4.6 The existing structure is visible from the public highway at Heslington Lane but views are partially screened by the perimeter fence of an intervening all-weather hockey pitch. Whilst the proposed building would have greater massing than the existing hall (due to the increase in height) the visual impact would not appear significantly greater due the separation distance from Heslington Lane, the intervening fence to the hockey pitch and the backdrop of the university's other buildings.

FLOOD RISK

4.7 The proposals would not increase the footprint of development on the site so the volume of surface water run-off would not increase. Nevertheless, to ensure that the rate of run-off is acceptable drainage details should be submitted for approval.

COMMUNITY USE

4.8 The current hall has been used extensively for many years by the local community as well as the university. The applicant has stated that the existing arrangement would continue for the new building. In these circumstances a condition to ensure public access (as recommended by Sport England) would be unnecessary.

4.9 The s.106 agreement for the Heslington East campus requires the university to provide a new permanent to provide a 12-court sports hall. The applicant has stated that the currently-proposed sports hall would provide permanent indoor facilities to replace the temporary sports hall on the site and is not intended to replace any future provision of indoor sports facilities required by the Section 106 Agreement for Heslington East.

5.0 CONCLUSION

5.1 The new building would replace an existing structure of utilitarian design and deteriorating visual appearance. The building would ensure that the existing sports provision for the university and the local community will continue to be provided. There are no adverse impacts that would outweigh these benefits. The proposals comply with the National Planning Policy Framework and relevant policies of the Development Control Local Plan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out only in accordance with the approved plans numbered 60839/2, 60840/2, 60481/1 and 60833/2.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be app -

4 DRAIN1 Drainage details to be agreed -

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. In order to achieve an acceptable outcome the Local Planning Authority attached appropriate conditions to the planning permission.

Contact details:

Author: Kevin O'Connell Development Management Officer

Tel No: 01904 552830