

COMMITTEE REPORT

Date: 6 December 2012 **Ward:** Heslington
Team: Major and **Parish:** Heslington Parish
Commercial Team Council

Reference: 12/02990/FULM
Application at: Sports Centre Heslington Lane Heslington York
For: Installation of inflatable dome cover for tennis courts and erection of portakabin
By: University Of York
Application Type: Major Full Application (13 weeks)
Target Date: 10 December 2012
Recommendation: Approve

1.0 PROPOSAL

1.1 The University Sports Centre comprises a mix of partially flood lit outdoor tracks, tennis courts and a hockey pitches together with a covered sports hall to the south west of the principal Heslington West campus of York University. Planning permission is sought for the erection of an inflatable cover to allow all weather use of three of the asphalt tennis courts together with the erection of a portakabin to serve as a storage and admin facility directly to the north. It is part of a wider scheme to diversify the use of the University controlled Sports facilities and to develop the sport of tennis in the locality.

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

3.0 CONSULTATIONS

INTERNAL:-

3.1 Lifelong, Learning and Leisure raise no objection to the proposal.

EXTERNAL:-

3.2 Heslington Parish Council were consulted with regard to the proposal on 19th September 2012. Any views will be reported verbally the meeting.

3.3 One letter of support has been received in respect of the proposal from a neighbouring resident.

4.0 APPRAISAL

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the visual amenity of the wider street scene;
- * The development of the University Sports Facilities and links to the Local Community.

THE STATUS OF THE DRAFT LOCAL PLAN:-

4.2 The York Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations in the determination of development proposals although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE:-

4.3 Policy GP1 of the York Development Control Local Plan expects new development to respect or enhance the local environment, be of a scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area whilst ensuring that residents living nearby are not unduly affected by noise or disturbance. The University Sport Centre lies to the south west of the main Heslington West Campus of York University. The covered Sports Hall lies along the western edge of the site with an athletics track to the east and a series of tennis courts to the south. The proposal envisages the erection of a 9 metre high translucent demountable cover over three flood lit tennis courts covering an area of 47.5 metres by 35.5 metres. The cover would be fixed to the ground through a series of eyebolts some 500mm within the perimeter of the existing fence. It is intended to enable the existing courts to be used more intensively as part of a wider programme to develop the University's facilities in general whilst at the same time developing the sport of tennis in the local community.

4.4 There are no residential properties in the direct vicinity of the site and the application site may only be viewed obliquely in longer distance views from beyond the site boundaries. The existing mature landscaping at the site boundaries would largely mitigate any impact upon the visual amenity of the wider street scene and the proposed inflatable dome would not be visually read against any of the significant buildings of the Campus directly to the north. Any impact upon the visual amenity of the wider street scene is therefore considered to be acceptable and in line with the terms of Policy GP1 of the York Development Control Local Plan.

DEVELOPMENT OF THE UNIVERSITY'S SPORTS FACILITIES AND LINKS WITH THE WIDER COMMUNITY:-

4.5 The proposed inflatable tennis dome is sought for a period of five years after which, should the operation of the courts prove viable the University will explore options and seek funding for a permanent indoor tennis centre. The current proposal is for the provision of an enhanced indoor facility which would improve the level of sports provision on offer to current and prospective students and the local community. The University intends the proposed facility to form a major element of its Tennis Development Strategy to increase participation in competitive and recreational tennis including the ability of local tennis clubs to book courts through the winter months. The proposal is supported by both the Lawn Tennis Association and the Authority's own Sport and Active Leisure Team. The scheme is therefore considered to be acceptable in terms of its wider community benefits.

5.0 CONCLUSION

5.1 The University Sports Centre comprises a series of tennis courts with a running track and associated indoor sports hall lying to the south west of the main Heslington West Campus of York University. Planning permission is sought for the erection of an inflatable dome with associated portakabin store and office over three existing floodlit asphalt tennis courts to facilitate their all weather use. The dome is sought for a period of five years and would be demountable during summer months. It forms part of a wider scheme to develop the University's Sports Facilities as well as catering for the needs of the sport of tennis. It is considered that providing the dome is correctly maintained any impact upon the visual amenity of the wider street scene would be minimal, in addition to the wider community benefits associated with the scheme. The proposal is therefore considered to be acceptable in planning terms and approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The building shall be removed by 5th December 2017 unless prior to that date a renewal of the permission shall have been granted in writing by the Local Planning Authority.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs: - BROO29 K; BROO19J and YU61203 Date Stamped 3rd September 2012

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

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the visual amenity of the wider street scene, the development of the University's Sport Facilities and links to the wider community. As such the proposal complies with Policies ED6 and GP1 of the City of York Development Control Local Plan.

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