

Reference: 16/01550/TBC	Site: Belhus Park Leisure Complex Belhus Park Lane Aveley Essex RM15 4QR
Ward: Aveley And Uplands	Proposal: Replacement of existing roof covering, roof lights and additional insulation and introduction of two air conditioning units to be located on the roof.

Plan Number(s):		
Reference	Name	Received
272.004.001	Location Plan	15th November 2016
272.004.002	Block Plan	15th November 2016
272.004.003	Existing Floor Plans	15th November 2016
272.004.004	Proposed Floor Plans	15th November 2016
272.004.005	Existing Elevations	15th November 2016
272.004.006	Proposed Elevations	15th November 2016
1000738	Site Layout	15th November 2016
7405-301	Roof Plans	15th November 2016
7405-SK01	Sections	15th November 2016
272.004.001 A	Location Plan	21st November 2016
272.004.005 A	Existing Elevations	21st November 2016
272.004.006 A	Proposed Elevations	21st November 2016

The application is also accompanied by:

- Design and Access Statement
- Roofing Survey
- HIA

Applicant: Thurrock Council

Validated:

30 November 2016

Date of expiry:

25 January 2017

Recommendation: Approve, subject to conditions.

This application is scheduled for determination by the Council's Planning Committee because the application has been submitted by the Council, in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the re-roofing of the leisure building and provision of new air conditioning units.

2.0 SITE DESCRIPTION

- 2.1 The site is found within the Green Belt and forms part of the wider Grade II Listed Belhus Country Park and Garden. The development would occur entirely within the footprint of the existing leisure centre.

3.0 RELEVANT HISTORY

- 3.1 None directly relevant.

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

- 4.2 This application has been advertised by way of press advert and public site notices. No written responses have been received.

4.3 ENVIRONMENTAL HEALTH:

No comment.

4.4 LANDSCAPE AND ECOLOGY ADVISOR:

No objections.

4.5 HERITAGE ADVISOR:

No objections.

4.6 HISTORIC ENGLAND:

No comment.

4.7 THE GARDENS TRUST:

No objections.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

- 5.1 The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:
- 8. Promoting healthy communities
 - 9. Protecting Green Belt land
 - 12. Conserving and enhancing the historic environment

Planning Practice Guidance

- 5.3 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:
- Conserving and enhancing the historic environment
 - Health and wellbeing
 - Natural environment
 - Open space, sports and recreation facilities, public rights of way and local green space

Local Planning Policy

Thurrock Local Development Framework (2011)

5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

- CSTP9 (Well-being: Leisure and Sports)
- CSTP10 (Community Facilities)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP24 (Heritage Assets and the Historic Environment)

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD4 (Historic Environment)²
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)³

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

Focused Review of the LDF Core Strategy (2014)

5.5 This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

Draft Site Specific Allocations and Policies DPD

5.6 This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues

and Options' was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

- 5.7 The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan

6.0 ASSESSMENT

- 6.1 The principle issues for consideration of this application are:

- I. Principle of the Development
- II. Design and appearance
- III. Impact to the Listed Garden

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site is located within the Metropolitan Green Belt. Policy PMD6 and Chapter 9 of the NPPF (Protecting Green Belt Land) set out a general presumption against the construction of new buildings in the Green Belt. Exceptions to this include the provision of appropriate facilities for outdoor sport as long as the openness of the Green Belt is preserved and the facilities do not conflict with the purposes of including land within the Green Belt.
- 6.3 In this case, the development would not result in any significant increase in the volume of the building. The replacement roof would generally improve and revive the appearance of the leisure building and the addition of roof lights would improve the internal quality of the swimming pool areas within the centre. The development would also support the existing recreational use of the site. As such, the proposal would not conflict with any national or local Green Belt policies.

- 6.4 Chapter 8 of the NPPF (Promoting healthy communities) states that planning decisions should, inter-alia, plan positively for the provision and use of shared space and community facilities, such as sports venues to enhance the sustainability of communities. Paragraph 73 goes on to state that access to opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The development proposal complies with the NPPF in this regard also.
- 6.5 No objection is therefore raised under this heading.

II. DESIGN AND APPEARANCE

- 6.6 The roof installation would reflect the existing in style, finish and height. The works to the roof of the building would not be obvious from the ground either at close range or at a greater distance across the park. There would be no harm to visual amenity and the works would improve the overall appearance of the centre. As such, the proposal would accord with Policies PMD1, PMD2, PMD4 and PMD5.

III. IMPACT TO THE LISTED GARDEN

- 6.7 The Council's Heritage Advisor has commented that whilst the leisure centre is not a heritage asset, the site is within Belhus Park which is a Grade II listed Registered Park and Garden. Within the NPPF, Registered Parks and Gardens are defined as Designated Heritage Assets, therefore, any planning application must be determined in accordance with policies concerning conserving and enhancing the historic environment.
- 6.8 The Council's Heritage Advisor states that the existing leisure centre detracts from the character and appearance of the Park and Garden; however, the proposed alterations are considered to have a neutral impact upon Belhus Park, neither preserving nor enhancing the heritage asset. The Heritage Advisor therefore raises no objections to the proposal.
- 6.9 The Council's Landscape and Ecology Advisor has commented that this part of the park has been developed and retains none of its original historic character. The proposed changes to the roof are minor and it is considered that the work will not have any adverse effects on the historic landscape. Consequently, there are no objections to this scheme on landscape grounds. The Garden Society has suggested additional planting should be provided around the centre to screen the building however given the limited extent of the works and given the Landscape and Ecology Advisor's comments, it is considered that there would be no justification to require the provision of any additional landscaping on the site.
- 6.10 In light of the above, given the scale and siting of the works, there would be no harm to the listed garden. No objections have been raised by the Council's Heritage Advisor, the landscape and Ecology Advisor or the Gardens Trust. The proposal

would comply with Policies PMD4 and PMD5 in this regard.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The proposal would comply with national and local Green Belt policies and would have no negative impact upon the park or listed garden. The roofing alterations would be a positive improvement to the sporting facilities at the park. The proposal is considered acceptable and in accordance with all relevant Core Strategy policies.

8.0 RECOMMENDATION

8.1 Approve, subject to the following conditions:

Standard Time

1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Accordance with Plans

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

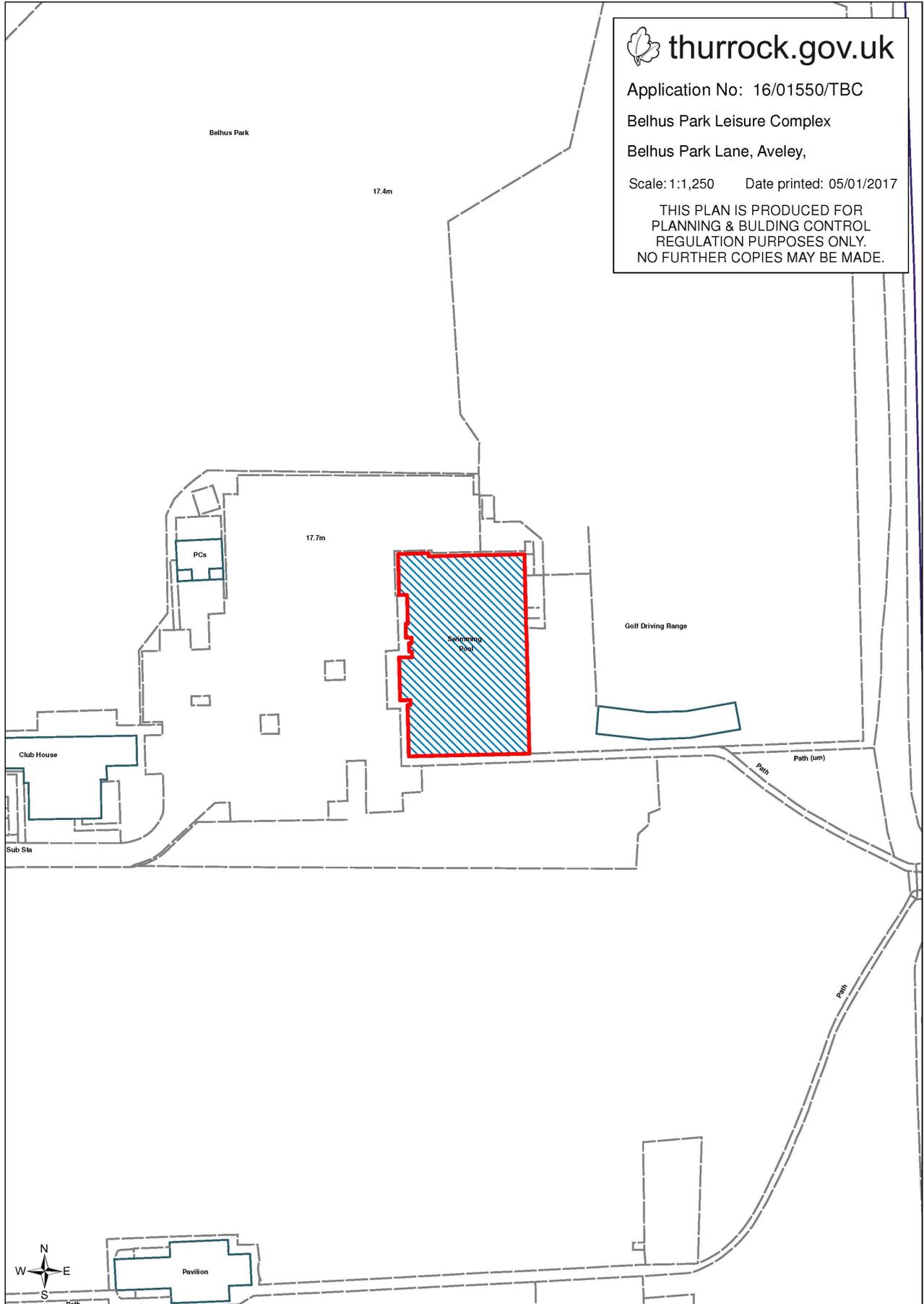
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272.004.005 A	Existing Elevations	21st November 2016
272.004.006 A	Proposed Elevations	21st November 2016

Reason: For the avoidance of doubt and in the interest of proper planning.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



 **thurrock.gov.uk**

Application No: 16/01550/TBC

Belhus Park Leisure Complex

Belhus Park Lane, Aveley,

Scale: 1:1,250 Date printed: 05/01/2017

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