

Application Number	17/00710/AS	
Location	The Stour Centre, Tannery Lane, Ashford, TN23 1PL	
Grid Reference	01444/42438	
Parish Council	None	
Ward	Victoria (Ashford)	
Application Description	Re-roofing of the Main & Thomas halls and plant room including fitting of roof edge guarding and new parapet capping	
Applicant	Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL	
Agent	Mr C Thomas, Project Delivery Team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL	
Site Area	0.6 hectares	
(a) 10/-	(b) -	(c) -

Introduction

1. This application is reported to the Planning Committee because the applicant is Ashford Borough Council.

Site and Surroundings

2. The application site comprises the Stour Centre leisure centre which lies within the designated Green Corridor and is surrounded by landscaped open space and car parking serving the Stour Centre and the adjacent Civic Centre.
3. A site plan is attached to this report as Annex 1.



Figure 1 - Site Location Plan

Proposal

4. Full planning permission is sought to replace the existing parapet wall capping around the edge of the two halls which make up the older part of the Stour Leisure Centre. The replaced capping will be grey powder coated aluminium. The proposal also involves re-roofing the buildings which have issues with damp. It is also proposed to install a barrier rail set in 1 metre from the edge of the roof. This is required for health and safety reasons due to the need to inspect the roof.

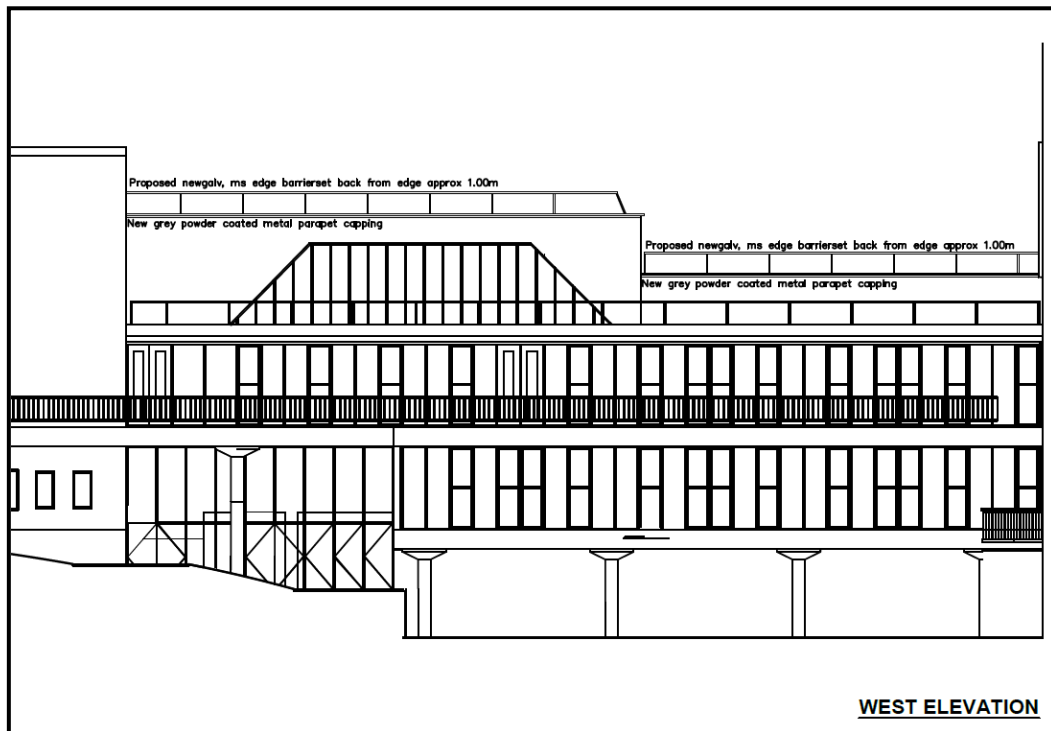


Figure 2 – Proposed West Elevation

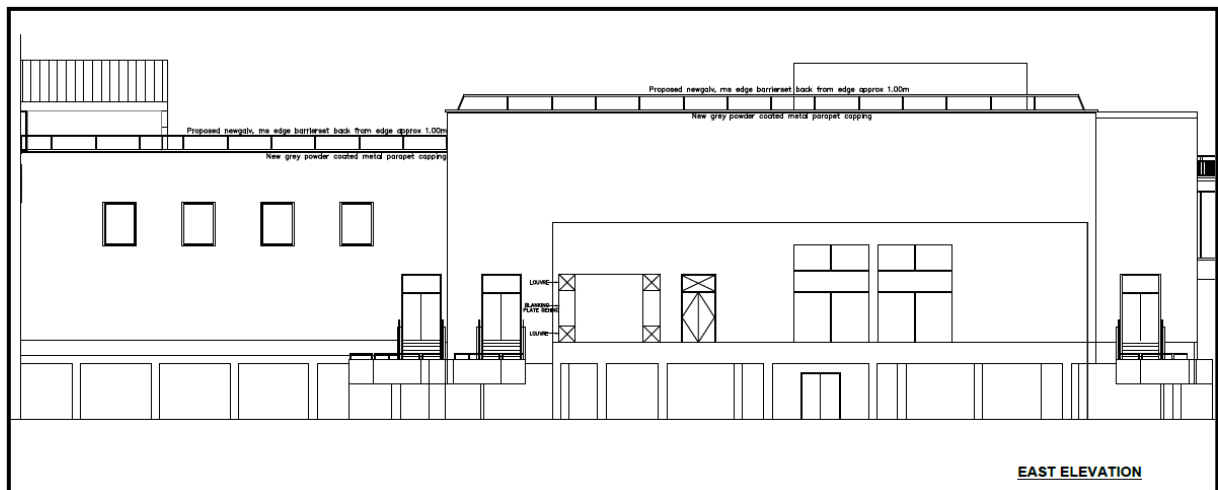


Figure 3 – Proposed East Elevation

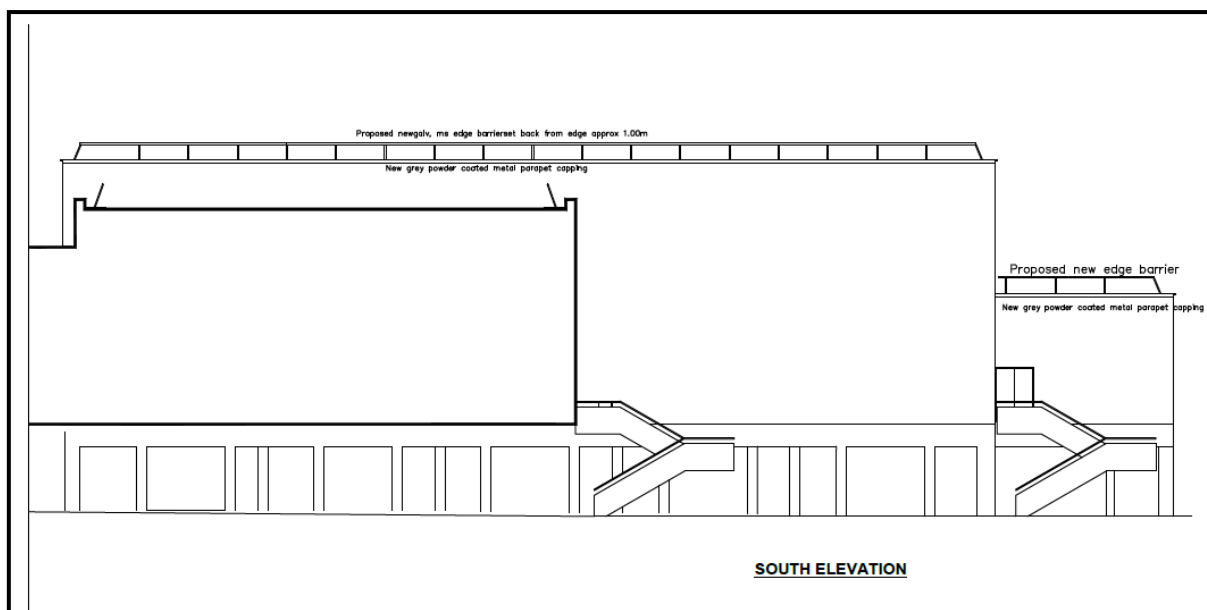


Figure 4 – Proposed South Elevation

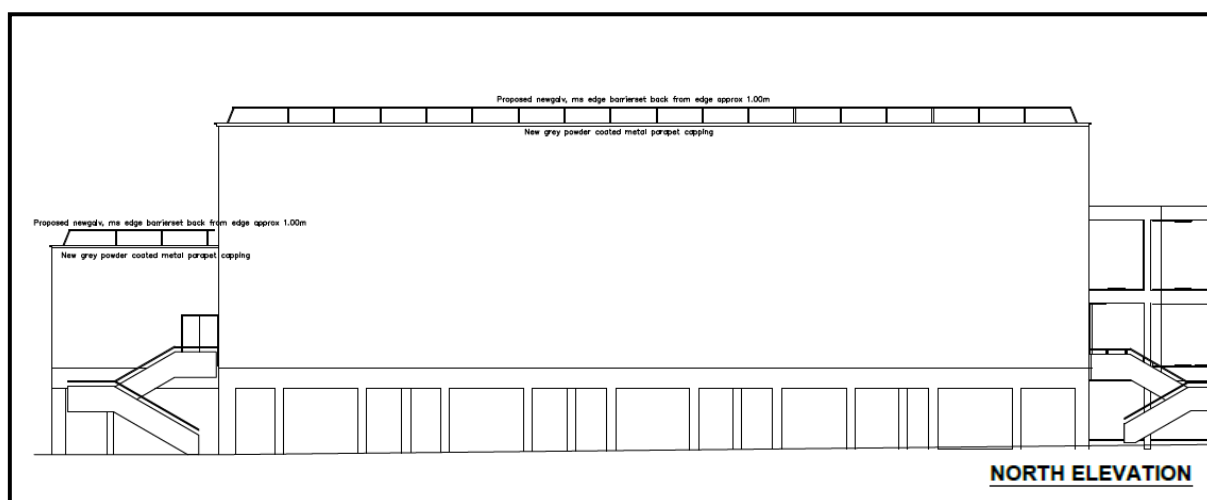


Figure 5 – Proposed North Elevation

Planning History

DC	FA	03/01659/AS	Remodelling of the Stour Centre leisure facility to create new leisure water facilities and reception, a refurbished 25m pool and sports halls, changing accommodation and fitness suite, also provided is a new access road off station approach and new car park on South park	PERM	25/02/2004
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The Stour Centre was remodelled and extended in 2003, the works for which were completed approximately 10 years ago. This application relates to the original part of the Leisure Centre.

DC	FA	11/01172/AS	Proposal to install solar panels on the roof of the Stour Centre	PERM	23/11/2011
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Consultations

Ward Member: One of the Ward Members, Councillor Farrell, is a member of the Planning Committee.

10 neighbours consulted: no representations received.

Planning Policy

5. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013 and the Wye Neighbourhood Plan 2015-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed on 10 August 2016. At present the policies in this emerging plan can be accorded little or no weight.
6. The relevant policies from the Development Plan relating to this application are as follows:-

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS9 – Design Quality

Ashford Town Centre Area Action Plan 2010

TC26 – Green Corridors in the Town Centre

Local Plan to 2030

SP1 – Strategic Objectives

SP6 – Promoting High Quality Design

7. The following are also material to the determination of this application:-

Government Advice

National Planning Policy Framework (NPPF) 2012

8. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.
9. Paragraph 14 sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.
10. Paragraph 17: Inter alia, one of the 12 core planning principles include:
11. *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.*

National Planning Policy Guidance (NPPG)

Assessment

12. The main issues for consideration are:
 - Visual Amenity
 - Highway Safety

Visual Amenity

13. The proposal would result in essential work required to enable issues of damp, safe access to the roof and the long-term durability of the building to be resolved to enable it to continue to function.
14. The proposed changes are minor in nature. The proposed new capping of the parapet with grey powder-coated aluminium would not result in a significant change visually from the current appearance and is acceptable. The new flat roof would not be visible. The proposed guard rail serves an essential purpose, ensuring safe access to the roof when it is being inspected. Due to the flat roof construction, this is required periodically. The rail would be set in 1m from the edge of the roof and protrude 0.8m in height above the parapet. This again would be obscured from view until you are further from the building in terms of existing public vantage points. The works have very limited impact and would not be harmful to visual amenity.

Highway Safety

15. The proposed works would not result in the loss of access to the existing parking in the undercroft of the Stour Centre during the proposed works other than some spaces reserved for contractors but this is a temporary measure and limited in extent resulting in the loss of 4 space during the works. Whilst access to the Driving and Vehicle Standards Agency spaces to the north of the building would be used during the course of the works, there is sufficient alternative provision for these elsewhere within the wider Stour Centre/Civic Centre car parks. These spaces have been relocated in the past for prolonged periods of time without significant detriment to the road users.
16. The proposal raises no highway safety issues.

Human Rights Issues

17. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

18. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

19. The proposal would result in essential work required to enable issues of damp, access and the long-term durability of the building to be resolved to enable it to continue to function. There would be limited visual impact as a result of the proposal. I therefore recommend that planning permission is granted.

Recommendation

Permit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

3. Prior to the commencement of works on site, the site personnel parking, site compound and details of loading and turning areas for construction traffic shown on drawing number ES50 ROOF 17 REV 1.03 shall be provided and shall be retained throughout the construction period in strict accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure provision of adequate parking, loading and turning facilities for vehicles in the interests of highway safety.

4. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

5. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Note to Applicant

1 Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a

positive and proactive manner by;

- (a) offering a pre-application advice service,
- (b) as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- (c) where possible suggesting solutions to secure a successful outcome,
- (d) informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- (e) by adhering to the requirements of the Development Management Customer Charter.

In this instance

- the application was acceptable as submitted and no further assistance was required.
- the application was approved without delay.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00710/AS.

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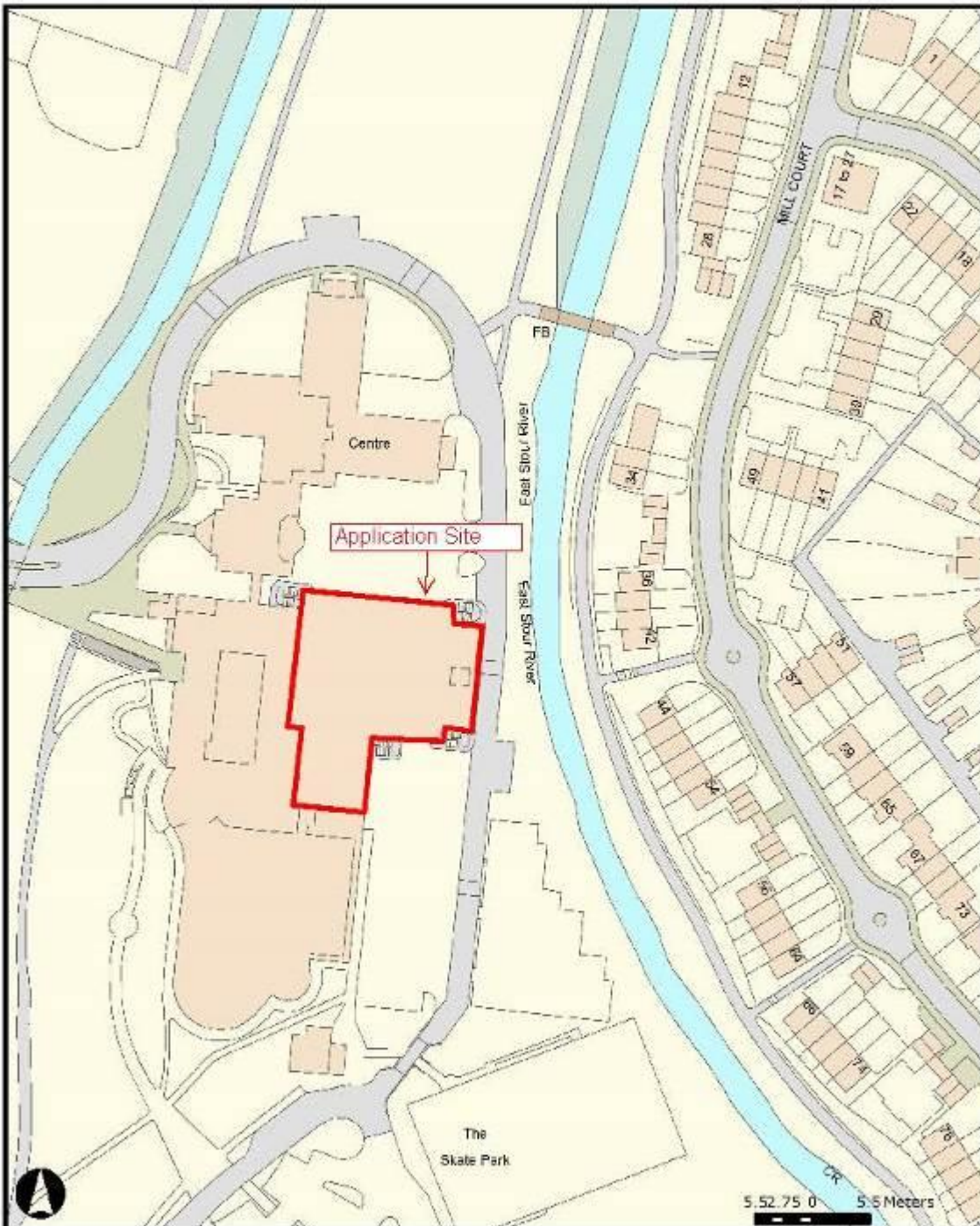
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Annex 1



Ashford Borough Council



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