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| Application Number | 20/00505/AS | |
| Location | Tenterden Sports and Leisure Centre, Recreation Ground Road, Tenterden, Kent, TN30 6RA | |
| Grid Reference | 88731/33187 | |
| Parish Council | Tenterden | |
| Ward | Tenterden South Ward | |
| Application Description | Removal of existing roof materials to be replaced with profiled metal sheet; removal of plastic guttering replacing with metal guttering; removal of existing fascia/soffit materials and replacement with metal fascia/soffit; removal of roof panels above swimming pool and replacement with profiled metal sheet incorporating photovoltaic panels | |
| Applicant | Ashford Borough Council, Corporate Property | |
| Agent | N/A | |
| Site Area | 1.5ha | |
| (a) 23/- | (b) S | (c) |

Introduction

1. This application is reported to the Planning Committee because Ashford Borough Council (Corporate Property) is the applicant.

Site and Surroundings

2. The application site comprises the existing Tenterden Recreation Centre surrounded by open landscape and car parking to serve the centre. To the north is the recreation field and the infant school is to the west.

3. To the south of the site are a number of recently built residential properties which form part of the TENT1 development site.



Figure 1 - site location plan

Proposal

4. As description. The current roof, fascia, soffit, guttering and downpipes have reached the end of their useful life with continued repairs being uneconomical.
5. The existing roof is thermally highly inefficient and does not comply with current building regulations. The proposed new roof will comply with all current building regulations including those on thermal performance. This efficiency will be further enhanced by the inclusion of photovoltaic panels mounted flush with the roofline, they will supplement the centre's electricity usage lessening its carbon footprint. The proposed new roof, soffit, fascia, guttering and downpipes will be a consistent mid grey coloured profiled metal finish requiring minimal maintenance. The translucent panels in the pool hall will be omitted, and replaced with profiled metal sheeting

incorporating PV panels. The proposed roof will follow the same profile as the existing roof with the ridge being raised by a maximum of 75mm to allow for additional insulation.

6. A number of technical drawings were submitted with the application. However, these do not give a clear representation of the proposals when reduced in size to be able to be included in this report. These will be reflected in the presentation.

Planning History

| | | | | | |
|----|----|-----------------|---|------|------------|
| DC | FA | 11/01161/ AS | Proposal to install solar panels on the roof of the existing Tenterden Leisure Centre | PERM | 23/11/2011 |
|----|----|-----------------|---|------|------------|

*NB This permission was never implemented

Consultations

Ward Member: no comments received

Town Council: support

Neighbours: 23 neighbours consulted; no representations received

Planning Policy

7. The Development Plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016).
8. For clarification, the Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and

the Urban Sites and Infrastructure DPD (2012).

9. The relevant policies from the Local Plan relating to this application are as follows:-

SP1 - Strategic Objectives

SP6 - Promoting High Quality Design

10. The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2019

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). National Planning Policy Guidance (NPPG)

Assessment

11. The main issues for consideration are:

- Visual amenity
- Residential amenity
- Highway safety

Visual Amenity

12. The leisure centre was built in 1991 and over the passage of time there have been many costly repairs to the roof as a whole. The current roof leaks in several places; the translucent panels have been replaced several times after repeated failure and emergency repairs on the roof tiles were required after storm damage in 2019. The current roof construction is thermally inefficient and, at nearly 30 years old and coming to the end of its design life, the frequency and cost of repair is very likely to increase if the current roof covering is kept.
13. The proposal would result in essential work required to enable the building to continue to function. The proposed changes are minor in nature and would not result in a significant change visually from the current appearance and is therefore acceptable. The works have very limited impact and would not be harmful to visual amenity.

14. Likewise the use of solar panelling on the roof supports the Government's commitment to the use of renewable forms of energy as reflected in the NPPF, which advises that even small-scale projects provide a valuable contribution to cutting greenhouse emissions.

Residential Amenity

15. Given the nature of the development there would be no harm to residential amenity as a result of the development.

Highway Safety

16. Given the nature of the development and its use to continue to serve the local community there would be no harm to highway safety.

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

Conclusion

19. The objective of the development is to provide improvements to a community and Council asset prolonging its life and to be able to continue to provide facilities to the community as a whole. The development as a whole is visually acceptable. There would be no harm to residential amenity. For the reasons above, I therefore recommend that the application be approved as it would accord with Development Plan policies.

Recommendation

Permit

Subject to the following Conditions and Notes:

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.

Reason: In the interests of visual amenity.

3. 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.

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.

4. 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

Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- 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 considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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 20/00505/AS)

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