

<b>Application Number</b>	21/00249/AS	
<b>Location</b>	The Stour Centre, Tannery Lane, Ashford, TN23 1PL	
<b>Grid Reference</b>	6014/1423	
<b>Parish Council</b>	Central Ashford	
<b>Ward</b>	Victoria	
<b>Application Description</b>	Provision of new entrance canopy	
<b>Applicant</b>	Freedom Leisure	
<b>Agent</b>	Arkon Associates, The Old Bank, 162 High Street, Stevenage, SG1 3LL	
<b>Site Area</b>	0.58ha	
(a) 11/-	(b) N/A	(c)

## Introduction

1. This application is reported to the Planning Committee because Ashford Borough Council are owners of the site.

## 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.

## Proposal

3. As description. The proposal seeks to erect a canopy over the existing main pedestrian entrance on the western elevation. The structure will be powder coated aluminium constructed of steel framing with a glazed panel roof to provide shading. The total height will be 3.475m.

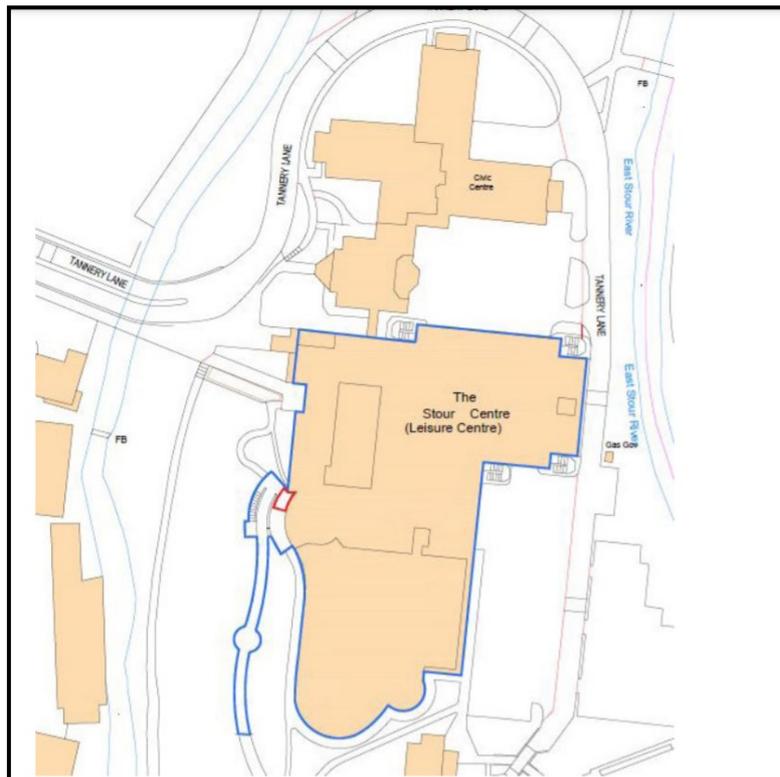


Figure 1 Site location plan



Figure 2 - existing frontage

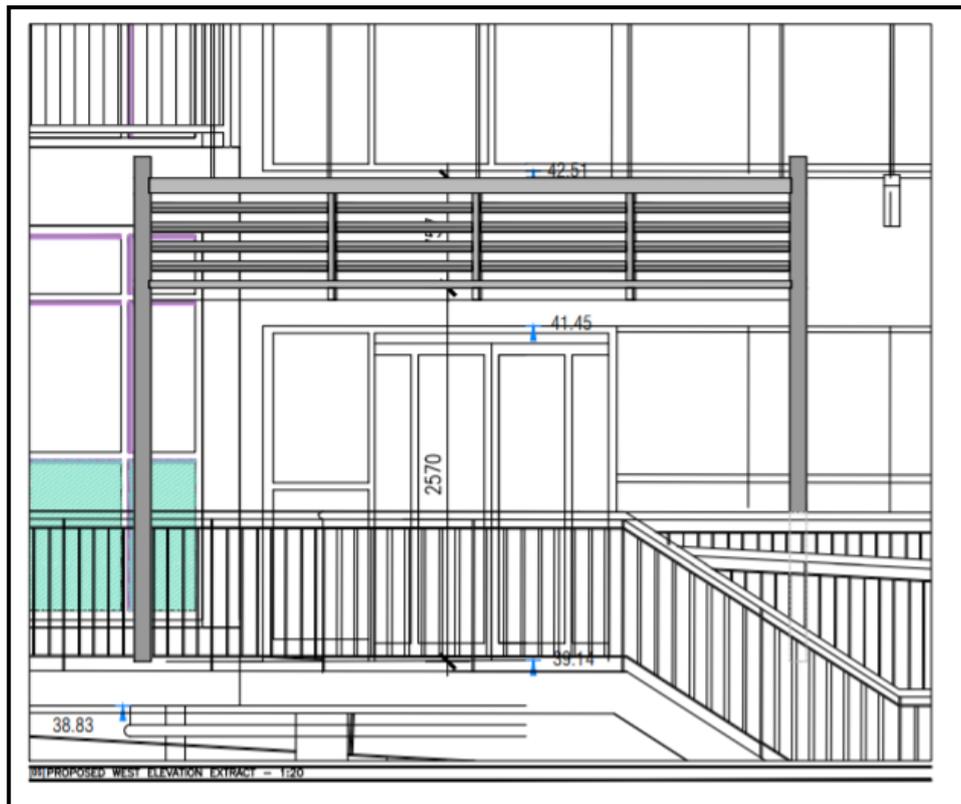


Figure 3 Proposed front/west elevation

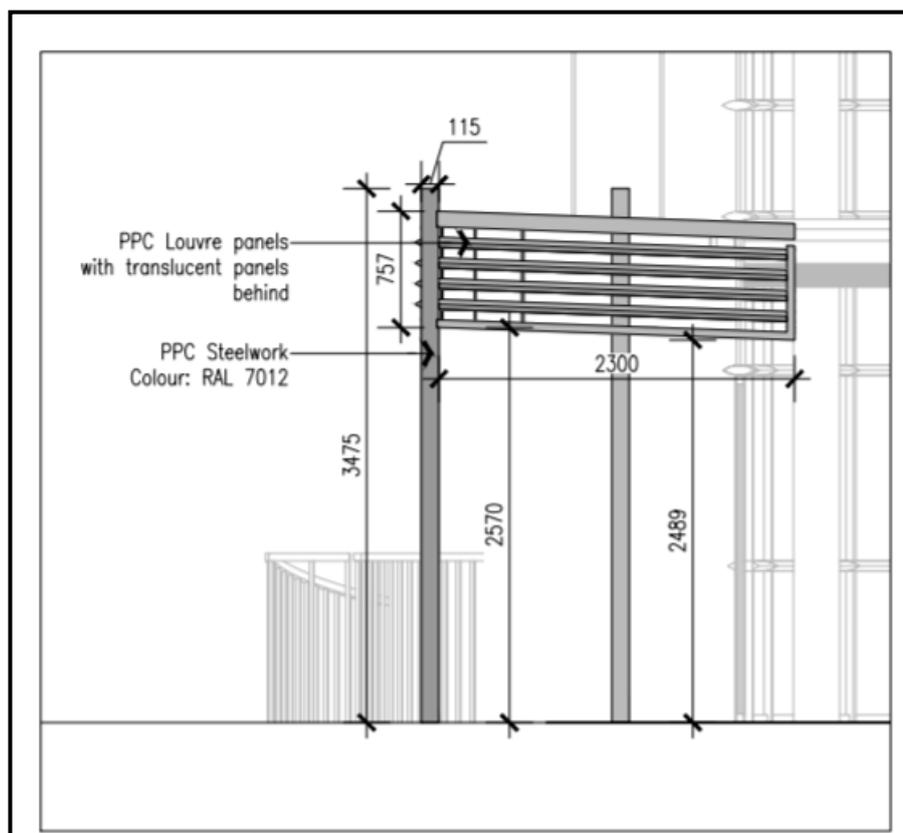


Figure 4 Proposed side elevation

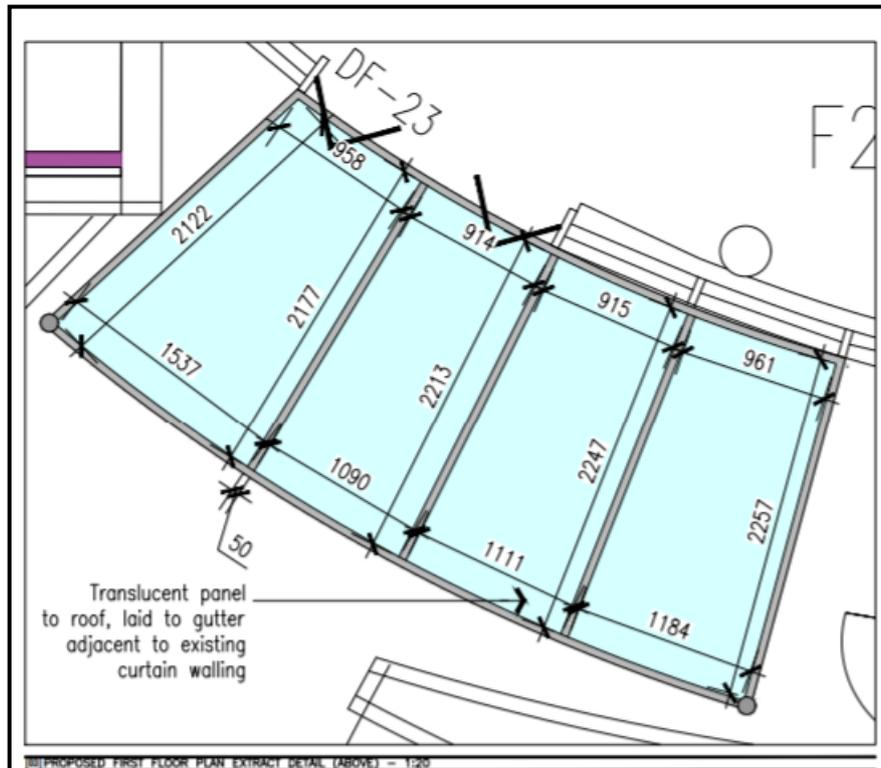


Figure 5 Proposed roof plan



Figure 6 Proposed CGI image of finished product on site

## Planning History

DC	FA	17/00710/AS	Re-roofing of the Main & Thomas halls and plant room including fitting of roof edge guarding and new parapet capping	PERM	30/06/2017
DC	FA	20/01404/AS	Replacement of existing curtain walling and windows to North and West elevations	PERM	16/02/2021
DC	CLUP	21/00109/AS	Lawful Development Certificate - Proposed - To construct concrete base and install ASHP equipment with fencing	PIL	26/02/2021

## Consultations

**Ward members:** No comments received.

**Neighbours:** 11 neighbours consulted; no representations received

## Planning Policy

- The Development Plan for Ashford Borough 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) as well as the Kent Minerals and Waste Early Partial Review (2020).
- The relevant policies from the Local Plan relating to this application are as follows:-  
  
**SP1 – Strategic Objectives**  
**SP6 – Promoting High Quality Design**
- The following are also material considerations to the determination of this application.

### Government Advice

National Planning Policy Framework (NPPF) 2019

7. 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. The following sections of the NPPF are relevant to this application:-

2. Achieving sustainable Development

4. Decision Making

12. Achieving Well Designed Places

Para 96 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

National Planning Policy Guidance (NPPG)

## **Assessment**

8. The main issue for consideration is:
- Visual Amenity
9. The proposal would result in work required to improve the long-term functionality of the building.
10. The proposed canopy will allow for customers to queue outside the main entrance safely whilst at the same time providing a highlighted entrance feature. Taking into consideration recent improvements to the building, this new canopy would further enhance the building's modern aesthetic and continue the same design/material changes as per recent approvals.
11. The works would have a positive impact on the overall appearance of the building and would accord with the character of the wider locality. The development would not be harmful to visual amenity.
12. The proposal raises no other issues.

## **Human Rights Issues**

13. 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

14. 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

15. The proposal would enable the building to continue providing a facility for the provision of sport and recreation to the benefit of the wider community. There would be no harmful visual impact as a result of the proposal and it would have a positive impact on the overall appearance of the building and the character of the wider locality. I therefore recommend that planning permission be granted.

## Recommendation

### Permit

**Subject to the following Conditions and Notes:**

**(with delegated authority to the Strategic Development and Delivery Manager or Development Management Manager to make or approve changes to the planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit).**

1. Implementation within 3 years
2. Approved plans
3. Available for inspection
4. Materials as specified

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 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](http://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 21/00249/AS)

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