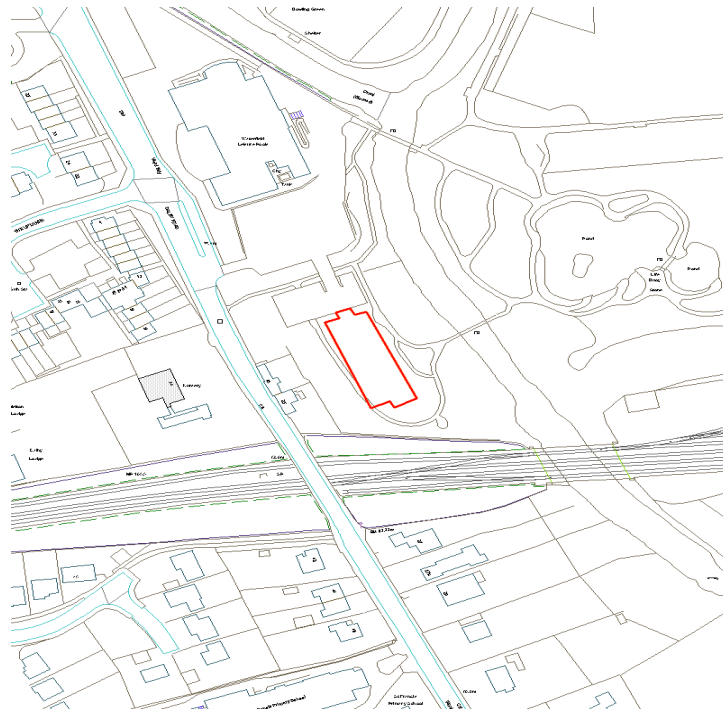


Reference: 13/00383/FUL
Date submitted: 30.05.13
Applicant: Melton Borough Council
Location: Waterfield Swimming Pools, Dalby Road, Melton Mowbray
Proposal: Provision of an overflow car park



Introduction:-

Waterfield Swimming Pools stands in a prominent position at the corner of Dalby Road on the edge of Melton Mowbray town centre. It is within the town envelope but is beyond the Melton Mowbray conservation area boundary.

The application is for a proposed overspill car park on land to the south of the existing car park, to provide 32 additional car parking spaces.

It is considered that the main issues relating to the application are:

- **Impact upon the neighbouring properties**

The application is required to be considered by the Committee due to Melton Borough Council being the applicant.

Relevant History:

There is no previous history on the site

Development Plan Policies:

Melton Local Plan (saved policies):

Policies OS1, BE1 and BE12

OS1 states that planning permission will be granted for development within the town and village envelopes provided certain criteria are met as follows:

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

BE1 states that planning permission will not be granted for new buildings unless among other things, they are designed to harmonise with their surroundings, they would not adversely affect the amenity of neighbours and there is adequate access and parking provisions.

BE12 states that planning permission will not be granted for developments in any area shown on the proposals map as a protected open area except where a proposal is in conjunction or associated with an existing use and development would not adversely affect the intrinsic character of the area.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published 27th March 2013 and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail.

It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- **Support sustainable economic development.**
- **Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.**
- **Promote mixed use development, encouraging multiple benefits from the use of land in urban and rural areas.**
- **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable**
- **Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.**

On Specific issues relevant to this application it advises:

Promoting Healthy Communities:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable for the benefit of the community.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority –</p> <p>The size of the proposed spaces are a little small, the minimum length should be 5.0 metres not 4.8. Where spaces abut kerbs, the spaces should either be a little wider, or the kerbs should have entry/exit radii to enable vehicles to turn in and out of these spaces easily. The existing parking spaces either side of the access gates should be remodelled to provide increased width for the spaces to enable car doors to be opened clear of the barrier.</p> <p>Comments on the amended plans – no objection, previous concerns have been overcome.</p>	<p>The plans have been revised to take Highway concerns into account. The Highway Authority no longer object.</p> <p>It is considered that the proposed parking arrangements are acceptable and the development would not have an adverse impact on highway safety.</p>

Representations:

The application was publicised by way of a site notice being posted opposite the entrance to the site. Two letters of representation have been received:

Representation	Assessment of Head of Regulatory Services
<p>Objections on grounds of</p> <ul style="list-style-type: none"> • The paddock is gifted to the people of Melton; • Who owns the land? • Flooding issues and increased ‘run off’ to river • Loss of view; • Light and noise pollution; • Is the need for additional parking proven? • Other more appropriate sites available including 	<p>The Corporate Property Manager has advised that the land is part of that where parking is already paid for, this is an overflow on the same land.</p> <p>The proposal includes a sustainable solution (SUDS) which will be engineered to ensure correct attenuation of rainfall.</p> <p>The car park level is below the raised bank and is likely to screen vehicles from view.</p> <p>A hedge could be planted to completely screen the vehicles if this was a problem. This would also mitigate any nuisance from noise.</p> <p>The proposal is for low level lighting, bollards up to 1m high to illuminate the surface with little upward light pollution. The lights would be switched at the gates and only used when the overflow was required.</p> <p>A visit to the car park between 4 and 7 pm will confirm the need for additional car parking. The extension of the existing car park provided the safest option. An additional car park on the</p>

<p>additional spaces within existing car parks;</p> <ul style="list-style-type: none"> • Land on the other side of the pool is a possibility • Is any border planting/screening proposed? • This is ‘the year of the meadow’ – its loss would be irreplaceable • Drunks and drug users: • Would right of access to field be affected?; 	<p>opposite side of the leisure centre would necessitate an additional junction onto Dalby Road near the traffic lights and petrol station. Additionally it would mean the loss of a number of trees</p> <p>A hedge could be planted to completely screen the vehicles if this was a problem. This would also mitigate any nuisance from noise.</p> <p>This is scrub land and is not considered to be ‘meadow’. Meadow planting is expensive as many common species have to be eradicated. There is no guarantee that the ground is suitable for meadow planting.</p> <p>There is no current restriction to prevent people from sitting on the bank or in the grass. The proposal will have gates and will be locked when not required.</p> <p>Access to the field will still be available</p>
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Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
<p>Application of Development Plan and other planning policy</p> <p>Policy OS1 carries a general presumption in favour of development inside town and village envelopes provided that certain criteria are met;</p> <ul style="list-style-type: none"> • the form, character and appearance of the settlement is not adversely affected; • the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality; • the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and, • satisfactory access and parking provision can be made available. 	<p>The site is presently a grassed area to the south of the existing car parks at the Leisure Pool. The land is identified within the Adopted Melton Local Plan as a protected open area.</p> <p>The proposed car parking area will have a permeable grasscrete or similar surface with perimeter edging and demarked parking spaces.</p> <p>30 overspill parking spaces will be provided and will include provision of disabled parking and there will be turning provision at the southern end.</p> <p>A new tar macadam surfaced entrance is proposed and there will be galvanised gates provided, ensuring separation between car parking areas</p> <p>Two low level lighting bollards are proposed on the western boundary</p> <p>In order to keep the new car park as discrete as possible it will be constructed at lower level with an embankment between the car park and dwellings to the west.</p> <p>The two dwellings to the west which overlook the site are a minimum of 30 metres from the western boundary of the proposed car park. The car park itself is purely for overspill at particularly busy periods and as such its use will be limited to such times. Therefore for the most part the area will</p>

<p>Policy BE1: This policy refers to the siting and design of buildings and is concerned with buildings harmonising with their surroundings and any adverse effects on neighbours.</p> <p>Policy BE12: This proposal refers to protected open areas except where a proposal is in conjunction or associated with an existing use and development would not adversely affect the intrinsic character of the area.</p>	<p>remain vacant and unused. In that regard it is considered that residential amenity is unaffected by these proposals.</p> <p>See Commentary above</p> <p>The proposed overflow car park is not considered to have a detrimental impact on the form, character or appearance of the settlement, would have no adverse impact on residential properties and is considered to comply with the provisions of policy OS1 and BE1</p> <p>Whilst the site is identified as a protected open area in essence its proposed use will ensure that it remains open. Furthermore its proposed use is in conjunction or associated with an existing use and development would not adversely affect the intrinsic character of the area.</p> <p>The NPPF supports the promotion of healthy communities and advocates that local planning authorities should:</p> <ul style="list-style-type: none"> - Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable for the benefit of the community.
<p>Compliance (or otherwise) with Planning Policy</p>	<p>As stated above, the development is considered to accord with the applicable Local Plan policies. In this instance, the policies are not considered to conflict with the NPPF and as such there is no requirement to balance the regimes against one another.</p>

Conclusion

Waterfield Swimming Pools stands in a prominent position at the corner of Dalby Road on the edge of Melton Mowbray town centre. In order to keep the new car park as discrete as possible it will be constructed at lower level with an embankment between the car park and dwellings to the west. Furthermore the proposed car parking area will have a permeable grasscrete or similar surface to reduce the impact further.

On assessment, the application is considered to have benefit in terms of the NPPF with insignificant impact on the existing space or residential amenity. It is considered that the proposal is acceptable and is recommended for approval.

RECOMMENDATION:- Permit, subject to the following conditions:-:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The works hereby permitted shall be undertaken strictly in accordance with Drawing No 2012-036 A-SK-90-001 – Rev 1 dated July 2013.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt

Officer to contact: **R Spooner**

Date: 12 July 2013