

Application Number

P/2012/0859

Site Address

Paignton Community College
Waterleat Road
Paignton
Devon
TQ3 3WA

Case Officer

Mrs Helen Addison

Ward

Blatchcombe

Description

Engineering works and access improvements in connection with the construction of multi-use sports hub; amendment to opening hours - Monday to Friday 08:00 to 21.30; Saturday 08:00 to 21.30 and Sunday 08.00 to 21.30.

Executive Summary/Key Outcomes

This application is part retrospective and relates to engineering works, alterations to provide disabled access and landscaping works that were carried out during construction of the sports hub. These revisions to the approved development do not materially alter the character and appearance of the proposal and are considered to be acceptable.

The application is also to extend the opening hours of the sports hub by half an hour on a Monday to Friday until 9.30 pm. This will bring the opening hours into line with the use of the all weather outdoor sports pitch on the site.

Recommendation

Committee Site Visit; Approve with conditions (see end of report).

Site Details

The application site relates to the Sports Hub at Paignton Community College. The access to the school is from Waterleat Road. Totnes Road runs along the south eastern boundary of the site. The school buildings are located largely at the northern side of the site. On the southern part of the site an all weather sports pitch has been provided. The ground levels on the site slope down towards the south. There is some landscaping around the site, with a beach hedge along the boundary with Waterleat Road. There are views across the site from Totnes Road.

The surrounding area is in mixed use. There are residential properties in Waterleat Road. To the east there are warden controlled flats. On the opposite side of Totnes Road is the Zoo and a supermarket. There is a former garage

and residential properties adjacent to the southern boundary with Totnes Road.

In the Torbay Local Plan 1995-2011 the site is allocated as a community facility. A cycle route is shown as running along Waterleat Road and Totnes Road.

Detailed Proposals

This is a part retrospective application to regularise the development on the site and to change the opening hours of the sports hub. It is for the following;

- Revision of opening hours to Monday to Friday 8.00am to 9.30pm and Saturday and Sunday 8am to 9.30pm. This would result in an increase in opening hours of half an hour on Monday to Friday in comparison with the condition imposed on application reference 2009/1101PA.
- Provision of disabled access to the sports hub through the construction of a pedestrian footbridge from the existing car park to an upper level lobby, and the formation of an entrance lobby. (The lower level would be reached by an internal lift).
- Formation of a retaining wall to the north of the multi purpose sports hub to simplify the water proofing details associated with the construction of the north wall. This bank has been planted to minimise the requirements for maintenance. The landscaped area has been surrounded by a perimeter fence 2 metres high to prevent access to this area. A 1.1metre timber guardrail has been built adjacent to the retaining wall.
- Provision of a Tensar reinforced grass bank to the south of the sports hub to facilitate the construction of the sports floor and the south wall on the filled part of the site.
- Omission of the cantilevered fire exit route to the south of sports hub and the repositioning of the fire exit doors to the west and east elevations.
- Formation of a fire engine access to the sports hub and a maintenance access to the all weather pitches between the sports hub and the existing changing block.
- Construction of a path at a suitable gradient for disabled access from Totnes Road.
- Erection of fencing to the playground areas, which is 5 metre high chain link fencing, green coloured.
- Landscape proposals in connection with the engineering works
- Landscape proposals in connection with the all weather sports pitch.

Summary Of Consultation Responses

Arboricultural Officer: Consultation response awaited
Highways: No objection

Summary Of Representations

One letter of objection received that raises the following points;

- We already endure the noise of an electronic claxon, shouting and screaming, announcements over Tanoy, loud music, extractor/air con etc.
- This is a residential area not a commercial one
- Disturbances already exceed the time restraints on a regular basis after 21:00
- We are vehemently against extending opening hours

Comprehensive submission by the applicant in support of the proposal which advises that the change in usage time will help the sports hub to be sustainable keeping the hire of the court to a minimal cost and allowing maximum community usage. Petition in support of proposal received and letters in support from Devon Lawn Tennis Association, Circus and Barton Acorn Badminton Club, Torbay Holiday Sport Programme, Netball South West, Devon Competition Manager Team, Active Devon, Community Sports Network, Torbay Care Trust, Torbay YMCA Tigers Basketball Club, Torbay Tornado netball club and Torbay Sport Partnership.

All these representations are copied at Page P.202.

Relevant Planning History

Extensive planning history, most recent applications are:

P/2011/1111	Installation of solar panels on the roof(s) of building(s) Approved 10.11.11
P/2009/0665	Formation of new plant room and store. Approved 27/8/2009.
P/2008/1380/PA	Alterations to window elevation of extension to sports hall changing rooms. Approved 18/12/2008.
P/2007/1593	Ground and first floor extension to existing sports hall changing rooms. Approved 2/11/2007.
P/2006/0200	Formation of fitness centre, extension of gymnasium, all weather playing pitch with floodlighting, new vehicular entrance from Waterleat Road. Approved 18/7/2007.

The following application was withdrawn from the system and was not determined, however, the committee made a decision to approve the application

subject to further work on mitigation for the glare of the building and subject to reduced opening hours on Sunday to compensate for the additional 30mins during the week.

- P/2010/0763 Engineering works and access improvements in connection with the construction of multi- use sports hub; amendment to opening hours Monday-Friday 08.00am -9.30pm; Saturday and Sunday 8.00am -9.30pm; Construction of 7 metre high anti glare screen adjacent to Beech hedge application. Withdrawn.
- P/2009/1101 Formation of multi use sports hub approved 11.12.09

Key Issues/Material Considerations

The main issues are the impact of the proposed works on the visual amenity of the area, the effect of extending the opening hours on the amenity of nearby residents and whether the landscape proposals are acceptable.

Principle and Planning Policy -

Policies RS, R1, CF9 and CF10 in the Torbay Local Plan 1995-2011 support the provision of new recreation and school facilities. The provision of the sports hub on the site has provided extensive high quality sports facilities for both the school and the community who have access to the hub outside school hours. There are acknowledged benefits to the health and well being resulting from sports activity. The NPPF recognises the importance of social interaction and creating healthy, inclusive communities at para.69.

Environmental Enhancement -

Policies BES and BE1 in the Torbay Local Plan 1995-2011 require new development to conserve or enhance the built environment. Due to the levels on the site the retaining wall and tensor bank are largely obscured in view from the surrounding area. They are ancillary to the building and do not change the overall character of the development. A number of alterations to windows and doors on the building have been made, which does not affect the overall appearance of the building. The deletion of the cantilevered fire escape from the south elevation resulted in less visual clutter and constituted an improvement. The scale of the new entrance lobby is ancillary to the main building. For these reasons it is considered that the alterations do not have an adverse impact on the amenity of the area.

The Arboricultural Officers comments are awaited on the landscape scheme.

Amenity of nearby residents -

The application includes a request that the opening hours be extended by half an hour Monday to Friday to bring the use of the building in line with the use of the all weather sports pitch. This would mean activity associated with the sports hub being carried out for an additional 30 minutes in the evening. The issue is

whether this would be acceptable for local residents or would harm their amenity. It was previously determined by the committee that this would be acceptable if proportionate mitigation could be achieved by reducing the opening hours on a Sunday. However, the applicant maintains the business need for Sunday opening and has included additional information in this latest application in respect of the operation of the sports facility.

Given the additional submission justifying the extension of the opening hours and given that the outdoor all weather pitch can already be used until 09:30 and there would be activity associated with this it would be difficult to argue that the additional activity proposed create a level of noise and disturbance that would be unacceptable in the area. A representation has been received and is copied for members, however, it is still considered that the additional 30 minutes is unlikely to significantly add to any impact of the development on residential living conditions.

Accessibility -

The highway officer has not raised an objection to the proposal. Previously he has advised that no general access to the site should be permitted from Totnes Road on the grounds of highway safety. The provision of emergency access would be acceptable provided it is for this use only. This can be controlled by means of a condition.

The proposal includes the provision of 4 disabled parking bays and drop off point at the northern side of the building.

Conclusions

In conclusion, the provision of new sports facilities is supported by Policies RS, R1, CF9 and CF10 in the Torbay Local Plan 1995-2011. The engineering revisions and amendments to the appearance of the sports hub have not changed the overall character and appearance of the development. The extension to the opening hours is relatively minor and is consistent with the approved use of the multi use sports pitch.

Condition(s)/Reason(s)

01. All the conditions on application reference 2009/1101PA shall apply to the development of the site are not varied by this grant of planning permission with the exception of condition number 6 which is superseded.

Reason: For the avoidance of doubt.

02. No vehicular access to the development from Totnes Road shall be permitted at any time, except for use by emergency vehicles.

Reason: In the interests of highway safety, in accordance with Policy T26 of the saved Torbay Local Plan 1995-2011.

03. The use of the sports hub hereby approved shall take place between 8 am and 9.30pm Monday to Friday and 8am to 9.30pm on Saturday, Sunday and Bank Holidays and at no other time unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of the amenity of the surrounding area, in accordance with Policies R1 and CF10 of the saved Torbay Local Plan 1995-2011.

Relevant Policies

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