

**Application Recommended for Approve with
Conditions**
Gawthorpe

FUL/2023/0004

Town and Country Planning Act 1990
Single storey extension for 'Changing Places' facility.
Padiham Leisure Centre Park Road Padiham Lancashire

Background:

The application is presented to committee as the applicant is Burnley Leisure and Culture.

Padiham Leisure Centre is located to the southern side of Park Road within the defined development boundary of Burnley in which policy SP4 applies. The site is also designated as Protected Open Space, which surrounds the Leisure Centre and links to the Padiham Greenway to the rear of the centre.

Surrounding uses are residential with terraced streets to the east and to the south more recent infill development along Wilding Way.

The site is located within flood zone 3.



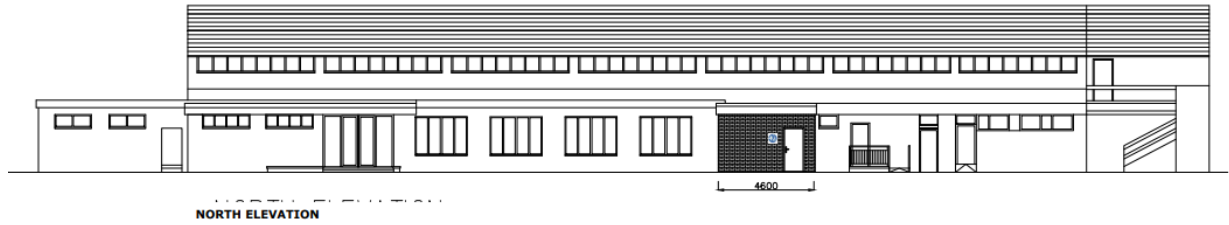
Photo : location of the proposed extension

Proposal

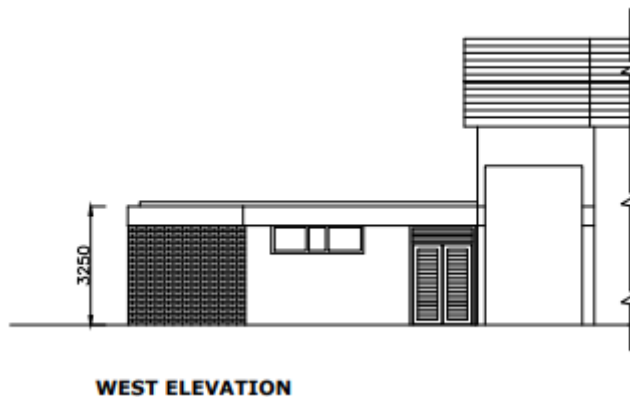
The application seeks consent for an extension to the existing northern elevation of Padiham Leisure Centre. The extension will project from the existing elevation by approximately 3.4m and is 4.6m in length meeting the existing building, and 3.2m in height joining the existing flat roofline which covers the main gym area.

The building will be constructed in brick and will have a single door on the front elevation.

The proposal is to form an externally accessed 'Changing Places' facility for use of the centre and adjacent bowling and play areas. It will allow more members of the community to access the facilities and provide more comfortable toilet and changing facilities.



Plan extract: proposed elevations



Plan extract: proposed street scene elevation

Relevant Policies:

National Planning Policy Framework 2021

Burnley's Local Plan (2018)

SP5: Development Quality and Sustainability

NE2: Protected Open Space

Site History: none relevant

Consultation Responses:

Highway Authority – no comments

Contaminated Land – no objections

Local Lead Flood Authority – no comment to make but note the site is located within flood zone 2/3 and comments from the EA should be sought.

Environment Agency - a minor development in flood zone 3, falls out of EA's remit and Local Flood Risk Standing Advice (LFRSA) should apply on the 'lower risk' development proposals.

Planning and Environmental Considerations

Principle

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale. Subject to the proposal meeting the requirements of local and national planning policies, the principle of development is accepted.

Design and appearance

Paragraph 126 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

This is a modest extension and whilst it is visible to front elevation, the extension proposes the use of matching materials and continuation of the building line and roofline. Due to the design and general appearance of the extension it is not considered will have a detrimental impact on the character and appearance of the area. The development is considered to comply with policy SP5 of the adopted local plan.

Flood Risk

The application is located within flood zone 3 but is classed as minor development. The LLFA and EA have been consulted and advise that Standing Advice for lower risk development should be taken.

Given the scale and use of the proposed development it is not considered that any further reports or assessments be submitted.

Open Space

The site is located within protected open space as designated within the Proposals Map in which policy NE2 applies. Part 1) of the policy does state that:

' development will not be permitted within the Protected Open Space...except there the proposals are for appropriate recreational, community and nature conservation....'

The proposed application is a form of recreation and therefore complies with the policy.

Conclusion and Recommendation

The proposals are for a modest extension to the existing leisure centre. The application is recommended for approval subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with policies SP5 and HS5 of Burnley's Local Plan 2018