

PLANNING COMMITTEE - 30 MAY 2017

APPLICATION NO DC/17/0885/FUL

LOCATION

Waveney Sports Centre
Water Lane
Lowestoft
Suffolk
NR32 2NH

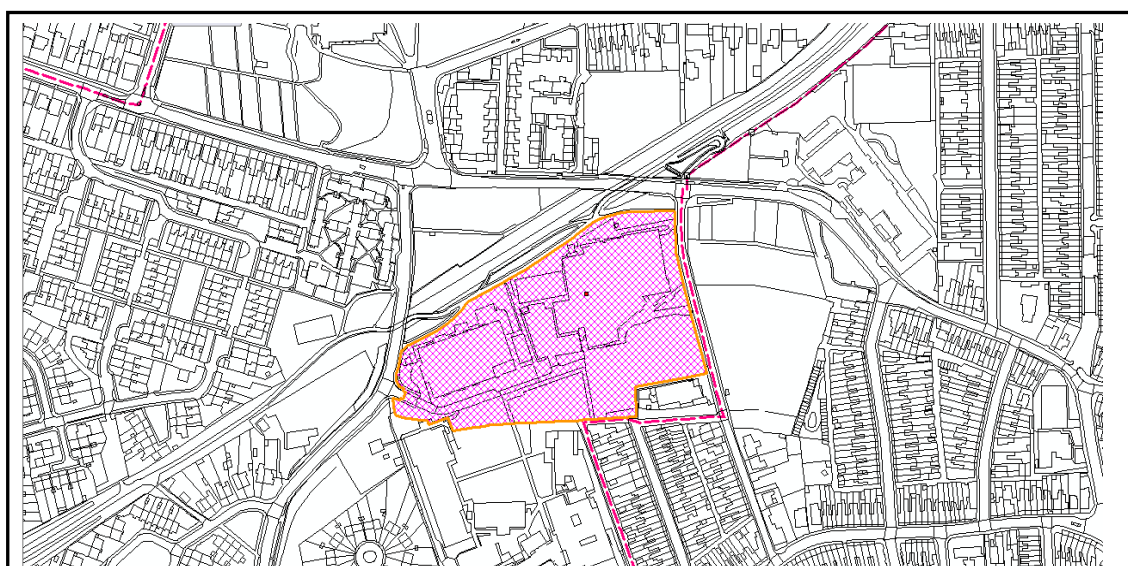
EXPIRY DATE 4 May 2017 (extension of time granted until 26 May 2017)

APPLICATION TYPE Full Application

APPLICANT Pulse Fitness Design and Build

PARISH Lowestoft

PROPOSAL Formation and construction of new surface level car park for a dedicated staff car park facility on land to the rear of Water Lane Leisure Centre to provide 21 additional car parking spaces



DO NOT SCALE SLA100042052

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1. SUMMARY

- 1.1 The submitted application seeks approval for the formation and construction of a new surface level car park for a dedicated staff car park facility on land to the rear of Water

Lane Leisure Centre to provide 21 additional car parking spaces. The land subject to this application is located to the northern side of the leisure centre.

- 1.2 The application is presented to members as the Council are the landowners.

2. SITE DESCRIPTION

- 2.1 The leisure centre is located in the north of the town and is a well established feature within the town as a whole. Water Lane is a relatively narrow road that accommodates two lanes of traffic at the northern end but lessens towards the southern end due to on-street parking for the dwellings that reside in this portion of the road. Water Lane runs north to south with Church Road to the north and St Peters Street to the south.

3. PROPOSAL

- 3.1 The submitted application seeks approval for the formation and construction of a new surface level car park for a dedicated staff car park facility on land to the rear of Water Lane Leisure Centre to provide 21 additional car parking spaces.
- 3.2 The plans have been amended at the request of Suffolk County Highways to reflect parking standards and as such the parking spaces have been reduced by one space from 21 to 20.

4. CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** : No responses received
- 4.2 **Suffolk County - Highways Department:** Suffolk Guidance for Parking states that car parking spaces should be a minimum of 5.0m x 2.5m. The parking spaces shown on Dwg No 1718-03, we recommend that the drawing be revised.

PUBLICITY

None

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: General Site Notice, Date posted 15.03.2017 Expiry date 04.04.2017
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5. PLANNING POLICY

- 5.1 DM02 (Design Principles) is the most appropriate policy to be considered against this proposal which requires developments to be sympathetic to the site and its surroundings and should respect and enhance the identity and character of the site.

6. PLANNING CONSIDERATIONS

- 6.1 The land is currently undesignated although it is associated with the leisure centre; however it appears to have no specific purpose, and given the existing pressures on car

parking it was considered appropriate by the occupants to move staff parking to the rear of the building where there will be very little impact on the visual amenities of the area and will go some way to helping to release some public visitor spaces for leisure centre users.

- 6.2 There have been no objections received in relation to the proposed use of the land, however highways officers did request that the plans be amended to reflect current car parking standards and this has been done, although it has reduced the spaces from 21 to 20, however the loss of 1 space is not considered unacceptable and will not have an impact on the overall parking provisions for the centre.
- 6.3 Suffolk County Highways have been re-consulted however they have yet to respond to the amended plans. Members will be updated if further comments are forthcoming.

7. CONCLUSION

- 7.1 The proposed use of land would not have an unacceptable impact on the site or its surroundings and would go some way to relieve existing parking pressures on and around the site and as such it is officer opinion that the proposed development would accord with the provisions of policy DM02.

8. RECOMMENDATION

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the amended plans dated 10 April 2017 and received by the local planning authority on 10 April 2017.

Reason: To ensure the development is carried out in the manner considered by the local planning authority.

3. Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

BACKGROUND INFORMATION:

See application ref: DC/17/0885/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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