

MC/10/2448

Date Received: 5 July, 2010

Location: Rainham Mark Grammar School, Pump Lane, Rainham, Gillingham, Kent ME8 7AJ

Proposal: Application for reserved matters (appearance, layout and scale) pursuant to outline permission MC/2006/2263 for construction of a sports hall with associated parking spaces together with variation of condition 9 of MC2006/2263 to allow use of the sports hall between Monday - Friday.

Applicant: Rainham Mark Grammar School

Agent: Mr D Moore The Roger Wenn Partnership Limited 72 St Dunstan 's Street Canterbury Kent CT2 8BL

Ward Twydall

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 6 October, 2010.

Recommendation - Approval with Conditions

- 1 The sports facilities hereby approved shall only be used between the hours of 08:00 to 22:00 Mondays to Sundays inclusive and on Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 2 Prior to the commencement of the use of the new sports hall a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

- 3 The indoor sports hall hereby permitted shall be constructed in accordance with Sport England/NGB Technical Design Guidance Notes to include 'Sports Halls Design & Layouts', 'Floors for Indoor Sport', 'Designing for Sport on

School Sites' and 'Accessible Sports Facilities' unless otherwise agreed in writing with the Local Planning Authority in consultation with Sport England.

Reason: To ensure the development is fit for purpose, subject to high quality design standards and sustainable.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: drawings 5732_005, 006, 007 and 008, WM563/E/01, 0087 and 0087 A received on 5th July 2010 and drawings 5732_001 Rev A, 002 Rev A, 003, 004 Rev A, 009, 010 and 012 together with design and access statement received on 12th July 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.
Proposal**

The application seeks approval of reserved matters (appearance, layout and scale) pursuant to outline permission MC2006/2263 for the construction of a sports hall with associated parking spaces together with variation of condition 9 of MC2006/2263 to allow use of the sports hall between Monday – Friday.

At its closest point the sports hall would be set back 25 metres from Pump Lane. The access to the site from Pump Lane has been previously agreed as part of the outline consent. In between the Sports Hall and the road would be 39 parking spaces, cycle parking, coach parking / turning facilities and planting areas. The building itself would be part 2- and part single storey (with internal mezzanine floor). The building would measure 53.5 metres in length with the double storey element located to the rear with a depth of 22 metres. The single storey element would in part run along with the entire length of the building for a depth of 10 metres with an additional front porch/ entranceway projecting 3 metres. To the rear of the building would be areas for plant together with retained landscaping.

Internally the proposed sports hall would provide, dance studio, plant room, equipment stores, fitness suite, classrooms, reception area and toilets facilities at ground floor level. The double height element also has the mezzanine floor area that is currently marked out for future expansion but in the short term could be used for storage.

The outline application restricted the use of the Sports Hall to weekends only; this appears to have been in error as clearly a school facility would need to be used during school hours between Monday – Friday. As such this application also seeks to vary condition no 9 (opening hours of the sport facilities) of planning permission granted under ref MC2006/2263.

Relevant Planning History

- MC2006/2263 Outline application for the construction of a sports hall with associated parking spaces
Approved with Conditions, 2 October 2008
- MC2006/2204 Outline application for residential development with associated parking to fund implementations of proposals under reference MC2006/2263
Approved with Conditions, 2 October 2008

Representations

The application has been advertised on site, in the press and by individual neighbour notification letters to the owners and occupiers of neighbouring properties.

3 letters have been received raising the following objections:

- Increase in traffic and safety concerns
- Overshadow surrounding area and be an eyesore
- Increased noise and disturbance through comings and goings of vehicles and activities held in the hall
- Impact on the outlook of 119 Pump Lane
- Reduction in light to surrounding dwellings
- New access road would reduce parking

All other matters raised not listed above are non-material

Sport England – Raise no objections subject to the imposition of conditions with respect to submission of a Community use scheme and construction of the sport facilities to accord with Sport England's standards.

Development Plan Policies

The Development plan for the area comprises the Medway Local Plan 2003.

Planning Appraisal

Background

The principle of the sports hall development together with the access was approved under the outline planning permission reference MC2006/2263. An associated application was approved at the same time for a residential development on a parcel of land to the north of this site. The residential development and sale of part of the existing school playing field would finance the development of the sports hall. Whilst the sports hall is located within the school grounds and would be used primarily in connection with the school the Section 106 agreement relating to both schemes requires the school to enter into a community use agreement. This agreement would allow the local population access to the facilities out of school hours. This reserved matters application only relates to the layout, scale and appearance of the

development and as such these, together with the extended hours of use, are the only matters for consideration.

Street Scene and Design

The building would be set back from Pump Lane and even though slightly forward than the existing collection of buildings at school, it would be viewed in connection with the existing buildings. The building's location has been positioned to enable the retention of many of the mature trees on the site and the proposal also includes further planting. In between the building and the road would be the vehicular parking area and a deep landscaped strip would help to soften the appearance of the development.

The sports hall would be of a functional appearance with the main fenestration and detailing at ground floor level in the front single storey projection. The larger double height building behind would be simple with clean lines. The hall would look sympathetic with its setting when seen along side the existing school buildings in terms of height and design and the existing trees and future landscaping would soften its degree of presence on the street scene.

The footprint of the proposed building has been reduced significantly compared with that indicatively shown at outline approval. This is due to the fact that the applicant has reduced the overall footprint of the building and instead has added a mezzanine floor. This change has helped to reduce the physical mass and prominence of the building in the locality.

Sport England requires that these facilities to be built to their standards so that all groups can use it and to ensure the building serve its anticipated purpose as a Sports establishment. It is recommended that Sport England request be added as an informative to the decision notice.

Having regards to the above it is considered that the proposed building acceptable with regards to the design and impact on the character of the area and the provisions of policy BNE1 of the Medway Local Plan 2003.

Amenity Considerations

The closest residential properties to the application site are those located on the western side of Pump Lane. The proposed sports hall building would be located approximately 40 metres from the front elevations of these dwellings. Due to this distance no concerns are raised regarding loss of outlook, daylight or privacy to these houses. Furthermore as mentioned above the overall mass of the building has been reduced from the outline consent and thus the building would have much less of an impact on the visual amenities of the local residents.

It is important to bear in mind that conditions at outline permission stage were imposed which requires submission of acoustic details for approval by Local Planning Authority and control the hours of the use of the sport hall in order to further limit the level of noise and protect the amenities of the surrounding residents. It would also appear that an error occurred with respect to condition 9 of the planning

permission granted for the outline planning application MC2006/2263. This condition deals with the hours of use of the sports hall. The Condition as stated in the decision notice states:

The sports hall hereby permitted shall only be used between the hours of 8:00 to 20:00 on weekends or National Holidays.

Reason: To regulate and control the permitted development in the interests of amenity.

The wording of this condition is at odds with the actual hours stated in the committee report of 10 October 2007, which refers to the hours of the use of the sport hall to be until 10:00pm on week days and 8:00pm on weekends. To correct this error this application also includes a variation of condition to allow use of the Sports Hall during weekdays in accordance with those details previously submitted.

Accordingly the proposal is considered acceptable with regards to issues of residential amenity and the provisions of policies BNE2 and BNE3 of the Medway Local Plan 2003.

Highways

The principle of this development in terms of traffic generation and access was established when outline consent was granted. The sports hall is predicted to generate very limited traffic during the school hours, as the facility will be use by the school. In the evenings and at weekends the sports hall would be used for community activities, at this time, the traffic generated is predicted to be well below the daytime levels.

The provision of 39 car parking spaces for the sports hall is carried forward from the plans submitted with the outline planning application and it is considered that this level of on site car parking facility would comfortably satisfy the parking demand arising from the use.

A pedestrian access is proposed from the main access road that will run between the car park and Pump Lane, thereby segregating pedestrian movement from traffic accessing the car park. Cycle stands have also proposed in close proximity to the building entrance.

As such therefore the proposal will have no material impact on the amenities of the local residents and free flow of traffic on Pump Lane.

The layout of the car park and the provision for pedestrians and cyclists is considered acceptable, and no objection is raised in respect of policies T1, T4 and T13 of the Medway Local Plan 2003.

Conclusions and Reasons for this Recommendation

The layout, scale, siting and design of the development would be appropriate when seen in connection with the existing school buildings and the set back from the street and creation of the landscaped strip would soften the appearance of the development. Due to the distances between the building and closest residential dwellings no objections are raised in terms of amenity and parking provision is adequate. The change in the condition to allow use during the weekdays essentially rectifies an error made when the outline consent was granted. As such the development is in accordance with the adopted development plan in particular policies BNE1, BNE2, BNE3, T1, T4 and T13 of the Medway Local Plan 2003.

This application would normally fall to be determined under officer's delegated powers, but is being reported for Members' consideration due to the number of letters of representation received expressing a view contrary to the officers' recommendation.
