

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

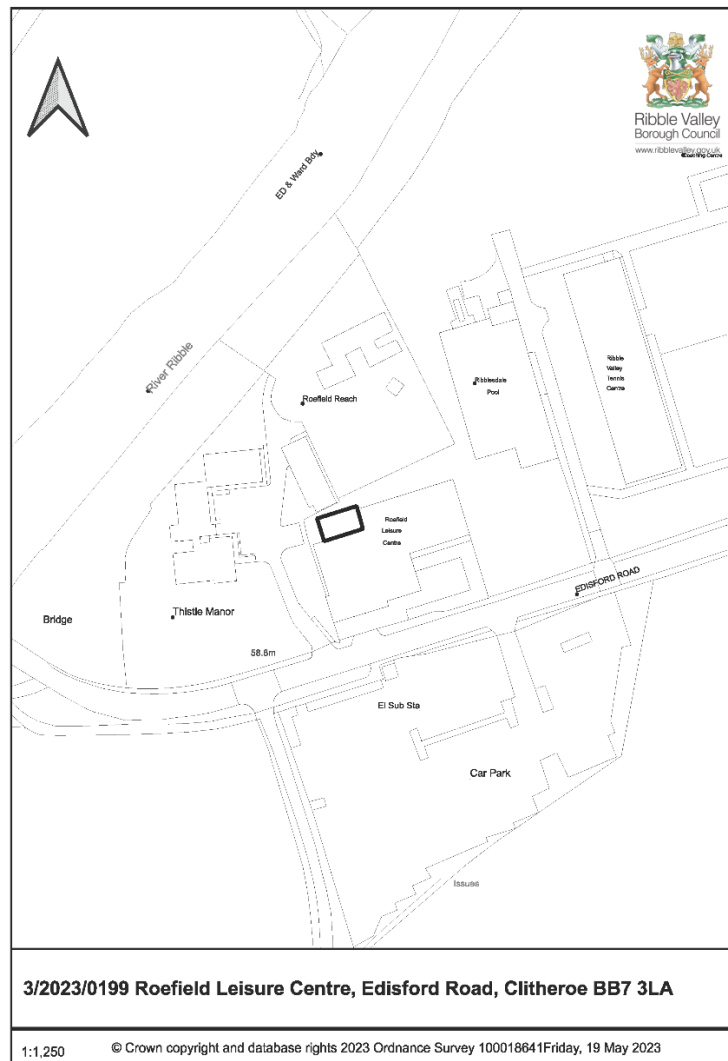
DATE: 1 JUNE 2023
REF: SK
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APPLICATION REF: 3/2023/0199

GRID REF: SD 372782 4441460

DEVELOPMENT DESCRIPTION:

PROPOSED INTERNAL ALTERATIONS TO FORM SPIN ROOM AND ACTIVITY ROOM. AIR CONDITIONING CASSETTES TO BE MOUNTED ON THE EXTERNAL REAR WALL. ROEFIELD LEISURE CENTRE, EDISFORD ROAD, CLITHEROE BB7 3LA.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No representations received in respect of the proposal.

ADDITIONAL REPRESENTATIONS:

No representations received in respect of the proposal.

1. Site Description and Surrounding Area

- 1.1 The application site relates to Roefield Leisure Centre located at the western extents of Edisford Road Clitheroe. The site is located outside but adjacent the defined settlement limits of Clitheroe with the site benefitting from an 'OS1 Designation' (Existing Open Space) as set out within the Ribble Valley Housing and Economic Development - Development Plan Document.
- 1.2 The building to which the application relates is a later extension to the 'Former Stables to Roefield' (Grade II Designated Heritage Asset – List Entry: 1163883) with the list entry reading as follows:

EDISFORD ROAD 1. 5295 Former stables to Roefield SD 74 SW 7/51A II GV C18. Coursed stone with rusticated quoins and modillion cornice. Stone slate roof. Centre rusticated carriage entry. Round windows, 2 of 2 lights and 1 single light and door to right. Roefield and Former Stables to Roefield form a group.

2. Proposed Development for which consent is sought

- 2.1 This application is brought before Planning and Development Committee as Ribble Valley BC own the land on which the building is located.
- 2.2 The application seeks consent for the erection/mounting of five external air conditioning units on the north-facing elevation of the existing building accommodating the 'climbing wall' associated with Roefield leisure facilities. It is proposed that the units will measure approximately 950mm in width being 770mm in height and benefit from a projection of approximately 400mm from the fabric of the wall upon which they are to be mounted.
- 2.3 It is further proposed that internal works will be undertaken to the existing 'Climbing Wall' room including the installation of a first-floor into the existing double-height void to accommodate a 'Spin Room' with the ground floor also being reconfigured to accommodate spinning facilities.

3. Relevant Planning History

3/2021/1243:

Proposed extension and alterations to a leisure centre. (Approved)

3/2019/0922:

Construction of first floor extension over existing flat roof. (Withdrawn)

3/2019/0752:

Construction of first floor extension over existing flat roof. (Withdrawn)

3/2016/0804:

Proposed two storey extension to rear to house toilet facilities at ground floor with a first-floor room over. (Approved)

Members will additionally note that the site has an extensive planning history that pre-dates the planning applications referenced above which are not considered to be directly relevant to the determination of the current application.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations

Policy DMB4: Open Space Provision

Policy DME1: Protecting Trees & Woodland

Policy DME2: Landscape & Townscape Protection

Policy DME4: Protecting Heritage Assets

Ribble Valley Housing & Economic Development - Development Plan Document (DPD)

Policy OS1 – Open Space

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 **Principle of Development/ Impact on Heritage:**

5.1.1 The building to which the application relates is a later extension to the 'Former Stables to Roefield' (Grade II Designated Heritage Asset – List Entry: 1163883)

5.1.2. Given that the proposal affects a building/extension to a Designated Heritage Asset, significant regard must be given to the duties imposed under Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. Key Statement EN5 (Heritage Assets), Policy DME4 (Protecting Heritage Assets) and Policy DMG1 (General Considerations) are primarily, but not solely engaged for the purposes of assessing the proposal. Paragraphs 130, 134, 199, 200 and 202 of the National Planning Policy Framework (NPPF) are also of prime relevance.

5.1.3 In respect of the statutory duties imposed under the Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to the preservation of the special character of heritage assets, including their setting - the act states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.1.4 Further to the above, due consideration must also be given in respect of the requirements of the NPPF insofar that in the determination of planning applications Local Planning Authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

5.1.5 Paragraph 199 of the NPPF is also relevant insofar that it states that:

Paragraph 199:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.1.6 In parallel with the above primary and national-level legislation, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are primarily, but not solely, engaged for the purposes of assessing the proposal. In this respect Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*

- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

5.1.7 With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

5.1.8 Policy DMG1 is also engaged in parallel with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

1. *Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

3. *All development must protect and enhance heritage assets and their settings.*

5.1.9 In considering the above local level adopted policies, as contained within the Ribble Valley Core Strategy, it is clear that they place a clear fundamental

emphasis on the protection and enhancement of Heritage assets and their setting. With the NPPF advising at paragraph 199 that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Where harm is identified, Paragraphs 200 and 202 outline the need for clear and convincing justification, and in cases where a development will lead to less than substantial harm, that harm must be necessary to achieve substantial public benefits.

- 5.1.10 Given the nature of the proposed external mounting of the air-conditioning units, in that they are both small-scale and will be mounted on a relatively modern extension to the existing Designated Heritage Asset, in a location that will not be read directly in context with the original Grade II Listed Building, it is not considered that the mounting of the external units will result in any significant quantifiable nor measurable harm to the 'Former Stables to Roefield' (Grade II Designated Heritage Asset – List Entry: 1163883). Furthermore, in respect of the proposed internal reconfiguration works, given these solely relate to and are contained within a latter modern extension, it is not considered that there will be any measurable impacts upon the fabric nor inherent character of the original listed building.
- 5.1.11 The proposal is therefore considered to satisfy the aforementioned Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and relevant Ribble Valley Core Strategy policies and is considered to be acceptable in principle and with no resultant harm to the designated heritage asset.

5.2 Impact upon Residential Amenity:

- 5.2.1 Given the proposal involves the mounting of external air-conditioning (A/C) units, consideration must be given in respect of the potential of the A/C units and their operation to have undue impacts upon nearby/adjacent residential amenity by virtue of noise and disturbance.
- 5.2.2 The application site lies directly adjacent and to the east of 'Roefield Barn' and 'Thistle Manor' Specialist Care Facility (Grade II Designated Heritage Asset). In respect of potential noise impacts the Council's Environmental Health Team have raised no objections to the proposal subject to the imposition of the following condition:

The rating level of sound emitted from any fixed plant and/or machinery associated with the development hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

- 5.2.3 As such, taking account of the above noise limitations that will be secured by condition, and taking account of the relationship of the proposed A/C units and their relative separation distances from any nearby residential receptors, it is not considered that the proposed units will result in any measurable detrimental impact upon nearby or adjacent residential amenities nor result in any measurable direct conflicts with Policy DMG1 of the Ribble Valley Core Strategy in this respect.

5.3 Visual Amenity/External Appearance

- 5.3.1 The submitted details propose the external mounting of five external air conditioning units on the north-facing elevation of the existing building accommodating the 'climbing wall' associated with Roefield leisure facilities. It is proposed that the units will measure approximately 950mm in width being 770mm in height and benefit from a projection of approximately 400mm from the fabric of the wall upon which they are to be mounted. Three of the units will be mounted at low-level with two being mounted at an intermediate height above the internal first-floor of the building (6.85m above ground level at their highest point).

- 5.3.2 The units will be mounted on the north elevation of the building affording them negligible visibility from the public realm. In respect of the appearance of the proposed units, the building upon which they are to be mounted is of a largely utilitarian modern appearance, therefore it is not considered that they will be read as being overtly anomalous or incongruous.

- 5.3.3 As such, taking account of the modest scale of proposed external works and the lack of significant direct-intervisibility from the public realm, it is not considered that the external mounting of the five air conditioning units will result in any significant measurable harm to the character or visual amenities of the area not that of the inherent character of the building upon which they are to be mounted. The proposal therefore satisfies Policy DMG1 of the Ribble Valley Core Strategy in this respect.

5.4 Landscape and Ecology:

- 5.4.1 No implications result from the proposed works.

5.5 Other Matters

- 5.5.1 Policy OS1 of the Ribble Valley Housing & Economic Development DPD protects open space and recreation sites. The proposal will not impact on this designation and will support the continued function of the site as a recreational use.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 In respect of the above material matters, whilst having significant regard to the duties imposed under Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, the proposed development is considered to be in broad compliance with Key

Statement EN5 (Heritage Assets), Policy DME4 (Protecting Heritage Assets), Policy DMG1 (General Considerations) and Paragraphs 130, 134 and 199 of the NPPF.

- 6.2 As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

0677/93 Drawing 00: Proposed Location Plan
0677/99 Drawing 05: Proposed Site Plan
0677/99 Drawing 10C: Proposed Ground Floor Plan
0677/99 Drawing 11A: Proposed First Floor Plan
0677/99 Drawing 17A: Proposed Elevations

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. The rating level of sound emitted from the external air-conditioning units hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

REASON: To protect nearby residential amenities and to ensure the proposed development does not cause undue noise disturbance.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0199