

23/02280/FUL

Applicant Rushcliffe Borough Council

Location Cotgrave Leisure Centre, Woodview, Cotgrave, Nottinghamshire,
NG12 3PJ

Proposal Refurbishment of leisure centre premises and integrated youth club to include internal rearrangement, new entrance canopy and associated groundwork, new cycle shelter, fencing and signage, EV charge points. Also includes upgrade of mechanical plant systems to improve energy efficiency and associated substation.

Ward Cotgrave

THE SITE AND SURROUNDINGS

Details of the application can be found [here](#)

1. The application relates to a modern leisure centre located centrally within Cotgrave. There is a car park to the south of the building accessed from Woodview beyond which are residential properties. There are also residential properties immediately to the north at Lingford. There is a playing field to the east which sits at a higher land level than the leisure centre.
2. The leisure centre building constructed in buff brick with a seam metal roof. There is a two storey curved projection to the Woodview frontage incorporating a young people's centre and first floor fitness suite, and an entrance canopy to the south elevation.

DETAILS OF THE PROPOSAL

3. The application proposes alterations to the leisure centre building including a replacement entrance canopy, replacement bike store, and the external siting of a plant room to the east side of the building and substation to the north east corner of the car park. Various internal alterations are proposed including the formation of a separate youth club lobby, toilets and office. The youth club would be served by a separate access from the wood view elevation. A glazed canopy is proposed at the youth club entrance. Within the leisure centre entrance the alterations would include new accessible changing provision, the reconfiguration of toilets and repositioning of management office.
4. The replacement entrance canopy would project 4 metres forward of the building comprising a slightly curved glazed canopy on columns measuring a maximum of 3.75 metres in height.
5. The bike store would comprise 5 bike hoops with a 2-2.45 metre high glazed canopy over, open on all sides.

6. The plantroom would comprise a modular building with an Air Source Heat Pump (ASHP) unit above, referred to as an evaporator unit on the application plans . An attenuation screen is proposed to the south elevation of the ASHP, this would measure 5.95 metres in height from ground level, slightly exceeding the height of the evaporator.
7. The proposed substation would be housed within a green GRP cabinet measuring 3.9x 3.9 metres.

SITE HISTORY

8. 96/00610/REG3 - Extension to form swimming pool; additional car parking. Approved 1996.
9. 03/01285/REG3 - Erection of 2.4m high security fence and gates around site. Approved 2003.
10. 19/00712/FUL- Installation of replacement swimming pool ventilation system incorporating external mounted air handling unit and associated duct work. Approved in 2019.

REPRESENTATIONS

Ward Councillor(s)

11. One Ward Councillor (Cllr Butler) supports the application and leisure centre improvements. The proposals to enhance and improve the space and arrangements for the Cotgrave Youth Club would help to boost its identity and facilities.

Town/Parish Council

12. Cotgrave Town Council does not object.

Statutory and Other Consultees

13. The Highway Authority (Nottinghamshire County Council) does not object.
14. The Borough Council's Environmental Health Officer does not object. They are satisfied with the findings of the Sound Impact Assessment and its conclusion that the proposed Air Source Heat Pump would present a significantly lower risk of adverse impacts on nearby sensitive receptors than the existing Combined Heat and Power plant. Some additional external lighting is proposed but there would not be a significant change in the external lighting provision at the site. An informative note is recommended in relation to hours of construction including deliveries.

Local Residents and the General Public

15. No responses received.

Full comments can be found [here](#)

PLANNING POLICY

16. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) (December 2023) and the National Planning Practice Guidance (the Guidance).

Relevant National Planning Policies and Guidance

17. The relevant policy considerations in the NPPF are:
- Paragraph 11c)
 - Chapter 8 (Promoting healthy and safe communities)
 - Chapter 11 (Making effective use of land)
 - Chapter 12 (Achieving well- designed and beautiful places)
 - Chapter 14 (Meeting the challenge of climate change, flooding and coastal change).

Full details of the NPPF can be found [here](#).

Relevant Local Planning Policies and Guidance

18. The relevant policy considerations in the LPP1 are:
- Policy 1 (Presumption in Favour of Sustainable Development)
 - Policy 2 (Climate Change)
 - Policy 10 (Design and Enhancing Local Identity)
 - Policy 12 (Local Services and Healthy Lifestyles)
 - Policy 13 (Culture, Tourism and Sport).
19. The relevant policy considerations in the LPP2 are:
- Policy 1 (Development Requirements)
 - Policy 30 (Protection of Community Facilities)
 - Policy 31 (Sustainable Tourism and Leisure)
 - Policy 39 (Health Impacts of Development).
20. The full text of the policies in the LPP1 and LPP2, together with the supporting text can be found in the Local Plan documents on the Council's website at: [Planning Policy - Rushcliffe Borough Council](#).

APPRAISAL

21. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
22. The main issues in the consideration of the application are the principle of development, design and impact on the character and appearance of the area; residential amenity, and highway safety.

Principle of development

23. The overarching Policy 1 in the Local Plan Part 1: Core Strategy reinforces that a positive and proactive approach to decision making should be had which reflects the presumption in favour of sustainable development contained in the NPPF.
24. The application seeks the enhancement of leisure and community facilities including the enhancement of the youth club through the provision of enhanced facilities and a dedicated entrance, installation of a new plant room and Air Source Heat Pump to improve energy efficiency, a replacement entrance canopy to improve the appearance of the building and a covered cycle rack to improve facilities for users. The principle of the proposal is supported by Policy 12 of the LPP1 and Policy 31 (Sustainable Tourism and Leisure) of the LPP2 subject to the wider planning considerations set out below.

Amenity

25. The externally visible elements of the scheme would comprise the replacement of the entrance canopy and bike store, and the siting of a plant room to the east of the building and a substation to the south east corner of the building. The plant room would be the tallest element of the scheme measuring 5.95 metres to the top of the Air Source Heat Pump screening. It would however be sited over 25 metres from the boundary with the closest residential properties on Chennel Nook to the south and the substation element would be over 20 metres from this boundary. Given the separation distance it is not considered that these elements or the proposed canopy and bike store would give rise to an undue overbearing impact on the closest neighbouring properties.
26. The potential noise/ disturbance impact of the proposed plant room and ASHP unit have been carefully considered and the submission includes a Sound Impact Assessment. The report concludes that the ASHP would have a lower operational noise level than the existing Combined Heat and Power Unit that it would replace, following the measurement of sound levels from the existing CHP plant along with an assessment of background sound levels. It is understood that only one of the ASHP units would be operational at any one time and the plant would be enclosed with acoustic screening. Environmental Health are satisfied with the findings of the assessment and do not object to the proposal. It is not therefore considered that the proposal would have an undue noise impact on the closest neighbouring properties.
27. Additional lighting is proposed comprising wall-mounted floodlights to the external access route to the proposed youth club entrance. There are existing wall-mounted lights to the Woodview elevation and it is not considered that there would be a significant change in external lighting provision. It is not considered that this element would result in undue harm to the amenities of neighbouring properties.
28. Taken as a whole it is considered that the proposal would not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy. No significant

adverse noise impacts are identified, and as such the development would be considered to comply with Policy 1(4) of the LPP2.

Design and Appearance

29. In terms of visual amenity, the plant room/ ASHP would be sited to the eastern end of the building thereby limiting views from Woodview. The plant would partly project above the roof height of the leisure centre, however it is not considered that it would appear visually incongruous in the street scene given its siting and distance from Woodview. Views of the ASHP from the south would be screened by the acoustic enclosure. The adjacent playing field is elevated relative to the leisure centre. It is not considered that the plant and ASHP would appear overly prominent against the backdrop of the leisure centre building and the existing plant.
30. The proposed substation would comprise a green GRP building sited towards the rear north east corner of the car park. It is not considered that it would be prominent in public views from Woodview. Planting is proposed to the west and part of the south elevation of the substation to soften its appearance. Through discussion with the Design and Landscape Officer a Portuguese Laurel hedge is proposed, to be planted at a height of 80-100cm.
31. The entrance canopy would be a lightweight structure comprising a curved glazed canopy in place of the current metal canopy, representing a contemporary addition and a visual improvement compared to the current canopy. The canopy to the youth club entrance would also be a lightweight glazed structure. The bike shelter would be a simple lightweight canopy structure that would provide a betterment compared to the current open cycle hoops.
32. Internal works are proposed to provide a dedicated youth club area with a separate entrance and separate facilities to the main leisure centre. This along with the other internal alterations would not require external alterations to the building. The proposed internal alterations along with the external works would support the enhancement of community facilities as advocated by paragraph 97 of the NPPF.
33. It is considered that the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It would therefore comply with Policy 1(4) of the LPP2.

Highway Safety

34. There would be no loss of parking spaces as a result of the siting of the substation, plant building, replacement canopy or cycle shelter. The application seeks the improvement of leisure and community facilities however it would not represent an intensification of use of the site. The youth club element is existing and the application seeks an enhancement of facilities rather than the introduction of a new use. It is not considered that the proposal would materially impact upon highway safety and the Highway Authority does not object to the proposal. It would therefore comply with Policy 1(2) of the LPP2.

Conclusions

35. It is considered that the proposal accords with the principles of sustainable development and would not be detrimental to the surrounding area. It is considered acceptable in terms of neighbouring residential amenity, visual amenity and highway safety. The development would accord with policy 12 (Local Services and Healthy Lifestyles) of the LPP1 and policy 31 (Sustainable Tourism and Leisure) of the LPP2.
36. For the reasons set out above it is considered that the application accords with the general national and local planning policies considered above.
37. The application was not the subject of pre-application discussions. The scheme however is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to 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.**

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. **The development hereby permitted shall be carried out in accordance with the following approved plans:**

- **P010-4000-02 (Site Plan)**
- **P010-4000-03 (Existing and Proposed Ground Floor Plan)**
- **P010-4000-04 (Existing and Proposed First Floor Plan)**
- **P010-4000-10 (Existing and Proposed North Elevations)**
- **P010-4000-11 (Existing and Proposed East Elevations)**
- **P010-4000-12 (Existing and Proposed South Elevations)**
- **P010-4000-13 (Existing and Proposed West Elevations)**

Received on 20 December 2023

- **525-CLC-251 Rev C (As Proposed Overall Site Plan)**
- **525-CLC-252 Rev A (As Proposed Part Site Plan)**
- **525-CLC-261 Rev A (As Proposed Overall Ground Floor Plan)**
- **525-CLC-271 Rev A (As Proposed Part Ground Floor Plan)**
- **525-CLC-282 Rev B (As Proposed Part Elevations)**

Received on 12 February 2024; and

- **P010-4000-01 (Location Plan)**

Received on 16 February 2024

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

- 3. Prior to the installation of the entrance canopies, substation or plant building, details of the facing and roofing materials shall be submitted to and approved in writing by the Borough Council and the development shall be carried out in accordance with the details as approved.**

[To ensure a satisfactory appearance of development and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

- 4. Prior to the installation of the air source heat pump/ evaporator unit, details of the acoustic screen shall be submitted to and approved in writing. The submitted details shall include details of the materials to be used and a specification of its sound mitigation.**

[To ensure a satisfactory appearance of development, to ensure a satisfactory level of neighbouring amenity and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

- 5. Within the first planting season following the installation of the substation, planting shall be carried out in accordance with the planting specification and locations as confirmed by email on 15 March 2024 comprising the planting of Portuguese Laurel to the west and south of the substation.**

Any part of the hedge which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[To ensure the development is of a satisfactory appearance in accordance with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

NOTES TO APPLICANT

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.