

Committee: **PLANNING**

Date of Meeting: **09 February 2011**

Title of Report: **S/2010/1605**
Former LA Fitness site, Fairway, Southport
(Cambridge Ward)

Proposal: Construction of a church hall adjacent to the existing church building including café area, creche, landscaping and parking

Applicant: Rev Malcom Hathaway Elim Foursquare Gospel Alliance

Executive Summary

The application is seeking consent for the erection of a church hall adjacent to the existing church building including cafe area, creche, landscaping and parking.

The main issues for consideration are the principle of development, impact on residential amenity, design and impact on the street scene and character of the area.

Recommendation(s) Approval

Justification

The proposal is an appropriate use in this location and the overall design is that of a quality modern building which will bring visual benefits to the area. The proposal will not have a significant detrimental impact on residential amenity and complies with tree planting requirements. The application therefore complies with Sefton's adopted UDP policies CS3, DQ1, DQ3, EDT13, EDT15 and H10.

Conditions

1. T-1 Full Planning Permission Time Limit
2. M-2 Materials (sample)
3. L-4 Landscape Implementation
4. E-1 Drainage
5. X1 Compliance

Reasons

1. RT-1
2. RM-2
3. RL-4
4. RE-1
5. RX1

Notes

1. Bats may be present in your building. Bats are protected species. If you discover bats you must cease work immediately, contact Batline on 01704 385735 for advice.
2. This development requires a Site Waste Management Plan under the Site Waste Management Plan Regulations 2008, advice on the requirements of the SWMP can be sought from the Principal Policy Officer, Merseyside Environmental Advisory Service, Bryant House, Liverpool Road North, Maghull, L31 2PA. Tel 0151 934 4958.

Drawing Numbers

Drgs. 1277-001/001, 002, 003/01, 110/01, 111/01, 112/01, 130/03, 131/01, 200, 203/01, 204, 205, 206, 230/01, 231/02

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to

This item was deferred by Committee at its meeting on 12 January 2011 for a site visit.

The Site

The site comprises the car park area adjacent to an existing 2 storey building occupying a corner plot at the junction of Promenade and Fairway. The existing building has recently changed use from a private fitness club to a place of worship / church hall with ancillary D2 use (assembly and leisure).

Proposal

Construction of a church hall adjacent to the existing church building including café area, creche, landscaping and parking

History

- S/00243 Extension of car park by 20 spaces - Granted 31/07/1974
- S/08978 Erection of extension to squash rackets club - Approved 25/07/1978.
- S/17543 Erection of 9ft high post and chain link fencing surrounding two proposed tennis courts fronting the Promenade - Granted 16/09/1981.
- S/21165 Erection of an extension to beer store at front and extension to clubroom / lounge at side of premises - Granted 14/09/1983.
- S/22122 Erection of 2 storey extension at front of squash club facing Fairway - Granted 11/04/1984.
- S/24395 Layout of an all-weather playing area and provision of extra car parking spaces - Granted 03/07/1985.
- S/25149 Display of eleven advertisement hoardings around the perimeter of the all-weather football pitch.
- N/1988/0508 Erection of a sports hall and covered swimming pool to be used as an extension to existing squash club, extension to car - Granted 17/08/1988.
- N/1999/0273 Retention of 4m high fence and poles along west boundary of all-weather sports pitch - Granted 24/06/1993.
- N/2000/0563 Erection of single storey extension at rear - Granted 02/10/2000
- N/2001/0795 ADV retention to display various illuminated free standing and fascia signs - Granted 23/10/2001

Consultations

Highways Development Control – Comments awaited.

Environmental Protection and Technical Services – Comments awaited.

Merseyside Environmental Advisory Service –

- Advise the Council asks the EA to confirm their position in respect of the FRA particularly the accuracy of the flood zone but also that the finished floor levels are acceptable as they appear to be lower than the EA recommendations for FFL.
- Run off should not be discharged directly into the Marine Lake unless the implementation of SUDS techniques is not feasible.
- Ground investigation should be carried out to establish the potential of using soakaways by using a suitably worded condition.
- Detailed method statement required describing how the applicant intends to prevent pollution of controlled waters prior to any construction activities taking place. This can be secured by suitably worded condition.
- Contractors should be made aware that if any bats are found, work must cease and advice must be sought from a licensed bat worker.
- Applicant must prepare a Site Waste Management Plan.

Neighbour Representations

Last date for replies: 11/12/2010

Received: 1 letter of objection from 71 Promenade raising the following concerns:

- Views across the Marine Lake will be affected as the building is directly opposite their holiday apartment business, business will be affected as views lost.
- 500 seater hall and ancillaries will cause significant problems in terms of numbers of people visiting the site, loss of car park spaces, congestion in surrounding roads and parking in surrounding roads will worsen.
- Increase in cars will affect tranquil area.
- Building to the front would destroy Southport's ambience in terms of wide spacious and airy streets where buildings are not close to the road.
- Promenade elevation is a side elevation and should be the most prominent.
- Scale of development excessive and would not be allowed on other properties in the area.

Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

CPZ1 Development in the Coastal Planning Zone
CS3 Development Principles

DQ3 Trees and Development
EDT13 Southport Central Area - Development Principles
EDT15 Southport Seafront
H10 Development in Primarily Residential Areas

Comments

The main issues for consideration in the assessment of this application are the principle of the development, impact on residential amenity, design and impact on the street scene and character of the area.

The site lies within an area designates as Primarily Residential on the adopted UDP, and also within the Southport Seafront and Southport Central Areas. The site is adjacent to Urban Greenspace.

Principle

Policy EDT13 permits development which makes positive contribution to the economic function of the area in the retail, commercial, entertainment, cultural, civic, public and professional service and education sectors. This proposed change of use is considered appropriate within the remit of this Policy.

Policy EDT15 permits new or improves leisure and recreation facilities; hotel and other similar accommodation and facilities for conferences, events and exhibitions. The Policy states that permanent residential development, further retail development or other development which would harm the character of the seafront or its function as a regular visitor attraction will not be permitted. This proposal cannot be considered to harm the character of the seafront or its function and is therefore in accordance with policy EDT15.

Residential Amenity

Policy H10 permits non-residential development in the Primarily Residential Area provided it can be demonstrated that the proposal will not have an unacceptable impact on residential amenity and is otherwise compatible with the residential character of the area.

The existing building on site was granted consent for a change of use to place of worship in June 2010 and has been in operation on the site since then without any significant amenity issues being reported. This proposal to erect a new building to provide a new church hall will be used in conjunction with the existing buildings.

The proposed new building will be closer to residential dwellings on the opposite side of the Promenade as the building will be within 4 metres of the site boundary on the Promenade side. However, this is still 40 metres from the front of residential properties on the Promenade and so no amenity issues arise from proximity to dwellings. In terms of the intensification of the current use on the site by the proposal, this is considered appropriate in this location and given the site's isolated position and distance from dwellings, the proposal will not have a significant detrimental impact on residential amenity.

Design and Impact on Street Scene

Given the site is in a prominent location at the northern end of the Marine Lake, the building will be clearly visible from the surrounding area. However, the site levels are such that the building will sit lower than the surrounding roads thus reducing the overall visual impact.

The building will be part single storey and part double height for the church hall element which will seat up to 500 people. The single storey element will be render and the double height hall will be clad in phosphor bronze architectural mesh rainscreen. This will provide a strong and welcome contrast with the render and will change visually in time when exposed to coastal conditions.

The existing fence to the Marine Lake slipway will be removed and will introduce a stepped entrance and 'amphitheatre' type seating to allow the building to become part of the public realm.

The design concept for the building proposed includes linking the proposed building to the existing buildings with courtyard gardens which will be hard and soft landscaped and used for a variety of purposes including seating, breakout space and play areas for the crèche facility.

The overall design of the building is appropriate in this location and will make a positive contribution to the character of the area and therefore complies with policy DQ1.

Trees and Greenspace

Policy DQ3 requires the provision of 1 tree to be planted on the site per 50 sqm of floorspace and the replacement of any trees to be removed as part of the proposal on a 2:1 basis. In this case, a total of 19 trees are required and are shown to be planted on the site. The proposal complies with policy DQ3.

There is no requirement for a financial contribution towards public greenspace provision under policy DQ4 on the basis of the proposed type of use and floorspace.

The requirement for renewable energy provision on site has been included as a condition for the original change of use.

Conclusion

The proposal is an appropriate use in this location and the overall design is that of a quality modern building which will bring visual benefits to the area. In particular the relationship of the site with the Marine Lake will be recognised bringing forward a coherent design concept for the site and its interaction with its surroundings. The proposal will not have a significant detrimental impact on residential amenity and complies with tree planting requirements. The application is therefore recommended for approval.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Andrea Fortune Telephone 0151 934 2208
(Tues- Fri)**