

Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0207**
Crosby Lakeside Adventure Centre
Cambridge Road, Waterloo
(Church Ward)

Proposal: Erection of a detached container storage area and portacabin and additional 1.8m high fencing to the car park

Applicant: Mr A Robertson Sefton Council Leisure Services

Executive Summary

This proposal is for 3 developments associated with the new Lakeside Adventure centre. The issues concern the principle of the developments on greenspace and the visual impacts of the proposals in context.

Recommendation(s) Approval

Justification

The development is acceptable in principle as minor development directly related to the existing use of the site and the portacabin and containers are acceptable in visual terms on a temporary basis. Taking these and all other material considerations into account the proposal complies with UDP policies and is acceptable.

Conditions

1. T-6: Temporary Building (Time Limit)
2. The containers hereby permitted shall be removed and the land restored to its former condition on or before 1st April 2015 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
3. The fence hereby permitted, shall be painted, or colour coated black within one month of its erection.
4. X1 Compliance

Reasons

1. RT-6
2. The proposed containers are not a suitable form of permanent development.

3. RM-5

4. RX1

Notes

Drawing Numbers

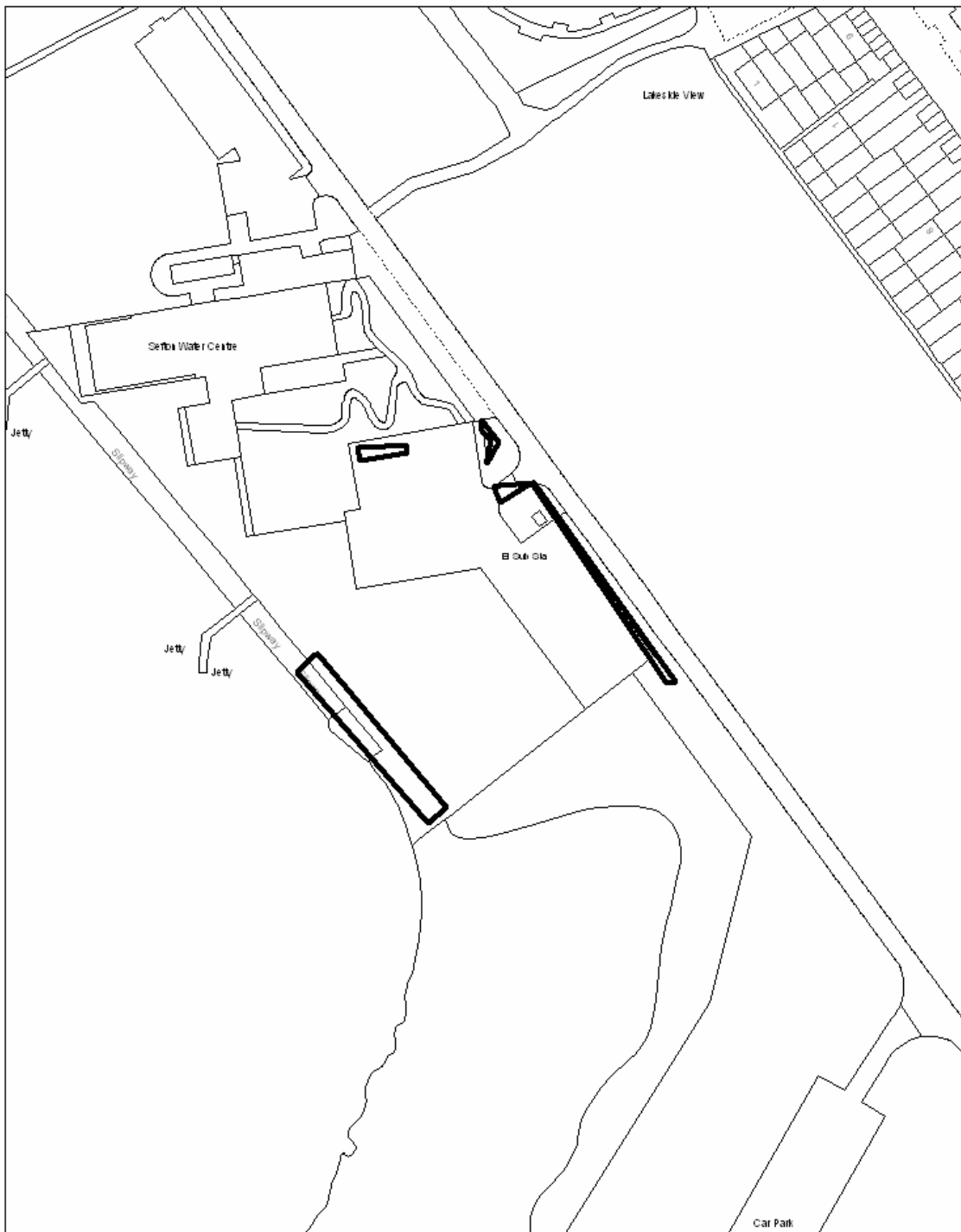
Drawings GH 0001Q and 3673/SK01

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



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/0207 Crosby Lakeside Adventure Centre Cambridge Road Waterloo		Standard Site Plan Scale: 1:1250 Date: 23/5/2010 Drawn By: BBERT on
	OSGR: 331838, 397511	Elevation: 87.0, 87.0	Area: 487 sqm

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The Site

This application concerns the new Crosby Lakeside adventure centre.

Proposal

Erection of a detached container storage area and portacabin and additional 1.8m high fencing to the car park

History

The most relevant to this application are :-

S/2006/0898- Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of the existing building. Withdrawn 07/12/2006

S/2006/1133 - Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of existing buildings. Approved 26/01/2007

S/2007/0722 - Reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include: an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. Approved 20/09/07

S/2007/1130 reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. (Alternative to S/2007/0722, approved 20/09/2007). Approved 14/02/2008

Consultations

Technical services –no objections

Highways Development Control – no objections

Environmental Protection -no objections

Neighbour Representations

Last date for replies: 16/03/2010

Comment from 22 the Esplanade that the side of the containers facing their houses should be clad in cedar like the lake side.

Policy

The application site is situated in an area allocated as Urban Green Space and within the Coastal Planning Zone on the Councils adopted Unitary Development Plan.

CPZ1	Development in the Coastal Planning Zone
CPZ4	Coastal Park
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
G1	Protection of Urban Greenspace

Comments

This proposal is for minor developments associated with the new Lakeside centre. There are 3 elements – a container storage area, a portacabin and fencing to the car park. The first two elements are already in place.

Container storage

The requirement for container storage is to provide for storage for boats and other equipment for use at the centre. The approved scheme had a bank of 10 containers on the north side of the boat yard. These were proposed to be clad in timber to 3 sides.

The present proposal is to retain the containers which have now been placed on the west side of the boatyard adjoining the lake. These containers are in 2 banks and comprise a total of 18 containers measuring 6m by 2.4m and 3 containers measuring 12m by 2.4m. The applicant explains that these containers are for use by the different organisations which use the lake including Sailability Disabled Sailing, Sefton youth Service, Crosby Scouts and Guides Marina club, Amateur Rowing Association, Crosby Windsurfing club, Crusaders Dragon Boat Club, Crosby Sailing club, Royal Yachting Association, Friends of Allonby Canoe club and others.

The lake side of the containers and the ends are clad in cedar cladding to match the centre. The doors face mainly into the boat yard where the boats themselves lessen the visual impact on the containers as they lie in front of the containers when seen in views from outside the site. Whilst a local resident would prefer cedar cladding to the front as well this is more difficult to achieve on the door elevation and is not so essential due to the screening provided by the boats.

In greenspace terms the containers are minor development directly related to the existing use of the site. The principle of the use of containers has been accepted as part of the previous application although the numbers have increased. Visually the location is more prominent than the previously proposed location, but the use of timber cladding to the lake side of them does assist significantly in terms of visual impact. Whilst a more permanent boathouse would be a preferred solution, it is clear that funding does not exist for this. The use of the Marine Lake for sailing and watersports could not continue without some secure storage.

Overall the Director considers that the containers are acceptable, but would suggest that their presence is time limited so that their condition can be kept under review and more permanent solutions found in due course.

Portacabin

The portacabin has been positioned on part of the car park to the rear of the centre. It measures 18.268m long by 4.25m wide and 3m high. The portacabin is grey in colour. It is required to provide temporary office/staff accommodation for a period of approximately 18 months

The portacabin has been positioned in the least prominent location possible on the site and is not prominently viewed from outside the site. It is located away from the lake shore.

Whilst this sort of development would not be appropriate on a long term basis, it is genuinely required in association with the centre and can be accepted in terms of Greenspace policy on a temporary basis. The area for car parking remains the same as previously (except for the loss of the area occupied by the portacabin. However the layout of the parking area has changed to reduce the number of double length car and trailer spaces and increase the numbers from 51 to 66. Since the car park area is unchanged this is considered acceptable.

Fencing

The third element of the proposal is a 1.8m high dulok double wire fence to the site frontage around the car park. There was no fencing shown on the approved scheme along the access roadway, but the new operator considers that this is required. The fencing would match the existing fencing on site and is acceptable in visual terms.

Conclusion

These measures are all required because a different operator has taken over the centre and has different requirements for some elements of the proposal. Whilst the measures proposed are not ideal they have been dealt with in a way which is sensitive to the setting of the site and the design of the new building.

The proposals involve an increase in floorspace of 510m² and 11 trees are therefore required for off site planting. The Director of Leisure Services has agreed to provide these.

Reasoned Justification

The developments are minor developments directly related to the existing use of the site for recreational purposes and are therefore acceptable in the context of UDP policy G1. The visual impact of the proposals has been kept to a minimum. Taking these and all other material considerations into account the proposals are acceptable on a time limited basis.

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