

DELEGATED ASSESSMENT

Application no: PA/2023/1879

Proposal: Application for a non-material amendment of PA/2022/1106 namely to erect sub-station, additional car-parking & alterations to the extension footprint

Location: Epworth Leisure Centre, Burnham Road, Epworth, Doncaster

Applicant: Mrs Jane Laws, North Lincolnshire Council

Officer: Scott Jackson

Under the non-material amendment provision, there is no requirement for statutory consultation or publicity to be carried out. In this case it is considered that given the extent of works being proposed there is no impact on residential amenity and whilst a single letter of objection was received in relation to the original application, the main issues raised were in relation to the principle of development and moving facilities from Epworth Town Centre to this site. The non-material amendments being sought in this case do not relate to the issues raised by the objector in relation to the original application. Therefore, no public or statutory consultation has taken place.

MATERIAL CONSIDERATIONS: The proposal is seeking a non-material amendment to planning application PA/2022/1106 namely to undertake the following:

- Erection of new sub-station to the north of the car park to provide electricity supply to the new hub.
- Parking bay to be relocated, plus 2 x motorcycle parking provision (1 of which is to be relocated).
- The building (the extension) to be moved 225mm or 22.5cm to the north to avoid conflicting with existing services and to allow access to existing building.

The proposals are not considered to result in loss of residential amenity or impact on highway or pedestrian safety, the car parking space which is displaced along the northern boundary of the site will be relocated along the northern side of the access road, similarly the displaced motorcycle space provision will be provided in the same part of the site. Therefore, no loss of car parking or motorcycle parking provision is anticipated in this case; highways have raised no objection to this amended parking layout and in relation to overall parking provision.

The plans show the building is to be repositioned by a marginal amount to the north (0.2m), this is not considered to alter the relationship between the built form of the extension and the original leisure centre to the rear (to the west) and the views from the access road (from Burnham Road) will remain unaltered as a result. Furthermore, this is a marginal re-siting of the extension, the building footprint will remain the same, its appearance will not change, and the repositioning will allow access to the existing wall of the leisure centre, it will ensure the extension is clear of all underground services and results in the fire door not being required in the south eastern corner of the existing sports hall.

Finally, the local planning authority does accept the erection of a sub-station constitutes the introduction of built form into the site, however this is a small service building measuring 3.944m (internal 3.9m) x 2.844m (internal 2.8m) which is required in connection with the hub extension and it will be viewed as a subservient structure within the car park of the leisure centre and hub.

It is worth noting a Local Authority can exercise its permitted development rights (under Part 12, Class A) and erect any small ancillary building on land belonging to or maintained by them for the purpose of any function exercised by them on that land provided such a building, works or equipment does not exceed 4 metres in height or 200 cubic metres in capacity. Therefore given the Local Authority could exercise its permitted development rights to construct an electricity sub-station or similar structure on the land (in this location) then this element of the proposals is considered to be minor in scale and size and will not impact on residential amenity or the visual amenity of the area.

Therefore, the application is recommended for approval.

RECOMMENDATION: Approve non-material amendment