

Application Number: FUL/2019/1711

David Lloyd Abbey Road

Installation of a new outdoor pool

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: **CO1/DE1/EM1/EM4/EM5/GE3/GE4/JE6**

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Neighbouring properties were notified on 24 July 2019 and a site notice was displayed on 30 July 2019;
- One letter of support has been received stating, an outdoor pool will give greater capacity for members to swim at busy times. The indoor pool can get crowded particularly during school holidays.

RELEVANT HISTORY

FUL/2018/0233 - Installation of Combined Heat & Power (CHP) unit, approved 14/05/2018

CONSULTATION RESPONSES

- Highways – No objection
- Environmental Protection (EP) – No objection subject to condition to minimise impact on air quality. The application site is located within an air quality management area declared for Nitrogen Dioxide and therefore, the EP recommended a condition to minimise impact on air quality.
- Drainage and Flood Risk - The application site is at predicted risk of surface water flooding in the depth range of 0.30m-0.60m and close proximity of River Sherbourne. Therefore, the Flood Risk and Drainage Team recommended a pre-commencement condition requiring submission of an appropriately scaled flood risk assessment and a construction method statement to minimise the risk of sedimentation. In addition, due to nature of the proposals, the drainage team also recommended a foul drainage plans to be submitted to demonstrate how the swimming pool will be drained.
- Tree Officer – Recommended a pre-commencement condition requiring submission of Tree Constraint Plan, Arboricultural Method Statement and Dimensioned Tree Protection Plan in order to safeguard nearby 4No. London Plane Tree which have significant amenity value and form part of the high-quality landscape features.
- Planning Policy Team – No objection

ISSUES

The application seeks permission to install an outdoor swimming pool as an additional leisure facility to the existing health club and leisure centre, David Lloyd. The proposed pool will be located on part of the existing car parking area to the south of the existing building next to the existing tennis courts.

The proposal would result in loss of 31 car parking spaces from the site, however 282 car parking spaces would remain on site to serve the visitors and customers. A car parking accumulation survey has been carried out as part of the proposal which demonstrated that the remaining car parking spaces are more than adequate and even in the peak times of the day the car park utilisation rate does not reach or exceed 80%. Therefore, it is unlikely the proposal would result in any negative impact on on-site parking provision and free flow of traffic by over spilling onto public highways. Highways have not raised any objection against the proposal.

There are four mature London Plane trees along the western side of the proposed swimming pool. These trees are on a slightly raised area between car parks and around 5m from the edge of the proposed swimming pool. These trees are high quality with significant amenity value and form part of the high-quality soft landscaping of the whole site. The current submission has not included any information to demonstrate that the four trees, which are very close to the proposed swimming pool, would not be harmed. It is considered essential to ensure the proposal would not harm these valuable trees on the site. The Tree Officer considers that the proposed swimming pool can be constructed on site but requires Tree Constraints Plan, Arboricultural Method Statement and Dimensioned Tree Protection Plan to ensure the protection of the trees. In this circumstance, it is reasonable to impose a pre-commencement condition requiring submission of Tree Constraints Plan, Arboricultural Method Statement and Dimensioned Tree Protection Plan to enable the development and to protect the trees from harm during the construction works and to protect the future growth of the trees. The planning agent is happy with this pre-commencement condition. In addition, a condition is considered reasonable for the retention of the existing trees on site.

The planning agent has also confirmed that they have no issues with the pre-commencement condition recommended by Flood Risk and Drainage Team as the site is at predicted risk of surface water flooding and close proximity of River Sherbourne.

The application site is located outside of a designated centre and therefore as per CLP Policy CO1 a sequential assessment is required for the proposed leisure facility. However, a sequential assessment has not been submitted with the application and during the assessment of the proposal it is considered that a sequential assessment is not essential in this instance. This is due to the fact the site is an established leisure facility and the proposed swimming pool will be part of the existing facilities and would be an appropriate development for the site. As per Policy CO1, the proposal would be compatible with nearby uses, and due to siting and position of the proposed swimming pool away from the surrounding residential properties, the proposal would have no material impact on neighbouring amenity. It is considered that the proposal would not have any adverse impact on the vitality and viability of the nearby local centres.

Officers have taken equality implications into account in the assessment of this application; it is considered that there are no known equality implications arising directly from this development.

CONCLUSION

In view of the design, siting of the proposed swimming pool it accords with development plan policies and subject to appropriate conditions and therefore the application is recommended for approval, subject to conditions.

Drawing numbers:

Design and Access Statement;
Proposed Elevations DWG 2018-213 A-PL-006 P0
Proposed Ground Floor Plan DWG 2018-213-A-PL-005;
Proposed Site Plan DWG 2018-213-A-PL-004;
Existing Ground Floor Plan DWG 2018-213-A-PL-003;
Existing Site Plan DWG 2018-213-A-PL-002;
Location Plan DWG 2018-213-A-PL-001;
Planning Statement, Prepared by Cushman and Wakefield. Dated July 2019.