DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0420/19/LAA
Proposal: Construction of a small car park on land to the southwest corner of the Leisure Centre.
Location: Temple Park Leisure Centre
Temple Park Centre
John Reid Road
South Shields
NE34 8QN

Site Visit Made: 26/06/2019

Relevant policies/SPDs

1 LDF CS EA5 - Environmental Protection

2 LDF CS SC6 - Providing for Recreational Open Space, Sport and Leisure

3 LDF CS SC2 – Reviving our Town Centres and Other Shopping Centres

4 DM1(A, B, C, G, K) - Management of Development

5 SPD6 - Parking Standards

Description of the site and of the proposals

Planning permission is sought for the construction of a small car park on land adjacent to the Temple Park Leisure Centre. It would be located to the south west of the main leisure centre building and to the north of the Gymnastics Centre.

The car park would be constructed partly on the site of the former leisure pool (which is currently being demolished) and partly on an area of incidental landscaped open space (which comprises a mounded grassed area with footpaths around its perimeter, a further footpath crossing it diagonally and a street light in the centre of the site). The application site is therefore surrounded on two sides by existing buildings, on a third side by the former leisure pool building that is currently being demolished (the site of which will be predominantly grassed), and on its fourth side by an existing internal access road. It is therefore physically separated from the recreational open space and playing fields at the wider Temple Park site.

The proposed car park would provide 22no. car parking bays, including 2no. disabled bays. In addition, there would be 3no. bays dedicated for drop off purposes. The existing perimeter footpaths to the north and south of the site will be retained and a proposed footpath will be provided to the east of the site. Additional drainage gullies will also be provided on the application site as part of the overall development.

The application site is located within the Temple Park Leisure Centre Complex. The existing Leisure Centre vehicle access is from John Reid Road with egress on to King George Road. There is an existing internal access road and turning area to the north and west of the leisure centre which leads to the Gymnastics Centre, and the proposed car park would be provided off this internal access road.

Publicity / Consultations (Expiry date: 10/07/2019)

1) Neighbour responses

Neighbouring properties have been notified of the planning application by letter. In addition, 2no. site notices have been displayed.

No responses have been received.

2) Other Consultee responses

External consultee responses

None consulted

Internal consultee responses

Environmental Protection Team (Contaminated Land)

The proposal for a car park at Temple Park is a low risk development and any hard standing will provide a barrier between any potential contamination and the end user. However, as the whole of Temple Park has been identified as historic landfill, there is a risk that site workers may come into contact with anything historically buried at the site.

I would therefore like to raise this risk and ensure that site workers are equipped with appropriate PPE and made aware of historic activities at the site.

Environmental Protection Team, as Lead Local Flood Authority (Drainage and Flood Risk)

The proposal is to provide a car park on an area that was previously the location of a recently demolished swimming pool building and a grassed area. The part of the car park on the site of the former building would not create an increase in any impermeable areas that would increase flood risk. The grassed area being lost is small and a larger area of land on the site of the former pool is being grassed. Whilst this is outside of this application site there will be a gain in permeable areas within the vicinity of the site overall. There are therefore no concerns regarding drainage and floodrisk.

Traffic and Road Safety Team

No objections. It is recommended that the application is approved.

Parking and Utilities Manager

No observations received.

Assessment

The main issues associated with the determination of this planning application relate to the following matters:

- The impact of the development on the visual amenities of the area;
- The impact of the development on the residential amenities of the area;
- The impact of the development on strategic recreational open space and playing fields; and
- The impact of the development on highway safety and parking provision.

1. The impact of the development on the visual amenities of the area

The proposed car park would be constructed on part of the site of the former leisure pool that is currently being demolished and a relatively small area of incidental grassed amenity space with associated footpaths and a lighting column.

The proposed car park would be located a considerable distance from the public highways of John Reid Road and King George Road and would therefore largely be hidden from views from the public domain. It would be viewed from within part of the wider Temple Park itself. However, it is considered that the existing grassed area of incidental amenity space has little amenity value and the proposed development has been designed to convey sensitive consideration of its surroundings.

As such, the proposed development is considered to be acceptable with regard to its impact on the visual amenities of the area, in accordance with Policy DM1 (A) and (C) of the South Tyneside Local Development Framework.

2. The impact of the development on the residential amenities of the area

The application site is located within the wider Temple Park site. Vehicular access is from John Reid Road with egress on to King George Road.

The nearest residential properties to the application site are located a considerable distance from the proposed car park (with the nearest properties, 29-35 Calver Court, being approximately 250 metres away to the north of the site) and the proposed car park would be separated from those residential properties by the intervening leisure centre building and a significant area of grassed public open space and tree planting along the boundary with John Reid Road.

Given this separation distance, together with the nature of the proposed development, it is considered that the proposed car park is acceptable with regard to its impact on the residential amenities of the area, in accordance with Policy DM1 (B) of the South Tyneside Local Development Framework.

3. The impact of the development on recreational open space and playing fields

The Site Specific Allocations document Proposals Map washes over the whole of Temple Park (including the existing buildings, car parking areas and incidental areas of amenity landscaping at the Temple Park Leisure Centre) as “Strategic Recreational Open Spaces and Playing Fields.” However, the application site does not comprise strategic recreational open space or playing fields and actually comprises an area of land where part of the former leisure pool once stood and a relatively small area of incidental landscaped amenity space (that is mounded with a height of 750mm and also comprises footpaths and a lighting column). It is also located between existing buildings and an existing internal access road and is therefore physically separated from the strategic recreational open space and playing fields within the wider Temple Park. The applicant has also provided an Open Space Assessment which states that the landscaped area has never been used for sporting activities. It is therefore considered that the proposed development does not represent a departure from the development plan and it has not been advertised as such.

Core Strategy Policy SC6 (Providing for Recreational Open Space, Sport and Leisure) states that we will promote the provision of high quality recreational open space, playing fields and outdoor sporting and play facilities and Core Strategy Policy SC2 (Reviving our Town Centres and other Shopping Centres) states that new and improved indoor sports and leisure facilities will be promoted and supported as part of established out-of centre leisure and recreation facilities.

As the application site is not used as strategic recreational open space, playing fields, outdoor sporting and play facilities, and its small scale and location between buildings and an access road would hinder it from being used as such, it is considered that the proposed development will have no impact on the

provision of such uses. As such, it is considered that the proposed development is not contrary to Policy SC6. In addition, Temple Park Leisure Centre is an established leisure centre, and it is considered that the proposed car park would improve parking facilities with regard to the existing Gymnastics Centre. As such, it is considered that the proposed development would be in accordance with Policy SC2.

4. The impact of the development on highway safety and parking provision

The wider Temple Park site is accessed by vehicular traffic from John Reid Road, with egress on to King George Road. There is an existing large car park located to the north east of the leisure centre building which serves the whole of the Temple Park complex.

The proposed car park would provide an additional 22no. car parking bays, including 2no. disabled bays. In addition, there would be 3no. bays dedicated for drop off purposes. It would be accessed via an existing internal road within the Temple Park Leisure Centre complex.

The applicant has advised that the main users of the proposed car park would be visitors to the Gymnastic Centre. The proposed car park would provide disabled car parking for staff and for users of the Gymnastic Centre, including those with severe disabilities that attend the Centre to undertake exercise therapy classes. The proposed car park would also provide a drop off area in close proximity to the Gymnastic Centre which would provide enhanced safety for young children.

It is considered that the additional car parking proposed is acceptable and is in line with SPD6.

In addition, the proposed development has been assessed by the Council's Traffic and Road Safety Team, who have no objection to the proposed development in terms of highway safety and have recommended that the application is approved. As such, it is considered that the proposed development is in accordance with Policy DM1 (G) with regard to highway safety.

Other Matters

Land Contamination

The Council's Environmental Protection Team has assessed the proposed development and have no objection. However, they have advised that as the whole of Temple Park has been identified as historic landfill, there is a risk that site workers may come into contact with anything historically buried at the site. They have therefore advised that site workers should be made aware of the risk associated with the historic activities at the site and should be equipped with appropriate PPE. An informative with regard to this matter is therefore included.

Subject to such an informative, it is considered that the proposal would not give rise to any significant concern regarding ground contamination in accordance with Policies EA5 and DM1(M) of the South Tyneside Local Development Framework.

Drainage and Flood Risk

The Council's Environmental Protection Team, as Lead Local Flood Authority, has assessed the proposed development and have no objection with regard to its impact on drainage and flood risk.

As such, the proposed development is considered to be acceptable with regard to its impact on drainage and floodrisk in accordance with Policy DM1(K) of the South Tyneside Local Development Framework.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

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Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3 The Council's Environmental Protection Team has advised that the proposal for a car park is a low risk development and any hard standing will provide a barrier between any potential contamination and the end user. However, as the whole of Temple Park has been identified as historic landfill, there is a risk that site workers may come into contact with anything historically buried at the site. Site workers should therefore be made aware of the risk associated with the historic activities at the site and should be equipped with appropriate PPE.

Case officer:
Signed:
Date:

Authorised Signatory:
Date: