

Application Number 07/2016/0643/FUL

Address
Vue Cinema
The Capitol Centre
Capitol Way
Walton-Le-Dale
Preston
PR5 4AW

Applicant The Royal London Mutual Insurance Society Ltd

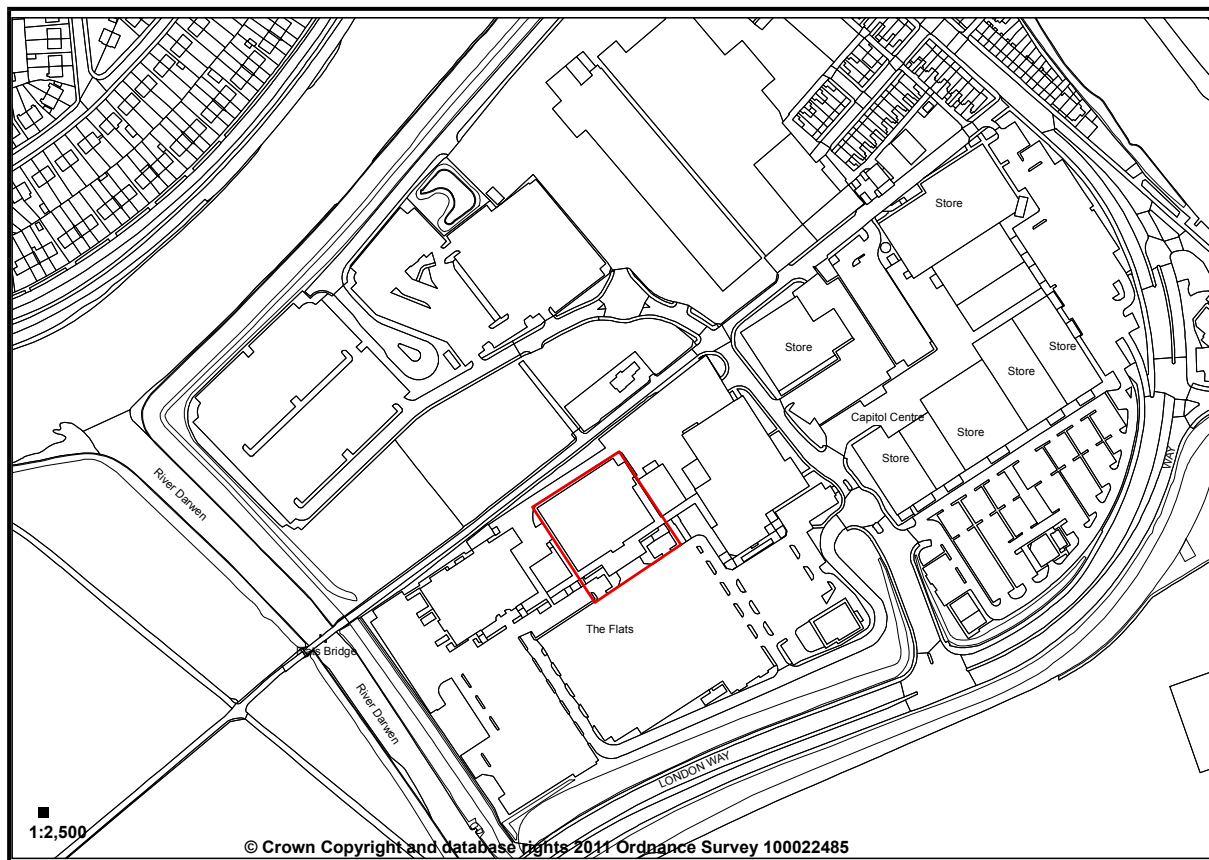
Agent
Mr Danny Simmonds
140 London Wall
LONDON
EC2Y 5DN

Development Refurbishment of existing cinema building including extension to front to provide new entrance feature following demolition of existing entrance canopy structure and part of colonnade walkway together with new cladding to building frontage

Officer Recommendation **Approval with Conditions**

Date application valid 08.08.2016
Target Determination Date 03.10.2016
Extension of Time

Location Plan



Report Summary

This application would normally fall under the Council's scheme of delegation. However, as Planning Committee recently determined an application for the demolition of the VUE Cinema building and the construction of a new retail store, it was considered appropriate to present this application to Committee. VUE are now committed to remaining at the Capitol Centre retail park and as a result seek to refurbish the cinema building and provide a new entrance foyer feature. It is considered that the design will revitalise the frontage of the existing VUE Cinema and assist in bringing increased vibrancy to the retail park as a whole and address an outdated and unattractive cinema entrance. The application is recommended for approval subject to the imposition of conditions.

Site and Surrounding Area

The application relates to the VUE Cinema on the western section of the Capitol Centre in Walton le Dale. To the east of the site is a restaurant and the Waitrose supermarket. A McDonald's drive through restaurant is located to the south-east. To the west is the former Virgin Active health and fitness club which, it is understood, has recently been taken over by another operations. Associated car parking areas for all the businesses lie to the south of the buildings. The eastern section of the Capitol Centre comprises a number of retail units of varying sizes and including a Currys/PC World; Dunelm, Next, Homesense and TK Maxx with extensive car parking areas together with other individual pods within the car park. To the north is a large Park and Ride facility with the river Ribble beyond and to the east beyond the Capitol Centre boundary is the River Darwen.

Planning History

There have been a large number of planning applications associated with the Capitol Centre, some for refurbishment and some for advertisement schemes. Of relevance are the following:

Planning application was 07/2014/1025/FUL for the erection of a Class A1 non-food retail unit together with three Class A3/A5 food and drink units and security pod and reconfiguration of car park following demolition of existing cinema building and existing restaurant was approved on 16/3/2015.

07/2015/1691/FUL for external alterations to form glazed elevations to front and side to Unit 1 on the eastern part of the Capitol Centre which was approved on 3/12/2015.

Proposal

The application proposes an extension to the front elevation of the cinema building to provide a new entrance foyer feature following the demolition of the existing entrance canopy structure together with part of the colonnade walkway. The proposed extension will project 3.8m from the main front elevation of the cinema building for a width of 16.8m and a height of 12m. The proposed entrance will be contemporary in design with the feature being a 2.4m wide border clad in black metal with a 1m wide inner frame in orange and a 9.6m wide by 3.8m high panel with the 'VUE' logo central. Below will be a glazed entrance foyer with the existing step up remaining. Part of the existing colonnade walkway which links the cinema building and adjacent restaurants with the Waitrose supermarket to the east is to be removed to allow the new entrance foyer to sit independently from the retained sections of colonnade.

To the front of the resultant foyer will be new planters to match the existing planters to the front of the colonnade walkway. No alterations will be required to the existing car parking arrangements.

Summary of Publicity

Neighbouring properties were notified and site notices posted in the vicinity of the site with no letters of representation being received.

Summary of Consultations

County Highways have no objections to the proposal and is of the opinion that the development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Environmental Health have no objections to the proposal.

Preston City Council have no objections to the proposal.

Policy Background

Central Lancashire Core Strategy

Policy 29: Water Management aims to improve water quality, water management and reduce the risk of flooding through a number of measures.

South Ribble Local Plan 2012-2026

Policy B5: The Capitol Centre permits new development, re-development or change of use to provide non-food retail, leisure, recreation and tourism facilities, provided that the development would not individually or together, with other recent or proposed development, harm the vitality and viability of any existing town or district center: and would not significantly reduce the range and variety of uses on the site.

Policy G17: Design Criteria for New Development permits new development provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, or use of materials; does not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of onsite parking spaces to below the standards stated in **Policy F1**; would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

Material Considerations

The proposal is for the refurbishment of the existing VUE cinema building within the western part of the Capitol Centre Retail Park. The existing cinema will undergo internal refurbishment in order to bring it in line with modern day standards for a cinema building. These works do not require planning permission. Externally, the building has become dated in appearance and the proposal is to extend the foyer area by demolishing the existing entrance canopy and part of the colonnade walkway and replacing it with a striking contemporarily designed entrance foyer.

The submitted design and access statement describes the proposal as follows:

"The main element of the new entrance facade will be the large square arch which is proposed to be constructed in black metal rainscreen cladding. The area inset within the arch will encompass the new entrance doors/glazing at low level and the new signage zone within the upper section. The new glazing will be in structural silicone glazing to provide an uninterrupted uniform glazed frontage. This glazing will be installed within the side elevations of the entrance feature also. An area of orange metal rainscreen cladding will be provided to frame the tenant's entrance sign. The signage zone itself will be in grey metal rainscreen

cladding and new three dimensional lettering will be surface fixed to the cladding and be subject to a separate advertisement consent application. Where the existing colonnade walkway canopy is removed, the area of the main building wall will be overclad in a metal rain screen cladding in varying shades of metallic greys assembled in a random but organized pattern. This will allow parts of the wall which would become slightly damaged during the demolition to be covered up. The remaining areas of brickwork above the colonnade walkway roof will also be clad in the varying metallic grey cladding. This will be inserted between the brickwork piers and will return around both side elevations to the point at which it can no longer be seen at eye level from the customer car park. Angled lines have been incorporated into the black metal cladding and the cladding on the main building to provide a dynamic aesthetic. The gaps between the angled cladding lines are proposed to accommodate new LED lighting. The proposed lighting will be in white light within the black cladding and in orange light within the grey cladding to reflect the tenant's corporate colours. There will also be a gap between the corners of the proposed black metal cladding and designed to accommodate LED lighting also. This will light up the outline of the arch during the evening and provide an attractive addition to the park during this time. The existing blue coloured handrails to the external steps will be replaced with new black metal handrails and the existing yellow bollards (adjacent to the car park layby) will be painted black."

Adjacent to the VUE cinema to the west is the Prezzo restaurant which has a similar, although much smaller scale, entrance feature. Beyond this is the former Virgin Active gym which it is understood has recently been taken over by another operator. Adjacent to the east is a further restaurant unit and the Waitrose Supermarket. This building was itself refurbished following planning approval 07/2010/0282/FUL for redevelopment of the former Megabowl building.

The proposal is considered to be in accordance with the aims of Policy G17 in that it provide a new modern frontage to an existing building which, whilst imposing, is in scale with the building itself and brings the building up to modern day appearance standards. It does not detrimentally impact on the adjacent buildings and it is considered the use of materials are acceptable and of a good quality.

Highway and Parking

The proposal does not alter the parking provision for the western part of the Capitol Centre site. Nor does it alter the access arrangements or internal road layout. County Highway have no objections to the proposal and is of the opinion that the development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Flood Risk

The area of the proposed extension falls within Flood Zone 2 as identified by the Environment Agency. However, as the proposal is minor development, no Flood Risk Assessment was submitted or requested. The Environment Agency's standing advice was referred to which requires such development to provide a plan showing the finished floor levels and the estimated flood levels. This is not considered necessary in this case as the existing building has a number of steps up to it, being approximately 1m above the car park level. The normal requirements are that floor levels are either no lower than existing floor levels or 300mm above the estimated flood level.

It is also noted that, in respect to the previous application for redevelopment of the VUE cinema site, a Flood Risk Assessment was submitted and the Environment Agency raised no objections. Therefore it is considered that proposal accords with Core Strategy Policy 29.

CONCLUSION

The proposal to refurbish the existing cinema building is considered to be in accordance with policies in the South Ribble Local Plan. Further the proposal to internally refurbish the building improves this existing leisure facility and the design of the new entrance foyer will revitalise the frontage of the VUE Cinema and assist in bringing increased vibrancy to the retail park as a whole. The application is recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg 11932-132 Rev A Proposed Site Plan: 11932-134 Rev B Proposed Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

- B5 The Capitol Centre, Walton-le-Dale
- F1 Car Parking
- G17 Design Criteria for New Development

- 29 Water Management (Core Strategy Policy)