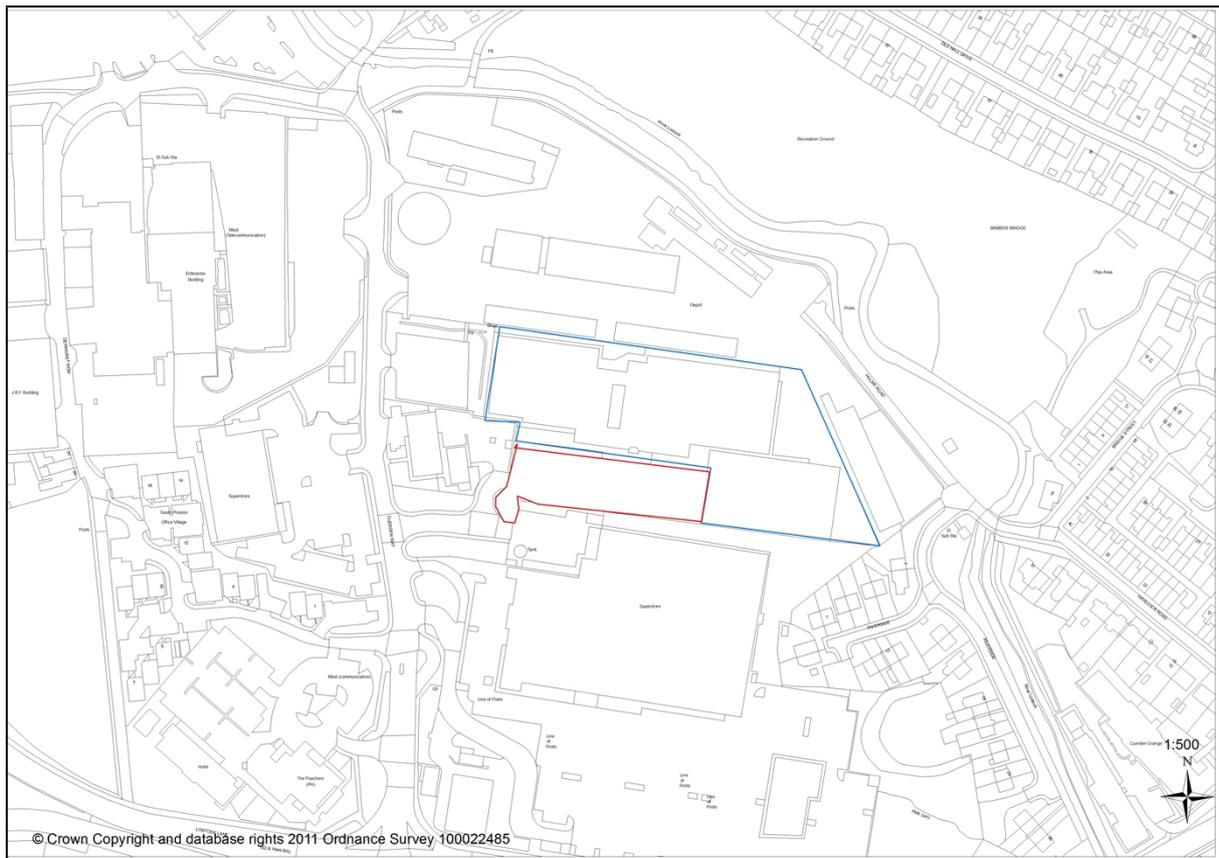


Application Number	07/2019/4950/FUL
Address	South Ribble Tennis Centre
Applicant	Mr Mark Snaylam South Ribble Community Leisure & West Lancs Community Leisure
Agent	Miss Weronika Banaszewska Space & Place Architects 52 Princess Street Manchester M1 6JX
Development	Extension to existing car park to provide an additional 46 spaces
Officer Recommendation	Approval with Conditions
Date application valid	24.6.19
Target Determination Date	19.8.19
Extension of Time	23.8.19



1. Introduction

1.1. The application is brought before Committee as the proposal site is Council owned property.

2. Report Summary

2.1. The application relates to the car park of the South Ribble tennis centre off Cuerden Way, Bamber Bridge.

2.2. The proposal indicates 3 separate areas of additional car parking following removal of minor shrubbery and hedgerow, but with ancillary hard landscaping works.

2.3. Representation has not been received and comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

2.4. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

3. Application Site and Surrounding Area

3.1. The application refers to an established tennis centre site located to the east of Cuerden Way, Bamber Bridge. Within the site boundaries is a large car park – the development site – which is well screened from the highway by mature trees, shrubbery and close boarded fencing. Floodlighting is present around the car park edges, but otherwise the site comprises open hardstanding

3.2. To the south is Sainsbury's supermarket, in the north is a Lancashire County Council depot, and adjacent in the west is Bamber Bridge fire station. Across Cuerden Way are an Aldi store and small industrial estate.

3.3. The site is designated by Policy B4 (Commercial and Employment Site at Cuerden Way) of the South Ribble Local Plan.

4. Site Context / Planning History

4.1. The most relevant applications on the history of this site are:

- 07/1989/0897 - Ballroom with dance studios, restaurant and leisure facilities with associated car parking and service areas. Approved November 1989
- 07/1992/0427 and 07/1993/0423 – Tennis centre, indoor and outdoor courts with associated car parking and landscaping. Approved July 1992 and August 1993 respectively
- 07/1998/0071 – Extension of existing tennis centre to form 3 no: indoor tennis courts, fitness suite and ancillary areas. Approved April 1998
- 07/2015/1439/FUL – Resurfacing of external courts and erection of 3m fencing. Approved September 2015

5. Proposal

5.1. The application proposes extension of the existing car park as follows:

- A small area of hardstanding with decorative planters to the north-western side of the car park would be replaced by 9 additional parking spaces

- Two car parking spaces would be installed to the west of the main entrance – a small shrubbery would be adjusted to accommodate.
- A gated area to the east of the site would be opened up to provide 33 no: standard and 2 no: mobility parking spaces. Minor shrubbery and boundary hedgerow would be removed and a retaining wall replaced along the southern edge. One floodlight would be relocated and 'ram raid' bollards installed along the frontage of the tennis centre in this area only.
- Ancillary paving and drainage works are also proposed with connections to existing services.

6. Summary of Supporting Documents

6.1. The application is accompanied by the following:

- Supporting Statement (Space & Place: June 2019)
- Existing site plan (92/001: Space & Place)
- Location plan (90/001: Space & Place)
- Proposed Site layout plan (92/002: Space and Place)

7. Representations

7.1. Summary of Publicity

7.1.1.A site notice has been posted, and 19 neighbouring properties consulted. Representation has not been made.

8. Summary of Responses

8.1. **Lancashire County Council Highways** has no objections to the proposal

8.2. **United Utilities** have no objection subject to surface water drainage details. Proposal drawings include this information and a condition to require construction in line with these plans is considered appropriate.

8.3. **Environmental Health** request that 10% of all parking spaces include electric vehicle charging points.

9. Material Considerations

9.1. Site Allocation Policy

9.1.1. The site is designated by Policy B4 (Commercial/Employment Site at Cuerden Way).

9.1.2. B4 states that new and re-development or change of use will be permitted within these areas to provide for office, food retail, employment, leisure, recreation and tourism uses only; it is important to protect both the leisure and employment opportunities which this site provides

9.1.3. This scheme would support an existing, well used facility, and whilst some shrubbery would be removed the benefits of the extended car park are considered to outweigh any minimal environmental loss.

9.1.4. Policy F1 (Parking Standards) of the same document also supports developments which provide off road parking to adopted standards; in this case more provision than required is proposed.

9.1.5. In policy terms the proposal is considered compliant

9.2. Other Material Considerations

9.2.1. *Character and Appearance, and Impact Upon Neighbouring Properties*

9.2.1.1. The proposal will differ little to that which already exists, with the majority of additional car parking within a currently gated area. The site is screened from the highway and from the Sainsbury's delivery yard which runs along the southern boundary. Access into the fire station which uses the main entrance off Cuerden Way would not be restricted in any way.

10. Conclusion

10.1. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

RECOMMENDATION:

Approval with Conditions.