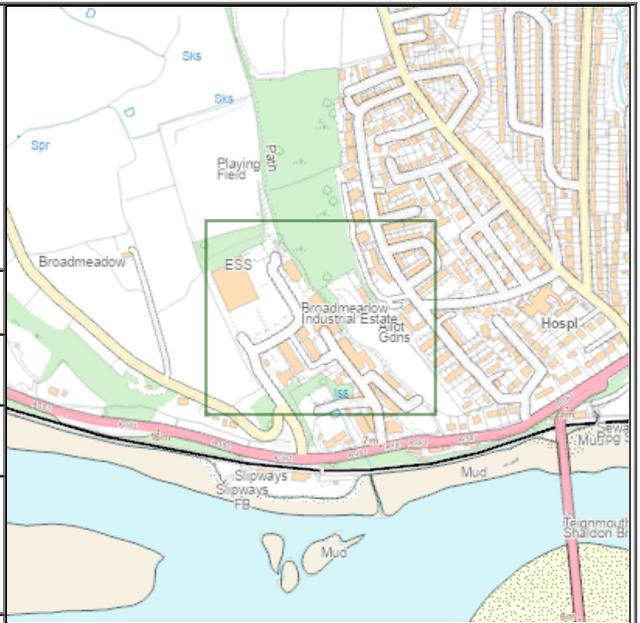


**Planning Committee Report**

**Chairman: Cllr Colin Parker**

<b>Date</b>	14 May 2024
<b>Case Officer</b>	Darren Roberts
<b>Location</b>	Broadmeadow Sports Centre Broadmeadow Industrial Estate Teignmouth Devon TQ14 9AE
<b>Proposal</b>	Internal refurbishment and decarbonisation proposals, including areas of replacement cladding, rendered external insulation and a relocated main entrance
<b>Applicant</b>	Mr J Shimell
<b>Ward</b>	Teignmouth West
<b>Member(s)</b>	Cllr Andy Henderson, Cllr Nina Jefferies
<b>Reference</b>	24/00328/FUL



[Online Details and Documents](#)

**RECOMMENDATION: PERMISSION GRANTED**



## **1. REASON FOR REPORT**

The Interim Head of Planning considers that the application merits oversight by the Planning Committee due to the centre being owned by the Council

## **2. RECOMMENDATION**

### **Planning Permission be granted subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and the following documents:

- Site Location Plan 1837-P001 Rev B
- As Proposed Site Plan 1837-P100 Rev C
- As Proposed Ground Floor Plan 1837-P101 Rev L
- As Proposed First Floor Plan 1837- R102 Rev F
- As Proposed Elevations 1837- P200 Rev D

REASON: In order to ensure compliance with the approved drawings.

3. Development shall be carried out in full accordance with the Flood Risk Assessment dated January 2024, including the provision of a refuge at first floor level, use of a Flood Warning and Evacuation Plan, and signing up to the Environment Agency and Met Office warning services, for the lifetime of the development.

REASON: In order to minimize the risk to occupiers of the site in the event of flooding.

4. Prior to commencement of development, an emergence survey shall be carried out within the bat activity season of May to August, in order to establish the presence of bats within the building.

Alternatively, a close inspection of each of the multiple potential roost features shall be undertaken by a specialist ecologist and any resultant measures undertaken.

The results of the survey or inspection shall be submitted to the local planning authority and agreed in writing prior to commencement of development.

REASON: To safeguard legally protected species and in the interests of biodiversity protection, in accordance with Policy EN8 of the Local Plan.

### **3. DESCRIPTION**

#### The Application Site

- 3.1 The site is occupied by the Broadmeadow Sports Centre, a large public facility comprising a sports hall and gym, squash courts, sauna etc. The building sits close to Morrison's Supermarket and is accessed from Newfoundland Way and the adjacent industrial estate.
- 3.2 The building is comprised of three elements- the main 7-metre-high brick sports hall with a gently sloping pitched roof, atop which are solar panels on the west elevation; the slightly lower elevation to the south which is brick with plastic cladding and numerous windows; and a lower flat roofed extension joined to the west by a link.

#### The Proposal

- 3.3 The proposal is to retain most of these elements but to alter fenestration, relocate the entrance to the building from the north elevation, alter elements in the two smaller parts from brick to render, insert bat and bird boxes, and insert new signage.
- 3.4 There are also several internal changes which would result in a reconfiguration of the building and alterations such as installation of a heat pump and upgrades to the fabric of the building, however these do not require planning permission.

#### Site History

- 3.5 86/03076/FUL Solarium, sauna and bar APPROVED 28.01.1987  
14/00014/ADV Non-illuminated banner advertisement GRANTED 20.03.14

#### Principle of the development/sustainability

- 3.6 The proposal will retain and enhance the existing leisure facility, which is important within Teignmouth and the surrounding area. The alterations are proposed to increase the sustainability of the centre, changing it from a largely inefficient 1980s building powered by gas boilers to a modern building with heat pumps. It would also increase accessibility by all groups.
- 3.7 The principle is therefore supported.

#### Impact on the character and visual amenity of the area

- 3.8 Visual changes to the existing building are relatively limited. The building currently presents a large expanse of brick wall seen mainly from Morrisons and the industrial units, the main changes will see some of the brick replaced with render and the removal of some of the larger expanses of windows in the south 'wing', and addition of some smaller windows in the main part of the building.

- 3.9 The existing main roof, which is visible from the area above, will not be altered by the proposal.
- 3.10 Impact is therefore limited and largely positive.

#### Impact on residential amenity of surrounding properties

- 3.11 The premises is not located in a residential area and the proposed changes do not raise any issues of residential amenity

#### Highway matters

- 3.12 The application does not propose any alterations to the existing access and parking arrangements and therefore there is not considered to be any impact on highway safety. The existing car park is large and adequate for all users of the facility. The intention of moving the entrance is to help with signposting from the car park to the entrance and to assist those with mobility issues.

#### Land Drainage/ Flood Risk

- 3.13 A small part of the site is within the Flood Zone as indicated by the Environment Agency. This is predominantly due to a culverted watercourse which is situated in the neighbouring industrial area. Leisure facilities are classified as less vulnerable development as they do not include residential accommodation, nevertheless it is necessary to ensure that staff and visitors at the site have any risk from flooding minimised.
- 3.14 The main impact in terms of flooding is the relocation of the entrance area which discharges onto an area within the flood plain. However, the existing entrance is not within the flood zone, and this is proposed to be retained for emergency exit arrangements. The building is therefore required to provide a flood warning and evacuation plan. Risk of flood damage would need to be minimised by way of provision of flood resilient walls and flooring, raising of electrical sockets and use of the upper floors for safe refuge. These measures can be subject to a suitable condition which would not lead to an increased risk either on site or off site from flooding.

#### Lighting

- 3.15 It is proposed to add some external lighting to the new canopy over the new entrance, a combination of down lighters or wall mounted lights. The existing flood lighting at the entrance is proposed to be removed.
- 3.16 It is considered that this is a small level of change and new lighting will be LED fittings and will result in a reduction in light pollution, in line with the overall concept of the scheme.

#### Biodiversity and Ecology

- 3.17 The application is accompanied by a preliminary ecological assessment and a separate bat survey report. This has identified some features which have potential for bats to use, including a cavity pipe in an area proposed for rendering and the installation of insulation material. The initial recommendation of the survey is for an emergence survey to be carried out between May and August or a further survey such as one conducted using an endoscope to establish any presence. In addition a birds nest has been identified and therefore the survey recommends that works are undertaken outside of the bird nesting season.
- 3.18 The ecologist has raised concerns that an emergence survey has not been carried out to date. It is recommended that a condition is imposed that satisfactory surveys are undertaken prior to the works being commenced, and the agent has confirmed that this will be acceptable as a pre-commencement condition.

#### 4. **POLICY DOCUMENTS**

##### 4.1 Teignbridge Local Plan 2013-2033

S1A Presumption in Favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S18 Teignmouth

EN3 Carbon Reduction Plans

EN4 Flood Risk

EN8 Biodiversity Protection and Enhancement

##### 4.2 National Planning Policy Framework

##### 4.3 National Planning Practice Guidance

#### 5 **CONSULTEES (Full Responses on File)**

**TDC Biodiversity** – Bat emergence survey should be undertaken; if present mitigation, compensation and enhancement measures are required

**Environment Agency** – No response received

#### 6 **REPRESENTATIONS**

No responses received

#### 7. **TOWN COUNCIL/ WARD MEMBER COMMENTS**

7.1 **Teignmouth Town Council:** Meeting of 13<sup>th</sup> March – No Objections

7.2 **Councillor Andrew McGregor,** Adjoining Ward Member:

Should go to committee if recommending approval –

- i) Teignbridge owned property
- ii) Government Policy
- iii) Parking
- iv) Disabled Access
- v) Proposals in the Development Plan

## **8 COMMUNITY INFRASTRUCTURE LEVY**

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

## **9 ENVIRONMENTAL IMPACT ASSESSMENT**

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

## **10 CARBON/CLIMATE IMPACT**

Whilst this is a small extension this is part of a decarbonisation project for the Council which is intended to assist in reducing carbon emissions by improving the building fabric, changing the fuel and lowering running costs. This will have a positive impact.

## **11 HUMAN RIGHTS ACT**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

**Head of Place and Commercial Services**