

Parish: HADLEIGH

Location: Hadleigh Swimming Pool, Stonehouse Road, Hadleigh

Proposal: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 – Alterations to external appearance of Hadleigh Swimming Pool – increase the height of parapet wall along south-west and north west elevations, alterations to existing entrance, incorporating cladding and canopy

Applicant: Babergh District Council

Case Officer: Elizabeth Truscott

Date for Determination: 27/01/2010

This application is referred to the Development Committee as it involves development by the District Council. The planning application files are subject to review by the Monitoring Officer and an update will be provided at the meeting.

THE SITE

1. Hadleigh Swimming pool is located within the Town Centre Conservation Area, 800m from Hadleigh High Street Easthouse Meadow Play Area, St Mary's Primary School and a public car park are located in close proximity to the site. There are a number of mature trees within the vicinity. The ground levels rise gently from George Street in the North, towards the South. The swimming pool building was built in the 1960's and is a single storey brick building with metal cladding wall and roof panels.

THE PROPOSAL

2. The application is for the increase in height of the existing parapet wall along the southwest and north west elevations and alternations to the existing entrance of the swimming pool, including cladding and a canopy. Increasing the height of the parapet wall is required as part of internal improvements to the changing rooms, while the alterations to the existing entrance will improve the appearance of the building.

RELEVANT HISTORY

3. B/08/01760/ROC Erection of leisure facility and associated site works – Granted.
4. S/66/788/H Provision of covered swimming pool with ancillary changing and toilet facilities - Granted
5. B/84/00933 Erection of extension to existing pool hall to provide learner/training pool – Granted

NATIONAL GUIDANCE

6. **PPS1** (Delivering Sustainable Development)
7. **PPS17** (Planning for Open Space, Sports and Recreation)

PLANNING POLICIES

8. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan - 2008

- **SS1** Achieving sustainable development

Babergh Local Plan (Alteration No.2) 2006

- **CN01** Design Standards
- **CN08** Development in Conservation Areas
- **RE01** Sports Facilities

The relevant documents can be viewed via the internet. Please see Page 4 for details.

CONSULTATIONS

9. Town Council: Approve
10. English Heritage: No comment
11. Suffolk County Council (Public Rights of Way): Recommend informative notes are attached to any permission to safeguard existing Rights of Way.
12. Suffolk County Council (Archeology): no objections
13. Suffolk Wildlife Trust: No objections

REPRESENTATIONS

14. None received

PLANNING CONSIDERATIONS

15. The proposal is for alterations to the existing swimming pool entrance and improvements to the changing rooms. Therefore, in accordance with RE01, the principle of the development is acceptable subject to compliance with other planning policies.

Proposed design

16. The proposed alterations are relatively minor and will have little impact on the wider character of the area. The alterations are in character with the design of the existing building and would involve the use of similar materials. The proposals will improve the appearance of the existing building by the removal of plant from the roof and creation of a more appealing front elevation.

Impact on conversation area

17. Policy CN08 states that proposals for alterations to buildings within the Conservation should preserve or enhance the character of the conservation area. Hadleigh swimming pool is an isolated, relatively modern building which adds little to the character of the Conservation Area, although the park in which it sits is considered an important part of the Conservation Area. Currently the rather unattractive roof mounted plant, provides a rather unsightly view on entering from Stonehouse Road. As part of the alterations to the building this plant will be removed or made less visible which will improve the appearance of the building from wider views. As such it is considered that the alterations will preserve the character of the conservation area.

REASON FOR DECISION

18. The proposal is in accordance with saved policies CN01, CN08 and RE01 of the Babergh Local Plan Alteration No. 2 (2006) by reason of its design, and materials. The proposal is considered to be of an appropriate design which will preserve the character of the Conservation Area.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- Standard Time limit
- Submission of material samples