

Application Number:	2022/0869/RG3
Site Address:	Yarborough Leisure Centre, Riseholme Road, Lincoln
Target Date:	22nd December 2022
Agent Name:	None
Applicant Name:	Mr Simon Walters
Proposal:	Installation of air handling unit and safety hand rail to roof.

Background - Site Location and Description

The proposal involves the installation of an air handling unit to the roof of Yarborough Leisure Centre, in order to provide ventilation to the roof space of the swimming pool. The proposal also includes a handrail around the roof for safe access for future maintenance of the air handling unit.

Yarborough Leisure Centre is located on the west side of Riseholme Road.

The application is to be considered by Planning Committee as the property is owned by the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th November 2022

Policies Referred to

- Policy LP15 Community Facilities
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Accordance with National and Local Planning Policy
- Impact on visual amenity
- Impact on amenity of neighbouring uses
- Highway safety, access and parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Planning Policy

Policy LP15- 'Community Facilities' states that all development proposals should recognise that community facilities such as leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development.

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Impact on Visual Amenity

The air handling unit on the roof would measure 2.8 metres long by 2.1 metres wide and 0.8 metres high. The building itself is set back from Riseholme Road by approximately 100 metres. There are other units and ducting positioned on the roof which is expected given the use of the building as a swimming pool. Given the building's height and its set back from Riseholme Road, it is not considered that the proposed unit and associated handrails to the roof would appear unduly prominent when viewed from the wider area.

Impact on the Amenity of Neighbouring Uses

The properties on Anzio Crescent are the closest to the leisure centre with No. 54 being approximately 15 metres from the proposed unit. Based on the information submitted with the application, the City Council's Pollution Control Officer does not consider, given the separation distance and position on the roof, that the unit would cause an undue impact in terms of noise to adjacent properties. It is therefore considered the proposal would not be unduly harmful to neighbouring properties in accordance with Policy LP26 of the CLLP.

Highway Safety & Parking

The Highways Department at Lincolnshire County Council have been consulted on the proposals and have confirmed to have no objections to the alterations on the grounds of highway safety, access and parking.

Application Negotiated either at Pre-Application or During Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The scheme proposes improvements to the leisure facility which will help secure its longevity. The proposals would not have a detrimental impact on visual or residential amenity and would be in accordance with LP15 and LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Standard Conditions

- Commencement within 3 years
- To be in accordance with the submitted drawings