



CHILTERN DISTRICT COUNCIL

Council

Tuesday, 12th July, 2016
At
6.30 pm

**Council Chamber, King George V House, King George V Road,
Amersham**

Urgent Item 7.2:
Planning Application CH/2016/0856/RC

SUBJECT:	Planning Application: CH/2016/0856/RC
REPORT OF:	Head of Sustainable Development – Peter Beckford
RESPONSIBLE OFFICER	Development Control Manager – Bob Young
REPORT AUTHOR	Mat Bloxham, 01494 732143, mbloxham@chiltern.gov.uk
WARD/S AFFECTED	Hilltop and Townsend

1. Purpose of Report

- 1.1 The Planning Committee, at the meeting held on 7 July 2016, considered a report relating to a planning application for minor works to Chesham Leisure Centre. In accordance with the Council's Constitution the Planning Committee is required to consider the application and make a recommendation to Council where applications relate to Council owned land.
- 1.2 The Chairman has agreed to this report being considered as an urgent item due to the requirement for the works to be carried out following an investigation into noise complaints from local residents.

1.2 RECOMMENDATIONS

That application CH/2016/0856/RC be approved subject to the conditions as detailed in the report.

2. Reasons for Recommendations

- 2.1 The Council's Constitution requires all planning applications relating to Council owned land to be considered by the Planning Committee for a recommendation to Council. The report considered by the Planning Committee at the meeting on 7 July 2016 is attached as an appendix. The Planning Committee at that meeting agreed to recommend approval.

4. Options

Members have the following options:

- i. To approve the application as recommended by the Planning Committee.
- ii. To approve the application with amendments.
- iii. To refuse the application.

5. Corporate Implications

5.1 Financial

None in relation to the planning application.

5.2 Legal

The Council is required to consider all planning applications relating to Council owned land on the recommendation of the Planning Committee.

Following an investigation into noise complaints from local residents the Council is required to carry out the works to mitigate noise nuisance.

5.3 Crime and Disorder

Not applicable.

6. Links to Council Policy Objectives

Delivering cost-effective, customer focused services, and working towards safe and healthier local communities.

7. Next Steps

If the proposed application is agreed a procurement process will start for the works to be carried out.

Background	None
Papers:	

CHILTERN DISTRICT COUNCIL

PLANNING COMMITTEE - 7th July 2016

INDEX TO APPLICATIONS ON LOCAL AUTHORITY LIST OF REPORT

Chesham

CH/2016/0856/RC

Ward: Hilltop And Townsend Page No:

Proposal: Replacement Louvre panels with noise attenuation array to exterior of plant room at Chesham Leisure Centre

Recommendation: Resolve to recommend Council to approve

Chesham Leisure Centre, White Hill, Chesham, Buckinghamshire, HP5 1BB

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

Local Authority List of Applications 7th July 2016

CH/2016/0856/RC

Case Officer: Laura Rheiter
Date Received: **10.05.2016** Decide by Date: **05.07.2016**
Parish: **Chesham** Ward: **Hilltop And Townsend**
App Type: Regulation 3 - Chiltern District Council
Proposal: **Replacement Louvre panels with noise attenuation array to exterior of plant room at Chesham Leisure Centre**
Location: **Chesham Leisure Centre**
White Hill
Chesham
Buckinghamshire
HP5 1BB
Applicant: **Chiltern District Council**

SITE CONSTRAINTS

Bovingdon Technical Radar Zone
Community Assets/ CDC Owned Land

INTRODUCTION

This application is for some minor works to Chesham Leisure Centre and is referred to Planning Committee due to it being on Council-owned land.

THE APPLICATION

The application proposes the replacement of the louvre panels with a noise attenuation array to the exterior of the plant room at Chesham Leisure Centre. The array would measure approximately 9m in width by 1.8m in height and would project 600mm from the face of the building.

RELEVANT PLANNING HISTORY

CH/1992/0375/RC - Single storey extension to reception area. Conditional permission.

CH/2011/1256/RC - Installation of solar panels on south east roof slopes of existing building. Conditional permission.

TOWN COUNCIL

No objections.

REPRESENTATIONS

None.

CONSULTATIONS

None relevant.

POLICIES

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4, CS20, CS28 and CS29.

The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3 and CSF1.

ISSUES**Principle**

1. The application site is located within the built-up area of Chesham wherein development for leisure and sports facilities is acceptable in principle subject to complying with the relevant Development Plan Policies.

Character and appearance

2. The application building is a large leisure centre which is bordered by a surface car park and a school. The building is not easily visible from White Hill. The proposal would replace a number of louvre panels with an attenuation array to attenuate sound from the plant room. It would have the same material, polyester powder coated aluminium and the same blue colour and it would have the same measurements and cover the same area as the existing panels. The only difference would be that it would project forward by 600mm from the wall. Core Strategy Policy CS4 encourages sustainable development and the National Planning Policy Framework, which is a material consideration, also places great emphasis on sustainable development. Given the design of the attenuation array and its location, it is considered that the proposed array would not detract from the functional appearance of the building or the character and appearance of the locality. As such, it is considered that the proposed attenuation array would not have an unduly detrimental impact upon the character and appearance of the existing building, the street scene or the wider locality. No objections are therefore raised with regard to Local Plan Policies GC1 and Core Strategy Policies CS4 and CS20.

Amenity of neighbouring properties

3. Given its distance from residential properties (around 80m), it is considered that the attenuation array would not adversely impact upon the amenities enjoyed by their occupants. In fact, the purpose of the proposed array is to reduce noise and hence improve local amenity. No objections are therefore raised in relation to Local Plan Policy GC3.

Human Rights

4. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Resolve to recommend Council to approve own development

Subject to the following conditions:-

- 1 C108A General Time Limit
- 2 C432 Materials As on Plan or spec
- 3 AP01 Approved Plans

The End

CH/2016/0856/RC

Chesham Leisure Centre, White Hill, Chesham,
Buckinghamshire, HP5 1BB



CHILTERN
District Council



Scale: 1:2,000

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Organisation	Chiltern District Council
Department	Planning & Environment
Comments	
Date	
SLA Number	100033578.2015

