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| <b>SUBJECT</b>             | Local Authority Planning Application - PL/18/4593/RC    |
| <b>RELEVANT MEMBER</b>     | Councillor D Phillips, Chairman of Planning Committee   |
| <b>RESPONSIBLE OFFICER</b> | Mark Jaggard, Head of Planning and Economic Development |
| <b>REPORT AUTHOR</b>       | Gary Murphy, Principal Planning Officer                 |
| <b>WARD/S AFFECTED</b>     | Amersham-On-The-Hill                                    |

## 1. Purpose of Report

To report the recommendation of the Planning Committee from its meeting on 10 June 2019 that planning application PL/18/4593/RC for the demolition of existing buildings and construction of a replacement leisure, sports and community building, together with external sports equipment, MUGA, play areas and associated parking and landscaping on the Council's own land in Chiltern Avenue, King George V Road and King George V Playing Fields, Amersham be approved subject to referral to Full Council and conditions including a revised condition dealing with external materials.

### RECOMMENDATION TO COUNCIL:

1. That application PL/18/4593/RC for the demolition of existing buildings, a replacement leisure, sport and community building, together with external sports equipment, MUGA, play areas and associated parking and landscaping on the Council's land in Chiltern Avenue, King George V Road and King George V Playing Fields be **approved** subject to the conditions set out on pages 38-44 of the original case officer report attached at appendix 2 and including the following revision to the wording of condition 16 (external materials):-  
*Before any construction work commences above ground, a sample panel of all external materials are to be erected on site (including mortar mix and pointing profile) including named types of samples of all the facing and roofing materials to be used for the external construction of the development hereby permitted, details of this shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be fully implemented in accordance with the approved details unless alternative materials details are submitted to and agreed in writing by the Local Planning Authority.*

## 2. Reasons for Recommendations

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. This application was considered by the Planning Committee at the meeting on 14 February 2019 when it was deferred, and again on 10 June 2019 when the planning officer's report attached as appendix 1 was presented. The officer's recommendation was for approval subject to the conditions as set out on pages 38-44 of the original

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report (appendix 2) and the case officer proposed a revision to the wording of condition 16 (external materials) – as set out in the recommendation above.

### **3. Content of the Report**

This application is for the demolition of existing buildings known as Chiltern Pools, Drake Hall, Chiltern Youth Centre and Amersham Library (excl. Annex and Barn Hall) and construction of a replacement two-storey (plus part-lower ground floor) leisure, sports and community building (Use Classes D1 and D2), including 25m swimming pool, diving pool, multipurpose sports hall, squash courts, climbing walls, spa, library, community hall, fitness and gym studios, nursery and dedicated external sports equipment including MUGA and play areas alongside associated external car parking, coach drop off, cycling provision, alterations to vehicular access and landscaping.

Details of the application, the response from statutory consultees including the highway authority, representations received from the Town Council and local residents, together with an evaluation of the proposal against local and national policy are set out in the planning officer's original report to the Planning Committee on 14 February as well as the update report to the Planning Committee on 10 June. Both reports are attached as appendices.

During public speaking at the meeting on 14 February, the Planning Committee heard representations on behalf of local residents who objected to the proposal, and agents acting for the Council. The Committee considered the planning officer's report and had particular regard to the proposed design, effect on residential amenity, town centre impacts, highway implications and requirement for parking. The Committee decided to defer the application for the reasons set out in paragraph 5.1.2 of the appended 10 June report to Planning Committee (appendix 1), for officers to negotiate with the applicants further and for additional information to be provided in respect of the reasons for deferral.

In response to the Planning Committee reasons for deferral, the Council (applicant) submitted revised plans and new supporting information.

Full re-consultation was carried out following the submission of revised plans and new supporting information. Details of the changes made to the proposal, and the further consultation responses from statutory consultees, the Town Council and local residents are set out in the appended report to the Planning Committee in June.

At the meeting on 10 June, the Planning Committee considered the revised proposals after hearing from officers how the proposal had been amended following deferral of the application from the 14 February Committee meeting. Planning Committee resolved to recommend Council approves its own development subject to referral to Full Council and subject to the conditions as set out on pages 38-44 of the original

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report (appendix 2) with a revision to the wording of condition 16 (external materials) as set out in the recommendation above.

#### **4. Options**

The options in relation to the application are set out in the planning officer report attached.

#### **5. Links to Council Policy Objectives**

The proposal supports the objectives of delivering cost-effective, customer focused services, working towards safe and healthier local communities, and striving to conserve the environment and promote sustainability.

Key objectives available here:

<http://www.chiltern.gov.uk/Aims-and-Objectives>

#### **6. Next Steps**

If the proposed application is agreed by Full Council the planning decision can be issued.

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| <b>Background Papers:</b> | None other than referred to in this report |
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