

**Application number:** F/19/84807  
**Case Officer:** Kitty Budden  
**Received Date:** 18/01/2019  
**Site Address:** Wildern Leisure Centre, Wildern School, Wildern Lane, Hedge End  
**Applicant:** Marie Louise Litton  
**Proposal:** Extension to existing swimming pool building and replacement roof.  
**Recommendation:** GRANT PLANNING PERMISSION

**CONDITIONS AND REASONS:**

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: P0457/009 Rev 2, P0457/010 Rev 0, DR-A-1000 Rev P1, 5181890-ATK-BHM-ARB001, 2000 Rev P2, 2100 P2, 2200 Rev P3, 2700 Rev P2, 2001 Rev P2, DR-A-1100 Rev P3, DR-A-1200 Rev P2 and DR-A-1210 Rev P2. Reason: For the avoidance of doubt and in the interests of proper planning.
- 2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3) Prior to the commencement of any demolition or construction works, a minimum of one no. bat survey (dusk emergence or dawn re-entry) shall be carried out to inform any necessary mitigation and compensation strategy. A copy of the survey results and the mitigation and compensation strategy (if required) shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved strategy. Reason: To protect bat species.
- 4) No development shall start on site until a construction and environment management plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which takes account of the Site Parameters Diagram, and shall include:
  - (a) A programme and phasing of demolition and construction work;
  - (b) The provision of long term facilities for contractor parking;
  - (c) The arrangements for deliveries associated with all construction works (taking into account school operating hours);
  - (d) Access and egress for plant and machinery;
  - (e) A scheme for controlling noise and vibration from demolition and construction activities (to include piling, if necessary);

(f) Measures to control the emission of dust and dirt generated by demolition and construction;  
(g) Protection of pedestrian routes during construction;  
(h) Location of temporary site buildings, compounds, construction material, and plant storage areas;  
(i) Methodology for preventing mud transferring to the highway, and details of cleaning should this occur.  
Demolition and construction work shall only take place in accordance with the approved CEMP.  
Reason – To limit the impact the development has on the locality.

- 5) Prior to reaching dcp level, details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Note to Applicant: Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

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Report:

1. This application has been referred to Committee because the project would be funded and delivered by Eastleigh Borough Council.

### **The Site and Its Surroundings**

2. The site is formed of the existing swimming pool building which in itself forms part of the Wildern Leisure Centre. The building occupies a location within the larger Wildern Academy Trust School site and sits close to the entrance to the school complex from Wildern Lane.
3. It is enclosed on three sides by other structures which provide leisure centre functions, including the plant room for the two pools. On the southern side of the building, there is currently a small area of open, grassed, land with pedestrian route to the south, adjacent to the access road and parking area for the school complex.
4. The two swimming pools within the leisure centre serve the school and the local community, providing the facilities for leisure swimming, exercise, swimming lessons and swimming clubs. The larger pool to which this application relates, was constructed in the late 1970s and is covered by a GRP (Glass Reinforced Plastic) steel framed enclosure.

5. This enclosure is coming to the end of its useful life span. As a consequence, the roof leaks and collects significant amounts of condensation which often enters the swimming pool, thereby negatively impacting water quality. The existing enclosure results in a poor internal environment for users, with temperature extremes in summer and winter. This results in an excessive energy demand and high running costs in attempting to compensate for the poor conditions.
6. Due to the footprint of the enclosure there is limited capacity to accommodate spectators pool-side.

### **Description of Application**

7. The proposal seeks to replace and extend the existing enclosure to provide a 79 sqm extension to the swimming pool building, facilitating spectator space; and a new roof to the building.
8. As much as possible, the existing structure will be retained, utilising the steel frame to the gable ends and adjoining structures. The size of the pool will not increase.
9. The application is accompanied by a Location Plan, Elevations, Floor, Roof and Section Plans, Wall Detail and Site Parameters Diagram.
10. In addition, the following documents were submitted to support the application:
  - Design and Access Statement;
  - Preliminary Ecological Appraisal;
  - Arboricultural Impact Assessment and Tree Constraints Plan.

### **Habitat Regulations Assessment**

11. While the site falls within the HRA screening buffer zone for the impact on the Solent and Southampton Water SPA, the proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar) due to the minor size and nature of the proposed works. HRA (Habitat Regulations Assessment) screening was not required for this development.

### **Relevant Planning History**

12. There has been a range of planning applications on the wider Wildern School site over an extended period. Of most relevance to this application, is the consent granted in 1977 for the construction of the swimming pool (planning reference Z/14819/002/00).

## **Representations Received**

13. Neighbours to the site were notified in writing and a site notice erected, with a deadline for representations of 13 February. A Press Notice was also advertised, with a deadline of 1 March.
14. To date, two representations have been received. One letter of support commented that this would be a welcome addition for both the school and the community. The second representation raised questions regarding provision of a dry pedestrian route to the viewing area; possible refurbishment of the changing rooms and the provision of a foot bath.
15. Councillors will be updated at Committee should further representations be received.

## **Consultation Responses (Summarised)**

16. HCC Highways Development: No objection, subject to CEMP condition. No parking is to be removed as part of the application, and the proposals would appear to be a betterment of current facilities rather than to increase usage. As such, no additional vehicle trips are anticipated.
17. Hedge End Town Council: No objection.

## **Policy Context: Designation Applicable to Site**

- Within Built-up Area Boundary
- Within HRA Buffer Zone

## **Development Plan Saved Policies and Emerging Local Plan Policies**

### **The Development Plan**

18. At the current time the Development Plan for the Borough comprises the Eastleigh Borough Local Plan Review (2001-2011) and the Hampshire Minerals and Waste Plan (October 2013).
19. This site is not within a Minerals Safeguarding Area and therefore is not applicable to this application.

### **Saved Policies of the Adopted Eastleigh Borough Local Plan Review (EBLP 2001-2011)**

20. The key policies of the adopted local plan are:
  - 25.NC – Nature Conservation;
  - 59.BE – General Design Criteria;

- 148.OS – Improvement of Sport and Recreation Facilities;
- 186.IN – Improvement of Facilities for Use by the Community.

### **Submitted Eastleigh Borough Local Plan 2011-2029**

21. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

### **Emerging Eastleigh Borough Local Plan 2016-2036**

22. The Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the Council is awaiting confirmation of the date for examination. The adoption of the Local Plan is anticipated in late Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it as a whole.

### **Supplementary Planning Documents**

23. Relevant documents are:

- Supplementary Planning Document: Quality Places (November 2011)

### **National Planning Policy Framework**

24. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. There is a general presumption in favour of sustainable development and (unless material considerations indicate otherwise). Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so they respond to the different opportunities for achieving sustainable development in different areas.

25. Core planning principles include;

- always seeking to secure high quality design;
- contribute to conserving and enhancing the natural environment and reducing pollution; and,

- promoting healthy and safe communities, providing the social, recreational and cultural facilities and services the community needs.

26. LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

### **National Planning Practice Guidance**

27. Where material, this guidance should be afforded weight in the consideration of planning applications.

### **Assessment of Proposal: Development Plan and / or Legislative Background**

28. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.

29. As indicated above, for this application, the Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011; the NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

30. Saved Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

31. Saved Policy 148.OS supports appropriate proposals which address deficiencies in the quality of sport and recreation facilities at Wildern School, amongst other.

32. Saved Policy 186.IN supports proposals which improve existing facilities that are used by the community, provided they would not adversely affect the residential amenity of nearby occupiers.

### Principle:

33. The site is located within the Urban Edge and therefore the general principle of development is accepted, subject to the proposal meeting the criteria set out in all other relevant policies.

34. The proposals seek to deliver improvements to an existing sports facility that provides community use, thereby meeting the aims of Saved Policies 148.OS and 186.IN.
35. As such, the principle of the proposed works is accepted.

#### Design:

36. The design of the structure has been carefully considered, taking account of the constraints of the immediate surroundings (ie. the buildings and roof forms which link to, or are in close proximity to, the swimming pool structure); and the funding constraints of the project. The public consultation event which was carried out on 7 January was well attended and as a consequence of the feedback a minor amendment made to the scheme to provide an external door to new seating area.
37. The design is simple and pulls together the existing array of roof forms, unifying the structures to enhance the visual appearance of this area of the wider school complex (which includes the entrance to the school site). The mono pitch roof allows for the installation of PVs at a later date should funding be available. The use of coloured translucent panels allows for light to filter into the pool room, while blocking direct views from outside.
38. While the site would benefit from further enhancements to improve the legibility of the site in general, this is not part of this project. However, this proposal does not hinder future opportunities to deliver those wider enhancements.
39. The proposal is considered to have taken account of the context of the site and its surroundings and is an appropriate design for the locality. As such, the proposal complies with Saved Policy 59.BE.

#### Ecology and Trees:

40. An Arboricultural Impact Assessment and Preliminary Ecological Assessment were undertaken and confirm there is limited impact as a result of this proposal.
41. No trees are within the immediate vicinity of the proposed structure. Where there is the potential for trees to be impacted as a result of the construction works, a Tree Protection Plan has been provided which identifies the location of fencing to protect these trees. A condition is recommended to secure this fencing for the duration of the construction phase.
42. The ecological assessment confirms the site has low potential for ecology and recommends a minimum of one emergence survey is carried out to confirm that no bats are using the structure before

works commence. Due to the low risk, this is reasonable and can be conditioned.

43. The proposal is considered to comply with Saved Policy 25.NC.

#### Amenity:

44. Given the site is within a school complex with community use of the leisure centre, the construction phase of the development has the potential to cause significant disturbance and disruption. This was a frequent comment made by the public attending the public consultation event.

45. Following discussions prior to the application being submitted, careful consideration has been given to how the construction phase would be undertaken and the most appropriate locations for the construction compound, welfare units and the best routing arrangements for construction traffic to avoid conflict with service users.

46. The application is supported by a Site Parameters Diagram which sets out the proposed arrangements for these elements, together with delivery time restrictions.

47. These proposals are supported and should limit the impact on school operation and community use of the leisure centre. However, there remains the potential for dust, vibration and noise to cause a detrimental impact and therefore a condition is recommended to require a Construction and Environment Management Plan to be provided, which will cover these matters.

#### Other Matters:

48. As part of the public consultation event, additional works were requested by the public, including refurbishment of the changing rooms and improvements to other facilities. While other improvements may be desirable and could potentially be carried out during these works, this project relates solely to the extension of the swimming pool enclosure and replacement of the roof.

49. The request for a dry pedestrian route to the viewing area has been addressed through the provision of an external door with a footpath externally for access/egress.

#### **Planning obligation /considerations**

50. In accordance with the guidance contained within the NPPF, Saved Policies 74.H, 101.T, 147.OS and 191.IN of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM32 and DM37 of

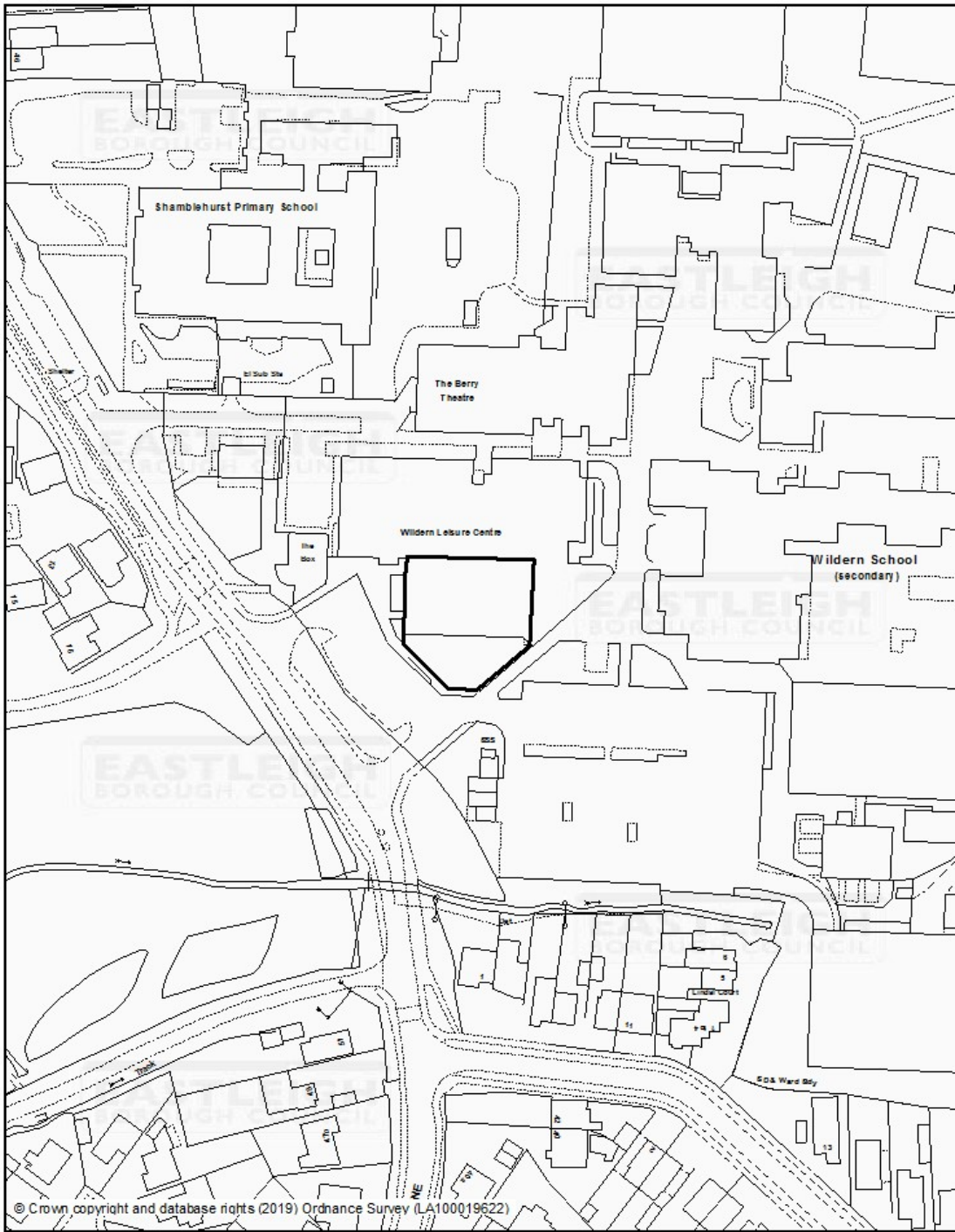


the Submission Eastleigh Borough Local Plan 2011-2029, the Council's 'Planning Obligations' SPD and the requirements of Regulation 122 of the Community Infrastructure Regulations, there is a requirement for developers' contributions to ensure on and off-site provision for facilities and infrastructure made necessary by the development, or to mitigate against any increased need/pressure on existing facilities.

51. While the proposed extension to the swimming pool building increases the footprint of the building, it does not increase the size of the pool and therefore is not considered to increase the usage of the facility or associated traffic movements. As such, no contributions are required to mitigate the impact of the development.

## **Conclusion**

52. The proposed development improves an existing sports facility widely used by the community, thereby ensuring its continued availability for the school and the community. The design is appropriate for the context and improves the visual appearance of the building, enhancing the wider school complex environment.
53. The proposal meets the relevant local policies and accords with national guidance and policies. As such, the proposal is recommended for permission, subject to necessary planning conditions.



**EASTLEIGH**  
BOROUGH COUNCIL

**Development  
Management**

Title:  
Planning No.  
  
F/19/84807

Scale:  
1:1250  
Map Ref.  
SU4913SW  
Date:  
21/02/2019

