

Report for Resolution

Report to Planning Applications Committee
Date 18 August 2011
Report of Head of Planning Services
Subject 11/00994/NF3 The Pavilion Mousehold Heath Gurney
Road Norwich NR1 4HW

Item
5(9)

SUMMARY

Description:	Removal of existing portacabin changing room facility (now dilapidated) and replacement with a new unit of slightly larger footprint.
Reason for consideration at Committee:	City Council Application
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Mrs Joy Brown 01603 212542
Valid Date:	5th July 2011
Applicant:	Norwich City Council
Agent:	Mr David Green

INTRODUCTION

The Site

Location and Context

1. The site is located on the eastern side of Gurney Road, south of the junction with Mousehold Avenue. The application site is situated within the Fountain Football Ground and Mousehold Heath.
2. There is an existing portable building on site which is used as a changing facility. The existing building is 12m x 3m and 2.9m in height. The existing building, which is painted green and is relatively simple in design, is in a poor state of repair.
3. The Fountain Football Ground is enclosed by a 2m high chain link fence and there are several trees to the rear of the site.

Constraints

4. The site forms part of a wider publicly accessible recreational open space, is an identified environmental asset and is a Local Nature Reserve.

Planning History

No relevant recent planning history.

Equality and Diversity Issues

The existing changing facility has no DDA (Disability Discrimination Act) provision or DDA compliant toilet facilities. The proposed building will be DDA compliant and have a separate DDA compliant toilet.

The Proposal

5. The proposal is for the removal of the existing portable building changing room facility and the erection of a new unit of a larger footprint. The proposed building is L shaped. The main element of the building is 12.2m in width and 3.45m deep with the secondary element being 3.3m wide and protruding by 5.3m. The height of the building is 3.2m. The proposed building has two separate changing areas, an official's area, disabled toilet and meeting room. It is proposed to have DDA compliant ramp access to the disabled toilet and meeting room.
6. The proposed building is simple in design and the colour will be the same as the existing building.

Representations Received

7. No neighbours are situated within 10m of the site and as such no neighbour consultation was carried out. Consequently, a site notice was displayed but the statutory time period for comments will not expire until 31 August. The recommendation reflects this.

Consultation Responses

8. Design and Conservation - No objection. Mousehold is an historic park but it is not a listed registered park and garden. The existing portacabin is utilitarian in appearance, but being painted green and being relatively simple in design, it does not stand out against the backdrop of the vegetation to the rear when seen in wider landscaped views. In order to meet disabled access regulations and to provide enhanced facilities, whilst ensuring that the building does not suffer from vandalism, it was advised that the proposal takes the same approach as the existing building i.e. designing a relatively low key building that through simplicity in design will not draw attention. I therefore have no objection to the application.
9. Tree Protection Officer – Still awaiting comments. To be reported verbally.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS 1 – Delivering Sustainable Development

PPG17 - Planning for open space, sport and recreation

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE1 – Protection of environmental assets from inappropriate development

NE7 – Protection of locally designated sites of nature conservation interest

HBE12 – High quality of design

SR3 – Development resulting in loss of open space

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

Principle of Development

Key Policy Considerations

10. The existing portable building was installed in 1987 and therefore the provision of a changing facility within this location has already been established. As such the main consideration is the design and potential impact on the environmental asset, site of nature conservation interest, publicly accessible recreation space, trees and the wider landscape. The site is not in close proximity to residential properties and as such it is not considered that it will impact upon the living conditions of any neighbours.
11. The consultation draft of the National Planning Policy Framework (NPPF) was published on 25 July 2011 and refers to the presumption in favour of sustainable development, and the need to support economic growth through the planning system. The recommendation is therefore consistent with its broad aims of promoting sustainable development although little weight should be attached to it until it is formally adopted.

Design

12. The existing building is relatively simple in design and due to the trees to the rear it does not stand out as viewed from the highway or the wider landscape. The proposed building is of a similar simplistic design and although it is slightly larger it is considered that the impact on the landscape will be minimal. This relatively low key building is unlikely to draw much attention and as such it is hoped that it will not be the subject of vandalism. Overall it is considered that the height, form, scale, mass and design details are all acceptable and therefore the proposal is considered to accord with policy HBE12 of the replacement Local Plan and policy 2 of the Joint Core Strategy.

Environmental Assets, Local Nature Reserve and Publicly Accessible Recreation Space

13. As set out in the Local Plan, Mousehold Heath is one of the most important landscape elements and features in the history of Norwich and therefore only development as defined in policy NE1 is acceptable. Policy NE1 allows for development proposals which are essential facilities for outdoor sport and recreation where they do not damage the environmental quality or landscape character of the areas in which they fall. Mousehold Heath is also a Local Nature Reserve and as such policy NE7 also applies. Due to the size, positioning, colour and nature of the proposed portable building which is set against a backdrop of vegetation, it is not considered that the development would have a detrimental affect on the environmental integrity of the site or damage the landscape character of the area and as such the proposal accords with policies NE1 and NE7 of the replacement Local Plan.
14. The site is also designated within the local plan as publicly accessible recreational open space and as such consideration should be given to policy SR3 of the Local Plan and PPG17. It is considered that the proposal enhanced the sporting facilities and as such the proposal is acceptable with regards to policy SR3 and PPG17.

Impact on Trees

15. The site is situated within close proximity to trees. Still awaiting comments from Tree Protection Officer regarding arboricultural implications. Comments to be reported verbally.

Conclusions

16. Having considered relevant policy and other material considerations it is considered that the design of the new portable building is acceptable and that the proposal does not have a detrimental impact upon landscape character or environmental quality. As such the proposal accords with the criteria set out within policies HBE12, NE1, NE7 and SE3 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

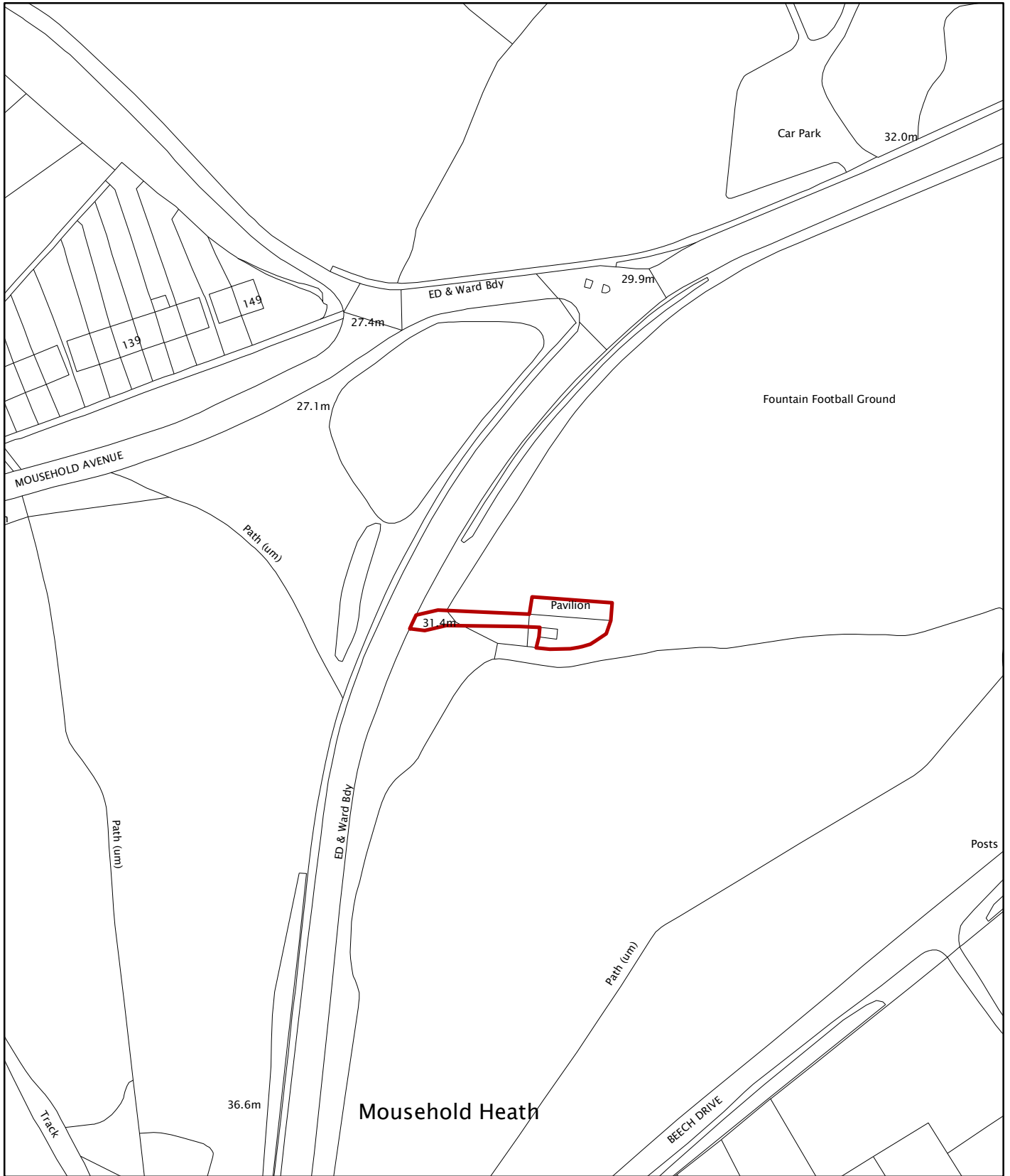
RECOMMENDATIONS

(1) Subject to no material planning objections being received by 31 August 2011, to approve Application No (11/00994/NF3, The Pavilion, Mousehold Heath, Gurney Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Colour to match the existing building;
4. Any tree conditions required.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE12, NE1, NE7 and SE3 of the adopted City of Norwich Replacement Local Plan, policy 2 of the Joint Core Strategy, Planning Policy Statement 1 and Planning Policy Guidance 17. Having considered relevant policy and other material considerations, it is considered that the proposed portable building will improve the changing facilities for the Fountains Football Ground, is of good design and will not have a detrimental impact upon the landscape or the environmental quality of the area.)

(2) If any material planning objections are received by 31 August, 2011, delegated powers be given to the head of planning services to determine the application, in consultation with the chair and the vice chair .



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Planning Application No 11/00994/NF3
 Site Address The Pavilion, Mousehold Heath, Gurney Road, Norwich
 Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES



NOTES

- = Land owned by NCC
- = Proposed site boundary

1100994F

Organisational Development
- 2 JUN 2011
Planning Department

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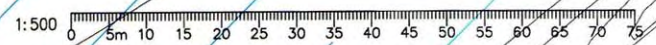
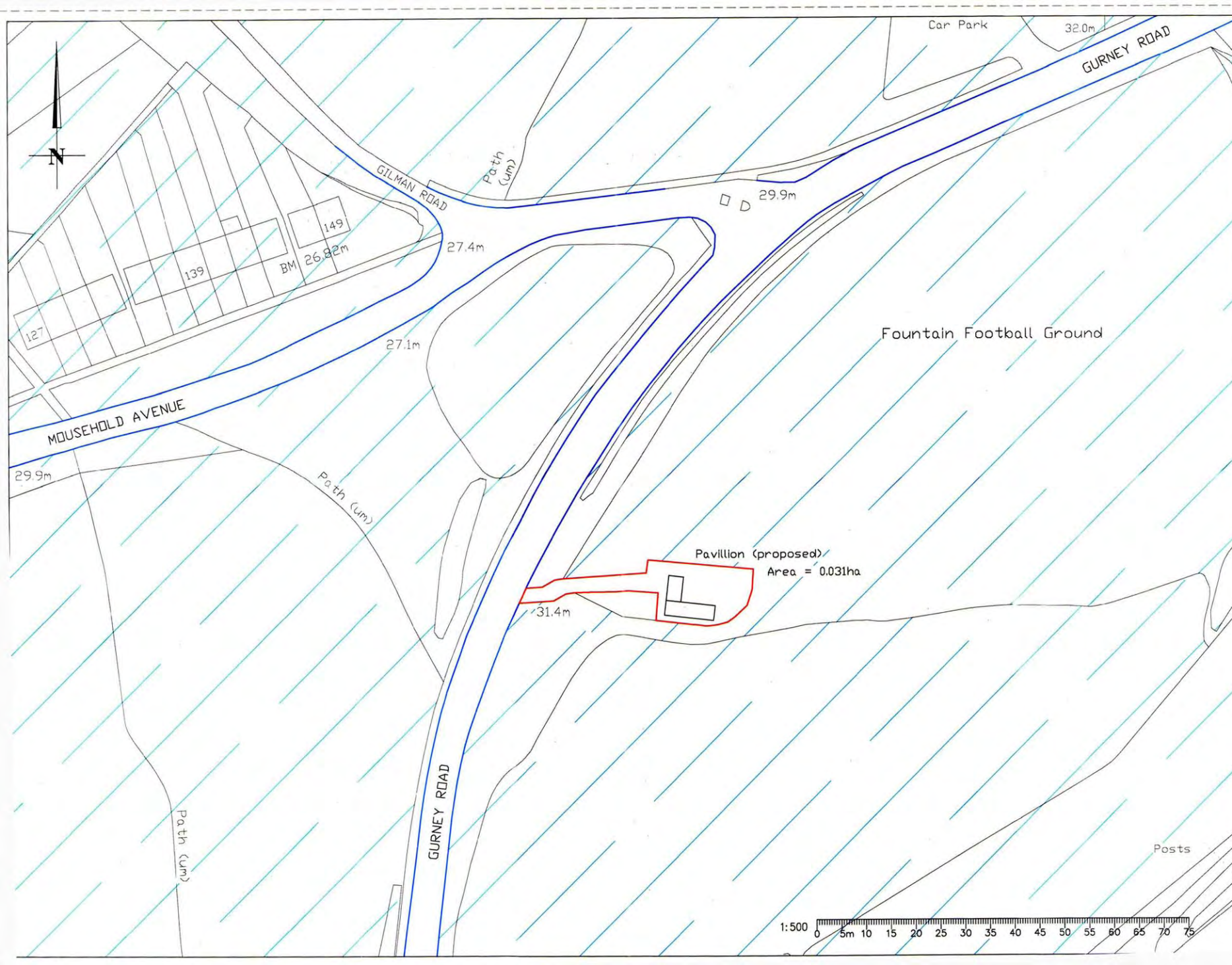
REVISIONS

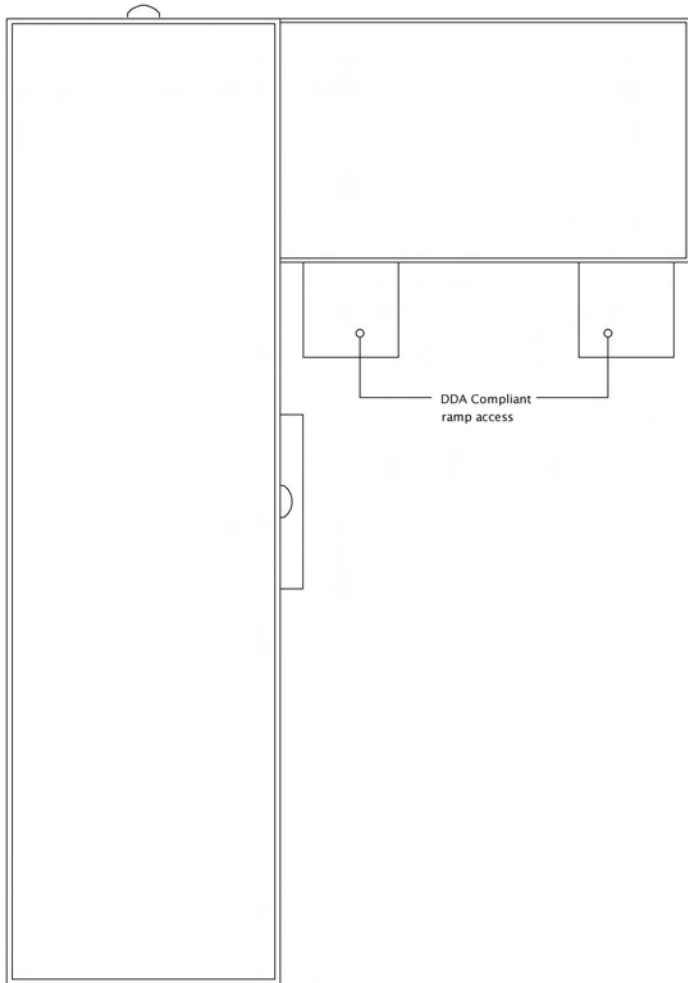
No.	Date	Notes	Int.	Ctd.

Title
Fountain Football Ground
Gurney Road,
Mousehold Heath
Site Plan
PROPOSED

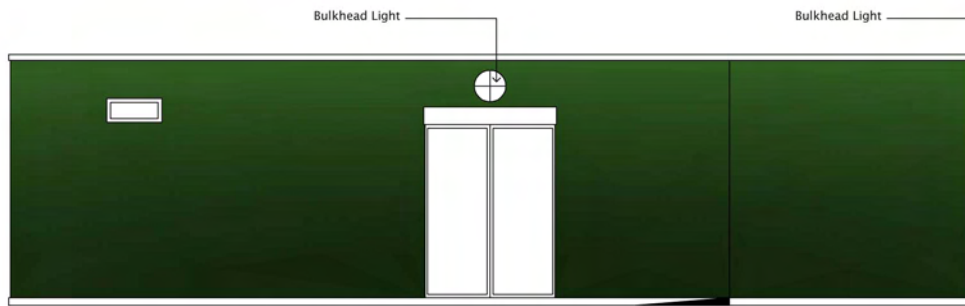
Scale(s) 1:500	DWG No.
May 2011	02
Drawn by: Greeno	NEG No.
Checked by: Bagge	

Property Services
City Hall, St Peters Street,
Norwich, NR2 1NH
Tel 0344 980 3333

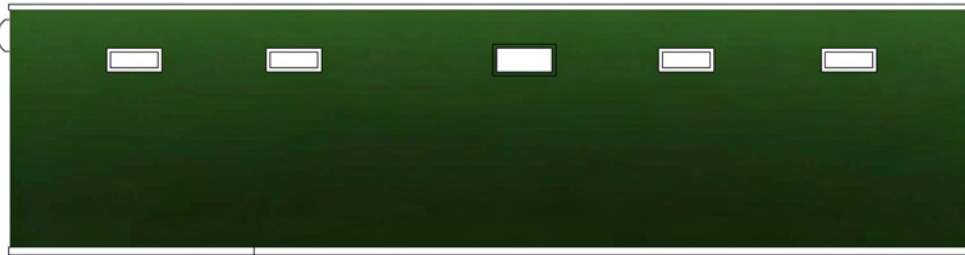




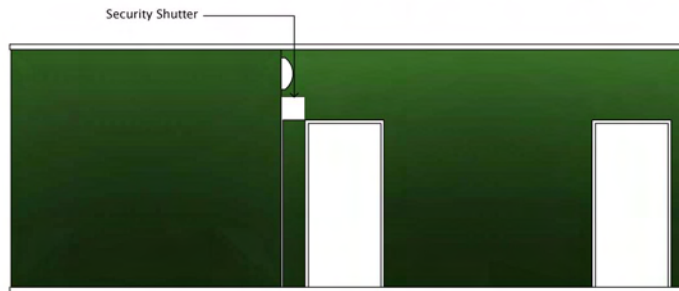
Proposed Plan
Scale 1:50



Proposed Front Elevation (North)

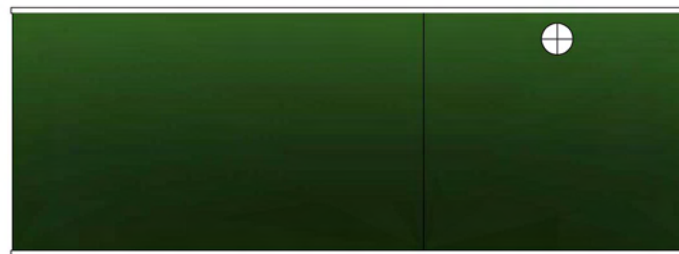


Proposed Rear Elevation (South)



Proposed Side Elevation (East)

Colour shown is for illustration only
Actual colour will match existing



Proposed Side Elevation (West)

All at Scale 1:50

NOTES

REVISIONS

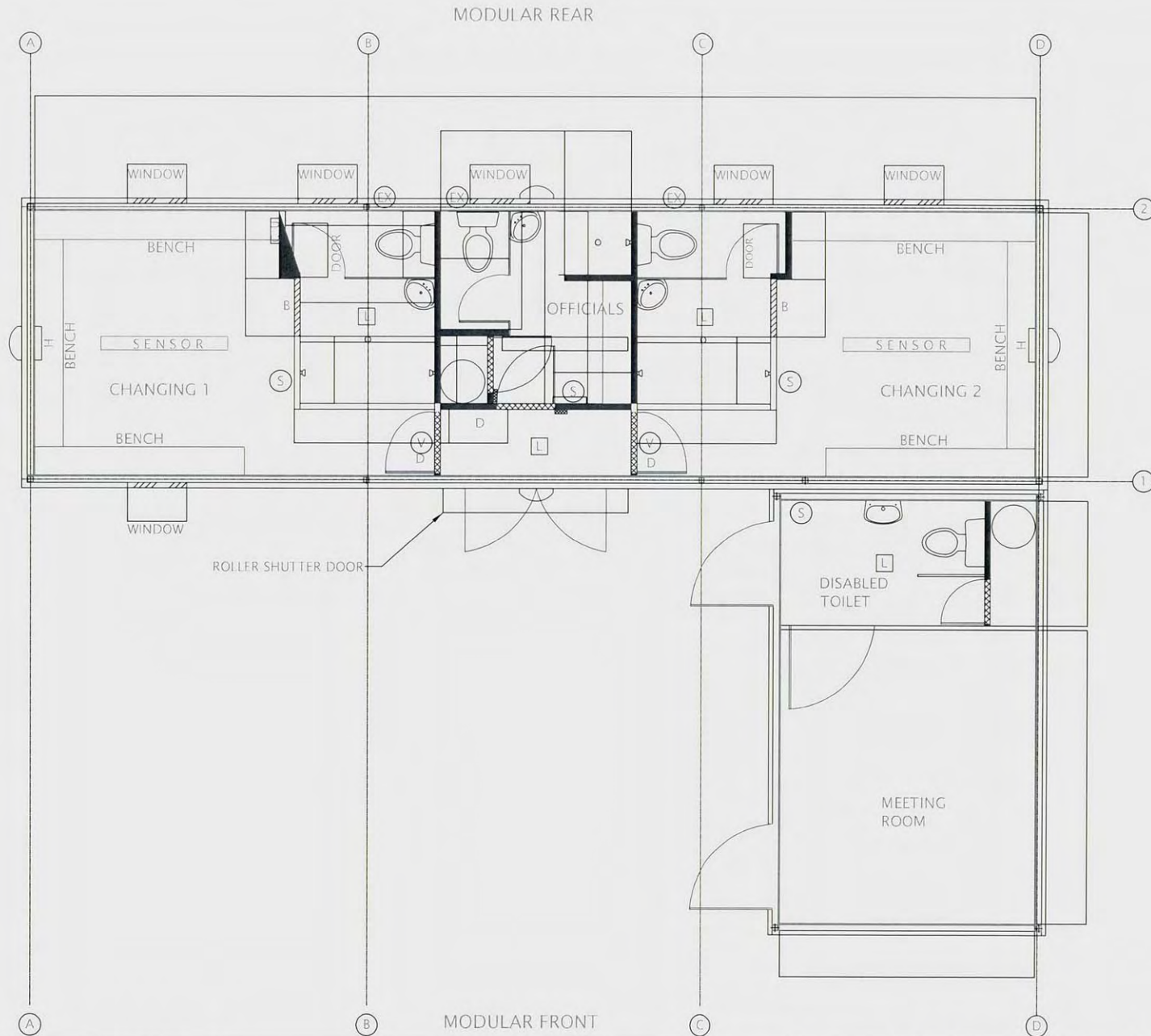
No.	Date	Notes	Int.	Chd.

Title
Fountain Football Ground
Gurney Road,
Mousehold Heath
Site Plan
PROPOSED

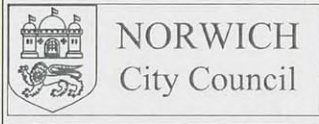
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Date	May 2011	DWG. No.	07
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Checked by	Bagge		

Property Services
City Hall, St Peters Street,
Norwich, NR2 1NH
Tel 0344 980 3333



Organisational Development
 - 2 JUN 2011
 Planning Reception



Title
Fountain Football Ground
 Gurney Road
 Mousehold Heath, Norwich
 Proposed New Building
 (Taken from Contractors drawing)

Date	May 2011
Designed by	NEG. No.
Drawn By	Greeno
DWG. No.	05
Scale(s)	1:50
Checked By	Bagge

No.	Date	Notes	REVISIONS	Int.	Ckd.

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