

Application Number:	WD/D/20/003114
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Sandringham Sports Centre Armada Way Dorchester DT1 2TN
Proposal:	Erection of single storey dance school with mezzanine and pitched roof
Applicant name:	Lesley Cocker
Case Officer:	Jennie Roberts
Ward Member(s):	Cllr Jones and Cllr Rennie

1.0 This application is brought to committee in the interests of transparency, as the Town Council is the landowner and has not commented on the application, and there is a large number of both supporters and objectors to the proposal.

2.0 Summary of recommendation:

GRANT planning permission, subject to conditions

3.0 Reason for the recommendation: as set out in sections 15 and 16 at end

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	The site is located in a sustainable location, within the defined development boundary, within an existing sports centre. As such, the principle of the development is acceptable.

Visual amenity	The design of the proposed building is in keeping with other built form on the site.
Residential amenity	The sports centre is an established and well-used facility, and a dance school in this location would not have an unacceptable impact on the residential amenity of nearby properties.
Access and Parking	The Highway Authority raises no objection to the proposal and the proposal is acceptable in terms of access and parking.
Flooding	A new soakaway is proposed to deal with surface water flooding; the suitability of such provision would be assessed at Building Regulations stage: Building Control raises no objection to the proposed development.
Other:	<p><u>Dorchester Petanque Club</u>: Dorchester Town Council intends to provide a replacement petanque court, c.100m from the existing location, prior to construction of the proposed building.</p> <p><u>Motorcycle School</u>: A motorcycle school uses part of the car park which is proposed to be built on for training purposes. However, the school would only be built over a small area of the existing car park, with the majority of the space remaining unaffected.</p> <p><u>Ownership issues</u>: The agent has spoken to the Town Clerk at DTC, who has confirmed that DTC is the landowner, not the Duchy of Cornwall, and notice was correctly served on them.</p> <p><u>Renewable Energy</u>: In response to public comments about renewable energy, an amended plan has been submitted, to include the use of solar panels on the roof.</p> <p><u>Dorchester Pistol and Rifle Club</u>: DPRC believes excavation could damage the fabric of its underground building, however, building works would be subject to Building Regulations and any damage caused would be a private civil matter, not a material planning consideration.</p>

	DPRC says its members should park as close to their facility as possible to reduce time spent carrying weapons outside; the erection of the proposed building will prevent this. However, the car park is small, so time spent carrying firearms between cars and the building would be minimal wherever they parked within it.
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5.0 Description of Site

The site is located within Sandringham Sports Centre, which is within the defined development area of Dorchester. There are several established clubs which use the grounds, some of which have existing buildings and/or specialised facilities on the site. These include but are not limited to Dorchester Pistol and Rifle Club, Dorchester Bowls Club, Dorchester Petanque Club and a motorcycle training school. There are also a children's play park and numerous sports pitches on the site. The site is accessed via Armada Way (a residential road) and has a large car park.

6.0 Description of Development

The application proposes the erection of a single storey dance school with mezzanine in the north-east corner of the sports centre car park. The walls and roof of the pitched-roof building would be clad in grey standing seam, powder-coated, aluminium panelling. The building would measure 29.5m(l) x 14.5m(w) x 8.54m (h). There are currently 120 parking spaces on the site and this development would see a reduction by 15 spaces to 105.

The proposed opening times of the dance school are as follows:

- Mon-Fri: 1000-2145
- Sat: 0900-1715
- Sun/bank hols: Closed

Amended plans have been received to show:

- The location of the waste and recycling store area for the proposed dance school
- The location of the proposed soakaway (the red boundary line has been marginally extended in the south east corner to encompass this)
- Solar panels on the roof
- The location of proposed cycle storage

7.0 Relevant Planning History

No recent relevant history

8.0 List of Constraints

1/E/06/001882 - DORCHESTER BOWLING CLUB, SANDRINGHAM SPORTS CENTRE, ARMADA WAY, DORCHESTER, DT1 2TN

WD/D/20/003114 - Sandringham Sports Centre

1/E/88/000505 - Fordington Farm, DORCHESTER

1/E/88/000327 - Fordington Farm, DORCHESTER

NE - SSSI impact risk zone;

NE - SSSI: River Frome ;

NE - SSSI: Upwey Quarries and Bincombe Down ;

EA - Poole Harbour Catchment Area

EA - Groundwater Source Protection Zone

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

- **NATURAL ENGLAND:** *No objection*
- **SPORT ENGLAND:** *The proposal does not fall within the statutory or non-statutory remit of this organisation.*
- **HIGHWAY AUTHORITY:** *No objection, subject to condition about cycle parking*
- **BUILDING CONTROL:** *No adverse comments*
- **DORCHESTER TOWN COUNCIL:** *No comment made, as DTC is the landowner*
- **WARD MEMBER (Cllr Rennie):** *"I wish to recommend approval"*

Representations received

21 comments have been received in **support** of the proposal:

- The existing facility is too small, not fit for purpose and is located on an industrial estate. Heavy goods vehicles manoeuvre near to the existing dance

school, which is not safe for its users. There is safe parking and good footpaths at this location, which is far safer.

- The proposed building increases the capacity of the dance school and allows more members of the community to access its classes. The dance school is a valuable community asset, being a charity and not-for-profit organisation, and having an inclusive ethos. It is excellent for the mental and physical health of members of the community of all ages.
- The new building will have a low carbon footprint, compared with the existing.
- The new building and location mean the dance school is accessible to disabled people.

10 comments have been received **objecting** to or raising concerns about the proposal. These include comments from the Dorchester Pistol and Rifle Club, Dorchester Bowls Club, a motorcycle training school and Dorchester Petanque Club, as well as neighbouring residents and users of the above-listed clubs:

- The development will result in an increase in traffic levels, which will have road safety implications, will generate excessive noise and pollution from fumes, and may cause damage to the roads and footpaths from poor parking. This will be detrimental to the residential amenity of neighbouring properties.
- The north side of the development backs on to the Dorchester Pistol and Rifle Club (DPRC) facility, which is largely below ground under the bund to the rear of the application site. Excavation could damage the fabric of the building.
- There are issues with flash flooding on the site: the new building would create more surface water run-off into a soakaway system that already cannot cope with wet conditions. DPRC's building is likely to be flooded because of this.
- DPRF members are encouraged by the police to park as close to their facility as possible, in order to reduce the time spent carrying firearms between their cars and the building. The erection of the proposed building will prevent them from parking close to the building.
- The proposed development would result in pressure on the existing parking provision, due to the comings and goings of people to the multiple dance classes. The capacity of the car park would be reduced and would result in overflow of parked cars onto surrounding residential streets.
- There would be a lot of noise during the construction period.
- The opening hours of the dance school are too long.
- The proposal would impact on the motorcycle training school which is run from the site and could result in it closing down.
- There is no public transport to the site.
- There is no renewable energy provision.
- The building would be built on the site of the existing boules court, which is located in the corner of the car park: an alternative site must be provided prior to the commencement of construction of the building

- There are concerns that the ownership certificate has not been correctly completed. Dorchester Town Council (DTC) are leased the site by the Duchy of Cornwall and other clubs have leaseholds with DTC. This makes them legal owners, and they weren't formally notified by the applicant.
- The Highway Authority requires the provision of cycle parking: this would further eat into car parking provision.

Total - Objections	Total - No Objections	Total - Comments
10	21	1

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

INT1 Sustainable development

SUS2 Distribution of development

ENV10 Landscape and Townscape setting

ENV12 Design and positioning of buildings

ENV16 Amenity

COM4 New or improved local recreational facilities

COM7 Safe and efficient transport network

COM9 Parking

Material Planning Considerations;

National Planning Policy Framework

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 12 Achieving well-designed places

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every

level should seek to approve applications for sustainable development where possible.

Other material considerations

WDDC SPD – Design and Sustainable Development Planning Guidelines (2009)

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

13.0 Financial benefits

There would be financial benefits to the local economy during construction. Additional Business Rates would also be raised. Therefore, the scheme would contribute towards economic development in the area.

14.0 Climate Implications

The building will need to comply with modern Building Regulations standards and will also feature solar panels on the roof.

15.0 Planning Assessment Principle

The site is located in a sustainable location, within the defined development boundary, within an existing sports centre. As such, the principle of the development is considered acceptable.

Visual amenity

The design of the proposed building is considered to be in keeping with other built form on the site. It is to be clad in grey powder-coated aluminium panels, and it is considered that it will have an acceptable impact on the visual amenity of the surrounding area.

Residential amenity

The sports centre is located within a residential area and there are houses on three sides of it. It is accessed via a residential road, Armada Way. It is acknowledged that the siting of the dance school in this location is likely to give rise to an increase in the amount of traffic using the site and surrounding road network, which will likely have an impact on noise levels in the area. However, the opening times of 1000-2145 Mon-Fri and 0900-1715 on Saturdays (closed on Sundays and bank holidays) are considered to be reasonable, and compatible with surrounding residential uses. The sports centre is an established and well-used facility, and it is considered that the provision of a dance school in this location will not have an unacceptable impact on the residential amenity of nearby properties.

Access and parking

As discussed above, the proposed development is likely to generate additional vehicular traffic to and from the site. It will also see a small reduction (c.13%) in the number of parking spaces on the site, which objectors are concerned will result in cars being parked in the surrounding residential streets. However, the Highway Authority raises no objection to the proposal, subject to a condition requiring the provision of cycle parking facilities – an amended plan has been submitted, to show the proposed location of the cycle parking. As such, it is considered that the proposal is acceptable in terms of access and parking.

Flooding

Concerns have been raised by members of the public about the potential for surface water flooding on the site, and the impact this could have on the Dorchester Pistol and Rifle Club's underground facility – it is claimed that the existing soakaway already cannot cope with surface water run-off, let alone if a new building is erected. However, an amended plan has been submitted which shows the location of a proposed new soakaway in the south-west corner of the site (in front of the proposed building) - all such drainage provision would need to be in accordance with Building Regulations. It is considered that this would deal with any surface-water run-off resulting from the proposed building's erection.

Other:

Dorchester Petanque Club: Discussions have been held with the Dorchester Town Council's (DTC) Clerk, the petanque club and the planning case officer. The Town Clerk has confirmed in writing that DTC intends to provide a replacement site within Sandringham sports field, approx. 100m from the existing location. The new site would be provided prior to the commencement of the construction of the proposed dance school.

Motorcycle School: An objection was received from the owner of a motorcycle school which uses the car park of the sports centre for training purposes. He is concerned that the erection of the dance school would close his business down, as there is nowhere else for the training to take place. However, the dance school would only be built over a small area of the existing car park, with the majority of the space remaining for the purposes of car parking.

Ownership issues: An objector claimed that the land at Sandringham Sports Centre is leased by Dorchester Town Council (DTC) from the Duchy of Cornwall, who were not served notice by the applicants of their intention to submit a planning application on their land. However, the agent has spoken to the Town Clerk at DTC, who has confirmed that DTC is the landowner, and notice was correctly served on them.

Renewable Energy: In response to comments made by a number of objectors about the lack of renewable energy features of the proposed building, an amended plan has been submitted, to include the use of solar panels on the roof. This has been designed in conjunction with Low Carbon Dorset.

Dorchester Pistol and Rifle Club: In addition to issues discussed above, DPRC is concerned that excavation could damage the fabric of its underground building, which lies to the rear of the proposed building. However, building works would be subject to Building Regulations and any damage caused would be a private civil matter, not a material planning consideration.

DPRC also states that its members are encouraged by the police to park as close to their facility as possible, in order to reduce the time spent carrying firearms between their cars and the building. It is concerned that the erection of the proposed building will prevent this from happening. However, the small size of the car park is such that the time spent carrying firearms between cars and the building would be short wherever they parked within it.

16.0 Conclusion

The proposed development is acceptable in planning terms and planning permission should be granted, subject to conditions.

17.0 Recommendation

Grant planning permission, subject to conditions.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Elevations, section & view (amended) - drawing no. 19/77/1 Rev A, received 22/06/2021

Floor plans, roof plan & location plan (amended) - drawing no. 19/77/2 Rev B, received 24/06/2021

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of cycle parking facilities is submitted to and approved in writing by the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

4. The premises hereby approved shall not open outside the hours of 1000 to 2145 on Mondays to Fridays, 0900 to 1715 on Saturdays, and at no time on Sundays or Public Holidays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

5. No works shall commence on site unless a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall provide for:

- i) The hours of construction work and deliveries;
- ii) The parking of vehicles of site operatives and visitors;
- iii) The loading and unloading of plant and materials;
- iv) The storage of plant and materials used in constructing the development;
- v) Wheel washing facilities;
- vi) Measures to control the emission of dust and dirt during construction;
- vii) Measures to ensure the safe access of construction vehicles through Armada Way

Reason: In the interests of the amenity of neighbouring properties and other sports/recreation facilities