

Address:	Jubilee Waterside Centre 105 Camley Street London NW1 0PF	
Application Number:	2009/3282/P	Officer: Elaine Quigley
Ward:	St Pancras & Somers Town	
Date Received:	26/07/2009	
Proposal: Change of use of existing sports centre (Class D2) to educational use (Class D1) for the relocation of the Frank Barnes School for Deaf Children for a temporary period of 5 years. External alterations include partial infill of terrace at ground floor level, various alterations to windows, new doors, fencing and other enclosures including installation of solar shading screen on the western elevation (canal side), new platform lift and cycle parking on front elevation and installation of 3 x velux windows to roof on north elevation.		
Drawing Numbers: 275/XLOC; X200; P500; P200; X02A; X01A; L01E; L02E; 0106; X10; 0206A;P10; P11; P12; P13; P14; P15; Loss of leisure facilities statement; Community use statement; Feasibility study statement; Design and access statement; Transport arrangements; Sustainability statement; Acoustics note 03; BREEAM – Preliminary Assessment Review		
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions		
Applicant:	Agent:	
Childrens Schools and Families Directorate London Borough of Camden Crowndale Centre 218-220 Eversholt Street London NW1 1BD	AAB Architects 10 Stock Orchard Street London N7 9RW	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	D2	Assembly and Leisure	963m ²
Proposed	D1	Non-Residential Institution	1151m ²

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	3	0
Proposed	0	1

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal is a major development involving the combined change of use and extensions involving more than 1000 sq. m of non-residential floorspace (Clause 3(i)).

Members are advised that the application is a "Major Development" and should be determined within 13-weeks, the expiry of which is the 26th October 2009.

1. BACKGROUND

- 1.1 Frank Barnes School is a sign bilingual primary school for deaf children. It offers a main stream primary curriculum that is taught through British Sign Language (BSL) and is a specialist resource for training and outreach. The school ranges from reception to year 6 and provides additional places for nursery children and babies from 0-2 years.
- 1.2 The main requirements for teaching spaces are for classrooms, small group rooms, a sensory room and a main hall. The non-teaching spaces include offices, staff room, speech and language therapy room, library, spaces for signing classes and for parents, ancillary rooms for stores and resource rooms. Other requirements include a dining area, kitchen, wcs and plant areas.
- 1.3 The Frank Barnes School for Deaf Children is currently located in Adelaide Road, Swiss Cottage, adjacent to Swiss Cottage School. Under the Building Schools for the Future (BSF) programme the Adelaide Road site is to undergo full scale redevelopment to provide improved school buildings for both the Swiss Cottage and Frank Barnes Schools. Currently the pupils at this specialist School come from 17 London Boroughs that includes Camden.
- 1.4 During the redevelopment of the Swiss Cottage School, the Frank Barnes School needs to find alternative accommodation. In January 2008 the Council's Executive decided that a formal consultation process on the relocation of the School should proceed and three options were proposed. In April 2008 the Executive decided to begin statutory consultation and in July 2008 confirmed its decision to proceed with the option to co-locate Frank Barnes School with Edith Neville Primary School and to reduce pupil numbers to 30. This option was not supported by the governing body of Edith Neville School. Consequently an extensive site search has been carried out with three sites being identified for further investigation. One site was within the London Borough of Barnet and two sites were in Camden. None of the sites were considered suitable to the needs of the school for a number of reasons including insufficient floor areas and poor accessibility. Further discussions were carried out with the Borough's property officers and the search identified the vacant Jubilee Waterside Centre as suitable to their specific needs.

2. **SITE**

- 2.1 The application site is located on the west side of Camley Street and is accessed via Crofters Way and Reapers Close that are cul-de-sacs off Camley Street. To the north lies a modern housing estate of 16 terraced residential properties that front onto Reapers Close. To the southeast lies a large industrial site at 103 Camley Street. On the canal side (southwest side) the site fronts the towpath and faces a former sorting office that is now used as a clothing warehouse.
- 2.2 The site comprises two nineteenth century brick structures that have been modernised since their original construction. They have been physically linked at the eastern end of the site. The materials consist mainly of brick in the original brick buildings with later masonry infill additions in blue brick, rendered block work and timber cladding.
- 2.3 The form of the building is linear. Due to the fall in the ground level across the site from south to north, the building is part single part two storey in height along Reapers Close and three storeys in height fronting onto the towpath. The building is arranged over three levels with flat roofs to the recent extensions and the former three storey abseiling tower facing onto the canal. The main entrance to the building is at raised ground floor level. There is a secondary entrance from the middle floor and access to the canal towpath is from the lower level. The site is enclosed to the north by high metal railings.
- 2.4 The building is not listed however the site is within the Regent's Canal Conservation Area. It falls within the Kentish Town Bridge to Gray's Inn Bridge (sub area two) of the Regent's Canal Conservation Area Statement.
- 2.5 The building is currently vacant however it was formerly in use as a leisure centre (Class D2), aimed specifically at activities such as rock climbing and canoeing for younger people. The building was extensively refurbished under planning permission granted in 2001 (see planning history section below), but the company subsequently went into liquidation in July 2007. The building has remained vacant since this time. The site is owned by the London Borough of Camden.

3. **THE PROPOSAL**

- 3.1 Planning permission is sought for the change of use of the existing building from leisure centre to a school building for the Frank Barnes School for a temporary period of 5 years. The applicant is the London Borough of Camden therefore this application is a 'Council's Own' planning application.
- 3.2 The external works would include the following:
- Erection of an infill single storey extension within the existing open terrace to the south elevation of the building
 - Installation of new ground floor window and three rooflights on the northeast elevation of the building
 - Installation of high level window openings to the existing clerestory glazing on the northeast and southwest elevations of the main hall

- Installation of brise soleil (western red cedar timber louvers set within galvanised steel frames) over the windows that serve the main hall
- Removal of the existing non-compliant disabled access ramp to the main entrance of the building and installation of a platform lift to provide level access into the main entrance
- Erection of polycarbonate canopies on a galvanised steel frame over the main entrance to the complex, over part of the open terrace space on the south elevation of the building and on the northeast elevation of the building adjacent to the new external play area. In association with the partial enclosure of the open terrace a new 1.2m high brise soleil timber screen would be installed above the existing steel balustrade on the south elevation. The type of polycarbonate is specified as 'ice' which is an opaque type in panels that would be fixed together with aluminium cover strips
- Creation of a pedestrian access gate into the site

3.3 Three separate play areas would be created within the site. These would include the south-facing terrace at third floor level, the area to the northeast of the building at lower ground floor level, and use of the covered area under the main hall to be used as a wet area.

3.4 Provision will be made for one disabled parking space on the site. The space would be directly adjacent to the main entrance to the building.

3.5 Ten cycle stands would be provided. Nine of the stands would be located at the lower level of the site and would be accessed via either the vehicle or newly formed pedestrian entry gate adjacent to the northern façade of the building. One cycle stand would be located opposite the main entrance on the raised ground floor level. This would be accessed by either a flight of steps or the newly installed platform lift.

3.6 An external refuse area would be created adjacent to the northwest boundary of the site. This area would provide three chamberlain bins and four recycling bins.

4. **RELEVANT HISTORY**

4.1 Planning permission was granted on 28/04/1995 for the change of use of part of the existing watersports centre to provide dormitory accommodation for visiting school parties (ref no: 9401909).

4.2 Planning permission was granted on 23/03/1999 for the addition of extensions at basement (canal towpath) level, lower and upper ground floor levels to accommodate additional sports and activity space (ref no: PE9800803).

4.3 Planning permission was granted on 12/02/2002 for revisions to the planning permission dated 25/03/1999 (PE9800803) comprising the erection of an abseiling tower, repositioning of stairs over the towpath, details of facing materials, a new window to the north elevation, and other minor alterations (ref no: PEX0100452).

Planning history related to the new use

Swiss Cottage School, 80 Avenue Road

- 4.4 Outline planning permission was granted on 05/11/2008 for proposed redevelopment of site for new UCL-sponsored 1150-pupil Academy and associated facilities including floodlighting (Class D1), replacement 230-pupil special educational needs school with associated facilities (Class D1) and 3,400 sq. m of residential accommodation (Class C3). Relocation of Frank Barnes School (ref no: 2008/3662/P).
- 4.5 It is expected that, once full planning permission is granted, the works are due to commence on site during 2009/2010 academic year with the new school buildings due to open in 2012. The Frank Barnes School is expecting to be relocated by July 2010 in order to allow the construction works to begin. A fundamental point for the Council in planning the BSF programme is to ensure that the right location is identified for the Frank Barnes School and that the proposed plan has the support of the Frank Barnes School community.

5. CONSULTATIONS

Statutory Consultees

- 5.1 British Waterways London: No objections to the principle of the proposed use. However, this is on the basis that no part of the development will preclude the future use of the facility for water based activities as was originally intended. Concern has been raised regarding the proposed installation of steel mesh that would be fixed to the back face of steel gates. There may be a loss of visual connection between the development and the water that the openness of the gates provides.
- 5.2 British Waterways London suggests that planting along the boundary be introduced to add further interest and visual amenity from the canalside. Suggestion that the school utilise the floating classroom that operates in the area (Beauchamp Lodge) for waterway trips and learning activities.
- 5.3 They request that, should permission be granted, the following informative is attached to the decision notice "*the applicant/developer is advised to contact third party works engineer, Andy Nicholls, in order to ensure that the necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways"*.

Conservation Area Advisory Committee

- 5.2 None received

Local Groups

- 5.3 None received

Adjoining Occupiers

- 5.4 A site notice was displayed outside the site on 31st July 2009 and a press notice was published in the Ham and High newspaper on 6th August 2009.
- 5.5 Letters were sent to neighbouring properties on 29th July 2009.

Original	
<i>Number of letters sent</i>	56
<i>Total number of responses received</i>	2
<i>Number of electronic responses</i>	1
<i>Number in support</i>	1
<i>Number of objections</i>	1

- 5.6 One letter was received as a result of neighbour notification objecting to the proposal on the following grounds:
- Disturbance from construction vehicles
 - Noise pollution from banging gates and builders music from vans
 - Additional traffic in and out of the estate
- 5.7 One letter was received supporting the reuse of the building however concern was raised regarding the need to manage the construction work so that the residents of Crofters Way and Reapers Close are not disturbed from the noise from construction vehicles and any road debris from haulage vehicles.

6. POLICIES

Replacement Unitary Development Plan 2006

- 6.1 SD6 Amenity for occupiers and neighbours
SD9 Resources and energy
SD12 Development and construction waste
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
N5 Biodiversity
T1B Transport assessments
T1C Travel plans
T3 Pedestrians and cycling
T7 Off street parking, city car clubs and city bike schemes
T9 Impact of parking
T12 Works affecting highways
C1 New community facilities
C4A Protecting existing leisure provision

Supplementary Planning Guidance

Camden Planning Guidance 2006
Regents Canal Conservation Area Statement

7. ASSESSMENT

7.1 The principal consideration material to the determination of this application are summarised as follows:

- Land use - principle of change of use
- Impact on the building and the surrounding conservation area
- Impact on amenity
- Sustainability
- Transport, access and parking
- Other matters

Land use – principle of change if use

7.2 Policy C4 is the main relevant policy with regard to protecting existing leisure facilities. It advises that there is a general presumption against the loss of leisure facilities unless it is demonstrated that;

- a) an adequate replacement facility will be provided in a location accessible to the users of the facility; or
- b) the loss would not create, or add to, a shortfall in provision for the specific leisure use; or
- c) the specific leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

7.3 Given the strong demand for competing land uses in London, there can be pressure for less valuable uses, such as certain leisure uses, to be redeveloped. Given the finite amount of land available in Camden, the Council seeks to retain leisure uses unless justification is provided in line with the above.

7.4 In these circumstances the previous leisure use is no longer operational due to the previous concern going into liquidation. The building has been vacant since 2007 and attempts at marketing the premises for alternative leisure uses were undertaken by the Sport and Physical Activity Team of the London Borough of Camden. The applicants have indicated that whilst Camden Council's Asset Opportunity Group initially sought a new operator for continued use as an abseiling and watersports centre, the building was subsequently marketed for wider leisure use. The applicant has advised that little interest was raised from other leisure markets including commercial or charitable health and fitness operators due to the financial viability of the facility at the site.

7.5 The applicants suggest that the liquidation of the previous business on site indicates a lack of demand in the services previously offered at the leisure centre. Indeed, it is appreciated that the activities offered were somewhat 'niche' activities, and the nature of the centre was removed from a typical leisure centre use that provides for a wide range of mainstream activities that appeals to large numbers of people. Also, the applicants have highlighted that similar facilities such as watersports training and climbing walls are available at alternative sites including the Pirates Castle in Oval Road, (15-20 minutes walk from the site) and at the Swiss Cottage Leisure Centre on Adelaide Road which is 12 minutes from Kings Cross Underground Station by tube.

- 7.6 It is acknowledged that given the temporary nature of the permission (between two to five years) and the limited physical alterations proposed, there is the opportunity for the building to revert back to leisure use once the Frank Barnes School vacates the premises on completion of the Swiss Cottage redevelopment. A condition would be attached to ensure that the building would revert back to its original use once the school relocates to its new premises.
- 7.7 In summary, given the temporary nature of any permission, the ongoing vacancy of the premises, and the need for an educational user to find alternative premises, the proposals are considered acceptable in acceptable in the context of C4a.

New Community Facilities

- 7.8 Policy C1 broadly encourages the development and improvement of educational facilities. This is on the basis that any additional travel demand resulting from any increase in capacity would not harm the local transport network. The school would include 30 members of staff and 30 pupils. The pupils at the existing Swiss Cottage site come from 17 London boroughs including Camden and the change in location is not expected to affect the geographical catchment area from which the pupils travel. Currently the pupils have their transport arranged and / or provided by the Borough where they live and therefore tend to arrive by taxi or Local Authority minibus with an escort. The details relating to the management of the drop-off and pick-up of pupils to and from the site will be provided in a Travel Plan. This is discussed in further detail in paragraphs 7.32 to 7.36
- 7.9 The policy also seeks to encourage any new facilities to be made available for public/community use outside of opening hours or term time. The applicants have submitted a Community Use Statement. It states that it is envisaged that the building would be designed to enable access for other community groups who may wish to use the building. Access would be provided to the main hall, the dining area, a small kitchette, wc provision and potential storage space for other community groups outside of school hours. Access to these parts of the building would be via a secondary access at lower ground floor level. The ground floor would be accessible by either the stairs or the lift. The external and internal layout would be designed to restrict the access to the remainder of the school. Use of the building would be arranged directly with the school and would be subject to the terms of their letting agreement and scale of charges for letting. This would include admittance to the building by a school site officer. Extending the availability of certain parts of the building to other local community groups would be welcomed in policy terms.
- 7.10 A condition was attached to the previous application in 2002 to restrict the use of the main hall for any function or sporting activities after 22:00. The applicant has advised that no change is proposed to the hours of operation.
- 7.11 The proposal would introduce a platform lift to the front entrance of the building. This would replace the existing disabled access ramp that does not comply with Building Regulations. The new platform lift would improve the access to the front entrance and is considered acceptable. An informative would be attached to advise the applicant that Building Regulations may be required for the works.

Impact on the building and the surrounding conservation area

- 7.12 The proposal would relate mainly to alterations to the existing building. The alterations are considered to be minor including new windows (to match existing) new roof lights, designing the infill of storage areas in the undercroft in a way that reinstallation of sliding gates as currently provided can be easily achieved. Many of the changes will occur internally. The proposed alterations would not have the character or appearance of the building or harm the character or appearance of the conservation area and are considered acceptable.
- 7.13 Concern has been raised by British Waterways London regarding the proposed installation of steel mesh that would be fixed to the back face of steel gates on the south elevation at the canal level. There is concern that this may lead to a loss of visual connection between the development and the water that the openness of the gates provides.
- 7.14 The steel mesh would be installed to protect views into the new covered play area from the towpath. It would measure approximately 6m in width. Although the mesh would restrict views into the newly created play area it would continue to allow some visual connection between the building and the water and would not be considered an inappropriate treatment along the towpath.
- 7.15 Polycarbonate canopies are being proposed on a galvanised steel frame on the north and south elevations of the building. The type of polycarbonate specified is 'ice', which is an opaque type in panels that will be tied together with aluminium cover strips.
- 7.16 Modern polycarbonate is a durable product, weather resistant and will not yellow. The product has been used on numerous large scale international projects in the UK. Given that the product selected by the applicant has a 10-year guarantee; it should be satisfactory for the lifetime of this temporary use.
- 7.17 The information provided in the application states that the location of a new heat pump proposed to serve the main hall, will probably be installed on the roof between the hall and the original brick building but it is not yet confirmed. While there may not be a visual impact on the buildings or the immediate area, this assessment cannot be made until the finalised design details are known. Similarly if there is any other service issues that may have an impact on the external appearance of the building or the surrounding area, this information should be provided when known. An informative would be attached to advise the applicant that planning permission would be required for these works and would advise that the service provision should not be visually obtrusive.
- 7.18 The proposed alterations to the building to accommodate the new school use have been developed so that the any future conversion back to a leisure use is possible and relatively simple. Many of the changes are internal and the external alterations are minimal. They would be in keeping with the character of the complex and of the area. The proposal would be consistent with policies B1, B3 and B7 of the UDP and would be considered acceptable.

Impact on amenity

- 7.19 Policy SD6 requires development proposals to have regard to the amenities of existing occupiers. The northern boundary of the application site is shared with nos. 13, 16, 18, 20 and 22 Reapers Close with the side boundary of no. 13 Reapers Close situated only 1.2m to the north.
- 7.20 All the alterations and areas of rebuilding involved in the proposal are within the existing building envelope and would not therefore raise any issues of sunlight and daylight with regard to neighbouring occupiers.
- 7.21 In terms of noise generation, a noise statement was submitted in support of the application. It advised that the noise produced by the occupants of the building would be low due to the small number of children and the fact that communication is by British Sign Language.
- 7.22 The use of the main hall was restricted after 22:00 as part of a previous planning permission in 2002. The proposed use would not extend beyond this time period and would therefore retain a similar relationship with the adjoining neighbours in terms of noise as the previous use.
- 7.23 The applicants have advised that the windows in the northern elevation of the building would be fully opening for the purposes of ventilation. This may result in some noise break out from the building. However given the small number of children and the fact that communication is by British Sign Language this would not be considered to have an adverse impact on the amenity of the adjoining residents in terms of noise. The applicant has also advised that the opening of the windows would be carefully managed by the school.
- 7.24 There is also unlikely to be any overlooking or loss of privacy incurred as a result of the proposed refurbishment works.
- 7.25 Concerns have been raised during public consultation, about the potential for noise and other types of nuisance during construction. It is acknowledged that noise from additional vehicles may be experienced. The control of noise during construction is dealt with by Environmental Health legislation. An informative has been attached to the permission advising the applicant of the hours within which construction work can be carried out.

Sustainability

- 7.26 Policy SD9 seeks developments to conserve energy and resources through design, renewable energy use, optimising energy supply and the use of recycled and renewable building materials. In addition Policy B1 encourages sustainable design by promoting energy efficiency and efficient use of resources for all developments.
- 7.27 The applicant has submitted an initial BREEAM Pre-Assessment report which indicates that the scheme would not achieve a 'Pass' rating. The Council's minimum requirements as outlined under this policy and in the CPG seek to achieve a 'Very Good' score with at least 60% of the credits in the Energy and Water sections achieved, and at least 40% on the materials section.

- 7.28 The applicant's have confirmed that they will follow Building Bulletin 87 (where possible) which is a guide specifically for schools to help them comply with the building regulations. They have shown a commitment to incorporating the sustainable design principles where possible (use of recycled material in construction works in place of primary materials, use of existing materials from the existing building, and the installation of water efficient fittings and fixtures).
- 7.29 It is acknowledged that the building will only be occupied for a temporary period of time however the building is not temporary and may remain in the Council's ownership. Therefore the applicant is strongly advised to investigate measures that can be incorporated into the refurbishment works. A condition would be attached requiring details of all works that can have a carbon reduction and water saving element with a view to reduce the developments carbon emissions and potable water use.
- 7.30 Policy N5 expects development schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. A condition would be attached requiring the submission of details of all works that could incorporate measures to improve biodiversity at the site. The applicants would also be encouraged to explore the feasibility of providing a green/brown roof on the site.

Transport, access and parking

- 7.31 In terms of accessibility to public transport, Kings Cross Tube station and Overland station is approximately 20 minutes walk away with no bus route serving the area. The site has a Public Transport Accessibility Level (PTAL) of 2 (Poor).

Travel Plan

- 7.32 A brief Transport Statement has been submitted in support of the application to address the relevant transport considerations arising from the proposal.
- 7.33 The report includes details of the servicing arrangements. An area to the side of the building fronting onto Reapers Close would be retained to allow for on site vehicle turning. This would ensure that any delivery vehicles associated with the school would drive into the site and carry out a three point turn minimising the use of the adjacent highway. This is considered acceptable.
- 7.34 The statement does not provide details on the travel arrangements for pupils and staff stating that this will be detailed in a Travel Plan to be submitted and approved. Of particular concern with the proposal is the pick-up and drop off of the children. The school will have 30 places for children with an additional nursery providing approximately 6 places. The children are likely to be driven to the school by taxi or Local Authority minibus because of the schools London wide catchment area. The drop-off location is restricted due to the limited forecourt space on site. It would not be desirable to drop the children off on Reapers Close immediately outside the building due to limited space and the possible impact on the amenity of the surrounding residents of Reapers Close and Crofters Way.
- 7.35 Following further discussions with the BSF it has been agreed that the school will develop a procedure for children to be picked up and dropped off on Camley Street

with vehicles stopping on the single yellow lines. The school is a short walk along from Camley Street and the roads are quiet with slow, light levels of traffic. The plan will include a system whereby a member of staff waits on Camley Street to manage vehicles arriving with other members of staff escorting the children to and from school.

- 7.36 A condition would be attached to any permission to ensure that a Travel Plan is submitted to the Council's planning department prior to the occupation of the development.

Cycle parking

- 7.37 Camden's Parking Standards for cycles (Appendix 6 of the Unitary Development Plan) states that for Class D1 (non-residential institutions) 1 storage or parking space is required per 250 sq. m or part thereof for staff and the same again for visitors. No requirements are stipulated for students. From the floor area of the building it would be necessary to provide 10 cycle parking spaces for the proposed school.

- 7.38 The proposal would include the installation of 10 Sheffield stands that can accommodate 12 cycles. The number, design and layout of the stands would comply with Camden's cycle parking requirements and would therefore be considered acceptable. No associated conditions would be required.

Off-street parking

- 7.39 The proposal would include the creation of 1 disabled parking space. The design and layout is considered acceptable.

- 7.40 The employees of the school would not be eligible to apply for residents' parking permits to park on-street. An informative would be attached to any permission advising the applicant's of this.

- 7.41 A parking dispensation scheme (where parents are given permits to park on-street for a short amount of time) currently operates at the Swiss cottage site. This would not operate at this site. An informative would be attached to any permission advising the applicant's of this.

Works to the highway

- 7.42 Due to the minor nature of the works proposed as part of the conversion of the building a construction management plan would not be required.

Service management plan (SMP)

- 7.43 The transport statement provides details of the servicing. It states that all deliveries should take place within the confines of the site using the main vehicle area and turning space provided at the northwest of the site. This should minimise the need to manoeuvre vehicles on the adjacent public highway.

- 7.44 The school currently receives the following kitchen deliveries every week:
- dry and frozen goods - three times per week (Tuesday and Thursday morning and one afternoon per week. The afternoon day is variable depending on the school needs and delivery routes)

- meat – three times per week in the morning
- fruit and vegetables – every weekday, early morning

- 7.45 It is intended that these deliveries will continue at the new site with minor changes: the companies making the deliveries will be precluded from making deliveries between 8 and 9am and 3.15 and 4.15pm in order to minimise disruption to the residents driving out of the Reapers Close. This would also ensure that deliveries would not be made at the drop off and collection times of the pupils.
- 7.46 General office supply deliveries would take place approximately two times per week depending on the school needs.
- 7.47 There would be three waste bins and four recycling bins provided on site. There would be two waste and recycling collections per week. The Council's Commercial Waste Team has indicated that the collection of waste and recycling would be serviced by their contractor and that no difficulties can be foreseen as the previous use was also served by them.
- 7.48 Given the level of servicing and the fact that the school has made provisions to have all servicing on-site, avoiding peak times, it is considered that a servicing management plan would not be required to be submitted.

Other issues

Contamination

- 7.49 The site was previously use as railway land and therefore there is a potential for contamination to be present. Given that the development is predominantly a refurbishment of an existing building and would not involve any significant excavations or disturbance to the ground, it would not be necessary to attach any conditions to address potential contamination.

Sustainable communities and regeneration

- 7.50 The refurbishment of the Watersports Centre includes 188 sq. m of new build and remodelled internal space within the building. Given that the proposal relates mainly to the refurbishment of the building, it would not be considered to generate significant employment opportunities during the construction phase. It would be considered unreasonable to attach a condition seeking a commitment from the applicant to use reasonable endeavours to ensure that a percentage of the construction phase employees are recruited locally.

Security

- 7.51 Following discussions with the Crime Prevention Officer the issue of the security of the glazed main entrance was raised. The Crime Prevention Officer recommended the installation of an internal metal roller shutter. The applicants have advised that due to budgetary constraints it would not be possible to would incorporate this security measure. Given that the entrance door would remain unchanged and other measures would be undertaken to improve the security of the perimeter of the site (new pedestrian gate with key operated locks with electronic release linked to an intercom system) the proposal would be considered acceptable.

8. **CONCLUSION**

- 8.1 The proposed change of use would contribute towards securing strategic and UDP policy objectives. It is recognised that the proposal would result in the loss of a leisure facility. However taking into consideration the temporary nature of any permission, the need for an educational user to find alternative premises and the fact that the building could revert back to a leisure facility, the proposal would be considered acceptable.
- 8.2 The proposal would not significantly conflict with the residential amenities' of the neighbouring properties, the general character of the building or the conservation area subject to conditions to address various sustainability and highway objectives.

9. **LEGAL COMMENTS**

- 9.1 Members are referred to the note from the Legal Division at the start of the Agenda.

10. **RECOMMENDATION**

- 10.1 That planning permission be granted subject to conditions.