



REFERENCE NO: CR/2017/0306/FUL

LOCATION: [K2 LEISURE CENTRE K2, BRIGHTON ROAD, TILGATE, CRAWLEY](#)
PROPOSAL: INSTALLATION OF 2 X AIR HANDLING UNITS ON THE ROOF

TARGET DECISION DATE: 31 May 2017

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

Block Plan at a scale of 1:1000, PLN 012 Site Location Plan , ELE 001 Existing Elevations, ELE 001 Proposed Elevations, PLN 006 Proposed Roof Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. CBC - Environmental Health - no objection

NEIGHBOUR NOTIFICATIONS:-

Tilgate Drive

Crawley Model Railway Society, 8 Tilgate Forest Recreation Centre;
Pinewood Lodge;

Cho Wa Ju-Jitsu Association and Crawley Ki Aikido Club, 14 Tilgate Forest Recreation Centre;
Crawley Cycling Club, 13 Tilgate Forest Recreation Centre,
Crawley War Games Club, 12 Tilgate Forest Recreation Centre;
Crawley Operatic Society, 7 Tilgate Forest Recreation Centre.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site comprises the K2 Leisure Centre and associated sports ground, which is situated on the eastern side of the A23 on the southern edge of Crawley. On-site parking is located to the west of the building.
- 1.2 To the north and east of the site are school buildings and associated playing fields. To the south of the site is Tilgate Drive, which leads to Tilgate Park and Tilgate Forest Recreation Centre. On the western side of the A23 is Broadfield Park Business Park and the Broadfield Stadium further to the north. Site access is via a junction with the A23, situated towards the south western corner of the site.

THE PROPOSED DEVELOPMENT:-

- 2.1 The existing plant for the sports centre is located on a central east to westerly 'strip' of flat roof between the curved roof of the pool and the vaulted roof of the gym and behind the front climbing wall roof. The application is seeking permission to install 2 air handling units (AHUs) and associated roof mounted ductwork with a length of 12m, within this 'strip'. The units would be 15 metres from the front southern elevation of the building and 44m from the closest side (west) elevation, and each unit would measure 3.6 metres (l) x 1.2 metres (w) x 1.8m (height). The plant would serve the gym, which is to undergo an internal reconfiguration.

PLANNING HISTORY:-

- 3.1 In March and November 2003 outline planning permission CR/2002/0783/RG3 and reserved matters permission CR/2003/0552/RG3 were approved for the K2 Building and associated Sports Ground. Since that date, there have been 6 approved planning applications on site all for minor works, including additional cycle and vehicle parking, relandscaping and advertisement consent.

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012)

- Paragraph 14 (Presumption in favour of sustainable development). The National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- Paragraph 17 (Core planning principles). Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Paragraph 70 (Promoting healthy communities). Planning decision should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments

4.2 Crawley Borough Local Plan 2015-2030

- Policy CH2 (Principles of Good Urban Design) : New development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character
- Policy CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be of a high quality in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, layout, details and materials. Development must provide and retain a good standard of amenity for all nearby and future occupants of land and buildings
- Policy ENV11 (Development and Noise) – Noise generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses will not be exposed to a noise impact that will adversely affect the amenity of existing and future users

4.3 Urban Design SPD

- Buildings, materials and surfaces within the urban realm should work harmoniously together (2.13)

PLANNING CONSIDERATIONS:-

- 5.1 The issues to be considered are:
- Impact on character and appearance of the building and wider area
 - Impact on neighbouring amenity

Impact on the character and appearance of the building and wider area

- 5.2 The air handling units are relatively bulky, measuring 1.8m high and 3.6m long, but, due to the overall scale and massing of the building, they would be modest additions. Given the height of the building which is 9m, and the setback of the units from the front elevation of 15 metres, they will not be visible from the car park or entrance forecourt of the building. They will also not be visible from

any adjoining properties to the east. Officers note that the existing 2m high chiller units are visible from the running track at the rear, but these are 3m from the building's edge and are on the rear part of the building.

- 5.3 As such, the impact of the AHUs on the visual amenities of the building, site and surroundings would be acceptable and would comply with Policies CH2 and CH3 of the Crawley Borough Local Plan.

Impact on neighbouring amenity

- 5.4 There is no objection from the Crawley Borough Council Environmental Health Department regarding the noise and disturbance created by the AHUs, as the nearest residential property is approximately 350m to the east.

CONCLUSIONS:-

- 6.1 The proposal would not have a detrimental impact on the visual amenities of the site as they are set sufficiently back from the building elevations. There would be no detrimental impact on neighbouring amenity given the distance of the units to the nearest residential properties. The application would therefore comply with policies CH2, CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030 and should be approved.

RECOMMENDATION RE: CR/2017/0306/FUL

PERMIT subject to conditions.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.

NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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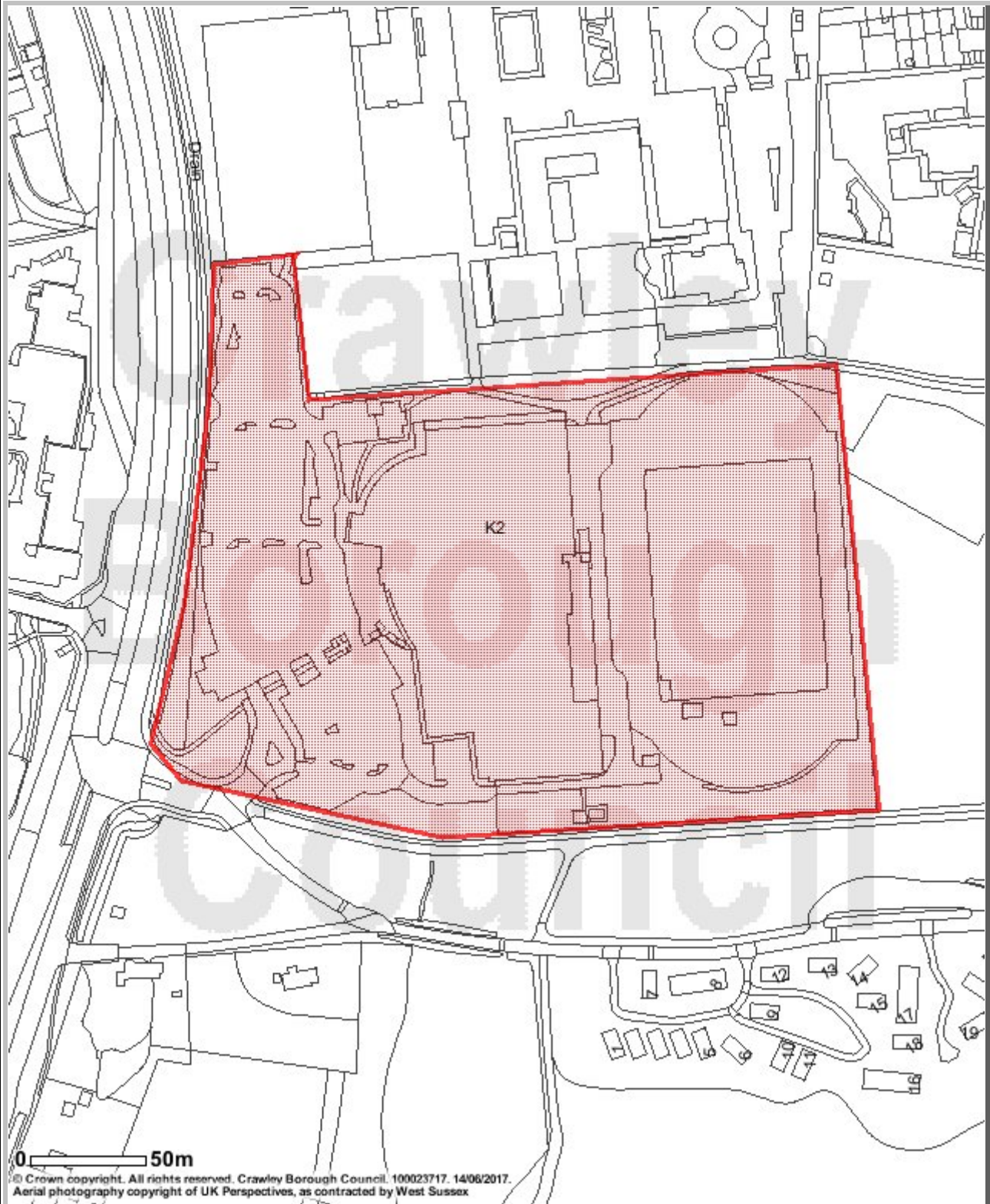
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CR/2017/0306/FUL

Date 9 June 2017

Approx. Scale 1:1,250

**K2 LEISURE CENTRE K2, BRIGHTON ROAD,
TILGATE, CRAWLEY**



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