

DEVELOPMENT MANAGEMENT COMMITTEE – 2 DECEMBER 2020

Application Number	3/20/1814/FUL
Proposal	Demolition of existing extension to leisure centre and construction of new 2 storey extension incorporating exercise studios, gym, soft play area and café with associated landscaping rearrangement of car park area, cycle parking and ancillary external plant. Provision of 120sqm temporary studio.
Location	Hartham Leisure Centre Hartham Lane Hertford SG14 1QR
Parish	Hertford Town Council
Ward	Hertford Bengo

Date of Registration of Application	23/09/2020
Target Determination Date	23/12/2020
Reason for Committee Report	Council Application
Case Officer	Jill Shingler

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

That delegated Authority be granted to the Head of Planning and Building Control to finalise the detail of conditions.

1.0 Summary of Proposal and Main Issues

1.1 The proposal seeks permission for the demolition of existing 1998 single story extension on the western side of the leisure centre and the erection of a two storey replacement extension to provide increased gym and studio space, children's soft play area and café facility. The works also include changes to the plant building to the

front of the site and the erection of a further substation building, together with changes to the layout of the existing car park and cycle parking facilities. In addition the proposals include the erection of a temporary building to be located on part of the existing car park to provide studio space while the existing facility is out of use.

- 1.2 As part of the overall scheme the existing swimming pool and associated facilities are also to be upgraded, but these works are within the existing building and do not entail any external works that would require planning permission.
- 1.3 The proposed 2 storey addition is designed with a sloping curved south facing aluminium roof structure which extends down to the ground level on the southern side and will incorporate a substantial living wall. To the northern side, the building opens up with a wide glazed elevation, looking out over the parkland. The Western elevation is to be of timber effect rainscreen cladding of two natural colours and windows are introduced to enable glimpses of the activity within. The proposal incorporates photovoltaics on the sloping south facing roof, and air source heat pumps are proposed within the plant area to the south of the building.
- 1.4 The scheme includes a circular area of integrated hard and soft landscaping around the extension which will provide outside café seating areas. New tree planting is proposed within a central access plaza area to the front of the building.
- 1.5 No changes are proposed to the existing vehicular access, via Hartham Lane. It is proposed to improve the coach drop off facilities at the front of the building and reconfigure the parking area such that there will be 86 car parking spaces and 3 coach parking spaces, together with 84 cycle parking spaces.
- 1.6 This is a revised application which has been submitted following the withdrawal of an earlier application which was criticised by Members and objectors with regard to aspects of the design and energy efficiency of the proposal.

1.7 The main issues for consideration are;

- The principle of the development in the Green Belt
- Leisure provision
- Climate Change
- Design and external appearance
- The Conservation Area
- Environmental quality
- Highways and parking
- Flood risk and sustainable drainage
- The natural environment

2.0 Site Description

- 2.1 The red lined application site encompasses approximately 1.06 hectares of Council owned land within Hartham Common. It is within the Green Belt, Hertford Conservation Area, a designated Local Green Space-Hertford Green Finger and is located close to the centre of Hertford on the southern edge of Hertford Common. The common is bounded by the River Lea and the River Beane and the park provides playing pitches, children's play facilities and an attractive well treed area for informal recreation.
- 2.2 Vehicular access to the site is via Hartham Lane which leads to the Leisure Centre and to other public car parks that serve the area. Public footpaths enable pedestrian access from north, south, east and west and the National Cycle Route passes the site.
- 2.3 The existing leisure centre and the proposed addition fall within the Environment Agency's Flood Zone 2.
- 2.4 The main visual feature of the existing leisure centre is the series of different height slack pitched, light green, corrugated metal roofs with extensive curved overhanging eaves feature. There is a substantial mature tree screen close to the rear elevation of the building, which helps screen the building, when viewed from the

north. Further trees to the west screen and soften views on the approach through the park from the west.

- 2.5 The existing main building provides a 33.3 metre swimming pool and separate learner pool, changing village for the pools, male and female dry side changing rooms at ground floor and a narrow gym area at first floor, while the later addition provides a curving studio space and a small gym area as well as the reception area.
- 2.6 The parking for the leisure centre lies to the south and east of the building and there are disabled parking spaces and coach parking spaces close to the entrance.
- 2.7 The main plant area and store for the existing centre is located in a separate building to the front of the site adjacent to the main entrance.

3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision
3/88/1436/DC	Conversion of outdoor pool to indoor pool	Deemed Approval
3/98/1331/FP/FP	Extension to front of leisure centre	Granted
3/08 2089/FP	Windows to enable first floor gym.	Granted
3/10/1901/FP	Car park extension and regrade of earth mound	Granted
3/19/1882/FUL	Demolition of existing extension to leisure centre and construction of new 2 storey extension.	Withdrawn

4.0 Main Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts District Plan 2018 (DP) and the Draft (Reg16) Bengeo Neighbourhood Area Plan 2019-2033 (BNAP). The emerging BNAP policies are currently at examination and whilst they are material to the consideration of the planning application they cannot be afforded full weight.

Main Issue	NPPF	DP Policy	NP Policy
Principle of Development. Green Belt and Local Green Space	Section 13	GBR1, NE4	
Leisure Provision	Section 8	CFLR1	HBC2
Health and wellbeing	Section 8	CFLR9	HBC2
Design and external appearance	Section 12	DES4 DES5	
Environmental Quality	Section 15	EQ1, EQ2, EQ3, EQ4	
Highway and parking Implications	Section 9	TRA1, TRA2, TRA3	HBT1, HBT2, HBT3, HBT4, HBT5
Flood risk and sustainable drainage	Section 14	WAT1, WAT3, WAT5, WAT6	
Climate change and water resources.	Section 14	CC1, CC2, WAT4	
Heritage Assets	Section 16	HA1, HA2, HA3, HA4, HA7	HBC3

Natural Environment	Section 15	NE1, NE2, NE3	HBH3, HBN3
---------------------	---------------	------------------	---------------

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

- 5.1 HCC Highway Authority acknowledges the good sustainable transport links to the site and does not wish to restrict the grant of permission, subject to conditions.
- 5.2 Lead Local Flood Authority advise the proposed development site can be adequately drained and can mitigate any potential surface water flood risk subject to conditions.
- 5.3 Environment Agency advise that the development is within Flood Zone 2 and standing advice should be followed.
- 5.4 Thames Water raise no objection to the proposals.
- 5.5 Hertfordshire Ecology advise that the submitted ecology survey is sufficient to demonstrate that the site does not support significant habitats or protected birds and no further surveys are required. Conditions are suggested to secure biodiversity net gain.
- 5.6 EHDC Environmental Health advise that they raise no objection subject to conditions regarding, sound attenuation and construction management.
- 5.7 EHDC Tree and Landscape Officer Raises no objection to the proposals subject to conditions

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Town/Parish Council Representations

6.1 Hertford Town Council Planning Committee felt this was a much improved design and welcomed the renewable energy proposals to make this building have less environmental impact. The Committee recognise that some mature trees to the west of the new development will be lost and would like to see planting to maintain a wildlife corridor from the west of the site. The Committee would be interested to know the plans to improve the energy efficiency of the existing building. Whilst the two electric vehicle charging points are welcomed, the Committee felt more provision should be made to future proof the parking for the design life of this development.

7.0 Summary of Other Representations

7.1 3 representations have been received raising the following comments and concerns:

- This could be an important area for bats. Bat and swift boxes should be integrated into the design of the building to accommodate and encourage them in accordance with policy.
- The design is improvement on previous proposals and incorporates features that will help it blend with the surrounding landscape.
- Note that substantial replacement tree planting is proposed and welcome the inclusion of bird and bat boxes and bee hotel within the landscaping scheme.
- Welcome the aim of achieving BREEAM Excellent accreditation.
- Would have liked to see inclusion of greater facilities for older children within and around the development.
- Welcome the improvements to the pool area including the provision of spectator seating.

- Welcome the inclusion of additional cycle parking including covered provision.
- Note that the reconfiguration of the car park would facilitate pedestrian access.
- It is essential that the works are finished on time to minimise interruption of community facilities.
- The application fails to address that the extension will obstruct a public footpath. The existing building also obstructs the footpath.

8.0 Consideration of Issues

Principle of Development

- 8.1 Notwithstanding its proximity to the Town Centre, the site lies within the Metropolitan Green Belt wherein only additions that are not disproportionate over and above the size of the original building can be considered appropriate. In this instance the proposals include the removal of the existing single storey extension of 348sq metres and the erection of a two storey extension of 1,366 sq metres. The proposed extension results in an increase in floorspace over and above that of the original building, of approximately 65%. In addition the proposed temporary studio space will also have an impact on openness during the development of the new facility.
- 8.2 The development is therefore considered inappropriate in the Green Belt and permission should not be granted unless there are very special circumstances sufficient to outweigh the harm to openness by reason of inappropriateness, and any other harm. This issue will be assessed later this report.

Leisure provision, health and wellbeing

- 8.3 National and Local policies identify the need to promote health and wellbeing and it is recognised that sports and leisure facilities are an important element in achieving a fit and healthy population.
- 8.4 The Council undertook an Open Space and Sports Facility Assessment (OSSFA), which forms part of the Council's District Plan, evidence base and found that whilst the pool provision in the area is considered sufficient for the population growth until 2033, there is a need to improve the existing facilities and expand dry side fitness provision. In addition the report refers to the Max Associates Review of fitness provision, which identified a significant latent demand for gym membership at Hartham which cannot be met within the current limited facility.
- 8.5 The existing facility at Hartham was examined and it was found that the existing pool area, whilst in need of refurbishment still meets current needs whilst the space available for gym stations and fitness studios is inadequate and poorly configured. The proposed development has been designed to meet this identified need and it is considered that this weighs in favour of the development.
- 8.6 As well as providing for the fitness needs, the proposed extension also incorporates a café area which will serve not only the users of the leisure centre, but also the users of the surrounding park and playing fields. This will replace the café that operated from the adjacent pavilion building to the west of the leisure centre.
- 8.7 The proposal therefore accords with the strategic priorities identified in the Action plan in the OSSFA. Policy CFLR1 of the District Plan states that proposals for new open space, indoor and outdoor sport and recreation facilities which meet identified needs will be encouraged in suitable locations served by a choice of sustainable travel options.
- 8.8 It is considered that the identified need for the enlarged facility, together with the clear benefits of the location with regard to

accessibility by the target population, weighs significantly in favour of the development. It is also important to ensure continuity of provision of facilities if at all possible, and the temporary studio building is to be considered important to maintaining that continuity on site.

Climate Change

- 8.9 The District Plan seeks to ensure that new development is adaptable to climate change i.e. is designed to minimise overheating in summer and reduce the need for heating in winter, and can demonstrate how carbon dioxide emissions will be minimised across the development site. Achieving standards beyond the requirements of Building Regulations is encouraged.
- 8.10 Whilst the previous application demonstrated a policy compliant reduction in carbon emissions, Members at Committee made it clear that a higher standard should be achieved and that as a Council led development an example should be set for other developers, to meet the longer term aspirations of the Council and indeed the Government to move towards carbon neutrality.
- 8.11 The redesigned scheme has taken this message on board and aims to achieve BREEAM Excellent standard. BREEAM is a sustainability assessment method for buildings which takes into account the building's environmental, social and economic sustainability performance, using standards developed by the Building Research establishment.
- 8.12 The heating and cooling source for the new extension is to be an air source heat pump to be located externally behind the new timber enclosure located at the front of the site. An Energy and Sustainability Statement has been submitted which advises that with the inclusion of low /Zero carbon technologies (including solar photovoltaics on the south facing roof of the extension and the use of air source heat pumps) the carbon emission of the proposed extension will be reduced by some 45 %).

- 8.13 In addition, the design of the extension, incorporating the proposed living wall to the southern elevation will minimise summer heating and reduce cooling costs.
- 8.14 To achieve BREEAM Excellent accreditation other factors such as re-use of existing materials, incorporation of green infrastructure, improved biodiversity, efficient use of water, sustainable drainage, sustainable materials, sustainable transport etc. have all been factored into the design. The building envelop has been designed to standards above the building regulations requirements and the target for the extension is to reduce air permeability 50% above the current Part L Building regulations requirement.
- 8.15 It is considered that the proposed sustainable, future proofed, design together with the significant reduction in carbon emissions beyond current policy requirements adds significant weight in favour of the development.

Design and External Appearance

- 8.16 The proposal will see the demolition of the existing brick built single storey extension on the western side of the leisure centre and the erection of a much larger two storey addition. The original pool building is to be retained.
- 8.17 The addition, whilst adding about 65% in floorspace terms, is less than half the length of the original building and is visually compact utilising the minimum volume necessary to achieve the floorspace requirements.
- 8.18 The design has been the subject of extensive discussions with Officers and significant public consultation following the deferral of the previous application which had been heavily criticised by some for its relatively simple utilitarian design and materials which were seen as inappropriate to the parkland setting.
- 8.19 The new design has addressed the criticisms and presents an attractive addition to the existing building which integrates well with

the parkland setting. The curving aluminium structure is softened by the introduction of the living wall to the southern elevation. The glazed northern elevation with its protruding beams resembles an eye and enables views out over the park and vice versa. In addition the western elevation is proposed to have a timber like finish and incorporates windows that enable glimpses of the activity within.

- 8.20 Care has been taken to integrate the hard and soft landscaping into the design of the scheme and provide seating areas around the building. The Landscape Officer has raised concern regarding the proposed gabions (brick filled metal bound cages) which create the semi-circle, but these are an integral part of the sustainability strategy of the development, enabling re-use of the brick from the demolished extension within the site as part of the design. Subject to quality timber being used to top the structures (to provide seating) it is considered that they will provide an attractive and practical feature.
- 8.21 New ornamental tree planting is proposed around the western side of the building as well as within the reconfigured entrance plaza.
- 8.22 The material of the roof and its curved design has been chosen to maintain a visual link with the existing corrugated roof of the main building.
- 8.23 The revised design is well thought out and will provide a quality addition that fits well with the existing building and its setting, within the park. The quality of the design and the associated hard and soft landscaping is considered to weigh in favour of the development.
- 8.24 The proposed temporary studio space building is a simple rectangular, modular building and is proposed to be located at the rear of the eastern car park area, such that it does not intrude into the open parkland. It is considered appropriate as a means of providing temporary facilities, subject to a condition to secure its removal once the new extension is operational.

Conservation Area

- 8.25 The site lies within the Hertford Conservation Area and as such any development should preserve or enhance the special interest, character and appearance of the area.
- 8.26 The proposed extension respects/continues the existing front and rear building line of the building. Whilst the leisure centre stands on its own and not part of a traditional street scene it is considered that maintaining the established depth of the building and not extending further out into the open parkland to the rear is a positive factor, which helps maintain the open character of park, and also does not result in a loss of the existing playing fields.
- 8.27 The proposal does result in the loss of some significant trees which are identified within the Conservation Area Appraisal as contributing to the special interest and character and appearance of the area. The trees are mature and whilst not of the highest quality they currently help to reduce the visual impact of the leisure centre building when viewed from the west.
- 8.28 The loss of these trees was raised as a concern on the earlier application particularly as the removal of the trees exposed the uninspired western elevation to view. The revised scheme has addressed this concern by creating an integrated hard and soft landscaping scheme around the western side of the building, and significantly improving the western elevation of the building. The two storey addition successfully hides the unattractive original building when viewed from the west, such that it is no longer necessary to provide such extensive screening. In accordance with the original advice of the Design Review Panel the proposals take the opportunity to address the park, rather than to hide from it.
- 8.29 Compensatory tree planting is also proposed, including the provision of a semi-circle of trees around the western side of the building. Whilst these are proposed to be smaller and more ornamental than those that are to be replaced, such trees are appropriate to the parkland setting. In addition, further tree

planting is proposed around the front entrance to the building which together with the living wall will create an attractive feature.

- 8.30 The proposed development adds interest and quality and it is considered that it will preserve and enhance the character and appearance of this part of the Conservation Area in accordance with policy. The enhancement adds weight in favour of the development.

Environmental Impacts

- 8.31 A Phase II Geoenvironmental Assessment was submitted with the application to assess risks with regard to contamination. This has been considered by the Environmental Health Officer, and is considered to provide a robust assessment. Having regard to the end use, no soil, ground water or ground gas risks were identified therefore no remediation measures are required.
- 8.32 The development is not expected to result in any excessive noise or light pollution. Whilst there is potential for some noise from people utilising the external café seating area, the noise is unlikely to be greater than is generated by the adjacent playing fields and play areas. A noise assessment was submitted with the application and concluded that noise from the adjacent river was the dominant noise source.
- 8.33 A condition is proposed to restrict noise from any external plant, to ensure that there is no adverse impact on residents. The nearest residents are those living on house boats on the river approximately 48 metres away from the site.
- 8.34 Conditions to restrict construction working hours and to require submission of a Construction Management Plan (CMP) to minimise disruption during construction are also proposed.
- 8.35 The lack of harm from the development to the environment in terms of contamination, light and noise carries neutral weight.

Highways and Parking

- 8.36 Despite the increase in floorspace of the building, over that of the existing, no additional car parking spaces are proposed. The application was accompanied by a parking review and a transport statement.
- 8.37 The site is well served by public transport and is readily accessible by walking or cycling. The centre sits adjacent to the National Cycle network route 61. The leisure centre will provide 84 cycle parking spaces including 35 new spaces as a result of the proposed development, and this is considered to be an appropriate level of provision for the facility.
- 8.38 The existing car parks at the site provide 93 car parking spaces and 3 coach parking spaces. The proposed reconfiguration as a result of the development results in the loss of 7 car parking spaces overall. The number of blue badge spaces, adjacent to the front entrance is being increased from 3 to 6, and two electric vehicle charging points are also proposed.
- 8.39 On site car parking provision falls well short of the level set out in the parking standards for this zone 4 location, where 183 spaces could be expected. However, the parking assessment submitted with the application, highlights the close proximity of other public car parks and the relatively limited times at which the car parks are full to capacity, and provides a robust basis for accepting a lower provision. The lack of parking will also help discourage people from driving into Hertford, which already suffers from traffic congestion and issues with air quality, and to use more sustainable means of transport.
- 8.40 Furthermore, to require increased parking to meet the maximum standard would have a significantly adverse impact on the openness of the Green Belt and on the character and appearance of the Conservation Area and would significantly erode the natural landscape of the park.

- 8.41 The Highway Authority has raised no objection to the proposal, and is happy that the site is well served by foot and cycle paths and by public transport. Conditions are to be imposed to ensure that a travel plan is produced, to demonstrate how staff and customers will be encouraged to use alternate modes of transport to the site. In addition a car park management plan is required to better restrict the use of the car park to those utilising the leisure facilities.
- 8.42 The Highway Authority identified that the proposed extension to the building, "clips" the route a public footpath (88), however it appears that the existing building and car park already obstruct the definitive route of the footpath.
- 8.43 Whilst the proposals do not require any change to the position of the path as it currently exists on the ground there is a need to apply to formally divert the right of way, to regularise its position. An application for the footpath diversion has been made. This is a separate matter which does not prevent the planning application from being determined.
- 8.44 The scheme is considered to comply with the policies of the District Plan with regard to safe and convenient access to all users.
- 8.45 The sustainable location of the development, and its connectivity, which negates the need for additional car parking, is considered to add some weight in favour of the development.

Flood risk and Sustainable Drainage

- 8.46 The leisure centre building is located within the Flood Zone 2. Generally new development should be directed to areas at least risk of flooding. In this instance the proposed development is an extension and by default cannot avoid being within the flood zone.
- 8.47 The application was accompanied by a flood risk assessment, and the proposals include the provision of sustainable drainage such that there will be no increased risk of flooding elsewhere as a result

of the development. The building itself has also been designed with a high level of flood resilience.

- 8.48 The Lead Local Flood Authority (LLFA) has raised no objection to the proposals subject to conditions.

Natural Environment

- 8.49 District Plan policies require that developments result in a net increase in the ecological value of a site. Hartham Common, which wraps around 3 sides of the leisure centre, is identified by Hertfordshire Ecology, as an Ecosite. Ecosites do not have any form of status of importance, but are sites on which there is some existing ecological information. They do not meet the rigorous and quantifiable assessment criteria needed to identify them as non-statutory Local Wildlife Sites.
- 8.50 The application was accompanied by an ecology report and the site itself, including the buildings and car park, is not considered to support significant habitats or protected species, other than potentially nesting birds. Hertfordshire Ecology have confirmed that this report is adequate and that no further surveys are necessary.
- 8.51 The proposals include the provision of bat and bird boxes, a bee hotel and other elements designed to encourage biodiversity. The inclusion of the living wall further enhances the opportunities for ecological enhancement. Hertfordshire Ecology is satisfied that suitable mitigation and enhancement can be made and have suggested conditions including a requirement for submission of a Landscape and Biodiversity Plan to ensure a net gain in ecological value is achieved.
- 8.52 The development is therefore considered to comply with the policy requirement with regard to biodiversity and this carries neutral weight in the consideration of the proposals.

Other Matters

8.53 The concerns raised in consultation responses have largely been addressed in the body of the report. The suggestion that facilities for older children should have been included within the development is not relevant to the determination of this application which must be considered on its own merits. The proposed facilities have been justified in terms of the identified need for increased gym and studio facilities and are considered appropriate on that basis.

9.0 Planning Balance and Conclusion

9.1 The proposed extension is considered to be disproportionately larger than the size of the original building, and in addition has a physical impact on openness. The proposal therefore amounts to inappropriate development in the Green Belt and is by definition harmful. The provision of the proposed temporary studio space is also inappropriate development in terms of Green Belt policy.

9.2 Therefore, in order to be acceptable the proposal must demonstrate very special circumstances that clearly outweigh the harm by reason of inappropriateness, and any other harm.

9.3 In this case the following other considerations have been identified:

- The clear identified need for the additional gym facilities and studio space, to provide for the health and wellbeing of the growing local population;
- The fact that the volume of the addition has been kept to the minimum necessary to achieve the required floorspace.
- The very sustainable/accessible location of the site;
- The established use of the site for a leisure centre and the demolition of the existing extension.
- The higher than standard carbon reduction and sustainability measures proposed.
- The high quality design of the extension and its associated hard and soft landscaping, which will enhance the Conservation Area.

- The temporary nature of the studio building and the need to maintain provision of facilities during construction.

9.4 It is considered that these factors taken together amount to very special circumstances that clearly outweigh the relatively limited identified harm to the Green Belt that will result from the development. No other material harm has been identified in the assessment of the application.

9.5 It is therefore considered that the planning balance falls in favour of the development and that it accords with the policies of the District Plan. The application is therefore recommended for approval, subject to conditions.

RECOMMENDATION

That planning permission be **GRANTED**, subject to the conditions:

Conditions

1. Three year time limit (1T121).
2. Approved Plans (2E101).
3. Lighting Details (2E272).
4. Hard Surfacing (3V212).
5. Landscape Design (4P122).
6. Prior to their first use within the development samples of the external materials of construction of the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development and in accordance with policy DES4 of the East Herts District Plan 2018.

7. Noise resulting from the operation of any external plant. hereby approved shall not exceed the existing background level inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.
Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with policy EQ2 of the adopted East Herts District Plan 2018.
8. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 07.30hrs Monday to Saturday, nor after 18.30hrs on weekdays and 13.00hrs on Saturdays, not at any time on Sundays or Bank Holidays.
Reason: To safeguard the amenity of residents of nearby properties, in accordance with policy EQ2 of the adopted East Herts District Plan 2018.
9. Prior to the commencement of the development, a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

 - a) The construction programme and phasing
 - b) Hours of operation, delivery and storage of materials
 - c) Details of any highway works necessary to enable construction to take place
 - d) Parking and loading arrangements
 - e) Details of hoarding
 - f) Management of traffic to reduce congestion
 - g) Control of dust and dirt on the public highway
 - h) Details of consultation and complaint management with local businesses and neighbours
 - i) Waste management proposals
 - j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.

- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

All works shall be carried out in accordance with the approved CMP thereafter.

Reason: In the interests of highway safety and in order to ensure an adequate level of amenity for existing residents in accordance with policies DES4, EQ2 and EQ4 of the adopted East Herts District Plan 2018.

- 10. At least 3 months prior to the first use of the approved development a detailed Travel Plan for the site, based upon the Hertfordshire Council document 'Hertfordshire's Travel Plan Guidance', shall be submitted and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented at all times.
Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).
- 11. Prior to the first use of the extension hereby approved, a Car Park Management Plan shall be submitted to the Local Planning Authority (in consultation with the Highway Authority), for approval in writing. The plan should describe how parking will be managed with respect to preventing non-leisure centre related trips and how capacity may be managed using the Hartham Common and Hartham Lane car parks.
Reason: To ensure suitable arrangements for car parking as part of the development in accordance with EHDC requirements.
- 12. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. The statement should include: a) map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; b) access arrangements to the site; c) the date of start and finish of works on site; d) siting, methodology and facilities for wheel cleaning; e) site

set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities; f) cleaning of site entrances, site access roads and the adjacent public highway and: g) details of provisions for temporary car parking, loading/unloading and vehicle turning areas; h) hours of construction operations including times of deliveries and removal of waste; i) the estimated number and type of vehicles per day/week; j) details of any vehicle holding area; k) details of the vehicle call up procedure; l) details of any changes to on-street waiting and loading restrictions that will be required; m) access and protection arrangements around the site for pedestrians, cyclists and other customers; n) details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent; o) details of a construction phasing programme; The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

13. Tree/hedge protection and retention (4P052).
14. Within 3 months of commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be prepared, detailing how biodiversity will be incorporated within the development scheme. The plan shall include details of appropriate habitat improvement, management and creation schemes. The plan shall be submitted to the LPA to demonstrate the expectations of NPPF in achieving overall net gain for biodiversity have been met. Development shall proceed in accordance with the approved LEMP, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development results in a net gain in biodiversity as required by Policy NE3 of the east Herts District Plan 2018.

15. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Peter Dann Consulting Engineers, Job number 10-9604, dated 17 August 2020 and the following mitigation measures:
1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed the surface water runoff generated during the 1 in 100 year event plus 40% climate change event.
 2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall event up to and including the 1 in 100 year plus climate change event providing a minimum of 23.94m³ (or such storage volume agreed with the LLFA) of storage volume in the shallow geo-cellular storage tank.
 3. Discharge of surface water from the private drainage network into the ground.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policy WAT1 of the East Herts District Plan 2018.

16. No development (other than demolition) shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
1. Detailed infiltration test conducted to BRE Digest 365 Standards at the exact location and depth where the geo cellular storage is proposed.
 2. Undertake Groundwater monitoring to ensure that the 1m buffer zone between the groundwater levels and the bottom of the storage tank can be maintained.

3. Final detailed modelling of the drainage network for up to and including the 1 in 100 year rainfall event including 40% for climate change.
4. Final detailed drainage layout with all SuDS features indicated
5. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding both on and off site, in accordance with Policy WAT1 of the East Herts District Plan 2018.

17. Prior to their installation, full details of the proposed photovoltaic panels shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details.

Reason: To ensure satisfactory appearance in the interests of maintaining the character and appearance of the conservation area in accordance with policy HA1 of the East Herts District Plan 2018.

18. Prior to installation, details of the signage to be installed on the proposed extension and within the site, shall be submitted to and agreed in writing by the Local Planning Authority. The signage shall be installed in accordance with the approved details.

Reason: In the interests of maintaining the character and appearance of the Conservation Area in accordance with Policy HC1 of the East Herts District Plan 2018.

19. Prior to the occupation of the new extension to the leisure centre the details of visitors and staff cycle parking shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Staff cycle parking should be provided in a weather tight and lockable store. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport.

20. Improvements to walking- Within 3 months of commencement of development plans shall be submitted to the Local Planning Authority for approval in writing, in consultation with the Highway Authority, which show pedestrian accessibility improvement works at the following locations:
- i. Provision of pedestrian crossing with tactile paving across to both sides of the bellmouth access to the coach/disabled parking area;
 - ii. Provision of pedestrian crossing in two locations in Hartham Lane outside Hertford Footpath 091 and further to the west along Hartham Lane in a location where access is provided to the East Car Park;
 - iii. Refreshing of the existing raised pedestrian crossing to the south of cycle hub in Hartham Lane.

The works thereby approved should be completed before first occupation / use of the development.

Reason: In the interest of sustainable travel and compliance with polices 108 and 110 of the NPPF and policy 1 of LTP4.

Informatives

1. Justification Grant (JG4)
2. Other Legislation (1OL1)
3. Any significant tree/shrub works or removal should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than two days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.
4. During the demolition and construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

5. Prior to the commencement of demolition of the existing building, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the East Herts District Plan, the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA**Non-Residential Development**

Use Type	Floorspace sq.m
Proposed: Leisure	3,454
Existing: Leisure	2,440
Increase:	1,018

Parking	
Existing	93
Proposed	86
Policy Requirement	243
Zone 4 Accessibility reduction 25%	60
Requirement	183

Cycle Parking	
Existing	57
Proposed	84