

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE – 18  
June 2013**

Agenda Item	6.11
Report No	PLN/068/13

**13/01534/FUL : The Highland Council  
Thurso Swimming Pool, Millbank Road, Thurso, KW14 8PS**

**Report by Area Planning Manager**

**SUMMARY**

**Description:** Proposed extension to provide gym and dance studio facilities - amendment to consent No 12/03027/FUL

**Recommendation: GRANT**

**Ward:** 02- Thurso

**Development category:** Local Development

**Pre-determination hearing:** Not Required

**Reason referred to Committee:** Development in which the Council has an interest.

**1. PROPOSAL**

- 1.1 Planning permission (ref 12/03027/FUL) for a refurbishment and extensions at Thurso Swimming Pool was recently granted by the planning committee on 27<sup>th</sup> November 2012. This revised application differs from that previously consented, with minor changes to provide an alternative layout creating a larger gym and dance studio facilities. The modifications triggered the requirement for a new application.

**2. SITE DESCRIPTION**

- 2.1 The swimming pool is located to the south east of the river Thurso and is accessed off Millbank Road, it is served by an existing carpark. Extensive site works have begun on site with the commencement of development to fit the new biomass boilers granted under planning application 11/01167/FUL.

**3. PLANNING HISTORY**

- 3.1 12/03027/FUL: Refurbishment and extensions granted by Committee on the 27 November 2012.

11/01167/FUL: Installation of biomass boiler and wood pellet store in external; accommodation with a dedicated flue and new fenced off oil storage tank granted by Committee on the 28 June 2011.

09/00191/FULCA: Construction of changing rooms, club room and ancillary facilities at Rugby Playing Fields approved. The main leisure centre building dates back to 1987.

#### **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown  
Representation deadline: 17/05/2013  
Timeous representations: 0  
Late representations: 0

#### **5. CONSULTATIONS**

- 5.1 **None**

#### **6. POLICY**

- 6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal.

#### **7. PLANNING APPRAISAL**

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This is a straight forward application involving a minor development and is referred to Committee because it is a development in which the Council has an interest. There are no policy implications and no third party comments have been received. There are no technical or consultee objections. The main material differences between the previous approval and this application are due to the alternative design to provide a slightly larger gym and dance studio. These facilities are to be accommodated within a triangular shaped extension to the front of the building. As a result of the proposed extension the existing gym will no longer be used as a store. The relocation of the existing sauna and drench shower will be created within a new partition next to the 'Pool Office'. Improved accessibility for access to storage, chemical storage areas and changing room areas are all considered to be minor.

#### **8. CONCLUSION**

- 8.1 The amended proposal accords with policy and provides necessary additional accommodation/facilities for Thurso Swimming Pool.
- The amended proposals are considered acceptable; there are no material considerations to indicate that consent should be withheld. It is considered that the proposal accords with policies of the development plan and as such it is recommended that it is approved with appropriate conditions.

## RECOMMENDATION

**Action required before decision issued** N

**Subject to the above**, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. Within 28 days of the date of this permission, the developer shall submit for the approval in writing of the Planning Authority a phased construction programme for the site, including the location of any construction compounds and areas for the storage of building materials, plant and equipment in a suitably fenced area. The development shall thereafter be undertaken in accordance with the approved details.

**Reason** : In the interests of amenity and in order to retain effective control over the approved continued use of the site and to properly regulate activities

2. During the construction of the development hereby approved and thereafter constructed, measures shall be taken to avoid depositing debris on the public road during construction and dust suppression measures shall be applied to the site to avoid airborne dust contamination of nearby properties.

**Reason** : In the interests of amenity and road safety

3. Construction work associated with the development hereby approved, for which noise is audible at the boundary of the site, shall only be carried out between 0800 hours and 1900 hours Monday to Friday, between 0800 hours and 1300 hours on Saturday and at no time on Sundays or public holidays.

**Reason** : In the interests of residential amenity of neighbouring properties.

4. The developer shall ensure that all plant, machinery or equipment installed or forming part of the development, including any mechanical extraction, ventilation or refrigeration systems, shall be of such a type, so designed, installed, and thereafter operated and maintained such that noise levels at the nearest noise-sensitive properties are not increased. In order to demonstrate this to be case, prior to the commencement of development, the developer shall carry out a background noise survey, using a methodology to be approved in writing by the Planning Authority, the results of which shall be submitted to and require the approval of the Planning Authority in consultation with the Environmental Health Authority

**Reason** : In the interests of residential amenity of neighbouring properties

5. No development shall take place on site until, any tree branches overhanging the northern boundary shall have been carefully trimmed back to provide a clearance of no more than 1.5 metres from the gable end to enable the erection of scaffolding. No plant or machinery shall access the narrow path between the north gable and the boundary with 20 Millbank Road to avoid any damage to the canopy of neighbouring trees.

**Reason** : To ensure the protection of retained trees during construction and thereafter.

**Note to Applicant**

**INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

**FOOTNOTE TO APPLICANT**

Statutory Requirements: The following are statutory requirements of the Town and Country Planning (Scotland) Act 1997 (as amended). Failure to meet their respective terms represents a breach of planning law and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development (NID) in accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority prior to work commencing on site. Furthermore, work must not commence until the notice has been acknowledged in writing by the Planning Authority.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority.

Copies of the notices referred to are attached to this consent for your convenience.

Conditions: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Case Officer: Andrew Parker

Background Papers: Highland Wide Local Development Plan  
Committee Report 12/03027/FUL

Relevant Plans: Plan 1 – 122-100 Rev B Location Plan  
Plan 2 – 1222-A-101 Rev B Proposed Floor/Site Plan  
Plan 3 – 1222-A-102 Rev C Proposed Elevations  
Plan 4 – 1222-200 Rev B 12/03027/FUL Floor Plan previously approved.



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Planning and  
Development Service

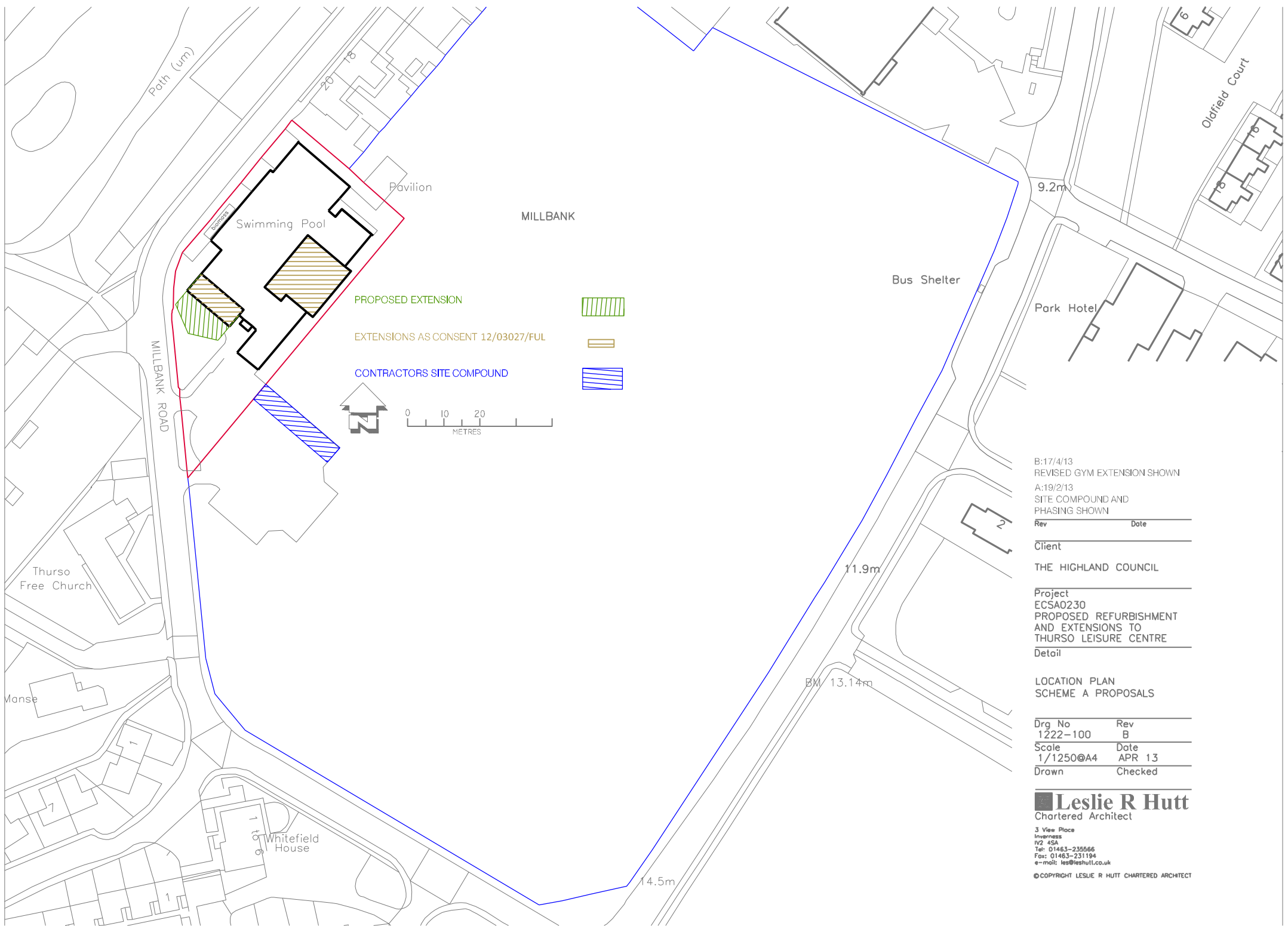
Case No: 13/01534/FUL

**Description: Proposed extension to provide gym and dance studio facilities - amendment to consent No 12/03027/FUL**

Date: 18.06.13



Scale:



Path (um)

MILLBANK ROAD

Swimming Pool

Pavilion

MILLBANK

Bus Shelter

Park Hotel

Oldfield Court

Thurso Free Church

Manse

Whitefield House

PROPOSED EXTENSION  
 EXTENSIONS AS CONSENT 12/03027/FUL  
 CONTRACTORS SITE COMPOUND



B:17/4/13  
 REVISED GYM EXTENSION SHOWN  
 A:19/2/13  
 SITE COMPOUND AND  
 PHASING SHOWN

Rev	Date

Client  
 THE HIGHLAND COUNCIL

Project  
 ECSA0230  
 PROPOSED REFURBISHMENT  
 AND EXTENSIONS TO  
 THURSO LEISURE CENTRE  
 Detail

LOCATION PLAN  
 SCHEME A PROPOSALS

Drg No	Rev
1222-100	B
Scale	Date
1/1250@A4	APR 13
Drawn	Checked

**Leslie R Hutt**  
 Chartered Architect

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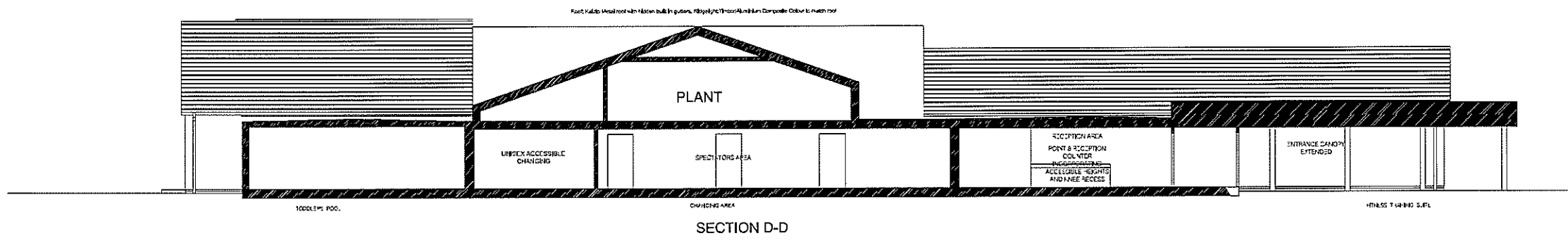
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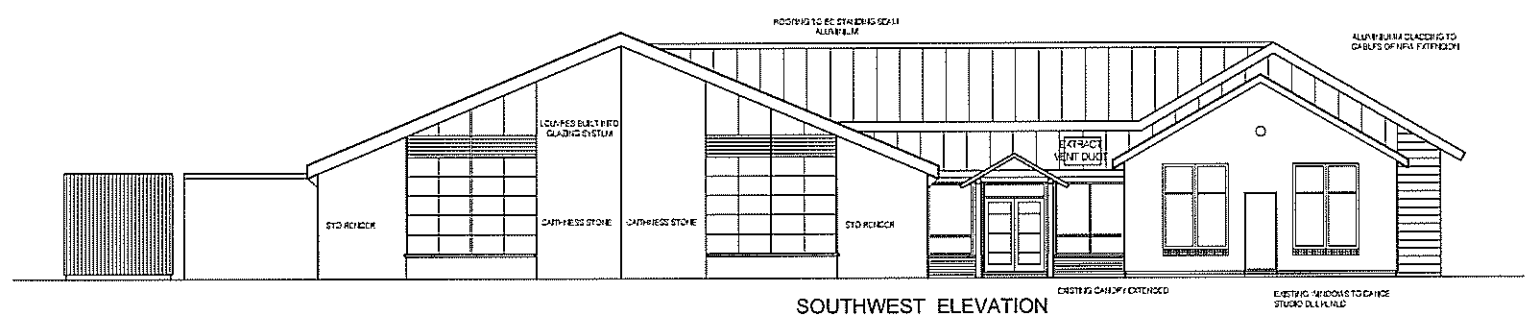
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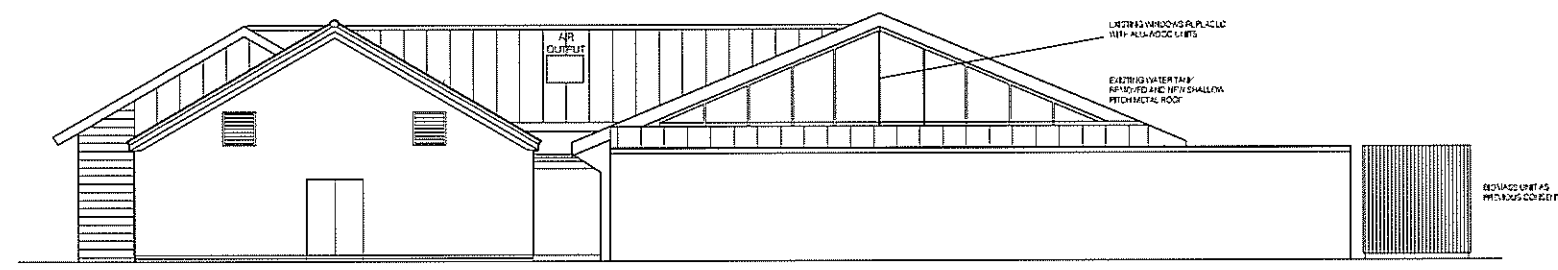
Verify all dimensions and levels.  
 Do not scale from this drawing. This drawing is to be used in conjunction with the consultants drawings and the specification. Any discrepancies to be referred to the Architect.



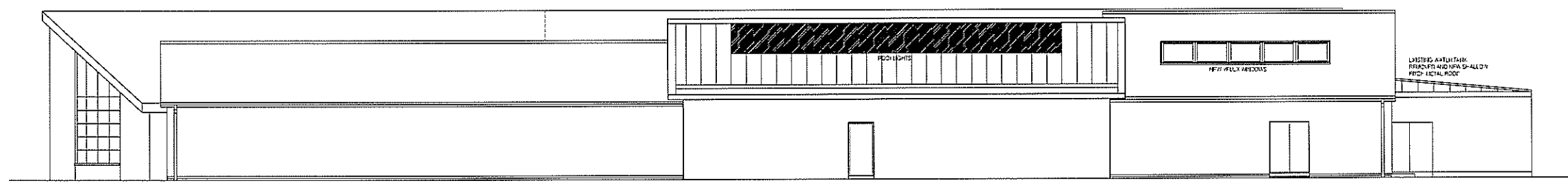
SECTION D-D



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

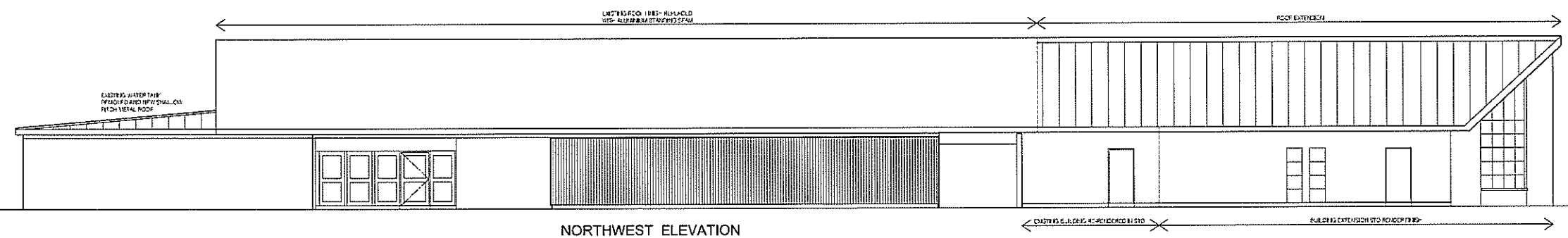
0.14.13  
 ALTERNATIVE TO SECTION D-D  
 0.13.019  
 CHANGE TO CHANGING ROOMS TO BE BUILT TO NEW WALLS  
 0.14.13  
 DIMENSIONS FROM FACE OF WALL  
 Rev Date

Client  
 THE HIGHLAND COUNCIL  
 Project  
 ECSA0230  
 THURSO LEISURE CENTRE  
 REFURBISHMENT & EXTENSION  
 Detail

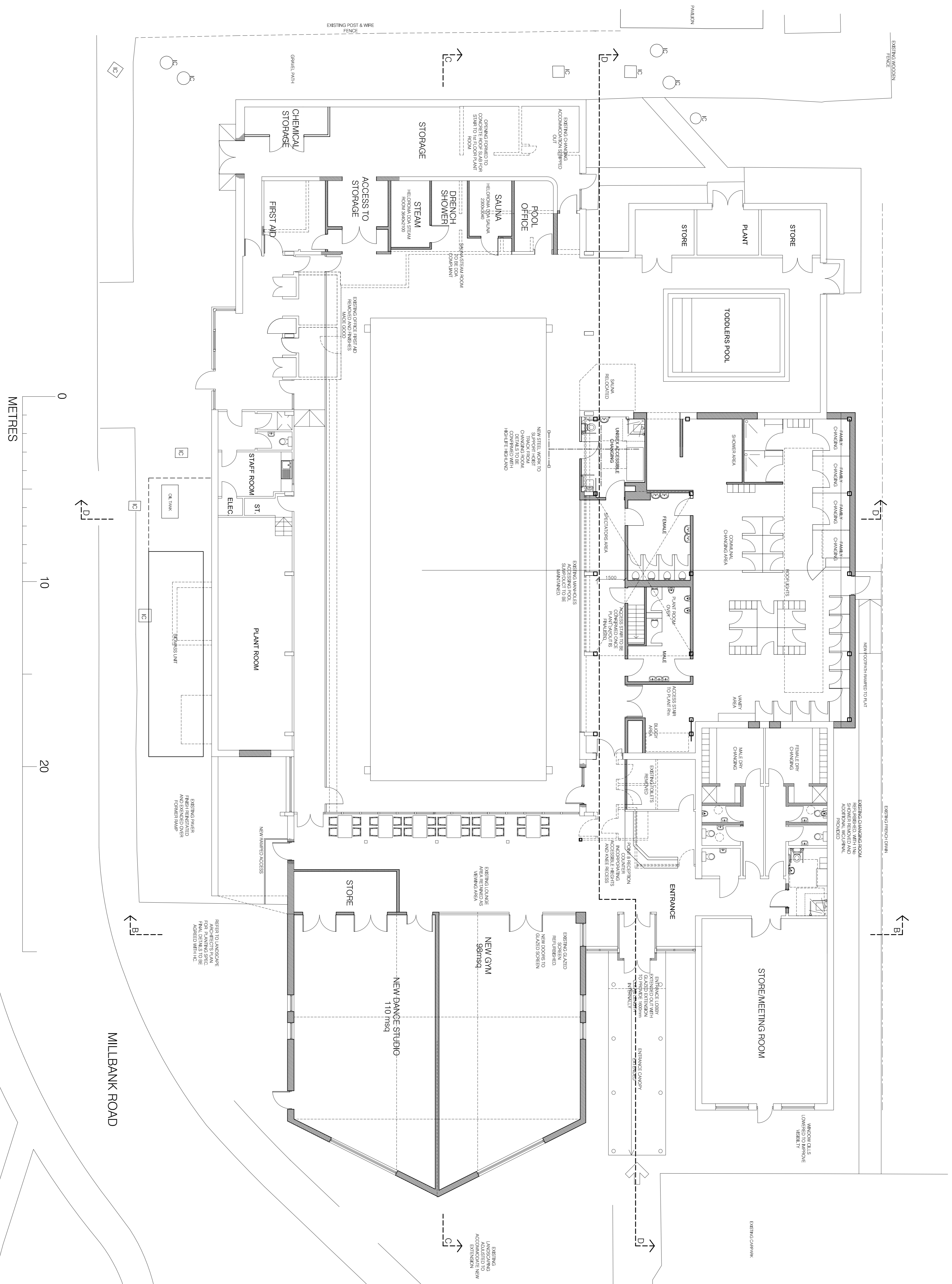
PROPOSED ELEVATIONS  
 SCHEME A PROPOSALS

Dwg No	Rev
1222-A-102	C
Scale	Date
1/100@A1	APR 13
Drawn	Checked

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NORTHWEST ELEVATION



REFER TO LANDSCAPE ARCHITECT'S PLAN FOR FINAL DETAILS TO BE AGREED WITH H.C.

EXISTING LANDSCAPE ACCOMMODATE NEW EXTENSION

REVISIONS TO TOILET AREA SECTION IS O-ALTERED. TOILET AREA ALTERED, ENTRANCE LOBBY ALTERED, WINDOW AMENDMENTS TO LAYOUT.

**Client**  
THE HIGHLAND COUNCIL

**Project**  
ECSA0230  
THURSO LEISURE CENTRE  
REFURBISHMENT & EXTENSION

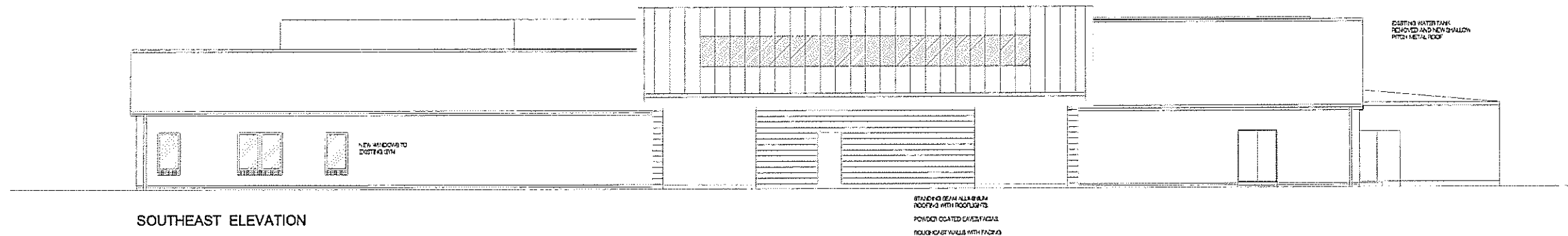
**PROPOSED FLOOR/SITE PLAN**  
SCHEME A PROPOSALS

DTG No	Rev
1222-A-101	D
Scale	Date
1/100@A1	MAR 13
Drawn	Checked

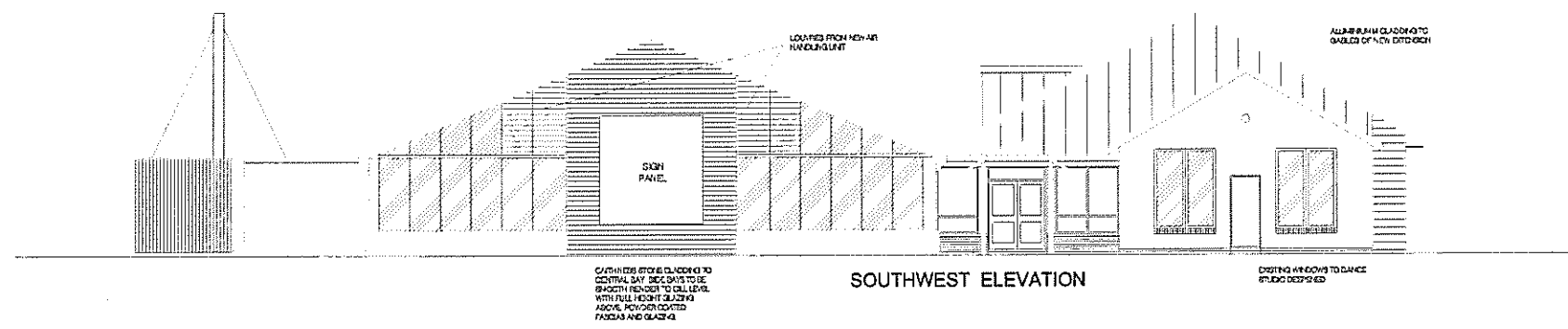
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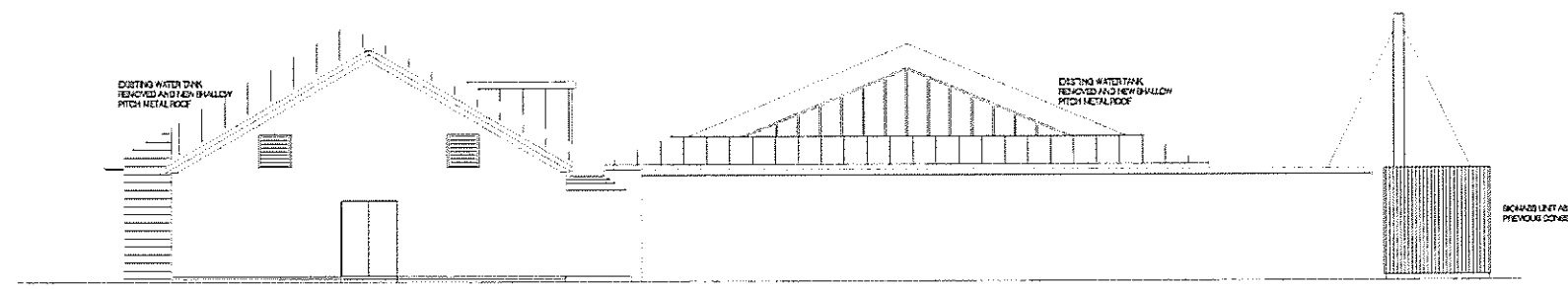




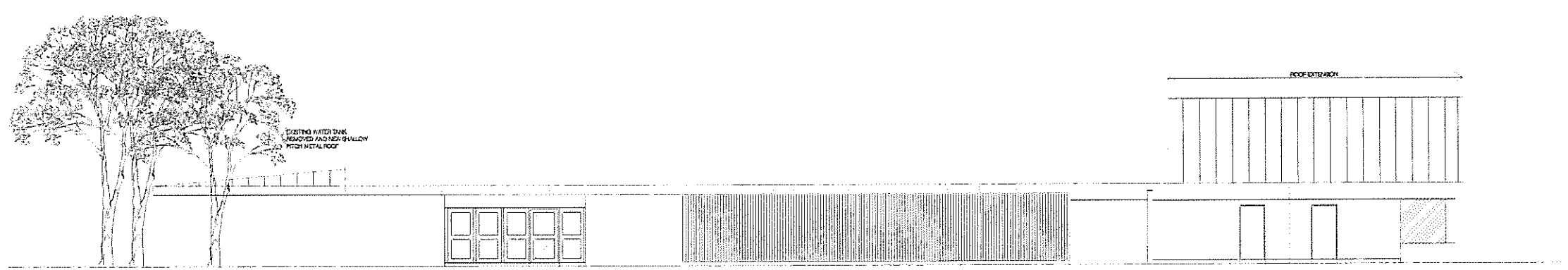
SOUTHEAST ELEVATION



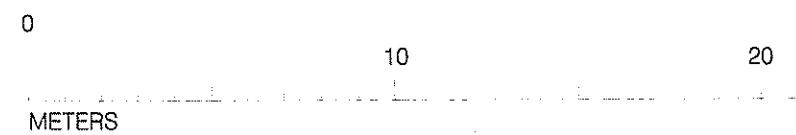
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



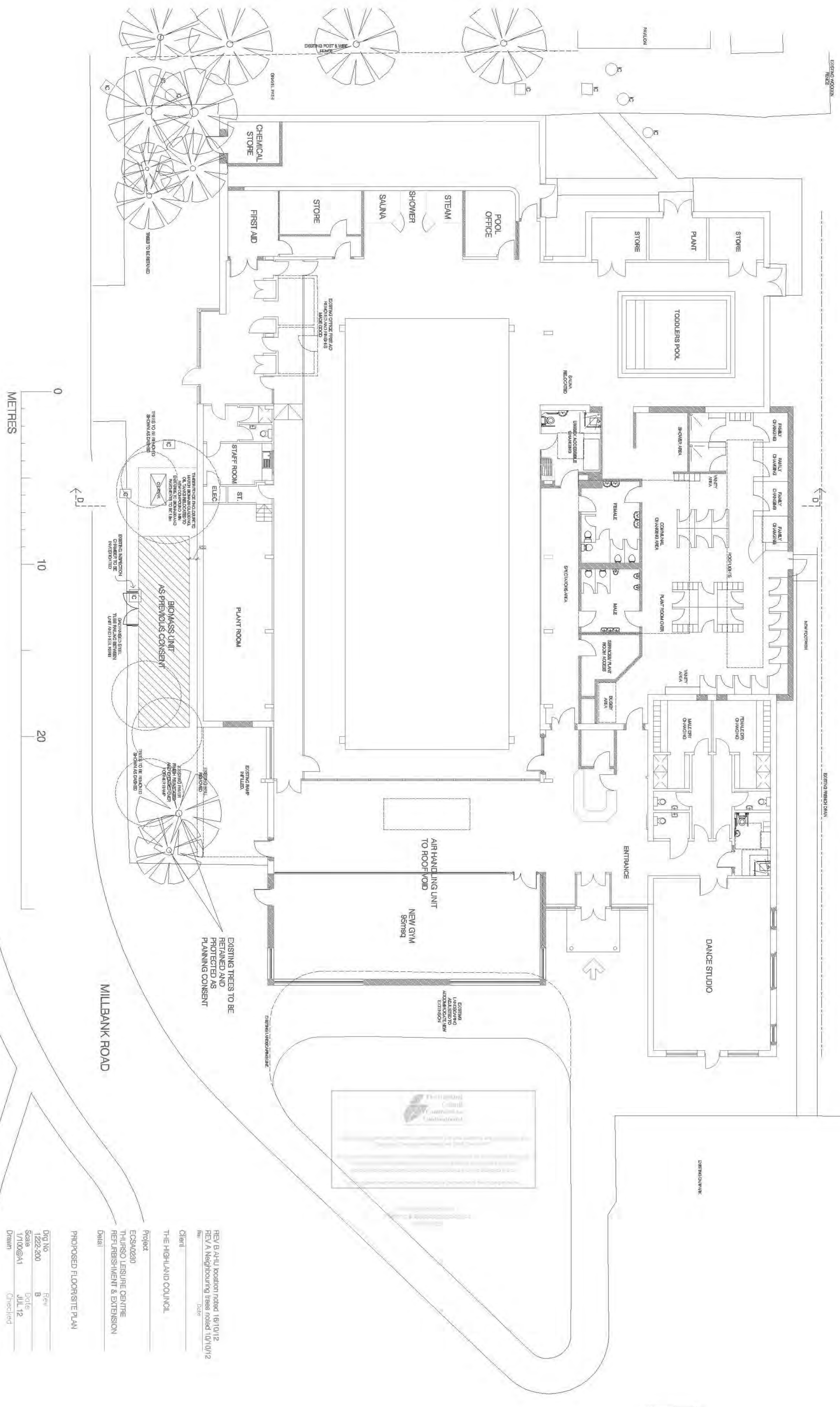
NORTHWEST ELEVATION



## Previous Application

REV A AHU RELOCATED 9/10/12  
 Rev  
 Client  
 THE HIGHLAND COUNCIL  
 Project  
 ECSA0230  
 THURSO LEISURE CENTRE  
 REFURBISHMENT & EXTENSION  
 Date  
 ELEVATIONS AS PROPOSED

Orig No  
 1222-201 A  
 Scale  
 1/100@A1 JUL 12  
 Drawn  
 LH  
 Leslie R Hutt



REV B A4U location noted 18/10/12  
 REV A Neighbouring dress noted 10/10/12  
 Rev Date

Client  
 THE HIGHLAND COUNCIL

Project  
 ECSA0230  
 THURSO LEISURE CENTRE  
 REFURBISHMENT & EXTENSION  
 Detail

PROPOSED FLOOR/SITE PLAN

DWG NO	1222-200	Rev	B
Scale	1/100@A1	Date	JUL 12
Drawn		Checked	

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