

Item No: 2

Application No: 16/00995/FUL
Date valid: 13 June 2016
Target decision date: 8 August 2016

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Ward: Whitley Bay

Application type: full planning application

Location: Mission Hall Coquet Avenue Whitley Bay Tyne And Wear NE26 1EE

Proposal: Change of use and alterations to former church hall to form swimming pool and cafe. Provide mild steel gates and railings to existing front and side boundaries

Applicant: Mr Marc Dining, Mission Hall Coquet Avenue Whitley Bay Tyne And Wear NE26 1EE

Agent: Mr Paul Anderson, 1 Belford Terrace East The Cedars Sunderland Tyne And Wear SR2 7TH

RECOMMENDATION: Application Permitted

INFORMATION

Additional Representations

1 no. additional objection has been received; this is set out as follows:

- Parking is already a problem especially at that end of the street. We already cope with cars using the playhouse, church and school.
- Fumes and noise from the extractor fans and air con units is also a problem. Also the attractive smell of chlorine. This is not a good idea.

Additional comments have also been provided by the occupiers of No.5 Coquet Avenue, their initial objections are already set out within the committee report.

- Coquet Avenue is a quiet residential street, one way with parking on both sides of the street. We already experience congestion problems at school times, when church services are on and when the Playhouse has a popular show on. To introduce a cafe would seriously exacerbate these problems particularly when deliveries to the cafe were underway.
- The environmental impact of noisy pumps and smelly kitchens concerns both my wife and I. There is also the question of rubbish being left for collection and attracting rats and other vermin.
- Seems a poor idea to build a swimming pool so close to the Waves leisure centre.
- Disruption to the street while this is being constructed is very worrying.

Environmental Health (Pollution)

Revised comments have been provided following on from the applicant's submission of additional information explaining how the proposed swimming pool and ancillary cafe will operate, these are set out as follows:

The premises are located in a residential area and the proposal will result in potential noise from the change of use to a swimming pool and cafe. I have concerns with regard to noise from plant and equipment installed as part of the development and from customer noise as the proposed change of use is significantly different to its current use as a church hall. No noise assessment has been provided to verify if the proposed change of use will not give rise to disturbance for nearby residential properties. The proposed change of use may lead to an intensification of use causing additional noise to the area which will be detrimental to the amenity for local residents.

The applicant has confirmed that the swimming pool will not be a communal pool, but will be for appointment only for pre-school and primary children. In this instance, opening hours of the premises and deliveries and collections from the premises can be controlled via a condition to restrict these times.

The applicant has confirmed that the cafe will be for the sole use of customers using the swimming pool and there will be no food preparation or cooking on the premises, only hot and cold drinks and serving of pre-packaged snacks. I would therefore recommend a condition to restrict this facility. I note that a domestic type extractor is to be provided, I would advise that noise arising from its use can be controlled via the noise scheme for plant and equipment. The applicant has indicated that the noise from the pump room will be negligible, however, there can be tonal noise arising from pumps that needs to be assessed in accordance to the British Standard for commercial and industrial noise. A condition will be required that ensures a noise scheme is submitted that considers noise from all plant and equipment installed at the site.

If planning consent is to be given I would recommend the following conditions:

- EPL01 layout plan to detail location of the extract vent; EPL02; EPL03
- The frying, grilling, cooking or re-heating of foods shall not be permitted at the premises at any time. Only hot and cold drinks and pre-packaged snacks are to be permitted to be served for consumption on the premises.
- A noise scheme must be submitted in accordance with BS4142 to determine the current background noise levels for the operating time of the plant. The rating level for all plant must not exceed the current background noise levels. It will be necessary for any flues to be acoustically mounted to the wall to prevent vibration noise.
- NO104 this will include details of the noise levels expected to be created by the combined use of plant and equipment to ensure compliance with the noise rating level.
- Non-standard condition: Entertainment Restrictions: No live amplified music in the form of bands, solo and duo artists and no amplified music in the form of discos, DJ's and karaoke or any recorded background music to be permitted to be played at the premises at any time.
- Deliveries and collections shall be restricted to between 08:00 and 19:00 hours Monday to Saturdays only.
- HOU03 to those on application; SIT03; NOI02; LIG01 for any new external lighting; REF01; REF02

Local Financial Considerations

There are three threads of sustainability outlined in NPPF, these being the environment, economic and social threads, together with the policies in the NPPF as a whole. Economically there would be benefits in terms of the provision of jobs

associated with the new swimming pool and associated cafe, and revenue to the Council from business rates.