

Development Control Committee
Meeting to be held on 4 September 2013

Electoral Division affected:
Preston City

Preston City: Application ref 06/13/0517

Construction of a three storey youth zone building including outdoor sports provision with floodlighting and a 4m high ball stop fence, external storage facilities and construction of a new highway to facilitate access. Bow Lane, Preston.

Contact for further information:
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Executive Summary

Application - Construction of a three storey youth zone building including outdoor sports provision with floodlighting and a 4m high ball stop fence, external storage facilities and construction of a new highway to facilitate access. Bow Lane, Preston.

Recommendation – Summary

That the Development Control Committee visits the site before determining the planning application.

Applicant's Proposal

Planning permission is sought for the construction of a youth zone to provide recreational facilities and careers / personal advice services for young people aged 8 – 19 years in Preston and surrounding areas.

The youth zone building and associated external recreational facilities would occupy a site measuring 110m x 50m. The building would be three storey's high and would measure 37m x 35m. It would include a variety of indoor sports facilities, café, performing arts studio and arts and crafts facilities. The building would also provide accommodation for the services provided by the Lancashire Youth Offending Team and the Urban Exchange including NHS services and Young People's Services.

There would be two five a side pitches and associated storage and parking facilities outside the building. The development would require the diversion of Nutter Road and the closure of a number of other highways.

A full description of the proposed development will be provided when the application is reported for determination.

Description and Location of Site

The application site is located on the corner of Ringway (A59) and Bow Lane, 600 metres west of Preston city centre. Nutter Road runs through the centre of the site which leads onto Markland Street and Kay Street. The eastern boundary of the site is formed by part of the County Hall car park beyond which is the retaining wall to the railway lines on the approaches to Preston railway station. To the south is the Lancashire Records Office building and the County Hall car park and maintenance building.

The site is currently comprised of open land that has been created following the demolition of a terrace of houses off Nutter Road together with a nursery building that was served from Markland Street. The remainder of the site is currently used for car parking associated with County Hall.

On the west side of Bow Lane are a number of residential properties whilst on the opposite side of Ringway are a number of retail and office uses.

Background

There is no relevant planning history.

Planning Policy

National Planning Policy Framework

Paragraphs 6 – 16, 17, 23 – 27, 56 – 66, 69 - 73 of the NPPF are relevant with regards to achieving sustainable development and the presumption in favour of sustainable development, core planning principles, ensuring the vitality of town centres, requiring good design and promoting healthy communities.

Central Lancashire Core Strategy

Policy MP	General Policy
Policy 17	Design of new buildings
Policy 23	Health
Policy 24	Sport and Recreation
Policy 25	Community Facilities

Preston City Local Plan

Policy C9	Archaeological features
Policy T19	General Transport Considerations
Policy T23	Private non residential car parking (inner urban area)
Policy D1	Design criteria
Policy D2	The Local Context
Policy D3	Daylight and sunlight
Policy D7	The layout of development
Policy D11	Landscape Treatment

Advice

Director of Transport and Environment – Observations

Youth Zone facilities have been developed in a number of towns in North West England. Their purpose is to provide recreational and sporting activities along with advice and guidance services to help young people deal with the challenges in their lives. In addition, it is proposed that the Preston Youth Zone will also be used as a base for the Lancashire Youth Offending Team and for the NHS services currently provided through the Urban Exchange centre.

The proposed youth zone would occupy a prominent location at the junction of Ringway and Bow Lane. The building would be of a sizable scale (3 storeys) and would have a design and elevational treatment that would reflect its proposed use and client base. Although the site is located relatively near to the city centre, it is located close to a number of residential properties. Along with issues of design and landscaping, the other main issues to consider will include the likely impacts on residential amenity, access to public transport routes and potential loss of car parking associated with the County Hall complex. Given the nature, scale and location of the proposal and the issues it has raised in terms of visual and physical impact and location it is recommended that a site visit be carried out prior to the determination of the application.

Recommendation

That the Development Control Committee visits the site prior to determining the application.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
6/13/0517	25/07/13	Jonathan Haine/ Env/534130

Reason for Inclusion in Part II, if appropriate

N/A