

4.3 21/00635/NMA Date expired 30 March 2021

Proposal: Non-material amendment to 19/02951/HYB.

Location: White Oak Leisure Centre, Hilda May Avenue, Swanley
KENT BR8 7BT

Ward(s): Swanley White Oak

Item for decision

The reason that the application is before the Development Control Committee is because Sevenoaks District Council is the applicant.

RECOMMENDATION: That the alterations can be treated as a non-material amendment to the approved scheme and no further planning permission will be required in this instance.

Description of site

- 1 The application site previously comprised a large two storey leisure centre, associated car parking areas and area of open space, sited on a large irregularly shaped plot, located on Hilda May Avenue. The site is situated to the north-east of London Road, approximately 380m to the north-west of Swanley Town Centre.

Description of proposal

- 2 The application seeks a non-material amendment to the original scheme comprising revisions to a number of the elements of the approved leisure centre development comprising:
 - The relocation of the bin compound;
 - A temporary bin store indicated;
 - A chiller compound indicated;
 - Car park layout amendments;
 - Bus lay-by relocated;
 - Ramps and stairs layout developed;
 - UK Power Network substation added;
 - External door position and style amendments;
 - Glazed curtain wall amendments;
 - Louvre sizes and locations to plant room.

Relevant planning history

- 3 19/02951/HYB - Hybrid application comprising, in outline: residential development of between 35 and 40 residential units - residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be

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either 2 or 3 storey high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park - Granted.

Planning appraisal

- 4 The main planning consideration is whether or not the proposal is a non-material amendment.
- 5 Section 96A of the Planning Act allows a local planning authority to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. These powers include the ability to impose new conditions and to remove or alter existing conditions.
- 6 Further guidance to the Act (Greater Flexibility for Planning Permissions) makes it clear that in issuing a decision for a non-material amendment application, the original planning permission still stands and that the non-material amendment decision should be read in conjunction with the original planning permission.
- 7 Both bin compounds and the chiller compound would be located to the rear of the building. Views of these elements of the building from public vantage points are limited and would therefore have limited impact on the overall appearance of the development. Due to their location, these compounds would also have limited impact in terms of noise, disturbance and odours being emitted.
- 8 The amendment to the layout of the car park and the relocation of the bus lay-by would result in no loss of parking spaces within the car park.
- 9 The changes proposed to the ramps and steps serving the building are modest and would again have limited impact on the overall appearance of the development.
- 10 The installation of a UK Power Network to the north east corner of the site would appear to be permitted development under Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, this element of the amendments would not require planning permission.
- 11 The amendments to the position and style of the external doors would not affect the main entrance to the building but would relate to other access points approved around the building. These proposed changes would therefore have limited impact on the overall appearance of the development.
- 12 The number of panes of glass to be used in the large areas of approved glazing is proposed to be increased, which would have limited impact on the overall appearance of the development.
- 13 Finally, the number and location of the louvres serving internal plant rooms are proposed to be altered to the rear and southern side elevations. These

would, again, be modest alterations to the exterior of the building and would have limited impact on the overall appearance of the development. These alterations would also have limited impact in terms of noise and disturbance.

- 14 Overall, both individually and collectively, these proposed changes would not significantly affect the appearance of the wider development and would result in no loss of parking within the development.

Conclusion

- 15 It is therefore considered that the proposed amendments comprise a non-material amendment to the approved scheme, reference number 19/02951/HYB.
- 16 It is therefore recommended that the proposed amendments are accepted.

Background papers

Site and block plan

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Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)

BLOCK PLAN

