

APPLICATION REFERENCE: PF/24/2418

LOCATION: Fakenham Sports and Fitness Centre,
Trap Lane, Fakenham

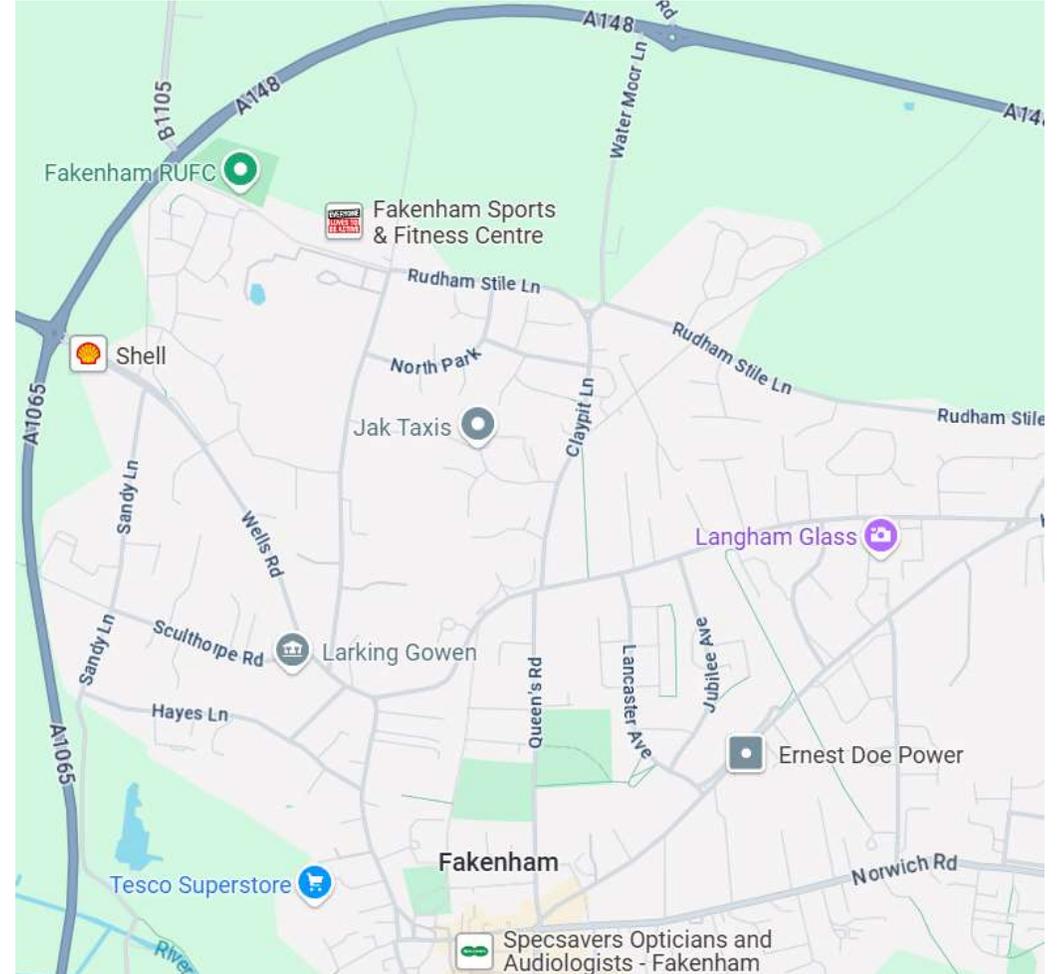
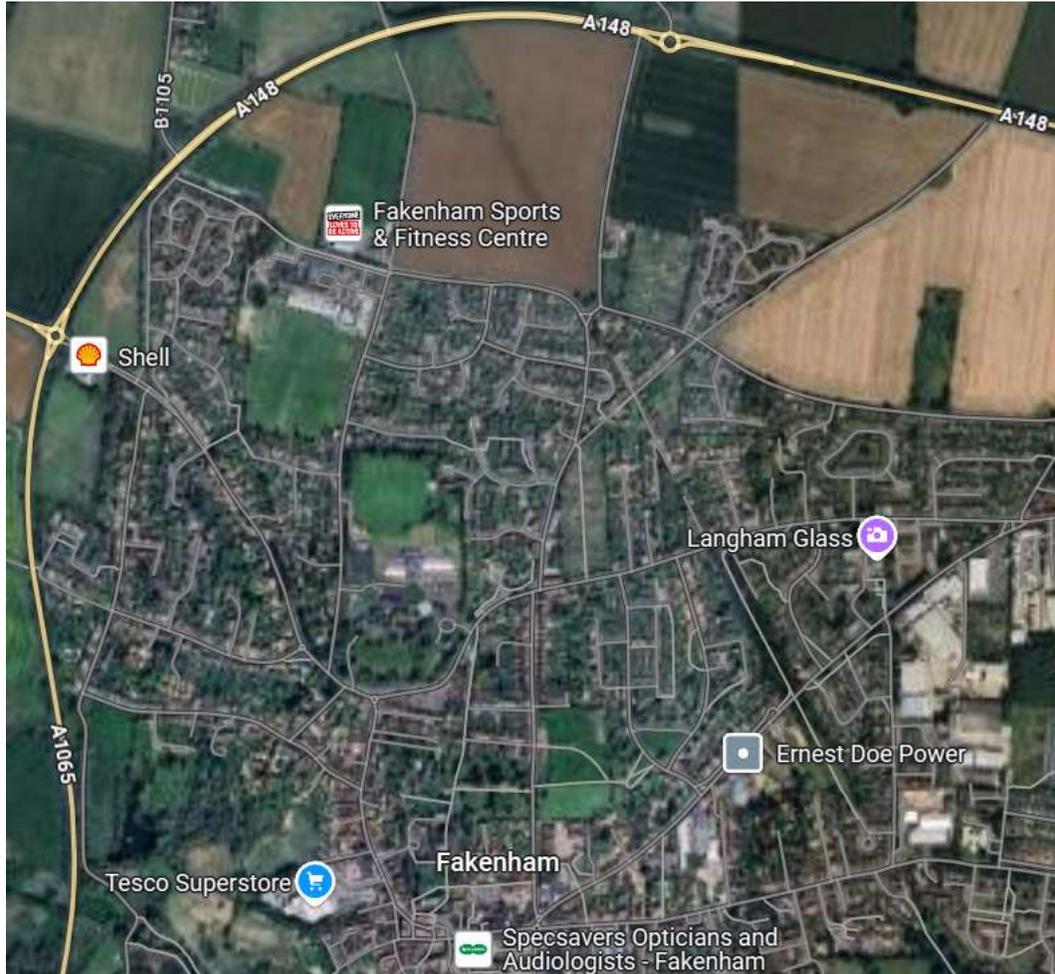
PROPOSAL: Demolition of existing pavilion,
extension of the existing leisure centre providing a
new 4 lane 25m community swimming pool and a
circa. 55 station fitness suite, refurbishment of the
existing studio spaces and changing areas.



NORTH
NORFOLK
DISTRICT
COUNCIL

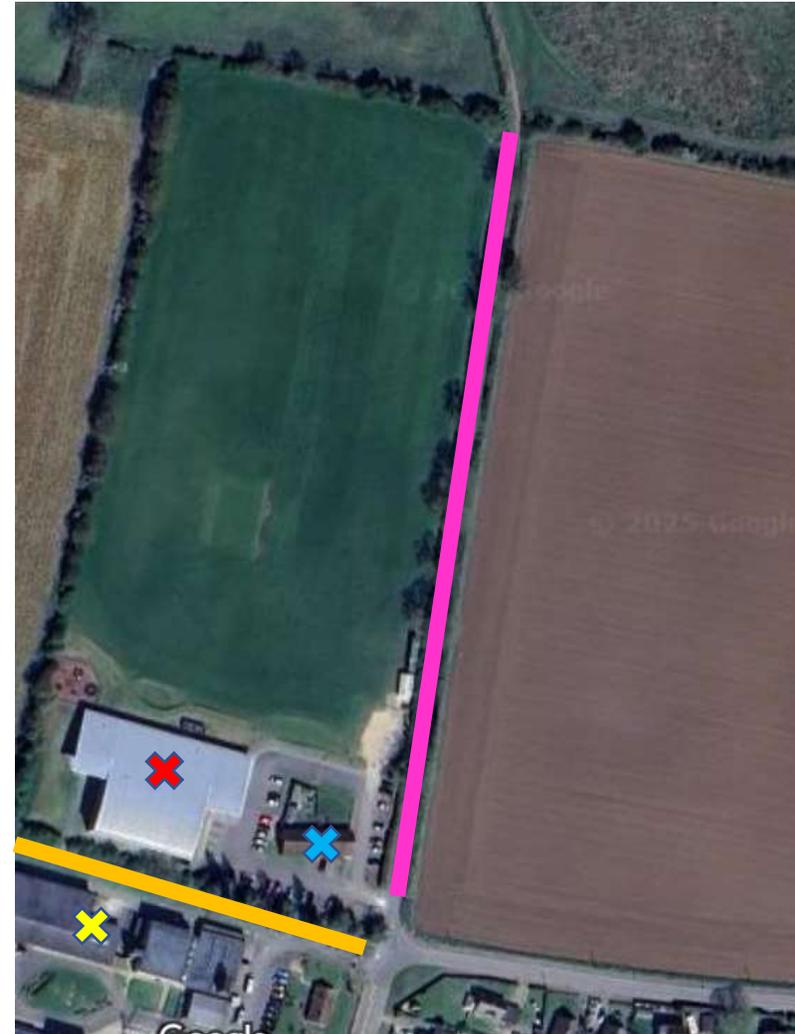
north-norfolk.gov.uk

GENERAL LOCATION

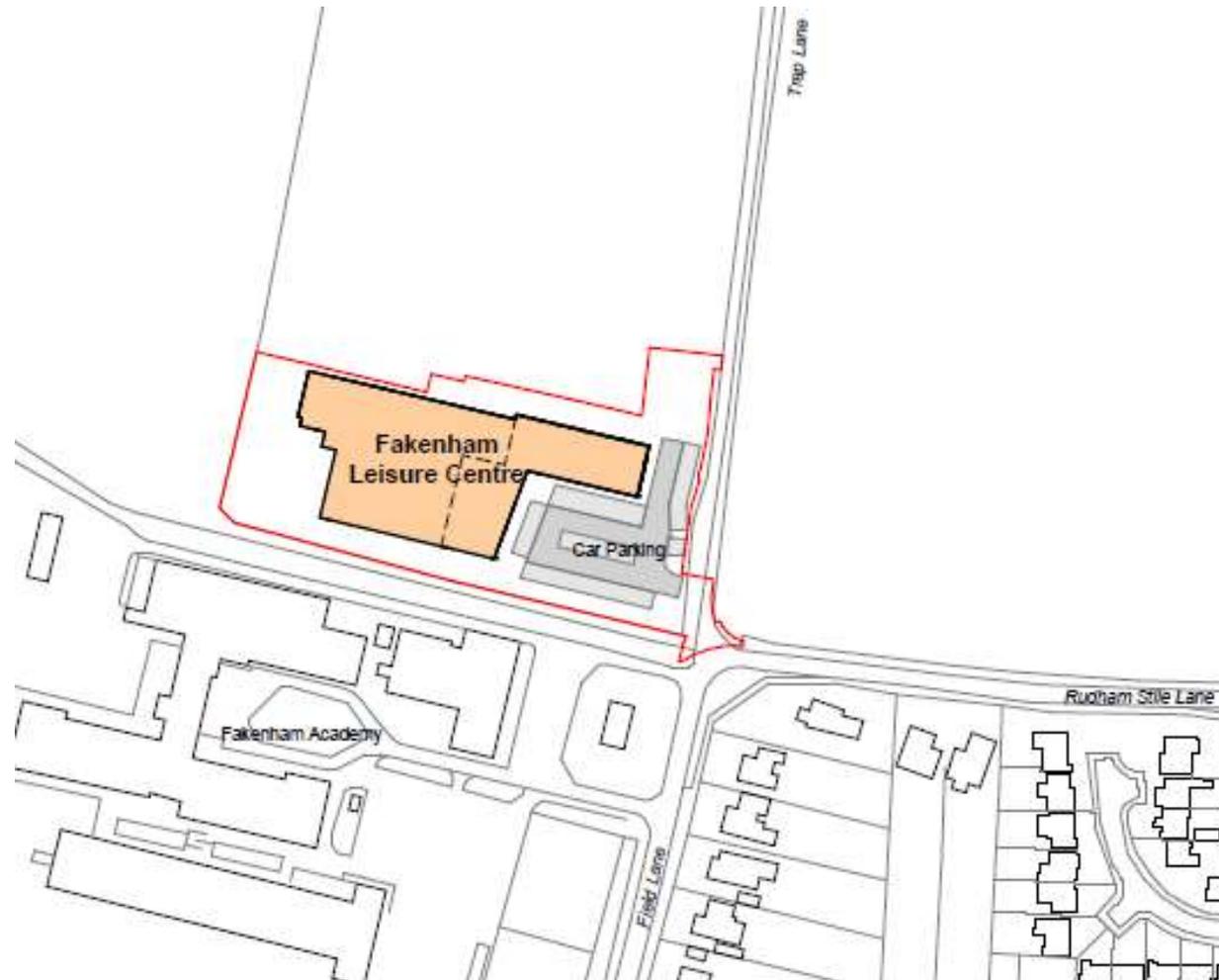


GENERAL LOCATION (showing important considerations)

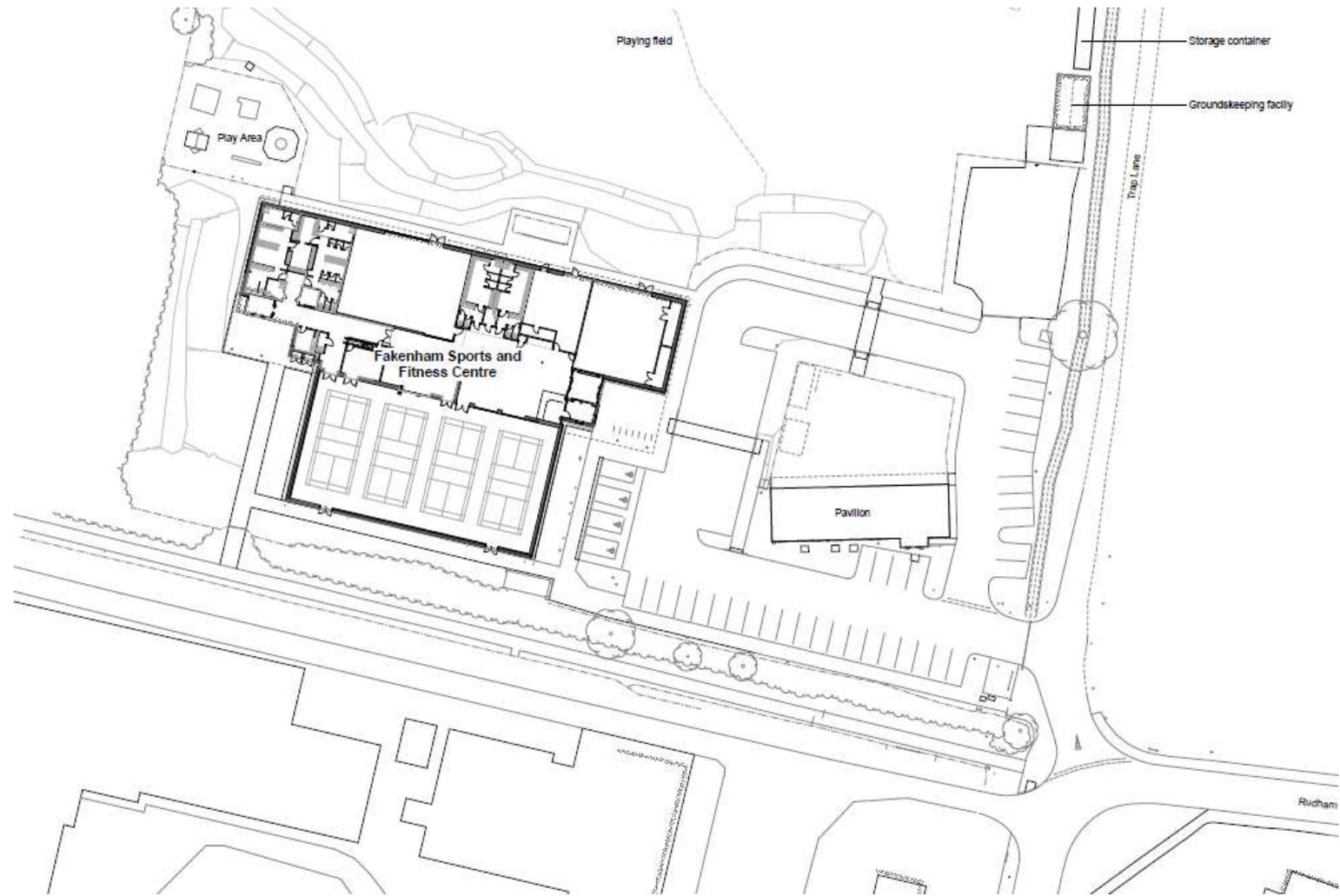
- ✕ = Fakenham Academy
- ✕ = Sports Centre building
- ✕ = Pavilion (to be demolished)
- = Trap Lane (no through road)
- = Fakenham RB11 Public right of Way



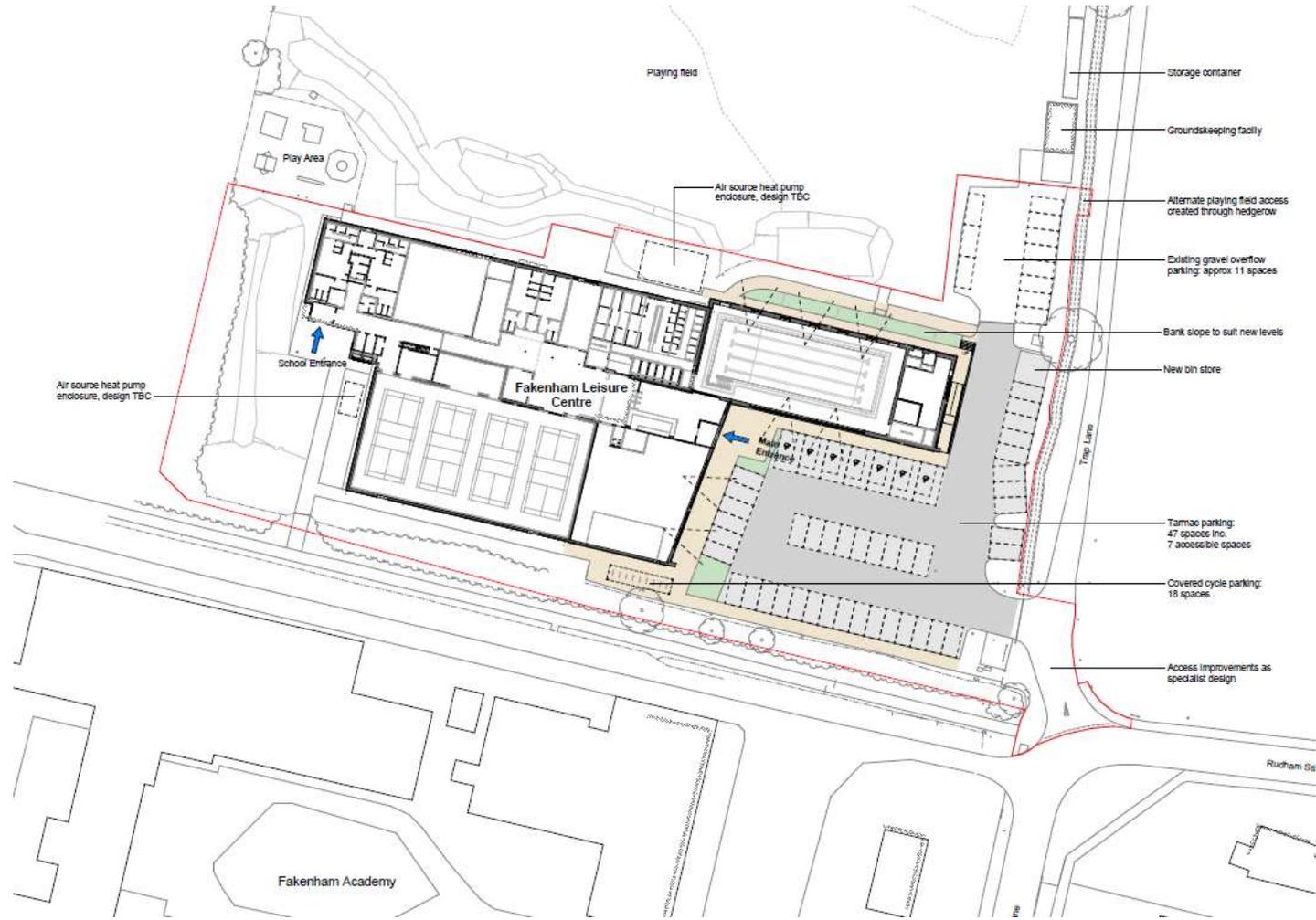
SITE LOCATION PLAN



EXISTING SITE PLAN



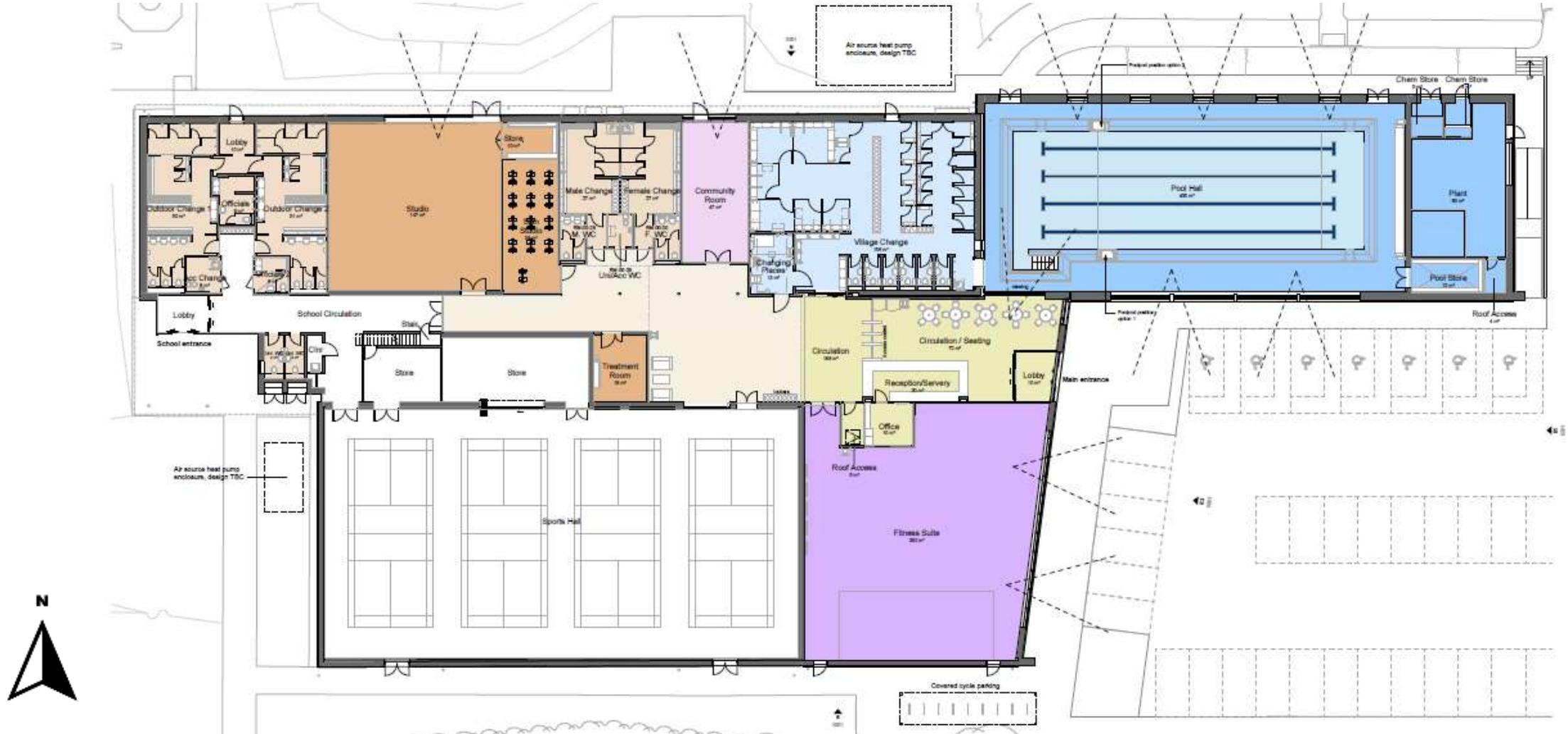
PROPOSED SITE PLAN



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



EXISTING ELEVATIONS



Existing East Elevation
1 : 100

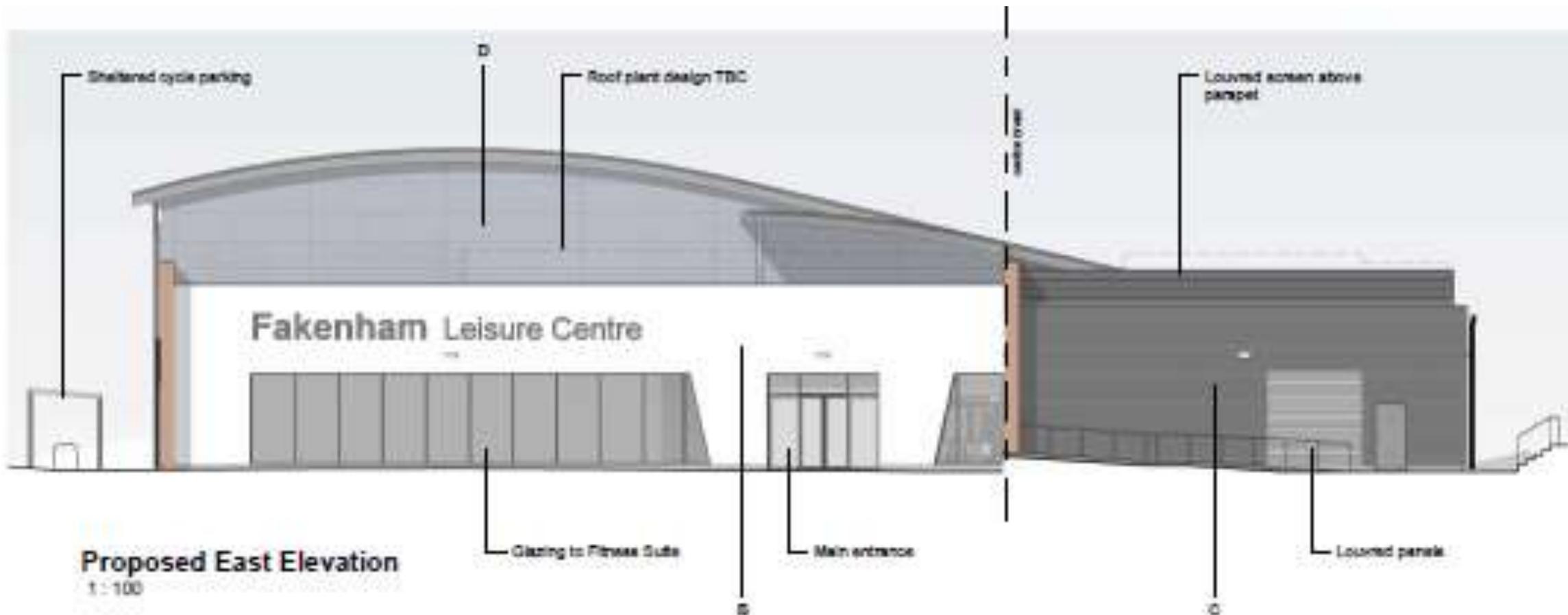


Existing South Elevation
1 : 100

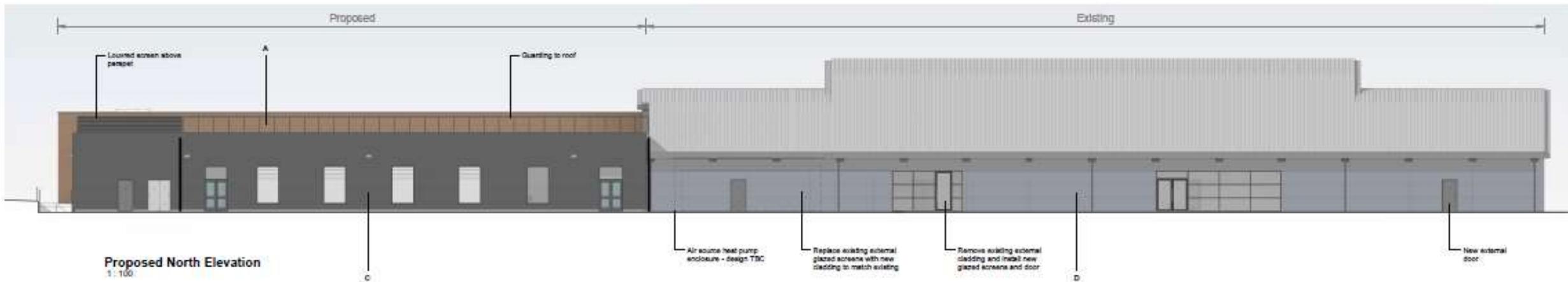
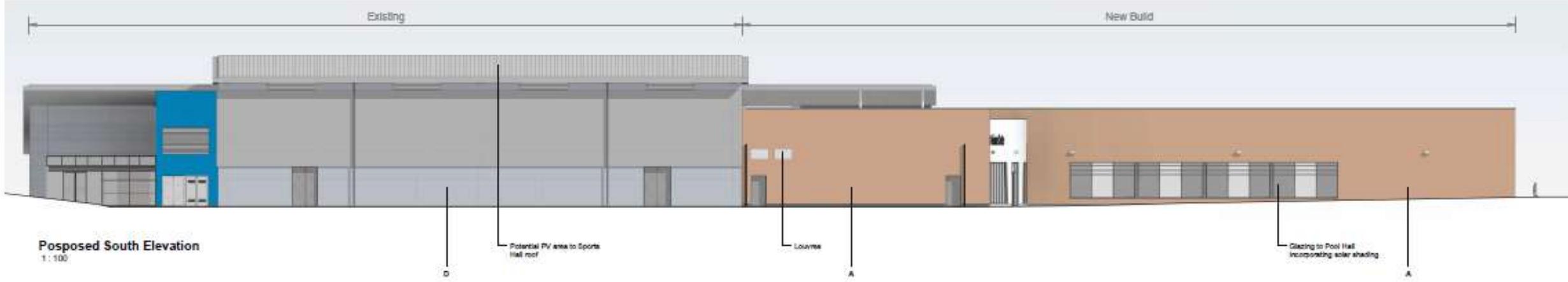


Existing North Elevation
1 : 100

PROPOSED FRONT (EAST) ELEVATION



PROPOSED SOUTH & NORTH ELEVATIONS



FRONT ELEVATION



FRONT ELEVATION



SCHOOL ENTRANCE



SCHOOL ENTRANCE



PEDESTRIAN ACCESS FOR SCHOOL



SOUTH-EAST CORNER OF THE SITE



NORTH ELEVATION OF SPORTS CENTRE



SITE ACCESS, PUBLIC RIGHT OF WAY & SCHOOL



SITE ACCESS



SITE ACCESS & TRAP LANE



VIEW FROM RUDHAM STILE LANE



NURSERY BUILDING TO BE DEMOLISHED



MAIN ISSUES

1. Whether the site is appropriate for the proposal, and outweighs the loss of the current nursery facility.
2. The impact of the scheme on the character and appearance of the area.
3. Residential amenity.
4. Highway safety and parking provision.
5. Biodiversity and ecology with specific regard to the demolition of the nursery.
6. Sustainable construction

RECOMMENDATION

Delegate APPROVAL to the Assistant Director - Planning subject to condition covering the below listed topics:

- Time limit
- Plans
- Materials
- Opening hours
- Laying out of parking area
- Protection of breeding birds
- Closure of the temporary access from Trap Lane and hedge reinstatement
- Further bat emergence survey required prior to commencement
- Development to otherwise proceed in accordance with the ecological assessment
- Protected species licence
- Submission of a sensitive lighting plan
- Construction Environmental Management Plan: Biodiversity
- Contaminated Land
- Details of plant / machinery / ventilation / air conditioning / heating / extraction
- Details of kitchen extraction
- Details of external lighting
- Provision of refuse areas
- Biodiversity Net Gain
- Policy EN 6 10% compliance

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director of Planning.