

Development Control Committee 22 July 2020

Planning Application DC/20/0868/FUL – Moreton Hall Community Centre, Symonds Road, Bury St Edmunds

Date Registered: 29.05.2020 **Expiry Date:** 24.07.2020

Case Officer: Lindsey Wright **Recommendation:** Approve Application

Parish: Bury St Edmunds Town Council **Ward:** Moreton Hall

Proposal: Planning Application - (i) single storey front extension (ii) single storey rear extension (iii) external works to reconfigure pedestrian walkways

Site: Moreton Hall Community Centre, Symonds Road, Bury St Edmunds

Applicant: West Suffolk Council

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

This application is referred to the Development Control Committee as the application has been submitted by West Suffolk Council on West Suffolk Council owned land.

Proposal:

1. Planning permission is sought for a single storey extension to the front of the community centre, to form a new library, lobby, reception/office and storage cupboard. The extension will measure 5 metres in depth and 14.6 metres in width, extending by 0.9 metres beyond the existing side elevation. The development proposes a flat roof of an overall height suitably less than the curved roof of the existing building.
2. The single storey rear extension will provide storage for the existing Post Office and an additional fire escape, measuring 3.5 metres in depth, 3.9 metres in width and again is a flat roof structure.
3. Planning permission is also sought for assorted external works to reconfigure the pedestrian walkways to accommodate the new extensions.

Application Supporting Material:

- Application Form
 - Location Plan
 - Existing Site Plan & Car Par Layout
 - Existing Elevations
 - Proposed Site Plan & Car Park Layout
 - Proposed Floor Plan & Sections
 - Proposed Elevations
 - Biodiversity Checklist
 - Flood Risk Assessment
 - Parking Provision
 - Planning Statement
4. The works will be funded by the S106 monies secured by the strategic housing development on Moreton Hall that Taylor Wimpey are currently building out.

Site Details:

5. The application site is a community centre located within the settlement boundary for Bury St Edmunds within the Moreton Hall area. The site has parking located on the western boundary. The site forms part of an allocation as an existing Local Centre.
6. The site is not located within a conservation area nor are there any listed buildings located within the proximity. The existing building has the external elevations clad in black weatherboarding.

Planning History:

7.

Reference	Proposal	Status	Decision Date
E/98/2696/P	Regulation 3 Application - Erection of community centre with external bowling green, car parking, access and associated landscaping and community open space as amended by memorandum and drawings received 22nd October 1998 revising location of community centre, car parking layout and internal layout of community centre and further amended by deletion of junior football pitch in lieu of community open space and further amended by memorandum and drawings received 26th May 1999 revising design, height and internal layout of community centre and landscaping scheme received 7th January 2000	Application Granted	14.04.2000

Consultations:

SCC Highway Authority

8. We are satisfied that in this specific location and for this specific application additional parking would not be required. This is because:
 - The additional public space is very small, less than 30sqm of library, and the proposed office is to replace an existing office which will become a store.
 - The application is located very close to an existing community car park.
 - The application is sited within a residential area and most of the potential custom would be within walking or cycling distance.
 - There is good pedestrian and cycle access to the site.
9. We note the applicant has not provided details of the cycle storage but we feel this could be secured by condition. The location proposed is suitable being close to the building and will be overlooked by the office window as well as the entrance. We accept an increase to 8 cycle spaces would be acceptable.

Representations:

Bury St Edmunds Town Council

10.The Town Council comments on the application stating no objections subject to Conservation Area Issues and Article 4 issues.

Ward Councillor:

11.No comments have been received from the two serving Moreton Hall Councillors. Prior to his resignation, Frank Warby (former Moreton Hall Councillor) had indicated no objections.

Neighbour Representations

12.No third-party representations received.

Policy:

13.On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

14.The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Joint Development Management Policies Document

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Creating Places Development Principles and Local Distinctiveness
- Policy DM6: Flooding and Sustainable Drainage
- Policy DM7: Sustainable Design and Construction Policy
- Policy DM13: Landscape Features
- Policy DM14: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM41: Community Facilities and Services
- Policy DM46: Parking Standards

St Edmundsbury Core Strategy 2010

- Policy CS1: St Edmundsbury Spatial Strategy
- Policy CS2: Sustainable Development
- Policy CS3: Design and Local Distinctiveness

Other Planning Policy:

National Planning Policy Framework (2019)

15.The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however,

that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

Officer Comment:

16. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Character of the Area and Design of the Building
- Impact on Neighbouring Amenity
- Highway Matters
- Other matters

Principle of Development

17. Policy DM41 states that the provision and enhancement of community facilities and services will be permitted where they contribute to the quality of community life and the maintenance of sustainable communities. In the case of the proposal, it is for the enhancement of a community facility that will contribute to the quality of community life and the maintenance of the sustainable community of Moreton Hall and the wider surrounding area.

18. The proposed development is considered to accord with the relevant planning policies and the principle of development is therefore considered to be acceptable.

Impact on Character of the Area and Design of the Building

19. The detailed design and appearance of the proposed extensions are assessed against Policy DM2 of the Joint Development Management Policies 2015 and are generally considered to be acceptable provided that the proposal respects the character and appearance of the building and immediate locality. Along with CS3, DM2 requires development to conserve and where possible enhance the character and local distinctiveness of the area.

20. The development will result in the net increase of internal floorspace of 75 sq metres. The materials chosen for the external finishes of both extensions match that of the existing building of vertical timber boarding and brick plinth as such are not considered to result in detriment to the character and appearance of the building.

21. In addition, the building is orientated in such a way that the rear elevation will not be readily visible from the public realm. The front extension remains subservient to the dominant curved roof form on the principal elevation.

22. Further, noting the surrounding area of the site and the nature of the development it will not lead to any adverse impacts upon the street scene or the surrounding area.

Impact on Neighbouring Amenity

23. Policy DM2 advocates that proposals for all development should, as appropriate, recognise key features and characteristics, maintain a sense of place and not adversely affect the amenities of the area and residential amenity.
24. This site is located within an allocated site, of other community facilities located within the proximity such as a convenience store, a church, a health centre and other mixed uses. The nearest residential properties to the site are located along Downing Close to the north, separated from the site by a substantial mature vegetated hedgerow. Due to the modest nature of the proposed works it is considered that the proposal will not adversely affect the surrounding neighbouring amenity by virtue of loss of light, overlooking or overbearing effects.

Highway Matters

25. At paragraph 110 of the NPPF, it states that applications for planning permission should, where possible to do so, enable safe use of public highways for all stakeholders. The extent to which this is required will of course be dependent upon and commensurate to the scale of development proposed.
26. In this instance due to the modest scale of the proposal at the site there is no conflict with DM46 or paragraph 110 of the NPPF.

Other Matters

27. The development will result in an upgrade from 5 covered cycle storage spaces to 8 spaces, resulting in the provision of 3 additional spaces.
28. The reconfiguration of the external walkways to the front of the Community Centre will require the removal of 2 no. existing trees. These are considered to be of low amenity and can be appropriately replaced on site, as agreed.

Conclusion:

29. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

30. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans

and documents:

Reference No:	Plan Type	Date Received
10913/P/001	Location Plan	29.05.2020
10913/P/002	Existing Layout	29.05.2020
10913/P/006	Proposed Elevations	29.05.2020
10913/P/003	Existing Elevations	29.05.2020
10913/P/004	Site Layout	29.05.2020
10913/P/004	Parking Layout	29.05.2020
10913/P/005	Proposed Floor Plans	29.05.2020

Reason: To define the scope and extent of this permission.

- 3 All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials/equipment or removal of waste commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The Plan shall include:

- Routing for HGV and other associated construction vehicles
- Means to ensure no water, mud or other debris can migrate onto the highway
- Means to ensure no materials or equipment will be loaded/unloaded from or stored on the highway
- Means to ensure all parking including construction vehicles and displaced parking of community centre users will not adversely affect the highway.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and/or remove as far as is reasonably possible the effects of HGV and construction traffic on sensitive and residential area.

- 4 Prior to any development above slab level, details of the location and design of the 8-cycle store to be provided for the secure storage of cycles (to be covered and illuminated) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the secure storage of cycles in the interest of promoting sustainable means of travel.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online <DC/20/0868/FUL>