

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

3 DECEMBER 2014

DEV/FH/14/003

**Report of the Head of Planning and Regulatory
Services**

**PLANNING APPLICATION DC/14/1993/R3LA - 141/142 ST JOHNS CLOSE,
MILDENHALL**

Synopsis:

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

Recommendation:

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

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Committee Report DC/14/1993/R3LA

141/142 St Johns Close, Mildenhall

Date: 23 October **Expiry Date:** 18 December 2014
Registered: 2014

Case Officer: Julie Sheldrick **Recommendation:** Approve with conditions

Parish: Mildenhall **Ward:** Great Heath

Proposal: Planning application - External works including renew roof covering, construction of high level cladding panels/fascia, render external walls and construction of fencing (demolition of existing canopy)

Site: 141/142 St Johns Close, Mildenhall, Suffolk, IP28 7NX

Applicant: Forest Heath District Council

Background:

This application is referred to Development Control Committee because Forest Heath District Council is the applicant.

The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for external works to the building. These include:
 - the replacement of the existing felt roof with a new insulated roof system
 - installation of high level cladding panels/fascia laid horizontally for each elevation
 - render existing brick walls on rear and side elevations
 - construction of steel palisade fencing (powder coated black) to enclose the yard area to the rear
 - demolition of existing metal canopy to front elevation
2. This application is being considered in conjunction with an application for advertisement consent:
 - DC/14/1985/ADV - Application for Advertisement Consent - Display of 3No. externally illuminated fascia signs; 1No. non-illuminated fascia

sign; vinyl images to all glass areas on front elevation.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Location plan
 - Drawings of existing and proposed elevations and roof plans

Site Details:

4. The building is owned by Forest Heath District Council but is currently occupied as a convenience store by McColl's. The building is single storey with a flat roof, a glazed frontage and brick walls on all other elevations. It lies within a residential area with access from St John's Close. A public car park lies immediately to the north of the building, a new community centre to the east and public open space, including play facilities and a skate park to the south and south-east.

Planning History:

5. The following planning history is considered relevant to the consideration of this application:
 - F/96/569/A – Provision of illumination for existing fascia sign (approved with conditions)
 - F/85/637 – Alterations to shopfront (approved with conditions)

Consultations:

6. Highway Authority: No objection – *"the development will have no impact on the highway"*

Representations:

7. Mildenhall Parish Council: No response.
8. No letters of representation have been received from local residents.
Policy: The following policies of the Forest Heath Core Strategy (2010) have been taken into account in the consideration of this application:
9. Forest Heath Core Strategy (2010):
 - Policy CS5: Design Quality and Local Distinctiveness
 - Policy CS6: Sustainable Economic and Tourism Development

Other Planning Policy:

10. The objectives of the National Planning Policy Framework (2012) and guidance contained within National Planning Policy Guidance have been taken into consideration.

Officer Comment:

11. The proposed works to the building are intended to improve its external appearance and also to improve the usability of the building. The replacement of the existing felt roof with a new insulated roof system will improve the overall energy efficiency of the building and overcome problems experienced with the existing leaking roof.
12. The introduction of the high level cladding panels/fascia and the render proposed for the existing brick walls is considered to give a modern appearance to the building and this will have a good relationship with the recently constructed community centre to the east, as well as the affordable housing beyond and the recently constructed care home to the north. The cumulative effect of the proposal and recent development in the immediate vicinity is considered to benefit the overall character and appearance of the area.
13. The removal of the metal canopy to the front of the building and the installation of palisade fencing to enclose the rear yard area that serves the store are considered necessary for health and safety reasons but will also improve the overall appearance of the site.

Conclusion:

14. The proposal is considered to improve the overall appearance of the building and would make a positive contribution to the character and appearance of the area, whilst improving the usability of the building for the tenants and customers. 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:

15. It is recommended that planning permission be **APPROVED** subject to the following conditions:
 1. Time Limit – 3 years
 2. Materials as specified on drawings
 3. Compliance with approved drawings

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<http://planning.stedmundsbury.gov.uk/online-applications/simpleSearchResults.do;jsessionid=E736D2DB8F18D2CD70528E92E5040066?action=firstPage>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY