

Development Control Committee 3 March 2021

Planning Application DC/20/2244/FUL – Brandon Sports Centre, Church Road, Brandon

Date registered:	22 December 2020	Expiry date:	16 February 2021 (EOT 4 March 2021)
Case officer:	Olivia Luckhurst	Recommendation:	Approve application
Parish:	Brandon	Ward:	Brandon Central
Proposal:	Planning application - a. insertion of two external doors and seven windows to north elevation b. replacement of external condensation units on north elevation c. external door to south elevation		
Site:	Brandon Sports Centre, Church Road, Brandon		
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:

Olivia Luckhurst

Email: Olivia.Luckhurst@westsuffolk.gov.uk

Telephone: 07971 534416

Background:

The application has received no objections however, as West Suffolk Council are the applicants for the proposed works, the application must be determined by the Development Control Committee.

Proposal:

1. Planning permission is sought for the insertion of two external doors and seven windows to the north elevation, the replacement of external condensation units on the north elevation and the insertion of an external door to the south elevation.

Application supporting material:

2.
 - Location Plan
 - Existing and proposed elevations and floor plans
 - Planning statement
 - Drainage documentation
 - Structural assessment report
 - Mechanical and electrical plant report

Site details:

3. The application site is located outside of the Brandon settlement boundary and is therefore considered as countryside in planning policy terms. The site is accessed via Church Road and is host to Brandon Sports Centre, a two storey building constructed from red brick and steel with upvc and aluminium windows and doors. The building is partially screened to the south by existing trees located next to the site entrance and a public foot path is located to the east of the site. The closest residential property is positioned 37m from the building and is screened by existing trees which run along the footpath. The site is not positioned within a conservation area, however, it is located adjacent to the Brandon Conservation area to the south of the site.

Planning history:

4.

Reference	Proposal	Status	Decision date
F/2011/0315/FUL	Construction of 3 new openings on rear elevation for 2 no. windows and 1 no. exit door complete with window to side. Installation of additional air handling units to provide climate control for new fitness suite and studio conversion	Approve with Conditions	27 July 2011
F/2011/0612/FUL	Installation of a 49.35kWp photovoltaic installation comprising of 210 solar panels	Approve with Conditions	25 November 2011

Consultations:

5. Conservation Officer

The proposed works are located outside a conservation area and do not affect a listed building or a non-designated heritage asset nor do they affect the setting of the conservation area. I therefore have no objections.

6. Town Council

No objections

7. Ward Councillor

No comments received

8. Public Health And Housing

No objections

Representations:

9. One letter was received from the owner/occupier of 23 Victoria Avenue, Brandon on 20 January 2021 confirming no objections to the proposed works.

Policy:

10. 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 Forest Heath District Council.

11. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy have been taken into account in the consideration of this application:

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM17 Conservation Areas

Policy DM41 Community Facilities and Services

Core Strategy Policy CS5 - Design quality and local distinctiveness

Other planning policy:

12. National Planning Policy Framework (NPPF)

13. 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:

14. The main consideration in the determination of this application are:

- Principle of development
- Impact on the Conservation area
- Impact on amenity
- Design and Form/Impact on the Street Scene

Principle of Development

15. Policy DM41 - Community Facilities, 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.

16. The existing leisure centre offers sport and leisure provision for the community and the aim of this application is to improve and upgrade the Council owned building to offer more attractive facilities for all ages. The current building is considered to function well, however, the proposed changes would allow for a more effective use of space and internal layout changes.

17. The addition of new windows and doors on the north and south elevation will allow for more natural light to enter the building, improve the overall aesthetic of the building and provide views of the outdoor sports area. The existing air handling units are to be replaced as part of the Mechanical and Electrical works to improve the existing building.

18. As the proposed works are considered to improve an important community facility in the form of a sports centre, it is considered that the development is acceptable and complies with policy DM41.

Impact on the Conservation area

19. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

20. The application site is located adjacent to the Brandon conservation area which borders the site to the south along Victoria Avenue. Given the minor nature of the proposed works, it is not considered that the development

would have an impact on the setting of the conservation area and is therefore compliant with policy DM17.

Impact upon Amenity

21. The site is bordered by trees and a public footpath to the south which provides natural screening to the dwellings on Victoria Avenue to the south east. The nearest dwelling to the sports centre is located 37m away. The majority of the additional windows and doors will be positioned on the north elevation and will not be visible from the residential properties, therefore, it is not considered that the proposed development would have a detrimental impact on residential amenity in terms of overlooking or loss of privacy. The proposed condensation units will replace the existing 5 units already positioned on the north elevation which is located on the opposite side of the building from the residential properties. The building itself will help to mitigate any noise which may occur from the replacement units and therefore, is not considered that the units would result in an unacceptable level of noise or disturbance. The Public Health and Housing Team have been consulted on the application and confirm that they have no objections to the proposed works, therefore, the development is considered to comply with policy DM2.

Design and Form/Impact on the Street Scene

22. Given the existing appearance and nature of the building, the proposed works are considered to be minor and would not have an impact on the character or appearance of the area. The majority of the works would not be visible from the public realm and the materials proposed match those of the host building. Overall, the proposed works are considered to improve the appearance and functionality of the existing building without having a detrimental impact on the street scene. The proposal is therefore considered to comply with policy DM2 and CS5.

Conclusion:

23. 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:

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

1. The development hereby permitted shall be begun not later than three 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 number	Plan type	Date received
1798-SBA -XX -XX - DR -A -901 P05	Location plan	22 December 2020
1798-SBA -XX - DR - XX -A -201 P04	Existing elevations	22 December 2020
1798-SBA -XX -00 - DR -A -070 P02	Waste management plan	22 December 2020
1798-SBA -XX -00 - DR -A -070 P02	Demolition plan	22 December 2020
1798-SBA -XX -00- DR -A -1001 P02	Proposed ground floor plan	22 December 2020
1798-SBA -XX -00- DR -A -903 P05	Existing ground floor plan	22 December 2020
1798-SBA -XX -01 - DR -A -1002 P02	Proposed first floor plan	22 December 2020
1798-SBA -XX -01 - DR-A -904 P04	Existing first floor plan	22 December 2020
1798-SBA -XX -XX - DR -A -203 P05	Demolition elevations	22 December 2020

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

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/20/2244/FUL](https://www.cityofwindsor.ca/DC/20/2244/FUL)