

Development Control Committee

23 June 2021

Planning Application DC/21/0750/FUL – Brandon Sports Centre, Church Road, Brandon

Date registered:	7 April 2021	Expiry date:	2 June 2021 (EOT until 24/06/2021)
Case officer:	Olivia Luckhurst	Recommendation:	Approve application
Parish:	Brandon	Ward:	Brandon Central
Proposal:	Planning application - two external condensation units on west 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:

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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 installation of two external condensation units on the west elevation of the building.

Site details:

2. 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:

3.

Reference	Proposal	Status	Decision date
DC/20/2244/FUL	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	Application Granted	3 March 2021

Other applications at the site can be viewed online through Public Access.

Consultations:

4. Parish Council

No objections

5. Natural England

No objections

6. Public Health and Housing

Awaiting response – comments to be reported verbally or through a late paper.

Representations:

7. No representations received

Policy:

8. 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 Council.
9. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 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:

10. National Planning Policy Framework (NPPF)

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:

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

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

Principle of Development

12. 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.

- 13.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 recently approved (DC/20/2244/FUL) changes would allow for a more effective use of space and internal layout changes however, the centre requires more sufficient ventilation in the form of external condensing units.
- 14.The centre's mechanical ventilation needs require 2no. additional condenser units to be fitted on the external façade of the leisure centre in addition to the 5no units which were approved through application DC/20/2244/FUL. The location of the existing condenser units faces towards the playing fields but the existing supporting structure does not allow for additional units to be fixed onto these. The proposed works will also enable the re-use of the existing mechanical and electrical system to connect the condenser units to.
- 15.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

- 16.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.
- 17.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

- 18.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 proposed condensation units will be located on the western elevation which faces onto the sports centre's carpark and an area of trees and hedging which will help to screen the additions. Beyond the car park are agricultural buildings and a St Johns Ambulance building, therefore, no residential properties will be impacted by the proposed works. Given the minor scale of the additions and the sufficient separation distance to the nearest dwelling, it is not considered that the addition would have an unacceptable impact on residential amenity, therefore, the development is considered to comply with policy DM2.

Design and Form/Impact on the Street Scene

- 19.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 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:

20. 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:

21. 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, unless otherwise stated below:

Reference number	Plan type	Date received
1798-SBA-XX-00- DR-A-1001 REV P01	Proposed ground floor plan	7 April 2021
1798-SBA-XX-00- DR-A-1003	Existing ground floor plan	7 April 2021
1798-SBA-XX-XX- DR-A-201 REV P05	Existing elevations	7 April 2021
1798-SBA-XX-XX- DR-A-202 REV P08	Proposed elevations	7 April 2021
1798-SBA-XX-XX- DR-A-901 REV P06	Location & block plan	7 April 2021

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/21/0750/FUL](#)