

Parish: GLEMSFORD

Location: Glemsford Village Hall and Library, Tye Green

Proposal: Erection of extension to existing hall to form sports/social club and erection of porch to existing hall

Applicant: Glemsford Social Club

Case Officer: Ben Elvin

Date for Determination: 5 August 2009

THE SITE

1. The village hall lies in a large plot on the south-west side of Tye Green. It is set within the Built-Up Area Boundary and within the Glemsford Conservation Area.
2. Adjacent to the hall is a children's play area, and access is gained to the rear car park via an existing access to the south side.
3. There are protected trees to the site boundaries, which are afforded protection by an area Tree Preservation Order (No. WS 228).

THE PROPOSAL

4. The proposed extension would provide a second main wing to the building, resulting in a double gable arrangement to the front and rear. The existing hall is also to be extended to its road-side face, by virtue of a small porch.
5. The extension would provide a social/sports club consisting of a hall, meeting rooms, WC's, kitchen with bar area and changing facilities. The building is single-storey in scale and would sit alongside the village hall, with a door link between the two elements.
6. The application is supported by a Design and Access Statement which makes the following points;
 - The site lies to the east of Glemsford Village Centre, and is accessed directly off Hunts Hill.
 - There are established tree belts running along the boundaries of the site.
 - The site borders housing to the east and south.
 - The current social club is located on a site 200 metres to the south, and is proposed for demolition in respect of a redevelopment of the site for a care home extension.
 - There are a range of properties in the locality, in terms of scale, form and materials.
 - The extension sits adjacent the existing village hall and library and occupies a near identical footprint.
 - Consideration had been given to adding an additional storey to the existing building, but was considered not to be appropriate in respect of neighbouring properties.
 - The porch to the front of the existing building will enhance this façade.
 - The total proposed footprint will be approximately 32 metres by 21 metres and will sit centrally on the site approximately 18 metres from the site boundaries.

- The landscaping proposed will screen the structure, add biodiversity and create visual amenity.
 - Similar materials will be used to the existing building.
7. There is currently an application for the demolition of the social club and its replacement with an extension to the adjacent nursing home, which is also to be considered by Development Committee (at this meeting) as part of a comprehensive plan.

RELEVANT HISTORY

8. B/81/00928 (1981) – Additional car parking area and vehicular access – Granted.
9. B/81/00642 (1981) – Single-storey rear extension – Granted.
10. B/80/00815 (1980) – Village Hall and car park – Granted.

NATIONAL GUIDANCE

11. **PPS1** (Delivering Sustainable Development)
12. **PPG13** (Transport)
13. **PPG15** (Planning and the Historic Environment)

PLANNING POLICIES

14. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan - 2008

- **SS1** (Achieving Sustainable Development)
- **ENV7** (Quality in the Built Environment)

Babergh Local Plan (Alteration No.2) 2006

- **CN01** (Design)
- **CN08** (Conservation Areas)
- **CR21** (New Village Facilities)

The relevant documents can be viewed via the internet. Please see Page 4 for details.

CONSULTATIONS

15. PC – recommend approval.
16. LHA – any comments will be reported at the meeting.
17. HoNABE – Environmental Health to reported.

REPRESENTATIONS

18. Five letters of objection have been received which make the following comments;
- This is a big extension in a Conservation Area.

- The two entrance porches will be opposite residential properties and will require people to walk around the building from the car park and will generate extra noise for local residents.
- Security lighting will attract youths and children causing noise disturbance.
- People smoking will loiter outside the front, causing noise disturbance.
- Disruption caused during the works.
- There are no details regarding the quality of construction works, and there will be disturbance from loud music and events.
- The current village hall has inadequate soundproofing and ventilation and it is expected that this extension will be “done on the cheap” and cause similar noise issues.
- The windows do not appear to be double glazed.
- Previous schemes including the skate park on Tower Meadow have failed and councillors should be surcharged for being responsible.
- Will add to the problems of vandalism in the area.
- The long hours give rise to concern.
- Additional traffic will cause disturbance.
- If the business fails will the people of Glemsford be liable for higher community charge?

PLANNING CONSIDERATIONS

19. Policy CN01 provides the criteria by which development proposals will be considered, and requires that, inter alia, all new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location, paying particular attention to the scale and form of surrounding development, the materials forming the external elevations, the retention of local features, landscaping and the creation of accessible and attractive open spaces.
20. The proposal will also need to be considered against the provisions of policy CN08. This requires that proposals within Conservation Areas preserve or enhance the character of the area, use appropriate materials and positive detailing and respect the existing spaces around buildings.
21. The proposed extension is not a form, scale and design that is considered to be appropriate to the character of the area and would not cause detriment to the streetscene, Conservation Area or existing development pattern. The single-storey scale and simple form replicating the existing building are considered to be appropriate, and the detailing and fenestration proposed will improve the existing building facades.
22. The issues raised by local residents revolve around the increased disturbance, noise and activities that will be carried on at the site. The building is located centrally in the site and is some distance (18 metres) from the site boundaries. Policy CR21 encourages new village facilities, although this is tempered by consideration of the likely impact on the environment and on residential amenity.
23. The proposed social club would result in additional activity at this site. However, the facility is some distance from neighbouring property and is sited in an area that currently has public access. The site is therefore considered to be one where the principle of this use can be considered. The views of the Council’s Environmental Health Officers are awaited and will be reported at the meeting.

24. The generation of loud music and security lighting has the potential to cause disturbance to neighbouring property. However, the imposition of conditions requiring details of noise insulation matters and external lighting to be submitted and agreed prior to the works being carried out will enable the Local Authority to consider that the details are adequate. It is considered that this would enable sufficient control to be retained over the development in respect of the use within the hall.
25. The additional vehicle movements at the site need to be considered, and the Local Highway Authority has not provided their response at the time of writing this report. However, this is anticipated to be received prior to the Committee meeting and will be reported. The amenity issues relative to additional movements also need to be taken into account. The existing access does lie close to the boundary with properties to the south, though the car park is some distance from the rear elevations of these properties. It is not considered that the additional movements would be such that would give rise to such a detrimental loss of amenity to warrant refusal of the application. Indeed, the use of the social club is likely to be mainly used by people in the locality, where alternative methods of transport exist.
26. There are bands of protected trees along the site boundaries. The proposed building should not affect these trees though it is considered that a scheme of tree protection should be required to ensure that the trees are not disrupted/harmed through the construction process.

REASONS FOR APPROVAL

The proposed development, including the erection of extension to existing hall to form sports/social club and erection of porch to existing hall, is considered to be in accordance with the provisions of saved policies CN01, CN08 and CR21 of the Babergh Local Plan Alteration No.2 (2006). The proposed extension would enhance the Conservation Area through the improvement of the elevations of the existing village hall building, and would provide a form of development that would respect the character and scale of the host property, provide additional landscaped areas, not give rise to detriment to the existing trees on the site and not give rise to such detriment to amenity so as to warrant refusal.

RECOMMENDATION

Grant planning permission, subject to the following conditions;

- Materials
- As requested by LHA
- External Lighting
- Protection of Trees During Construction Works
- Landscaping Details
- Scheme of Noise Insulation/Ventilation