

**Parish: HADLEIGH**

**Location: Calais Street Pavilion, Calais Street, Hadleigh**

**Proposal: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 - Erection of community building and security fencing; construction of play area and associated works (following demolition of existing community building).**

**Applicant: Babergh District Council**

**Case Officer: Deborah Board**

**Date for Determination: 01.03.2010**

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**The application is reported to the Development Committee as Babergh District Council is the applicant. The file has been reviewed by the Council's Monitoring Officer who is satisfied that the application has been processed properly and normally.**

#### **THE SITE**

1. The site is accessed from Pykenham Way, with access taken from an existing point between numbers 117 and 119 Pykenham Way. The site is within the built up area of Hadleigh and within the Conservation Area. The site contains an existing single storey building, which was the subject of fire and smoke damage in January 2004.
2. The site of the building is surrounded by recreation areas to the south and west and a formal playground area to the north. Beyond this in all directions are residential dwellings, the closest properties being those to the east on Pykenham Way itself and two houses to the north of the playground area.

#### **THE PROPOSAL**

3. The proposal seeks full planning permission for the erection of a new single storey building on the site of the existing building to serve a community use.
4. The front of the building would face the existing car park and access to the north east and the footprint would be 12.9 metres by 9.1 metres. The building would have a total footprint of 117 square metres and a height to the ridge of 5.0 metres (existing building is 4.6m high). To the south east an external canopy is proposed and a play area for use by the playgroup. The whole site is proposed to be enclosed with 1.8 metre steel fencing with planting around the site to be reconfigured.
5. Materials proposed are timber cladding, coloured cladding panels, zinc metal sheet roofing, zinc faced canopies and powder coated aluminium windows and doors.
6. The application is accompanied by a Design and Access Statement and desk study Contamination Report.

## RELEVANT HISTORY

7. None

## NATIONAL GUIDANCE

8. **PPS1** (Delivering Sustainable Development)
9. **PPG13** (Transport)
10. **PPG15** (Planning and the Historic Environment)
11. **PPS23** (Planning and Pollution Control)
12. **PPS25** (Planning and Flood Risk)

## PLANNING POLICIES

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

### East of England Plan 2008

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

### Babergh Local Plan (Alteration No 2) 2006

- **CN01** (General Design)
- **CN08** (Development in Conservation Areas)
- **CR20** (Protecting Existing Village Facilities)
- **TP01** (Pedestrians)
- **TP15** (Parking Standards – New Development)

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

## CONSULTATIONS

14. TC – approval recommended
15. LHA – recommend condition to secure parking and turning and provision of cycle storage
16. EA – standing advice regarding surface water drainage for development less than 1 hectare is applicable
17. SWT – no record of bats in this building and do not require a survey prior to the application being determined. Advise that demolition should proceed with caution and that if bats are found work should cease immediately.

18. SCC (Archaeology) – if planning permission is granted it should be subject to the imposition of a condition to secure an appropriate record is made of any archaeological finds.
19. HoNABE (Land Contamination) – satisfied that the risk from contamination is unwarranted
20. HoNABE (Environmental Protection) – the current separation between the premises and neighbouring properties should be adequate to prevent unreasonable loss of residential amenity. There is no history of complaints from the playgroup. In order to control night time use, which could harm residential amenity the following conditions are recommended:
  - Limit hours of use 9am – 5pm;
  - Any external lighting to be submitted for approval;
  - Prohibition of amplified music, speech and live music outside of the pavilion building.

## **REPRESENTATIONS**

21. None received

## **PLANNING CONSIDERATIONS**

22. The main issues in consideration of the proposal are:

- The Principle of Development
- Design and Layout
- Access and Parking

### **The Principle of Development**

23. Policy CR20 of the Babergh Local Plan seeks to retain facilities that provide local village of community facilities. The application proposal seeks to replace the fire damaged pavilion building with a new building for use for community purposes, in particular the use by Hadleigh Playgroup. The footprint of the proposed building is almost identical to that of the existing building and the community use proposed is also the same. As such this proposal is acceptable in principle.

### **Design and Layout**

24. Policy CN01 of the Local Plan seeks to resist development that would have a materially adverse impact on residential amenity and seeks well designed layouts that provide an appropriate scale, density and form and relate well to their surroundings.
25. PPG15 requires that Conservation Areas and buildings listed as being of special architectural and/or historic interest will be protected and enhanced. New developments in Conservation Areas or affecting the setting of Listed Buildings must be in harmony with their surroundings.

26. This approach is reinforced through the provisions of the adopted Babergh Local Plan Policy CN08. This sets out that the District Council will expect proposals in Conservation Areas to pay particular attention to the need to:
- The use of building materials which should be consistent with the general character of the area;
  - The form, scale, design and detailing of new buildings, and of alterations to existing buildings to ensure that they are in harmony with their surroundings;
  - Natural features, including trees, which should be preserved wherever possible; schemes of landscaping and tree planting will be encouraged.
27. The building proposed is of single storey form constructed with a timber frame and zinc metal roof. The building has been designed to have a simple modern appearance but would be low key in its impact on the site in terms of visual presence. In particular the roof has a shallow pitch, lessening the buildings overall impact.
28. The fenestration proposed in elevations is simple with high level openings to the north west elevation and balanced facades to the south west and north east elevations. The primary elevation of the new building will be the south east façade of the building, which will face the new play area. This will contain two sets of double doors and have a projecting canopy across about one third of this elevation. The main roof is also detailed on this side of the building to add articulation and interest to its appearance.
29. It is considered that the scale and layout of the building are acceptable; in essence replacing what exists on site. The design approach presents a simple and modern building that would be an improvement to the locality and as such would be an enhancement of the building contribution to the Conservation Area. The new fencing would be larger than existing but the use of railings allows for an open feel that would not be considered harmful to the overall appearance of the building and its setting. The new layout requires changes to the established landscaping and it is proposed that this is secured by condition.

### **Access and Parking**

30. The key policies to consider are TP01 and TP15 of the Babergh Local Plan. These policies seek development that is well laid out in terms of site access and highway safety, traffic flow and the environment and where appropriate seek the submission of a Travel Plan. Parking requirements (maximum) within the Suffolk advisory standards for community halls are 1 space 4m<sup>2</sup> of public floor area, which would require a maximum of 28 spaces.
31. The current building, if brought back into beneficial use, has a car park that can accommodate approximately 12 car parking spaces, including 2 disabled bays, which is material in consideration of the current proposal. The application proposal represents in essence a like for like replacement of the building and the level of floor space for community uses. The site is well located in Hadleigh for users on foot or by bike, with a public footpath running along the north and west of the site. The LHA has raised no objection to the proposal. As such and for the reasons detailed above the access and parking aspects of the proposal are considered acceptable.

### **Protected Species**

32. PPS9 and Local Plan Policy EN02 state that development would not be permitted which would have a material adverse impact on protected species. The SWT comments are clear that a bat survey is not required as part of the development. Their advisory comments will form an informative note to the decision should Members grant planning permission for the development.

### **Land Contamination**

33. It is noted that HoNABE (Land Contamination) are satisfied that the submitted report with the application adequately addresses these issues. An informative note would be attached to the decision that should unexpected contamination be discovered during development that this is reported to the HoNABE should Members grant planning permission for the development.

### **REASONS FOR APPROVAL**

34. Having regard to the pattern of existing development in the area and the relevant provisions of the development plan, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

### **RECOMMENDATION**

Grant planning permission subject to the following conditions:

- As recommended by LHA
- As recommended by HoNABE
- Landscaping scheme to be submitted
- Material samples