

EAST BERGHOLT – VICTORY HALL COMMUNITY CENTRE, WHITE HORSE ROAD

Erection of new community hall (following demolition of existing hall) and alterations to car parking area.

Applicant: East Bergholt United Services Club

Case Officer: Martyn Fulcher

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SITE

1. The application site lies to the southern side of White Horse Road and currently supports the East Bergholt United Services Club Community Hall building. The site has a frontage of some 16.0 metres and a depth of approximately 55.0 metres (measuring 0.1 ha in area). The building is set back approximately 14.0 metres from the footpath and is served by a car parking area to the front of the building. The site is within the built up area boundary of the village and also situated within the Dedham Vale Area of Outstanding Natural Beauty.

PROPOSAL

2. The application has been amended since original submission and is currently subject to a further public consultation exercise. All measurements and details stated refer to the revised drawings.
3. The proposed building is of single-storey design and measures some 8.8m in width with an overall depth of 18.0m and a maximum ridge height of approximately 5.0m.
4. The building will internally support male, female/disabled toilets, bar and bar store, lobby and hall area.
5. It is proposed to construct the building of clay brick facing brickwork (red multi-brick) under a Marley Mendip smooth faced interlocking pantiled roof (or Redland equivalent).
6. The agent has submitted supporting information. The following comprises a summary of the points raised: -
  - It is hoped that new building (excluding the rear toilet/storeroom) can be retained in use whilst the new hall is built;
  - New building to be set back 31m from footpath rather than the 14m of the existing building;
  - Building will be 1.2m back from front elevation of Paddock Wood, which is screened anyway by their detached garage;

- North elevation modified with glazed elements and more detailed brickwork and to provide a more imposing pillared portico. Also included for the introduction of contrasting material in Eternit (or similar) coloured fibre-cement weatherboarding;
- Most buildings within close proximity to the site appear to be concrete interlocking tiles;
- With regard to the positioning of the building on the site, this is to enable access to be maintained to the remainder of the site and to minimise the effect on adjacent properties; and
- Expansion of car parking area will be in stone chippings (as existing). Disabled parking and access into building is suggested to use block pavers.

### RELEVANT HISTORY

7. 2005 – Outline planning permission refused for the erection of clubhouse and detached dwelling (existing clubhouse to be demolished) (B/05/00171/OUT refers). The stated reasons for refusal are as detailed below:

*“The proposed development, which includes the erection of a detached dwellinghouse, would be contrary to Policy ENV3 of the Suffolk Structure Plan 2001, Policies LP4, LP17 and LP18 of Babergh Local Plan (Alteration No.1) and Policies HS02, HS12 and HS14 of Babergh Local Plan (Alteration No.2)- Second Deposit Draft. Policies ENV3, LP18 and HS14 seek to preserve and enhance the special character of Suffolk by ensuring all development is of a high standard of siting and design, which respects the characteristics of the site and its surroundings. Policy ENV3 goes on to state that the size and density of new housing should be consistent with the characteristics of the area. Policies LP4, LP17, HS02 and HS12 refer to infill developments within villages and require such proposals to be sympathetic to the scale and character of the settlement. The dwellinghouse, if approved, would be out of keeping with the pattern and scale of the built environment in this part of the village, which is predominantly characterised by detached dwellings occupying generous plots. The proposal would result in an unacceptable cramped back land development that would be visually detrimental to the spatial characteristics of the area. In the opinion of the Local Planning Authority the proposal would not be in harmony with its surroundings and thus would be contrary to the aforementioned development plan policies”.*

### POLICY

**Please note that details or extracts of policies are no longer included in reports – see page 4 of these papers.**

8. The following Development Plan policies are considered relevant to this application: -

#### **Suffolk Structure Plan 2001**

- Policy ENV3 (Design Standards)
- Policy ENV7 (AsONB)
- Policy ECON8 (Town and local centres and villages)
- Policy ECON11 (Community facilities)

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

*The policy references below relate to the adopted version of the Local Plan - the policy numbers in some cases differ from those in the second deposit draft. Where this is the case, the previous reference number is given in brackets.*

- Policy CN01 (General Design)
- Policy CN02 (Facilities for the disabled) (*Policy CN30*)
- Policy CN04 (Development design and crime prevention) (*Policy CN31*)
- Policy CR02 (AONB Landscape)
- Policy CR21 (New village facilities) (*Policy CR34*)

### OBSERVATIONS

#### **Original Plans**

9. PC – Recommend refusal – inappropriate design.
10. CHA – Recommend the imposition of a single condition relating to the provision and subsequent retention of manoeuvring and parking areas.
11. Letters - One letter received in objection to the application, summarised as follows:
  - Object to expansion of car park;
  - Object to change of use of building;
  - Object to re-positioning of the building;
  - Further brick building will not conserve the rural landscape;
  - Will not enhance our natural and built heritage; and
  - Current construction of green corrugated iron is not aesthetically pleasing but it does camouflage the building.

#### **Amended Plans**

12. No representations received at time of writing. Any representations received will be reported verbally at the meeting.

### ASSESSMENT

13. The main issues to be considered in determination of this application relate to the design and siting of the development (visual amenity) and the impact of the development upon residential amenity.
14. Policies ECON8 and ECON11 of the Suffolk Structure Plan 2001 and Policy CR21 of the Babergh Local Plan Alteration No.2 (2006) support the provision of new facilities in villages where they improve the quality of life for the local community and where they do not lead to any material adverse impact on the environment and residential amenity.
15. Policies ENV3 and CN01 require all new development proposals to be of a high standard of design and layout.

16. The application site currently supports the existing East Bergholt United Services Club building which is constructed of green coloured corrugated metal, with limited parking to the front of the building and associated open space to the rear. This application seeks permission to replace this building with a more substantial brick built building, which will be set further into the site with enhanced parking provision to the front.
17. Following comments made in respect of the buildings' design, the scheme has been amended in order to achieve an enhanced external appearance to the building. The revised plan includes a reduction in overall depth to the building and revised siting. The building now incorporates a more substantial and defined front entrance with surrounding design features, which now enables the building to have an improved and satisfactory appearance. The revised siting is considered acceptable and not to result in any significant detrimental impact upon residential or visual amenity, as a result of the general proportions of the building and its siting within the plot in relation to neighbouring property.
18. Objections have been raised with regard to the extension of the car parking area, change of use of the building and the re-positioning of the building. These comments have been noted. However, it is not considered that the extended car parking area will lead to any material adverse impact upon residential or visual amenity provided the works are undertaken in a sympathetic manner. No change of use is proposed as the application merely seeks permission to erect a new building to be used in the same way as the existing building (Class D2 use). The existing building is nearing the end of its useful life and is therefore due a replacement. Any change of use of the land would require planning permission. With regard to the re-positioning of the building, it is not agreed that this will result in any significant adverse impact upon residential amenity. The building is of single-storey design and well separated from neighbouring property together with adequate screening existing to the site boundaries.
19. It is accepted that the current building is low-key in nature and as such, has minimal impact upon its surroundings. However, the proposal is not considered to result in any significant adverse impact upon the site or its surroundings and accordingly, is considered acceptable in its context.
20. In view of the above and having regard to the relevant Development Plan and its policies, the following recommendation is made: –

REASON FOR APPROVAL (if approved)

21. The proposal, which proposes the erection of a new community hall (following demolition of the existing hall) and alterations to car parking area, is considered to be in accordance with the provisions of Policies ENV3, ECON8 and ECON11 of the Suffolk Structure Plan 2001 and Policies CN01, CN04, CN04, CR02 and CR21 of the Babergh Local Plan Alteration No.2 (2006). In particular, the proposed development is not considered to lead to any significant adverse impact upon the character of the area or materially reduce the amenities enjoyed by occupants of neighbouring property. Furthermore, the development is considered acceptable in terms of highway safety and convenience.

## RECOMMENDATION

Subject to no new issues being raised as a result of the consultation exercise, the Head of Planning (Control) be authorised to Grant Planning Permission subject to the following conditions: -

- Materials
- Landscaping (including boundary treatment)
- As recommended by CHA
- Hours of operation as stated (1900-2300hrs weekdays - as present)

## DECISION

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