

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(4)	14/01391/COMIND Chieveley	4 th September 2104.	Extension to south of Village Hall for additional pre school facility. Land at Chieveley village hall. Chieveley Village Hall Trustees.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=14/01391/COMIND>

Recommendation Summary:	The Head of Planning and Countryside be authorised to GRANT conditional planning permission.
Ward Member(s):	Councillor Cole.
Reason for Committee determination:	Called in by Councillor Cole on grounds that there will be a detrimental impact on the local street scene, and loss of car parking on site.
Committee Site Visit:	17 th July 2014.

Contact Officer Details	
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1. Site History

04/00424/ful - Internal alterations, and provision of new access. Approved April 2004.
10/00719/certp - Refurbishment of tennis courts to provide MUGA. Approved June 2010.

2. Publicity of Application

Site notice displayed 16th June 2014. Expiry 7th July 2014.
Neighbour notification expiry 3rd July 2014.

3. Consultations and Representations

Parish Council:	Objection to the scheme. Concerned that the new extension will create an overlong building, it will negatively impact upon the local street scene, as it lies in a prominent elevated position, the proposed fencing is out of keeping, loss of three windows will mean loss of light to the main hall, loss of car parking spaces, but the Council remains supportive of the overall aspirations and aims of the applicants.
Highways:	Conditional planning permission is recommended. Loss of car parking will be replaced on site.
Archaeologist	No objections raised.
Correspondence:	One letter of support received. Notes that the scheme will enhance local pre-school facilities which will assist local parents and the funding of the village hall.

4. Policy Considerations

National Planning Policy Framework 2012.

West Berkshire Core Strategy 2006 to 2026. Policies ADPP1, ADPP5 and CS14.

Chieveley Village Design Statement.

West Berkshire District Local Plan 1991 to 2006 (Saved Policies 2007).

5. Description of Development

5.1 The applicants are proposing to erect a single storey extension to the south elevation of the existing village hall in Chieveley. This is to be 12m in width, 12m in length, and 5m to ridge height. There is also to be a new storage area on the west elevation facing the highway, and an enclosed external play area for the children. The 12 car parking spaces lost on site by the proposed extension will be replaced by an area of grasscrete to the south on an existing grassed area, itself to the south of the present car park. Vehicle access will be as existing, onto the High Street. The new extension will house additional facilities for the local pre-school group, which has a current capacity of 26 children. It is not envisaged that this will increase. The facilities will include new toilets, a play area, a staff room/kitchen/learning room and a small sleeping room. The external facing materials will, so far as possible, match the existing.

6. Consideration of the Proposal

6.1 Principle and policy - The application site lies within the built up area of Chieveley, and in the North Wessex Downs AONB. It is important therefore, having regard to the advice in paragraph 115 in the NPPF and the advice in policy ADPP5 in the Core Strategy, that any new development however small, should respect the quality and character of that landscape, whether in settlement or not. In addition, the Council should have regard to the design advice contained in policy CS14 in the Strategy noted, plus that in the Village

Design Statement. In the latter, it is noted [inter alia] that “The siting, design and layout of new developments should continue to conserve and enhance the integration of the village within its Downland setting in the AONB. In addition, policy in the NPPF notes in paragraph 7 that in terms of the social role of the planning system, it is important to support strong and healthy local communities. Clearly, the improvement of a pre-school facility will achieve this.

- 6.2 The application has been called in by the Ward Member given concerns about the impact on the local street scene, and parking issues. In terms of the first issue, it is accepted there may be some small impact on the local highway scene but the slight “closure” of the visual gap between the hall and the housing to the south is considered to be minimal. In addition whilst the outlook of the 2 dwellings to the west of the application site may be impinged upon, there will be little if any harm, in the officer’s view. In addition any loss of a private view is not a planning matter.
- 6.3 In terms of the parking issue, the highways officer has noted that the 12 parking spaces to be lost will be replaced on site to the south. The case officer had some initial concerns regarding the potential visual impact of this increased parking area, but given the grass crete surface proposed, and the fact that there is no expansion onto the playing field “proper”, the site will be visually self contained and will not cause harm to the wider AONB. The highways officer raises no objections in this regard, accordingly.
- 6.4 Finally, turning to the scale and design of the scheme itself, this is well designed and visually subservient to the main hall. Whilst it is accepted that the hall will be some 56m long, assuming this application is approved and built out, the site sits on a large curtilage which can accept such a large building, in the officer view. Balanced against this is the clear encouragement in the NPPF and indeed in policy ADPP1 for the improvement of local facilities, in service villages such as Chieveley, so the scheme is considered to be entirely acceptable. There is one proviso however: the case officer is not content with the close board fencing around the new play area, so a condition will be applied to control this boundary feature before development commences to an alternative fence.

7. Conclusion

- 7.1 The National Planning Policy Framework seeks to ensure that Councils determine all applications in accordance with the three dimensions as set out in paragraph 7. In terms of an economic role, there is little benefit apart from the short term one, of the building phase. In terms of the social role there is a clear advantage, given the improvement of the play school, and the freeing up of the main hall for other uses. For the environmental role, the scheme will not harm the wider AONB, nor the local street scene, and parking / access issues have been resolved.
- 7.2 In conclusion, having regard to the clear reasons for approving the application, conditional approval is duly recommended. No s106 planning obligation is required.

8. Full Recommendation

The Head of Planning and Countryside be authorised to GRANT planning permission, subject to the following conditions.

CONDITIONS

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against the advice in the DMPO of 2010, should it not be started within a reasonable time.

2. No development shall commence until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic and mortar materials. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 to 2026.

3. No development shall commence until a scheme indicating the boundary treatment for the new play area has been submitted to and approved in writing by the Council. The scheme shall then be built out in accord with that approved scheme.

Reason: To ensure the street scene is protected, in accord with policy ADPP5 of the West Berkshire Core Strategy 2006 to 2026.

4. The development shall not be brought into use until the vehicle parking and/or turning space have been provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

INFORMATIVE:

- 1 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

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