

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE -

AGENDA ITEM NO	2.
APPLICATION NO	3930/14
PROPOSAL	Re-roof existing Bowls Hall and Creche and installation of Solar PV Array
SITE LOCATION	Mid-Suffolk Leisure Centre, Gainsborough Road, Stowmarket
SITE AREA (Ha)	0.2
APPLICANT	Mr Brooks Brooks Architects
RECEIVED	December 11, 2014
EXPIRY DATE	March 6, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The applicant is MSDC

PRE-APPLICATION ADVICE

1. There has been no pre-application involvement for this proposal.

SITE AND SURROUNDINGS

2. The application site is the existing Mid Suffolk leisure centre building located within a residential area in the town of Stowmarket.

HISTORY

3. There is no planning history relevant to the application.

PROPOSAL

4. This application seeks permission for the re-roofing of part of the leisure centre building (above the bowls hall and creche) and the installation of an array of solar panels.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. Stowmarket Town Council: NO OBJECTION

LOCAL AND THIRD PARTY REPRESENTATIONS

7. None.

ASSESSMENT

8. The main issues for consideration in the assessment of this application are:

- Principle of development
- Visual amenity
- Residential amenity

Principle of development:

The proposed development is for the re-roofing of part of the leisure centre building, where the roof has deteriorated over time, and the installation of solar panels on the roof to provide a means of generating energy from a renewable source that will contribute towards the energy usage of the building.

National and local planning policy is generally supportive of appropriate development for the provision and enhancement of community leisure facilities and for renewable energy development that will help to offset carbon dioxide emissions and will contribute towards climate change targets.

The principle of the proposed development is generally supported subject to all other material considerations as discussed below.

Visual amenity:

The proposed re-roofing development will upgrade the existing roof of part of the leisure centre building that has deteriorated with age and will improve the visual appearance of that part of the building.

The agent advises that the tendering process is likely to result in the need for the external roofing / cladding material for the project to be changed from that shown on the application documents although they confirm that there will not be any material change in volume of the building or overall appearance of the development. The precise details of the materials to be used can be secured by condition to ensure an appropriate appearance.

The solar array will be sited towards the rear of the building complex in a position that will not be readily visible from public vantages.

Overall no part of the proposal is considered to have an unacceptable impact on the visual amenity of the area.

Residential amenity:

The leisure centre complex is located within a residential area but the building itself is sited away from boundaries with neighbouring dwellings.

There is no significant noise, overshadowing or disturbance impact arising from the development such that would affect residential amenity.

Summary:

The proposed development will enable the facilities at the leisure centre to be upgraded and will contribute to the energy efficient operation of the premises. No part of the proposal would have any unacceptable impact on the appearance of the area or neighbours and on this basis your officer recommends that permission is granted.

RECOMMENDATION

That Full Planning Permission be GRANTED subject to the following conditions:

- Time limit
- Notwithstanding details on application form materials to be agreed
- As approved plans

Philip Isbell
Corporate Manager - Development Management

Bronwen Curtis
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment
Cor4 - CS4 Adapting to Climate Change

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: