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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 17 February 2016

AGENDA ITEM NO 3
APPLICATION NO 4063/15
PROPOSAL Store extension
SITE LOCATION Cedars Park Community Centre, Pintail Road, Stowmarket
IP14 5FP
SITE AREA (Ha) 1.59
APPLICANT Mid Suffolk District Council
RECEIVED November 16, 2015
EXPIRY DATE February 3, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The land is in the ownership of Mid Suffolk District Council.

PRE-APPLICATION ADVICE

1. Although the forms state that pre-application advice was not sought, there is a record that discussions on the proposal did take place prior to the submission of the application.

SITE AND SURROUNDINGS

2. The site for the erection of the store extension is located to the eastern side of the Cedars Park Community Centre, serving the Cedars Park residential area of Stowmarket.

The site is currently laid partly to grass and partly surfaced with paving slabs, within which some bike racks are set. The site is bounded by 1.2m high close board fence. To the east of the site runs a footpath and cycle way linking the Community Centre to the surrounding estate. The Community Centre is finished in buff brickwork with grey engineering brick details, and grey flat interlocking concrete roof tiles.

To the north west of the building is the car park which serves the Centre. Two storage containers have been sited to the side of the car park, and they currently serve as storage for the Centre.

HISTORY

3. The planning history relevant to the application site is:

4063/15	Store extension	Granted
0730/14	Use of land for the siting of 3no. storage containers and erection of fencing	Granted 22/05/2014

PROPOSAL

4. To erect a storage extension to the east side of the Community Centre to provide a permanent solution to the storage issue at the Centre, and it will be linked to the main building by a flat roof conservatory type structure. Materials are proposed to match the existing, with a hipped roof and white uPVC glazing. The dimensions of the proposed building are given as 4.715m x 9.890, and the ridge height would be approximately 4m high. The two containers will be removed.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council**
No objection but disappointed that the applicant did not seek pre-application advice.

BMSDC Economic Development
No comments.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. The main issues to be considered in the assessment of this application are:

- The principle of development
- Visual impact
- Sustainability

The principle of development

This proposal is for development that will support the existing and future use of the playing field for both the community centre and the pre-school, by providing additional storage space for the play school and for football.

The NPPF and Local Plan are generally supportive of appropriate development that supports the provision of sport, recreational and community facilities, recognising the value of such facilities to community cohesion, health and wellbeing. The Stowmarket Area Action Plan reiterates the importance of culture and leisure as key to developing the economy and social fabric of communities.

The principle of development is therefore acceptable subject to other material considerations as discussed below.

Visual impact

The whole of the community centre and playing field site is considered to be visually prominent within the locality, surrounded as it is by the highway, cycle/footway and public footpath. As such the site is readily visible from these various public vantages.

The proposed extension will be sited behind a 1.2m high fence which, together with a hedge separates the community centre site from the adjoining cycle/footway. The height, finish and screening provided by the hedge help to soften the overall appearance of the building within the wider setting.

The site is prominent but the proposal is not considered to have an unacceptable visual impact on the character and appearance of the surrounding locality, and will provide a much more visually satisfactory storage solution than the current storage containers do. The proposal is considered to be in keeping with the character and appearance of the existing building and the surrounding area, and therefore accords with the Mid Suffolk Local Plan policy RT1 and Core Strategy policy CS5.

Sustainability

In the broadest sense the NPPF underpins the planning system and identifies the economic, social and environmental roles of planning. Section 8 of the NPPF identifies the role of planning in promoting healthy communities. The storage extension will support the continued use of the building which is accessible by foot and cycle. In this regard the Case Officer considers that the eighteen cycle spaces which will be lost as part of the proposal should be re-located elsewhere on the overall site.

Summary

The proposed development will support the continued use of the community centre and playing field facilities for the local community in accordance with the objectives of the NPPF and Mid Suffolk Local Plan

policies and is acceptable.

In the interests of both visual amenity and sustainability a condition is recommended requiring the existing containers to be removed and displaced cycle racks to be relocated within a reasonable period of time (3 months).

RECOMMENDATION

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

- **Standard time limit**
- **To be in accordance with submitted details**
- **Storage containers to be removed and cycle spaces to be resited within three months of the completion of the extension.**

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
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
CS SAAP - Stowmarket Area Action Plan

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
SDA3 - COMPREHENSIVE DEVELOPMENT WITHIN THE SDA
SDA4 - SUSTAINABLE 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: