

MEETING:	PLANNING COMMITTEE
DATE:	13 MARCH 2013
TITLE OF REPORT:	<p>S123439/F - PROPOSED EXTENSION AND INSTALLATION OF SOLAR PANELS AT NORTHOLME COMMUNITY CENTRE, NORTHOLME ROAD, BELMONT, HEREFORD, HR2 7SP</p> <p>For: Northolme Community Centre, per Ms Frances White, Cross House, Stretton Sugwas, Hereford, Herefordshire HR4 7AL</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123439&NoSearch=True

Date Received: 10 December 2012

Ward: Belmont

Grid Ref: 349052,238649

Expiry Date: 1 March 2013

Local Members: Cllr PJ Edwards, Cllr GA Powell and Cllr AN Bridges

1. Site Description and Proposal

- 1.1 The application site comprises a single storey brick built community centre and associated car park and play area that is sited to the northern side of Northolme Road adjacent to the existing public open space. The community centre was completed in 2007 and is now a venue for evening classes, out of school activities, children's parties and other bookings.
- 1.2 The application is for permission to extend the community centre to the front, to improve toilet facilities and create a small meeting room that could be used independently of the main hall. A small storeroom is also proposed.
- 1.3 The existing building currently has a forward projection accommodating a reception and toilets. The single storey extensions would extend either side of these in line with the front building line of the existing reception and would be constructed using matching materials.
- 1.4 The proposals also include solar panels to the south elevation that fronts Northolme Road.
- 1.5 The proposals would result in the loss of two car parking spaces and makes provision for an additional cycle rack (up to 6 cycles).

2. Policies

2.1 Herefordshire Unitary Development Plan

S1	-	Sustainable Development
DR1	-	Design
DR2	-	Land Use and Activity
DR10	-	Contaminated Land
T11	-	Parking Provision

Further information on the subject of this report is available from Ms Kelly Gibbons on 01432 261781

CF5 - New Community Facilities

2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

3.1 DCCW2006/2548/F – Toilet block and reception – Approved 12/9/2006

3.2 DCCW2006/2869/F – Lighting column to replace 4 x security lights – Approved 6/1/2009

4. Consultation Summary

4.1 The Transportation Manager raises no objection.

4.2 The Environmental Health Officer makes the following comments:

I have reviewed our records and note that the proposal is to the east of the former landfill site in an area where precautionary gas protection measures were installed in buildings. The design and construction of the extension should in no way compromise the effectiveness of existing gas protection measures (e.g by blocking vents to the under floor void or damaging membranes)

With this in mind I would recommend similar measures are included within the extension. Conditions are recommended to ascertain gas mitigation methods, protection of existing and validation after completion.

4.3 The Minerals and Waste Officer makes the following comments:

No objections to the proposal but would make the following observations:

- The site lies within the area demarked as Belmont former landfill site.
- In terms of the extension proposals, care should be taken with regard to excavations and any possible contamination from the former tip. The advice of EHO is recommended.

5. Representations

5.1 Belmont Rural Parish Council - No response

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

6.1 Policy CF5 of the Herefordshire Unitary Development Plan is supportive of proposals that would result in new or improved community facilities or enhanced use of existing facilities where they are of an appropriate scale to meet the needs of the locality, reflect the character of the location and are located within or around the settlement they serve. In addition to this proposals should not significantly impact upon the amenity of neighbouring residents and

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should incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space.

- 6.2 The proposed development is small in scale and designed sensitively to reflect the character of the existing building and area, whilst also incorporating sustainable energy proposals such as solar panels and water recycling in accordance with the requirements of policies S1 and DR1. The proposals would not impact upon the amenities of any nearby residential properties and, notwithstanding the loss of 2 car parking spaces, there is sufficient car and cycle parking proposed within the site to reflect the increased size of the building. As such the proposed development is considered to comply with the requirements of policy CF5 of the Unitary Development Plan.
- 6.3 The site also lies to the east of the former landfill site in an area where precautionary gas protection measures were installed in buildings. The design and construction of the extension should ensure that it does not compromise the effectiveness of existing gas protection measures (e.g by blocking vents to the under floor void or damaging membranes). In order to address this and the requirements of policy DR10 of the Unitary Development Plan a condition is recommended.
- 6.4 The proposed development is, by virtue of its size, scale, design and siting an acceptable and appropriate form of development that would serve the needs of the local community, protect the amenities of local residents and provide sufficient parking and cycling facilities. With an appropriately worded condition the requirements of policy DR10 can also be met to ensure that gas mitigation is both protected and undertaken. On the basis of the above, the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B02 Development in accordance with approved plans and materials**
- 3. Prior to the commencement of development a detailed gas mitigation scheme, that also has regard to the existing buildings gas mitigation / protection, shall be submitted to and approved in writing to the Local Planning Authority. Works shall be carried out in accordance with the approved details.**

Prior to the first use of the extensions hereby approved, a verification report on the completion of the agreed works, confirming that the remediation measures have been carried out and setting out measures for maintenance, shall be submitted to and approved in writing.

Reason: To ensure that suitable gas mitigation measures are introduced and protected to comply with the requirements of policy DR10 of the Unitary Development Plan.

Reason for Approval

- 1. The proposed development is, by virtue of its size, scale, design and siting an acceptable and appropriate form of development that would serve the needs of the local community, protect the amenities of local residents and provide sufficient parking and cycling facilities. It therefore complies with the requirements of policies S1, DR1, CF5 and T11 of the Herefordshire Unitary Development Plan. With an**

appropriately worded condition the requirements of policy DR10 can also be met to ensure that gas mitigation is undertaken.

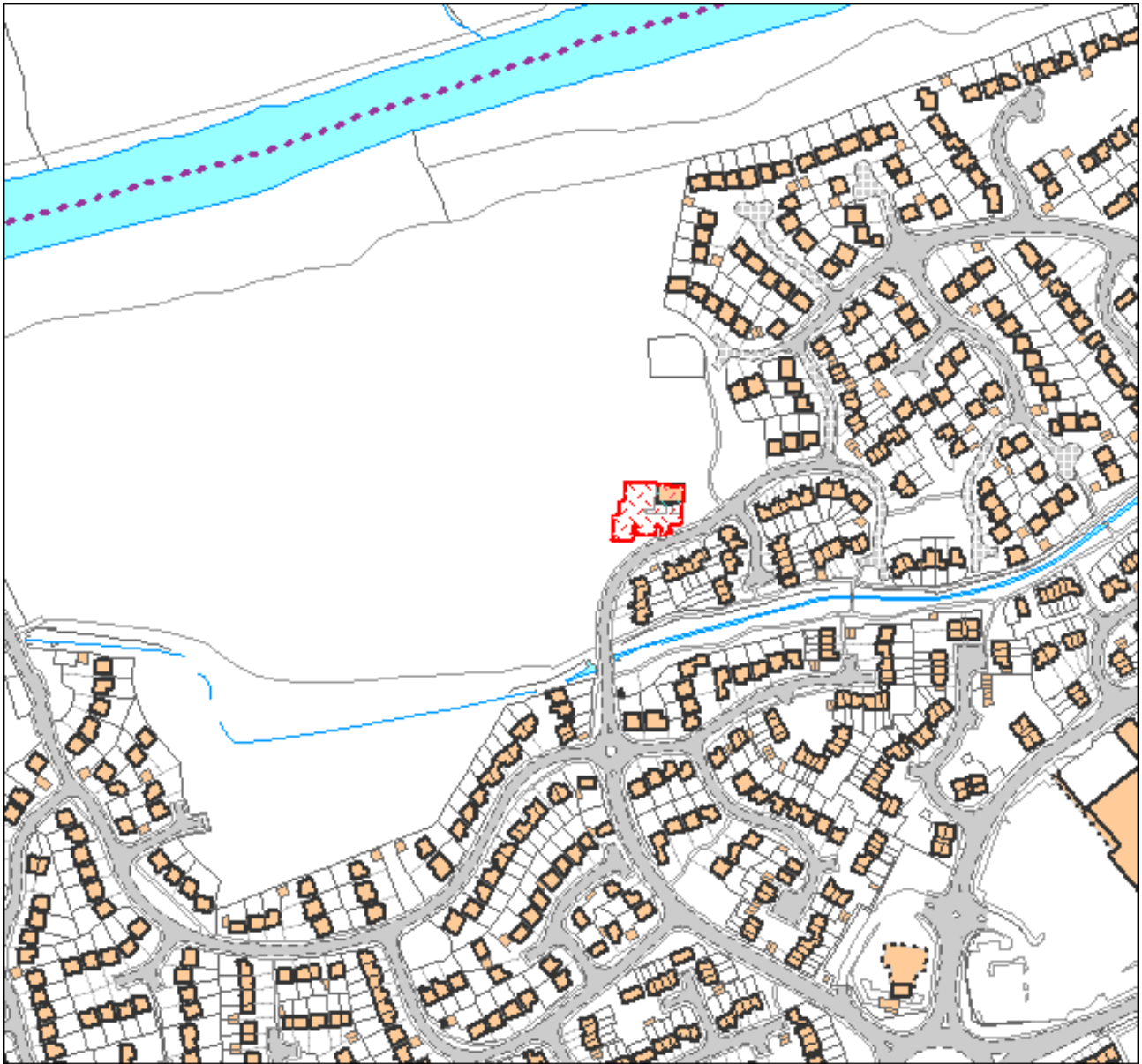
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/123439/F

SITE ADDRESS : NORTHOLME COMMUNITY CENTRE, NORTHOLME ROAD, BELMONT, HEREFORD, HEREFORDSHIRE, HR2 7SP

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