

**20 DCNC2005/3861/F - ALTERATIONS & EXTENSION TO VILLAGE HALL AT CAWLEY VILLAGE HALL, EYE LANE, LUSTON, LEOMINSTER, HEREFORDSHIRE, HR6 0DS****For: Luston Group Parish per Mr C Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW****Date Received:**  
**1st December 2005****Ward: Upton****Grid Ref:**  
**49140, 63939****Expiry Date:**  
**26th January 2006**

Local Member: Councillor J. Stone

**1. Site Description and Proposal**

- 1.1 The application site is located to the north of the C1048, Eye Lane, and is situated in open countryside to the east of the village of Luston. Four residential properties adjoin the site to the east and there is a dwelling opposite the site to the south. The site comprises approximately 0.5 hectares of land. Open farmland borders the site to the north and east.
- 1.2 The village hall is centrally sited with a hard surfaced parking area to the front of the hall, which is sufficient for accommodating 31 cars. The remaining area surrounding the village hall is grassed.
- 1.3 This application seeks full planning consent for the erection of an extension to the front and internal alterations to the Village Hall. The extension to the front of the village hall would provide a larger entrance hall and a covered ramp for disabled access. The public toilets would be extended and a new disabled w.c. would be incorporated.
- 1.4 Internally, a new kitchen would be fitted and a section of storage area would be provided in the former snooker room, which is proposed as another meeting room. Three new patio doors would provide access at the rear of the village hall onto a new terraced area.

**2. Policies****2.1 National Guidance**PPS1 – Delivering Sustainable Development  
PPS7 – Sustainable Development in Rural Areas**2.2 Hereford and Worcester Country Structure Plan**

Policy CTC9 – Development Requirements

**2.3 Leominster District Local Plan (Herefordshire)**

Policy A1 Managing the District's assets and resources  
Policy A2 Settlement hierarchy  
Policy A24 Scale and character of development  
Policy A54 Protection of residential amenity  
Policy A61 Community, social and recreational facilities.

**2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S1 Sustainable Development  
Policy S2 Development Requirements  
Policy DR1 Design  
Policy DR2 Land Use and Activity  
Policy CF5 New community facilities.

**3. Planning History**

3.1 None.

**4. Consultation Summary**

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager raises no objection but suggests a condition to provide secure cycle parking for 10 bicycles.

4.3 Public Rights of Way Manager: Proposed development would not appear to affect public footpath LJ11.

**5. Representations**

5.1 Luston Parish Council - No objection

5.2 Letter of support received from a neighbour at 1 Manor Way.

5.3 One letter of objection has been received from the occupier of the adjacent property to the west of the Village Hall, the concerns raised can be summarised as follows:-

- Note from the plans that part of the kitchen is to be used as a bar with entrance doors directly facing our property.
- Very concerned about the potential noise spill from events especially when doors are opened and the proposed terrace area is used.
- What actual benefit would a bar and patio have for the local community?
- This change of use would clearly require careful monitoring, both to run events and to avoid abuse of the building.
- We do not object to updating the building to provide disabled facilities and improved kitchen facilities.

- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The main considerations in the determination of this application are as follows:-

- a) the principle of the proposed development and its intended use
- b) the visual impact of the proposed extension
- c) the implications for the residential amenity of neighbouring occupiers

### Principle and Intended Use

- 6.2 This application seeks consent for an extension to the front of the building, internal alterations and the introduction of three new door openings to the rear. It is not a change of use application. The majority of the proposed works are to provide improved facilities for disabled access in line with current building regulation access requirements.
- 6.3 The village hall already benefits from a room classified as a bar, a meeting area to the rear of the kitchen and the entrance door adjacent to the objector's property is an existing doorway. It is not the intention of Cawley Village Hall to trade as a public house. Such a use would require a license and would be regulated by other bodies. The application clearly seeks to improve the existing facilities and in turn, attempt to increase the viability of this community facility.

### Visual Impact

- 6.4 Cawley Village Hall is a single storey building constructed of Bradstone and painted render under a slate roof. The main bulk of the building is under a pitched roof. Where the building has been extended in the past, (to the front and rear) these elements are under a flat felt roof. The extension to the front would continue the flat roof section of the original building and be constructed using materials to match the existing building. It is considered that the proposed external additions are appropriate to the style of building, and that the internal alterations would provide much improved facilities.

### Residential Amenity

- 6.5 It is not considered that this proposal would result in any activities that would be beyond what would be considered normal for a community facility such as a village hall in this rural location. The one objection to this application raised some serious concerns regarding the possible noise spill from events that might take place; the noise levels and potential disturbance increasing by the creation of a patio and the provision of patio doors
- 6.6 Although the objection is noted, it is the officer's opinion that the objection is based on an assumption regarding potential disturbance and is not a material planning consideration for this proposal, which seeks to extend and internally alter the village hall to provide improved facilities.

Conclusion

- 6.7 In conclusion, the proposal to improve this community facility and make it more accessible should be supported and the application is therefore recommended for approval subject to the following conditions.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 - A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2 - A06 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3 - B02 (Matching external materials (extension) )**

**Reason: To ensure the external materials harmonise with the existing building.**

**Informative:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

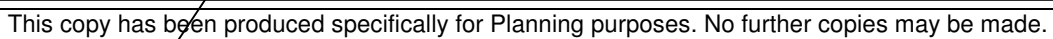
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



**SCALE : 1 : 1250**

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005