

ITEM NO. 5

COMMITTEE DATE: 27/07/2015

APPLICATION NO: 15/0470/03 FULL PLANNING PERMISSION

APPLICANT: Mr Davies

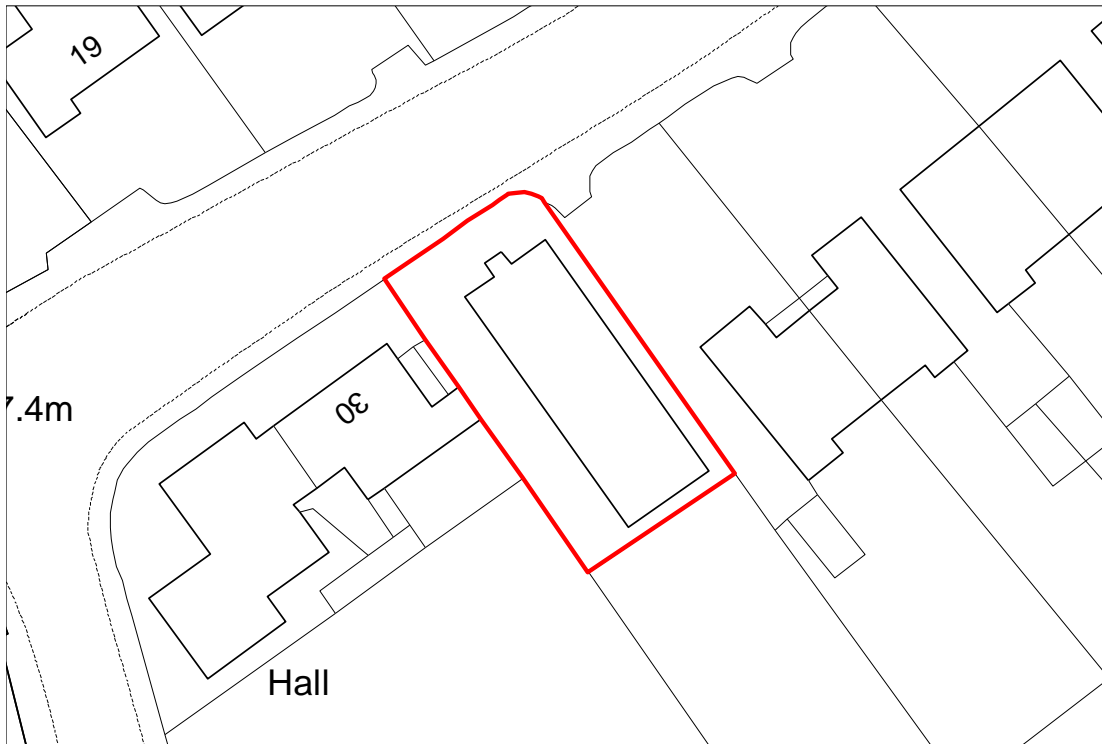
Chairman Countess Wear Village Hall

PROPOSAL: Demolition of the Countess Wear Village Hall and erection of a new hall with an office on first floor, as replacement for the existing village hall.

LOCATION: 28 School Lane, Exeter, EX2 6LB

REGISTRATION DATE: 29/04/2015

EXPIRY DATE: 24/06/2015



Scale 1:500

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DESCRIPTION OF SITE/PROPOSAL

Demolition of the Countess Wear Village Hall and erection of a new hall with an office and meeting room on first floor, as replacement for the existing village hall. The existing building is 114 sqm (gross internal floor space) and the new building 179 sqm (gross internal floor space).

The appearance of the new building is significantly larger being partly in two levels and wider than the existing building. Being more effectively insulated creates thicker walls and a bigger building which adds to the added indoor space (65 sqm) needed to for accessible entrance, toilets, a new kitchen and a larger hall and stage.

The building is effectively using the whole site and the sheds and outside toilets are demolished together with the old village hall. The front garden along School Lane will also disappear with the new building.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design & Access statement.

REPRESENTATIONS

53 representations received, 21 in favour and 32 against.

A petition with 43 people objecting to the development.

Nearby neighbours object to the development and are concerned with the two storey part of the new building, the character of the new building and its impact on the street scene, overlooking into neighbouring properties, smell and sound from the kitchen exhaust and the increased traffic and parking problems. The use is questioned especially the need for office and meeting room on first floor and the increased floor area. Comments are made that the new building is significantly larger than the existing village hall.

The supporters of the development comment on how positive the existing use of the village hall is.

CONSULTATIONS

The Highway Authority, Highway Development Management Officer (Exeter) at Devon County Council, has no objections to the development regarding the impact of traffic and parking.

Environmental Health has no objection subject to planning conditions relating to construction/demolition hours and conditions regarding the control of the emission of noise, fumes, smell and amplified sound from the premises.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework 2012

Exeter Local Development Framework Core Strategy 2012

CP10 – Community facilities

CP15 – Sustainable design and construction

CP17 – Design and local distinctiveness

Exeter Local Plan First Review 1995-2011

AP1 – Design and location of development

AP2 – Sequential approach

CS5 – Education and training facilities for adults

CS6 – Community halls

T9 – Access to building by people with disabilities

C2 – Listed buildings

C4 – Historic parks and gardens

C5 – Archaeology

DG1 – Objectives of urban design

DG2 – Energy conservation

OBSERVATIONS

The development is in conformity with NPPF, policies in the Local Development Framework Core Strategy 2012 and the guidelines in the Local Plan. Especially important is the protection community facilities, CP10 in the Core Strategy. From a planning perspective improved community use on the site is acceptable. To ensure the quality of community facilities the village hall needs to be bigger to incorporate toilets, new kitchen and storage. To incorporate even functions like office and meeting room, to make it easier for voluntarily work, is also in line with improving the existing use.

The design of the new larger village hall conforms to CP17 in the Core Strategy and AP1 in the Local Plan regarding the materials, colour and character. Even with the first floor office and meeting room, the new building will not impair the character of the surrounding area, including the adjacent church. A large building will of course have an impact but will not harm either the amenity or the character. The building will only have a minor effect on the street scene.

No window will overlook neighbouring properties, the office window is placed at a height of 1667 mm.

To avoid any unacceptable smell and sound from the kitchen exhaust a condition should be added.

The highway authority has no objection to the development regarding the impact on the traffic situation and parking.

RECOMMENDATION

To grant permission with conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) The applicant should submit for review details of the proposed kitchen extraction system, including predicted noise levels and odour abatement equipment
Reason: To protect the residential amenities of adjacent occupiers.
The applicant should be advised that further guidance on the required information is available in annex B of the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'.
- 4) The applicant shall undertake a noise impact assessment for this application, which shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, patrons and events.
Reason: To protect the residential amenities of adjacent occupiers.
- 5) If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of works to ensure that the development does not have a significant negative impact on local amenity..
Reason: To protect the residential amenities of adjacent occupiers.
- 6) Implement agreed noise and odour control works before using the kitchen.
Reason: To protect the residential amenities of adjacent occupiers.

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223