

Item D. 4 **06/00386/FUL** **Permit Full Planning Permission**

Case Officer **Miss Caron Taylor**

Ward **Eccleston And Mawdesley**

Proposal **Construction of new club comprising of hall, stage, toilets, cloakroom and meeting room (Renewal of Planning Permission 01/00255/FUL),**

Location **Bateman Hall Sagar Street Eccleston ChorleyPR7 5TA**

Applicant **Eccleston Over 60's Club**

Proposal: The application is for the construction of a new Over 60's Club comprising of hall, stage, cloakroom and meeting room at Bateman Hall, Sagar Street, Eccleston.

Background: There is an existing hall on the site that is coming to the end of its life. Eccleston Over 60's Club were granted planning permission for a new hall in May 2001 (application number 01/00255/FUL), however this permission has not been implemented within the five year time period that will expire on 10th May 2006. This application is therefore to renew the permission granted in 2001. The plans submitted for this application are exactly the same as for the 2001 permission. The proposed hall is in a different location on the site than the current hall to allow it to be retained until the new hall is complete.

Planning History: The only application relevant to this application is the one detailed above granted planning permission in 2001, application number 01/00255/FUL.

Planning Policy: GN3: Settlement Policy – Eccleston
PS2: Provision, Improvement and Protection of Community Centres and Village Halls
TR4: Highway Development Control Criteria

Consultations: Lancashire County Council Highways:
At the time of writing the report no response had been received.

Chorley Community Safety Partnership
Have no observations regarding the application.

United Utilities
Have no objection to the proposal.

Environmental Services
State that they have checked the records held by the Streetscene, Neighbourhoods and Environment department and they can find no record of any noise complaints relating to Bateman Hall. They therefore have no objection to the proposal.

Representations: Two letters have been received as part of the consultation process, both from residents of Middlewood Close and the nearest two residential properties to the proposal.

One is a letter stating their full support for the application as the existing building has deteriorated over the last couple of years and they feel a new building would be much better and a good asset for the local community.

The other letter objects to the proposals on a number of issues: They state that they currently endure a level of noise from Bateman Hall, which they consider intrusive at times. These times being during weekends and summer evenings when they wish to use their garden. Evening events take place at Bateman Hall, which involve high volume music and during the summer the windows and doors are opened so the music can be heard. They are also concerned about the possible increased usage of the building therefore multiplying the potential noise output.

They suggest air conditioning should be conditioned as part of any planning approval so it would not be necessary for doors and windows to be opened. In addition soundproofing should be included in the plans to bring down noise levels.

They also object on privacy grounds as the fence that currently separates Bateman Hall from their garden is not fit for the purpose and their privacy is somewhat reduced. There are times when people look through the fence into their garden. They feel if there is some increased usage with the new building their privacy will be diminished even more. They also state there will be a loss of privacy during the time the new building is constructed. They request that the applicants make an offer towards the cost of a more appropriate boundary fence.

Finally, they comment on the application given permission in 2001, that they did not receive notification of it and if they had, would have had the same reservations about it. They question whether there has been a breach of procedure on the part of Chorley Borough Council. The case officer has checked the file for the 2001 application, which states the objector was notified by letter sent on the 22 March 2001. In addition a site notice was posted on 4 April 2001.

Assessment:

Highways/Parking

19 ordinary parking spaces and 2 disabled spaces are proposed at the hall, increasing the parking to that which exists. The access will remain the same, with the driveway leading to the hall being widened to allow for a passing place. The proposals are therefore considered acceptable in highway and parking terms in line with policy TR4.

Neighbour Amenity

The proposed hall will sit further north on the site than the existing building, being closer to The Carrington Centre and the pond to the west.

The nearest two properties are no's 9 and 10 Middlewood Close which were given planning permission in the mid-1990's and bound the site to the east. No. 9 has objected to the proposals on the grounds of privacy and noise and disturbance.

Although the proposed building is larger than the existing hall it will include storage, which is currently housed in a separate building on the site to be demolished as part of the proposals. It is not considered that the issue of noise and privacy raised by one of the neighbours would warrant refusal of the application, as there is already a hall on the site. Regarding the issue that music is heard when the windows are open, it is not considered reasonable to place a condition on any permission requiring air conditioning to be fitted or the windows of the building to be kept shut, nor is it considered reasonable for sound proofing to be fitted as the new building is to be of a more substantial brick construction than the existing hall, so overall the amount of noise from the building is likely to reduce. Environmental Services have no record or any noise complaints from the existing hall, however they state if noise becomes an issue then they would be able to investigate.

Design and Appearance

The proposed new building is to be built of brick with a tiled roof and uPVC windows and doors and a pitched roof (the current building has a flat roof). The new hall will have a larger floor area than the existing hall, increasing by 84m². The new building will be 5.1m at its highest point. The current hall has a storage cabin to the rear, which will also be demolished and new storage will be incorporated into the proposed building.

It is considered that the proposed design, although simple is acceptable. It will not be visible in the streetscene and is an improvement on the design of the existing hall, which has a flat roof.

The proposal will not be visible from Sagar Street being access by a drive between numbers 3 and 5, so will not have an impact on the streetscene.

Conclusion: As there is already a hall on the site and the proposal is for a new (albeit larger in size) hall, it is not considered that the issues raised by the neighbour would warrant refusal of the application. The same hall received planning permission in 2001 and it is considered that the issues surrounding the proposals remain the same.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Within 2 months of first occupation of the building hereby permitted:

- a) the existing building shall be demolished and all materials arising from this shall be removed from the site;
- b) the parking and vehicular manoeuvring areas shown on the approved drawings shall be surfaced, drained and marked out and thereafter kept freely available for use as such;
- c) the cycle parking provision shown on the approved drawings shall be provided.

Reason: In the interests of highway safety and to ensure adequate provision of off-street parking.

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage.
