



 **Ashfield**
DISTRICT COUNCIL
MAP SCALE 1: 1250
CREATED DATE: 11/11/2020

COMMITTEE DATE 25/11/2020 **WARD** Skegby

APP REF V/2020/0654

APPLICANT Ashfield District Council

PROPOSAL Demolition of Community Centre and Construction of 2 Bungalows

LOCATION The Beeches Community Centre, Beech Street, Skegby, Sutton in Ashfield, Nottinghamshire, NG17 3FL

WEB-LINK <https://www.google.co.uk/maps/@53.1451624,-1.27359,17z>

BACKGROUND PAPERS A, D

App Registered: 02/10/2020

Expiry Date: 04/12/2020

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee because the Council is the applicant.

The Application

This is an application that seeks full planning consent for the demolition of the existing Beeches community centre on Beech Street, and the construction of two single storey, semi-detached dwellings, with associated off-street parking and private amenity space, to be used for social housing. Each dwelling will comprise of two bedrooms.

Consultations

A site notices has been posted together with individual notification to surrounding residents.

The following responses have been received:

Nottinghamshire Highways Authority:

This is an application for two bungalows served off The Beeches which is a cul-de-sac. The proposed parking provision is acceptable, as are required visibilities. It is unlikely that this proposal will result in an unacceptable risk to highway safety therefore we would not wish to raise objection. Conditions requested in regards to the parking provision.

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

National Planning Policy Framework (NPPF) 2019:

Part 5 – Delivering a Sufficient Supply of Homes

Part 11 – Making Effective Use of Land

Part 12 – Achieving Well Designed Places

Ashfield Local Plan Review (ALPR) 2002:

ST1 – Development

ST2 – Main Urban Area

EV8 – Trees and Woodland

HG5 – New Residential Development

SPD Residential Design Guide

SPD Residential Car Parking Standards

Relevant Planning History

None.

Comment:

The application site comprises of an existing single storey community centre, known as 'The Beeches', which is sited at the culmination of a cul de sac off Beech Street.

Existing residential development surrounds the application site to the north, south, east and west on Beech Street, The Beeches and Oak Street, and the area is subsequently residential in nature.

The main issues to consider as part of this proposal is the principle of the development, the impact of the proposal on visual and residential amenity, as well as highway safety.

Principle of Development:

The development site is located within the main urban area of Sutton in Ashfield, where the principle of development is considered acceptable, providing no other material planning considerations indicate otherwise.

The site comprises of the Beeches community centre which is proposed to be demolished as part of the development scheme. The community centre is understood to be frequented by a handful local community groups.

Information received as part of the application indicates that the centre is however considerably underused, providing an income of circa. £1,000 per annum. When taken with the yearly cost of running the centre and the ongoing long term maintenance investment required to keep the centre operational, the Council are left

with a net loss of circa. £19,000 per annum. As such, the retention of the community centre is unviable due to its lack of use and required upkeep and maintenance.

Given that there are alternative community centres and public halls within the area which could be used by local community groups, it is considered the loss of the community centre would not be significantly detrimental to the local community.

As such the principle of the proposed demolition of the community centre and the subsequent construction of two dwellings, is considered to be acceptable.

Visual Amenity:

As previously mentioned, the area surrounding the application site is predominantly residential in nature. Properties within the vicinity of the site vary in terms of size, type and design, with examples of single storey dwellings on Beech Street and The Beeches, whilst two storey dwellings are present on Oak Street to the south of the site. Properties found within the locality are typically either terraced or semi-detached in style.

Properties found on The Beeches follow a linear pattern of development which is consistent with the pattern of development to the north and south of the site. The proposed dwellings would front onto The Beeches, and project approximately 1.5m further forward than properties sited directly to the west of the site. The proposed scheme is therefore considered to largely respect the prevailing pattern of development within the area, resulting in no detriment to the appearance of the locality.

The dwellings are to be constructed from red facing brick and grey roof tiles, and will incorporate stone cills and brick headers in to the design. Dwellings directly to the west of the site have been constructed from comparable materials. In this respect, it is considered that the proposed development would assimilate well into the street scene.

Areas of private amenity space to the rear of the dwellings are proposed to be enclosed through the installation of 1.8m high timber fencing panels, gravel boards and concrete posts. Such boundary treatments are typical of the area. The area forward of the dwellings is proposed to consist of low level shrub planting to further improve the appearance of the development.

The site comprises of a number of mature trees which are presently planted around the perimeter of the community centre. None of these trees are protected by Tree Preservation Orders. Two of the trees, a 'London Plane' and a 'Wild Cherry' are proposed to be removed to facilitate the proposed development. The submitted Arboricultural Assessment has assessed both of these trees as being of low quality in regards to their overall age, health and amenity value, and subsequently their removal is considered to not result in any significant loss to the visual amenity of the area. The remainder of the trees on site are to be retained to help the proposal

integrate into the wider area, and an Arboricultural Method Statement and Tree Protection plan have been submitted with the application to demonstrate their protection during demolition and construction works.

Residential Amenity:

The proposed dwellings are to be sited approximately 4m from the nearest residential property at 8 The Beeches, to the east of the site. This dwelling is single storey in height, and is separated from the application site by a close boarded timber fence, measuring approximately 1.8m in height. Whilst this property was observed to have a number of windows facing the application site, these windows are understood to be secondary windows serving a hallway, a laundry room and a shower room. Given the proximity of the windows to the boundary fence, in addition to the siting and overall size and scale of the proposed development, it is considered that the proposal would not result in any significant massing or overshadowing impact on neighbouring residents.

In regards to the potential overlooking impact, the proposed development will have main aspect habitable room windows sited in the northern and southern elevations only (front and rear). The separation distance between habitable room windows in the northern elevation (front) and those sited in the rear of 20 and 22 Beech Street measures approximately 10m. Whilst this separation distance falls significantly below the recommended minimum standard of 21m contained within the Council's Residential Design Guide SPD 2014, this separation distance is consistent with the existing separation distances between properties on Beech Street and The Beeches.

At the present time, the community centre exhibits three, full height glazed windows in the northern elevation, which are sited approximately 6m from the rear windows of 20 and 22 Beech Street. As such, any potential overlooking impact arising from the proposed development is considered to be no greater than what is already experienced by local residents on Beech Street.

The separation distance between habitable room windows sited in the southern elevation of the proposal, and those in the rear elevations of properties on Oak Street measures approximately 20m, which falls marginally short of the recommended requirement. Having said this, the 1.8m high boundary fence, in addition to the retention of three mature trees along the southern site boundary, will help to alleviate any significant loss of privacy or overlooking.

In respect of future occupiers, each of the two dwellings provide an acceptable level of internal space to adequately accommodate the family of household which is likely to occupy it. In addition to this, each dwelling benefits from an area of outdoor amenity space which exceeds the minimum requirements outlined in the Council's Residential Design Guide SPD 2014.

Highway Safety:

The proposed dwellings will be accessed off The Beeches and each of the dwellings will be afforded two off-street parking spaces, in accordance with the Council's Residential Car Parking Standards SPD 2014.

The Highways Authority have confirmed that they have no objections to the proposed development scheme.

It is therefore considered that the proposal will not result in any detrimental impact on highway safety in this location, nor would it give rise to any substantial impact on highway capacity.

Conclusion:

The Council are presently unable to demonstrate a five year housing land supply, and as such, the presumption in favour of sustainable development applies unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The proposed development site offers the opportunity for the construction of two new dwellings in a sustainable, main urban area location, which will also contribute to the districts social housing stock providing social benefits, as well as economic benefits during the construction of the dwellings and occupation thereafter.

The proposed development scheme does not raise any significant concerns with regards to the impact upon the visual amenity of the locality or upon the residential amenity of existing and future occupiers. Furthermore, each dwelling is afforded appropriate off-street parking provision, and the cumulative impact of an additional two dwellings on the highway network is deemed to be insignificant.

It is therefore recommended this application be granted planning permission, subject to the below conditions:

Recommendation: Grant Conditional Consent

CONDITIONS

- 1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The materials and finishes to be used for the external elevations and roof of the hereby approved dwellings shall be 'Wienerberger Titan' red/multi facing bricks and 'Sandtoft Calderdale' roof tiles in slate grey as per the submitted information, unless otherwise agreed in writing by the Local Planning Authority.**

3. Prior to commencement of works on site, details shall be submitted to and approved in writing by the Local Planning Authority showing how the proposed dwellings are to be afforded protection from any harmful gases which may be present. Such protection must be equivalent to Full Radon Protection Measures as detailed in the BRE211 publication.
4. The hereby permitted development shall be carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan (dated October 2020).
5. The hereby permitted development shall be carried out in accordance with the recommendations contained within the submitted Ecological Impact Assessment (dated October 2020).
6. The hereby permitted demolition works shall be carried out in accordance with the submitted Demolition Method Statement (dated 06/10/2020), unless any variation is given in writing by the Local Planning Authority.
7. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
8. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the access driveway to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
9. This permission shall be read in accordance with the following plans: Proposed Site Layout, Drawing No. 31468 494 02 Rev B, Received 02/10/20; Proposed Floor Plans & Elevations, Drawing No. 31468 494 03 Rev B, Received 21/10/20; Proposed Drainage Layout, Drawing No. 31468 494 02 Rev B, Received 02/10/20. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

REASONS

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2. To ensure the satisfactory appearance of the development.
3. To ensure that the site, when developed, is free from contamination, in the interests of safety.
4. To safeguard the visual amenity of the area.
5. In the interests of ecology.
6. In order to minimise disturbance to surrounding properties, and ensure a satisfactory appearance of the site in the interim period between demolition and redevelopment.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

INFORMATIVES

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).
2. The contractor must ensure compliance with current legislation on noise and dust control including the Environmental Protection Act 1990 and the Control of Pollution Act 1974. Relevant Codes of Practice set out procedures for dealing with the control of noise on construction and demolition sites are contained in BS5228: 2009 Noise and Vibration Control on Construction and Open Sites.
3. The development makes it necessary to construct a vehicular crossing over a footway/verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA, in partnership with NCC, telephone: 0300 500 8080 to arrange for these works to be carried out.
4. If, during the course of construction works, the Developer should encounter any unnatural ground, then the Applicant must immediately

inform the Local Authority. This will enable the Environmental Protection Section to liaise with the Developer and agree the best way forward to ensure the site is developed suitable for its intended use.