CASE OFFICER'S REPORT

Application Reference:	PL/2023/10048
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	10 January 2024
Case officer:	Hilary Baldwin

Site Address:	Jubilee Club House, Meadow Springs, Lydiard Millicent, Swindon, SN5 3NH
Proposal:	Change 2 no. existing high ventilation windows to 2 no. larger tilt and turn windows, addition of double doors and steps (with rails) and addition of 2 no. high ventilation windows (reusing removed windows)
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for revisions to the fenestration of the existing club house building and the installation of a new access doors with a small light of steps and associated handrail.

In terms of the fenestration, two existing openings on the western end of the front (southeast) elevation would be fully opened with the cill being lowered back to the original size of the opening. To the eastern end of that elevation two additional high-level windows are proposed. The new pair of double doors would be located to the west of the existing pair of double doors with the steps spanning across both openings and a new handrail being installed on the western end of the steps.

The revised fenestration would provide for an amended internal layout of rooms only and provide windows to a dedicated Parish Office.

The new fenestration and doors would be matching upvc with all external openings made good to match. The steps would be of a non-slip concrete construction with yellow, non-slip paint nosing. The additional handrail would similarly match the existing entrance rails.

Site Description

The application site comprises a recreation ground set to the east of the residential settlement and accessed by way of a private vehicle entrance from the highway known as Chestnut Springs. The club house is located close to this main entrance, where there is a large parking forecourt and outdoor play equipment. The associated ground provides for a variety of grassed pitches and is enclosed by a soft hedgerow boundary from the adjacent open fields.

There are residential properties to the western boundary which have their private rear gardens backing onto the parking area.

The settlement of Lydiard Millicent is designated as a Small Village within the WCS and in this location there are no designated heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 135 - Function and form of development

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 19 - Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport

Lydiard Millicent Neighbourhood Plan – Made May 2021
LM5: Local Green Spaces

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues

Principle of Development
Impact on the character and appearance of the area
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History

N/99/00585/FUL Erection of sport pavilion. Approved 21 July 1999
N/02/02790/FUL Single storey extension to club house. Approved 25 February 2003

There is no planning history on adjacent sites which is considered to impact upon the determination of the current proposal.

Consultation Responses

Lydiard Millicent Parish Council – No Comment to make
The application was submitted on behalf of the Parish Council and it not considered appropriate to comment on the application

Representations
No Letters of Representation were received in relation to the proposed development.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The National Planning Policy Framework supports a presumption in favour of sustainable development; however, the site lies adjacent to the settlement of Lydiard Millicent which is designated as a Small Village within the Wiltshire Core Strategy. The submitted proposals are for improvements to an established community recreational facility set within the heart of the village.

The use of the land as a recreational ground with a club house is established as is the location of the existing access. As such it is considered that the development complies with national and local policies and considered acceptable in principle.

Impact on the Character and Appearance of the Area
The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

In this instance, the proposed development would be restricted to a change in fenestration only to the southern (front) elevation of the existing clubhouse. Whilst these changes would be highly visible to users of the clubhouse and recreation field, they are not considered out of character or to result in detrimental visual impact either to the building or its setting. The matching design and finishes would blend appropriately into the existing building and it is noted that two of the openings would revert to their original size.

The internal partitions would be altered to provide for a separate Parish Room and the two new windows would serve that facility with the enlarged windows and new doors provide a light and airy main room with its own access. The entrance steps would match the existing steps into the building. Whilst this would be a stepped access, it is noted that there is a level access and doorway on the western side elevation of the building.

It is noted that the Parish Council have not made any comment on the proposal as they are the applicants. However, it is noted that the site and clubhouse is referenced within the Made Neighbourhood Plan within Policy LM5 – Local Green Spaces, with states that new development will be resisted on this designated land, and that the field is valued for its recreational facility and clubhouse. Paragraph 5.20 states that whilst this hall is not currently in full use, the community plans are for future use.

The proposed development is therefore considered acceptable and would accord with CP57 and policy LM5 of the Made Lydiard Millicent Neighbourhood Plan and the relevant sections of the Framework.

Impact on Adjacent Neighbouring Occupiers

The development is not considered to result in significant overshadowing, loss of outlook, privacy or noise impact upon occupiers of adjacent dwellings. It is noted that no letters of representation have been received in relation to these elements.

Access, Parking and Highway Safety

As the development is directly adjacent to the car park some consideration of the new doors is required in relation to parking provision. However, the proposed new fenestration would not result in the loss of any spaces and is considered acceptable in this respect. There is a large area of parking within the site and the development would not result in additional floor space.

Conclusion

As such, the proposal is considered to accord with Core Policies 2, 57 and 60 of the Wiltshire Core Strategy, the Made Lydiard Millicent Neighbourhood Plan and the guidance and provision as contained within the NPPF. It is therefore recommended that the application be permitted subject to relevant conditions.

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

23 449 09 Site Location Plan. Received on 11 December 2023
23 449 10 Block Plan and Roof Plan. Received on 11 December 2023
23 449 01 Rev A. Existing Elevations and Floor Plans. Received on 11 December 2023
23 449 101 Rev D. Proposed Floor Plan. Received on 11 December 2023
23 449 102 Rev C. Proposed Elevations and Section. Received on 11 December 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to

obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.