DELEGATED REPORT

Application Reference:	PL/2023/09537
Application Type:	Planning Permission
Site Address:	Bremhill View Social Club, Bremhill View, Calne
Proposal:	Construction of new WC building
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

Planning permission is sought for the erection of a single storey flat roof block built extension to an existing tolilet block at the Bremhill social club, Calne.

The submitted plans also show the creation of a new graded pathway across a area of incidental grass.

The extension is to be 2.4m x 1.8m footprint, with a flat roof of c.2.4m height.

APPLICATION SITE

The application site is an established social and football club site, with a main building, car parking and other typical ancillary structures. An existing detached toilet block is positioned in close proximity to the main building.

The site is located within the settlement boundary of Calne town. The application site is not covered by any landscape, ecological or heritage policy designation.

RELEVENT PLANNING HISTORY

None.

LOCAL PLANNING POLICY

Wiltshire Core Strategy

Policy CP57 – High Quality Design and Place Shaping

North Wiltshire Local Plan 2011

Saved policy CF2 – Leisure facilities and open space

Calne Community Neighbourhood Plan

Policy CF1 – Health, leisure and wellbeing
Policy CF2 – Community assets
Policy BE2 – Design principles and local distinctiveness

CONSULTATION

Calne Town Council - Support.

REPRESENTATIONS

No representations received.

ASSESSMENT

Principle of Development

The proposal amounts to an extension to a toilet block already present at a well-established football and social club facility in Calne town. Saved policy CF2 to the North Wiltshire Local Plan supports the principle of proposals for leisure facilities within the defined framework boundaries of towns. Similarly policies CF1 and CF2 to the Calne Community Neighbourhood Plan also support the principle of development which contribute to the health and wellbeing of the community.

For the above reasons, the principle of the proposed development is considered to be established as acceptable. However, the detail of the proposed development must also be considered against other policies and material considerations. That assessment is carried out below.

Scale, design and external appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed toilet extension is modest and of a similar design and construction to that of the existing toilet block. It is entirely contextualised by the well-established football and social club. No vegetation appears to be required to be removed and there is sufficient incidental space to accommodate the development. No parking is to be impeded or removed.

Although not referenced within the description of development, the new pathway across the incidental grassed area is considered *di minimis*.

The development is sited within the continues of the existing site and well away from the surrounding residential properties. There is considered to be no impact upon the amenities or living conditions of those residents.

Accordingly, the proposed development is considered to meet with the requirements of policy CP57 to the Wiltshire Core Strategy as well as policy BE2 to the Calne Community Neighbourhood Plan.

CONCLUSION

The proposed toilet extension is considered to be entirely appropriate to its purpose and context. The proposal is therefore considered to be in accordance with policy CP57 to the Wiltshire Core Strategy, saved policy CF2 to the North Wiltshire Local Plan and policies CF1, CF2 and BE2 to the Calne Community Neighbourhood Plan.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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.

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

Existing and proposed floor plans – dwg no. 01
Proposed toilet proposed elevations – dwg no. 03

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