



DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	11/01814/FUL Full Application
Location	:	Former Marconi Athletic And Social Club Site Beehive Lane Great Baddow Chelmsford
Proposal	:	Variation of conditions 6 & 15 of planning permission 08/01872/FUL to amend the design/location of refuse facility and car parking arrangements
Development Type	:	Small Major All Other (D12)
Drawing No(s)	:	6004-1101/Rev.d; 2014-P1/B; 6004-1230;
Applicant	:	BAE Systems Property
Agent	:	Stanley Bragg Partnership Ltd
Date Valid	:	2nd December 2011
Target Date	:	1st March 2012
Case Officer	:	Robin Hosegood
Consult Expiry	:	13th January 2012
Councillor date	:	

SUMMARY OF RELEVANT PLANNING POLICIES:

DC7

Development Control Policy DC7 Vehicle Parking Standards at Developments - All development will be required to comply with the Borough Council's vehicle parking standards which include maximum vehicle parking standards for residential and non-residential uses.

DC42

Development Control Policy DC42 Site Planning - Planning permission will be granted for development proposals where the site planning and design of building spaces arranges access points, routes within the site, public and private spaces, building forms and ancillary functions in an efficient, safe, workable, spatially coherent and attractive manner, incorporates existing site features of value and does not cause unacceptable effects on adjoining sites, property or their occupiers.

DC38

Development Control Policy DC38 Promoting Sport, Leisure, Recreation and Tourism - Sets criteria for granting permission for new facilities or improvements and extensions to existing.

RELEVANT HISTORY

08/01872/FUL - Approved 10th March 2009

Redevelopment of the existing MASC community building together with 6 no. tennis courts, car park and associated landscaping. Amendment to planning permission 04/02419/FUL.

11/01812/MAT -

Material amendment to permission reference 08/01872/FUL (Redevelopment of the existing MASC community building together with 6 no. tennis courts, car park and associated landscaping for the addition of external plant areas

SITE DESCRIPTION

The site of approx. 1 hectare is located at the MASC in Beehive Lane. It comprises land occupied by the eastern part of the existing car park, the northern part of the original building and part of the former playing field to the east and southeast.

DESCRIPTION OF PROPOSAL

This application is to vary conditions 6 (refuse and recycling storage) and 15 (provision of car parking in accordance with approved plans). This would allow for a reduced number of overall proposed parking spaces from 97 to 90 and for the re-siting of the bin and refuse storage from adjacent to the west elevation of the proposed new building to a new location within a purpose built enclosure within the car park and adjacent to the access road.

DEVELOPMENT PLAN POLICIES

Policy DC38 – Promoting Sport, Leisure, Recreation and Tourism criterion (iii) and Policy DC7 – Car Parking are concerned with appropriate levels of car parking being provided.

GOVERNMENT GUIDANCE

PPS 1 – Delivering Sustainable Development.

POLICY CONSIDERATIONS

Maximum vehicle parking standards at Appendix C of the Core Strategy indicates one space for every 22 square metres of gross floorspace for Use Class D2 assembly and leisure uses. The gross floor area of the new sports and social club is indicated on the governing planning application to be 2,419 square metres. This results in a maximum requirement for 110 spaces to serve the development. 90 spaces would therefore be policy compliant. The location is within an urban area and well served by public transport which combines to reduce the number of car journeys required to access the facility. The reduction of proposed car parking spaces by six to 90 would be unlikely to result in increased on street parking in the vicinity on a regular basis.

The applicant has advised that the repositioning of the refuse/recycling store has proved necessary to meet Secured by Design criteria; the concern being fire risk to the main building. A further issue affecting the siting of the enclosure is the practicalities of refuse freighter access for collection.

The storage area would be opposite proposed new residential development, which has planning permission but which will not be constructed until the new sports and social club is built and the old facility demolished.

The repositioning of the refuse and recycling storage from alongside the west elevation of the building to a purpose built rendered brickwork enclosure is considered to be a diminishment of the cohesiveness of the original design. The storage facility would however be built from brick and finished in coloured render and therefore would tie in with the host building in terms of its materials and design. Its appearance would not be detrimental to the character or appearance of the area or adversely affect the outlook from the proposed dwellings opposite to the extent that the application should be refused on appearance grounds.

The revised position would be acceptable in its effect on the living conditions of the proposed dwellings opposite.

OTHER MATERIAL CONSIDERATIONS

None.

SUSTAINABLE DESIGN AND CONSTRUCTION

Not applicable.

CONSULTATION RESPONSES

Great Baddow Parish Council

The Parish Council has no objection to this application.

Essex County Council Highway Authority

No objection. The application complies with Development Management policy.

The car parking provision remaining is within the range of adopted standards and is still reasonable. The site is well located for public transport use and access to the cycle network.

The changes to the motor cycle and bicycle parking proposals are noted but these too are within the parameters of adopted standards.

Comments

Noted.

Environmental Services - Scientific Team

No known contaminated land issues for comment with regard to this application.

Environmental Services - Protection Team

No objection.

Inward Investment Economy & Growth

No comments are raised in connection with this application.

Head of Parks, Leisure & Cultural Services

No reply.

Essex and Suffolk Water

There are water mains which appear to be within the vicinity of the proposed development and wish to bring this to your attention. If the applicant /agent requires a copy of our record drawing, we will be happy to supply this upon request - by email or in writing.

Our existing apparatus does not appear to be affected by the construction of the refuse storage facility; and therefore have no further comments to make.

Comments

See informative.

Neighbour Representations

No response to neighbour notification letters.

CONSULTATION EXPIRY DATE

13th January 2012

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

1

This planning permission relates to the variation of conditions 6 (refuse and recycling) and 15 (car parking) of planning permission 08/01872/FUL and in all other respects the development shall be carried out in accordance with the conditions attached to that planning permission.

R1

To ensure satisfactory development of the site.

Reason(s) for this Recommendation

1

The proposal demonstrates reasonable compliance with the relevant policies of the Development Plan and there are no other material considerations.

All other matters which were drawn to the Council's attention have been taken into account, but nothing of sufficient weight was found to override the factors which led to this decision.

Informative(s)

1 U10912

You are requested to contact Essex and Suffolk Water to ensure that all their requirements in relation to development of the site are met.

Background Papers

Case File
