

Item No 06:-

18/00300/FUL

**Dolphins Hall
New Church Street
Tetbury
Gloucestershire
GL8 8DS**

Item No 06:-

Proposed extension and alterations to Dolphins Hall community centre (Revised Scheme) at Dolphins Hall New Church Street Tetbury Gloucestershire GL8 8DS

Full Application 18/00300/FUL	
Applicant:	Dolphins Hall Trust
Agent:	Clark & Maslin
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Tina Stevenson
Committee Date:	11th April 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Development
- (b) Design
- (c) Impact on the setting of the Tetbury Conservation Area and nearby listed buildings
- (d) Residential Amenity
- (e) Other Matters

Reasons for Referral:

The application has been referred to the Planning Committee for determination as the application has been made by one of the Ward Members, Councillor Maggie Heaven.

1. Site Description:

Dolphins Hall is located off New Church Street, near the centre of Tetbury and adjacent to the Memorial recreation ground. The application site lies just outside of the Tetbury Conservation Area and adjacent to a Grade II* listed church, amongst other listed buildings. The application site is also located within the Cotswold Area of Outstanding Natural Beauty (AONB) and adjacent to the Tetbury Conservation Area.

The Dolphins Hall is managed by the Dolphins Recreation Centre Trust. Dolphins Hall was built in the 1950s and is in need of significant refurbishment and investment in order for it to meet the future needs of Tetbury. Dolphins Hall is currently occupied (but not simultaneously) by a number of different user groups including pre-school groups, fitness groups and the WI. The proposals intend to provide a larger and more flexible facility that will cater for the maximum possible number of local user groups.

The application site currently consists of a large parking area and the existing Dolphins Hall, which effectively sits within the middle of the site. Apart from a small green area to the front of the existing building the majority of the site is of a hard surface (mainly tarmac).

2. Relevant Planning History:

CT.1645/B Extension to existing building to provide bar and lounge. Materials Roof: Flat roofing felt. Permitted 26.04.1964.

CT.1645/C Single storey extension and alterations to form additional bar area for public hall. Permitted 27.04.1961.

CT.1645/D Repairs and improvements to roof over the porch behind parapet. Permitted 27.05.1987.

CT.1645/E New lean-to pitched roof over existing flat roof of bar area and kitchen. Permitted 26.04.1991.

CT.1645/F Demolition of existing community centre (D1) and replacement with new community centre (D1) and associated infrastructure. Permitted 14th August 2015.

CT.1645/G Proposed extension and alterations to existing building permitted 13th April 2017.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR25 Vitality & Viability of Settlements
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer: Comments included within Officer's assessment

Historic England: No objection.

5. View of Town/Parish Council:

The Town Council's comments are set out below in full:

'Tetbury Town Council objects to this application due to the siting of the kitchen and bar, we have concerns that there is no direct outside access from the kitchen and we believe this is a health & safety issue if there was a fire.

We also have concerns that there are two types of roof finishes within this application and would prefer to see only one design.

Could you please confirm that the right of way with the neighbour has been agreed'

6. Other Representations:

1 general comment set out below:

Rearrangement of internal layout would provide a better use of space and impact on noise.

1 letter of objection has been received to date raising the following concerns:

In principle objection to this extension on the grounds outlined in previous objections of March 2017 ref. 16/04427/FUL, any amendments to the current planning consent as shown are cosmetic and do not fundamentally address our main concerns already expressed, as follows:

- Design
- Overlooking and loss of privacy/security
- Impact on neighbouring residential amenity as a result of increase noise
- Impact on setting of adjacent listed buildings and wider Conservation Area
- Maintenance of rights of way
- Antisocial behaviour from youth club
- Loss of parking and highway access

- Light pollution

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

Proposals

This application is a revised scheme for a side extension to the existing Dolphins Hall that would house a range of additional community uses and facilities including a youth club and nursery facility. The size and form of the building would remain as per the previously permitted extension. The revised scheme incorporates the following changes:

Changes to the internal layout moving the youth centre to the rear of the building.

Changes to the proposed roofing materials of the existing hall and the installation of solar panels

Changes to the fenestration arrangements of the extension to the building

Access and parking to the site would remain as per the existing access and parking arrangements on the site.

(a) Principle of Development

The principle of the extension to the Dolphins Hall has been established through the previously permitted application ref: 16/04427/FUL that was determined by this Planning Committee in April 2017, with this application, only proposing the changes outlined above. The following sections will assess the proposed changes put forward as part of this application.

(b) Design

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The proposed changes to the design of the extension are reflective of the simple form and character of the existing hall. The extension is set back from the principal elevation and would appear subordinate to the principal building. It is apparent from the Design and Access Statement that careful consideration has been given to the function of the building and the requirements of occupiers that have been balanced with the need to provide a central civic building which is respectful of its surroundings whilst providing the community's needs.

(c) Impact on the setting of the Tetbury Conservation Area and nearby listed buildings

The Church of St Saviour is a Grade II* Listed Building and other nearby buildings in New Church Street (Nos. 19-23 and No.25 on the same side of the street and Nos. 2-10 and 12-20 opposite) are also listed at Grade II. The Local Planning Authority is statutorily required to have special

regard to the desirability of preserving their setting, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Dolphins Hall also lies adjacent to the Tetbury Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the above Act. The proposed development has the potential to impact on the character and appearance of the area through affecting its immediate setting and this legislative duty is still a material consideration.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. But development may be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

Policy 32 (Community Facilities) is specifically relevant in that it supports the development, expansion or improvement of community facilities that are well related and accessible by foot, bicycle and public transport, with multi-purpose use encouraged. To this end, it is also noted that the National Planning Policy Framework (NPPF, Section 8) specifically promotes the provision of shared space and a range of community facilities in ensuring the health of communities.

Section 12 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Emerging local plan policy EN10 (Designated Heritage Assets) provides protection to designated heritage assets and their setting. When it has been identified that harm would be caused to a designated heritage asset, development would not be permitted unless it can be demonstrated that the public benefit would outweigh the harm. Officers consider that this policy is largely consistent with guidance in the current Local Plan this policy is considered to carry some weight

The size and design of the proposed extension would be the same as the previously permitted extension with the only changes externally relating to changes in window and door locations and design, and changes to the roofing material of the existing building. The roof of the existing building is proposed to be covered in profiled plastic coated steel roof sheeting with the extension covered in slate, which is an improvement on the existing corrugated sheeting. The walls are still shown rendered across the entire building, which subject to very careful consideration of render tone and texture, represents a visual enhancement on the existing artificial stone material. Subject to conditions, these materials are considered to be appropriate given the design and use of the building.

For the above reasons, it is considered that the revised proposals for the extension would preserve the setting of nearby listed buildings and the setting of the adjacent conservation area, having special regard to these matters in accordance with Sections 66(1) and 72(1) of the Planning (LBCA) Act 1990, as well as Policy 15 of the Local Plan, whilst also providing public benefits in the improved community facilities. It is therefore considered that the significance of these designated heritage assets would be sustained, in accordance with Section 12 of the

NPPF. The proposals are also considered to meet the design requirements of Section 7 of the NPPF and Policies 32 and 42 of the Local Plan.

(d) Residential Amenity

Part of the application proposes to change the internal arrangement within the proposed extension moving the youth centre to the rear of the building and the play group to the front.

An objection has been received that has raised previous concerns in respect of loss of privacy and overlooking. As with the previous application, the extension proposed is single storey and the use on the site would not change (i.e. the building can be used for any use(s) falling within use class D1 without further planning controls). Given the relationship between the site and surrounding area, it is considered that the proposed extension would not result in an adverse impact than that of the existing use. Taking this into account the proposal is considered to accord with Local Plan Policy 46.

(e) Other Matters

The Town Council raised the question whether the right of access had been agreed with the neighbouring property. The applicant has been made aware of this concern. However, any dispute over right of access would be a civil matter outside the control of this planning application.

9. Conclusion:

Having assessed the proposal, the proposed revisions are considered to be acceptable and whilst there are changes to the roofing material of the building, Officers consider that these changes would not significantly alter the design and form of the previously permitted extension permitted under application ref: 16/04427/FUL.

As set out with the previous application, it is clear that the proposed extension and what the Dolphins Recreation Centre Trust is seeking to achieve will be of significant benefit to the Tetbury community and beyond. This carries significant weight in itself as a 'public benefit' to the planning considerations. Therefore it is considered that the proposed extension would not result in an adverse impact on the setting of nearby listed buildings, the Tetbury Conservation Area or neighbouring living conditions in accordance with Local Plan Policies 05, 09, 15, 18, 32, 33, 38, 39, 42, 45, 46 and the relevant provisions of the NPPF.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 4235/02, 4235/03 B, 4235/55 C.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The roof slopes of the proposed extension shall be covered in natural blue slate, unless otherwise agreed in writing with the Local Planning Authority

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed roofing material for both the existing roof and extension shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

New render shall be of a roughcast type and be of a mix containing sharp sand, stone dust, pea shingle and lime unless an alternative mix is agreed in writing by the Local Planning Authority. The render shall finish flush with all stone dressings and shall not be belled outwards over the heads of doors, windows or any other opening.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 42.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 42.

Prior to the first occupation of the development hereby permitted, the proposed colour of the windows shall be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 42.

Prior to installation no ridge, eaves, verges, lintel and door head treatments, window surrounds, doors, windows, glazed screen, rooflights, porch canopy, steps and retaining walls, fencing and gates, hard surfacing shall be inserted in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 42

The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan 42.

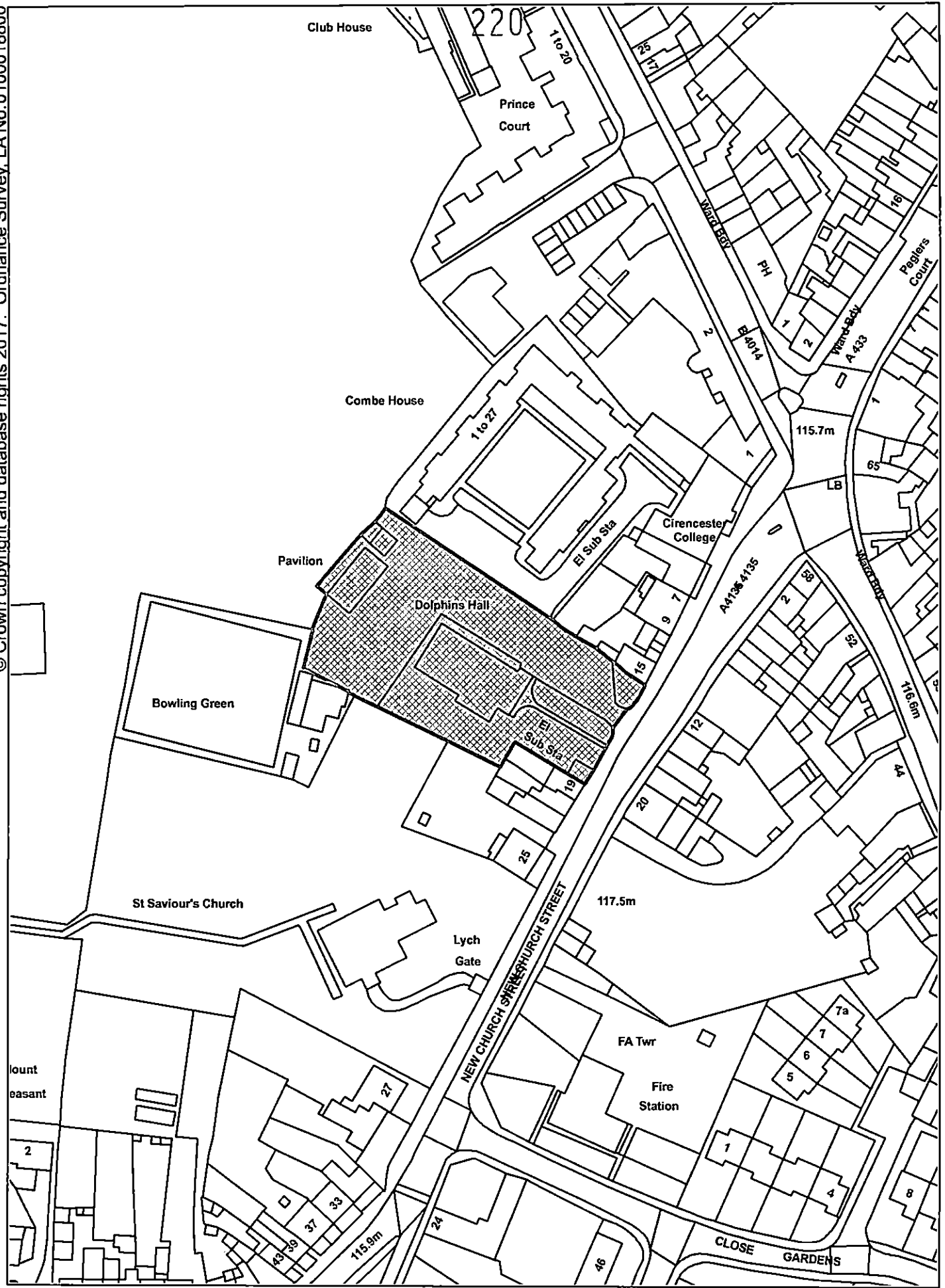
Prior to the commencement of any works on site (including demolition and site clearance); a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority.

The TPP shall be a scaled drawing prepared by an arboriculturalist showing the finalised layout proposals, tree retention, tree/landscape protection measures and Construction Exclusion Zones (CEZs) - all in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - recommendations'.

Tree protection measures shown on the TPP must be put in place prior to the commencement of any works on site (including demolition and site clearance) and shall not be removed without the written approval of the Local Planning Authority.

Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave. Existing ground levels must remain the same within CEZs and no building materials or surplus soil shall be stored therein. All service runs shall fall outside CEZs unless otherwise approved by the Local Planning Authority.

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.



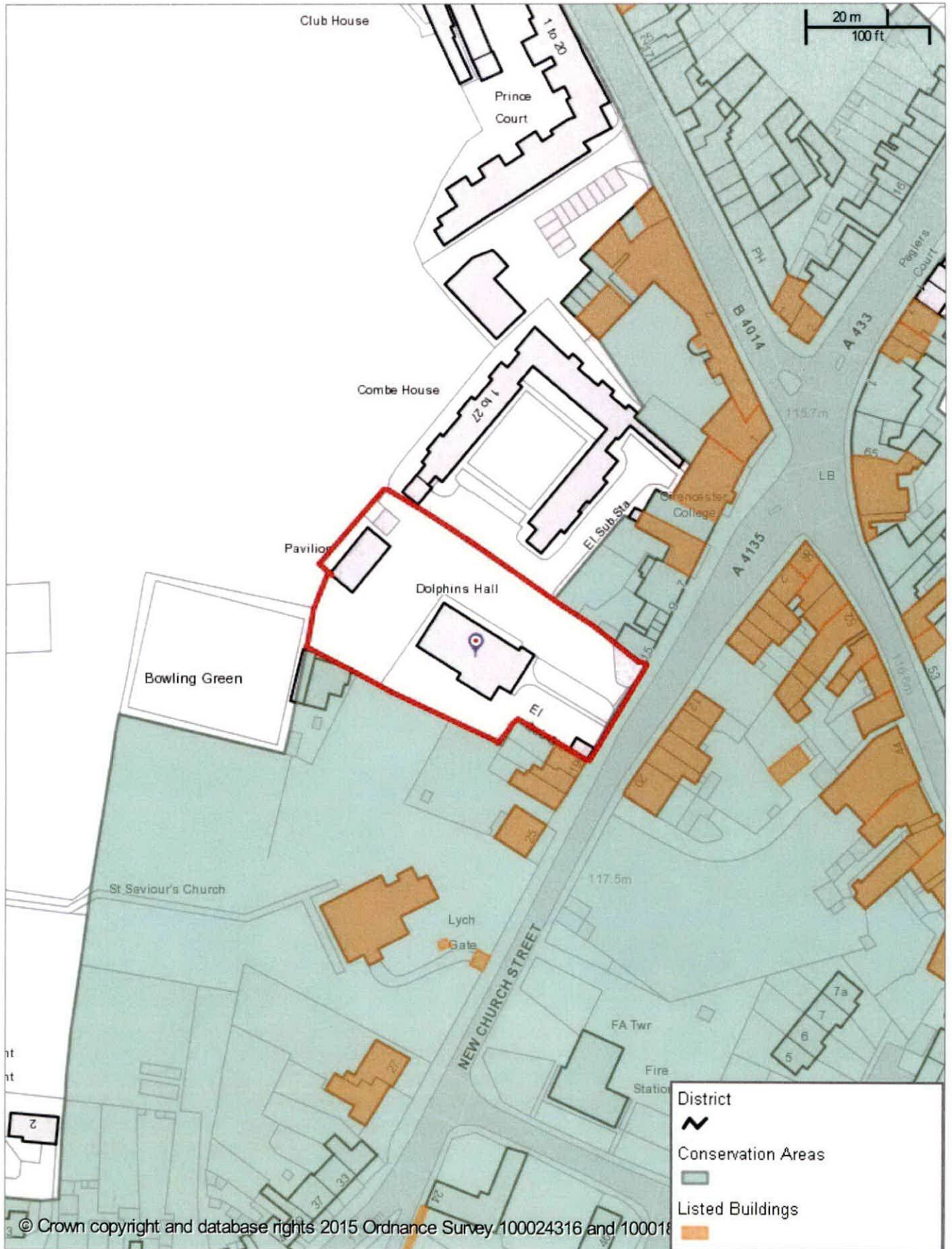
DOLPHINS HALL NEW CHURCH STREET TETBURY

Organisation: Cotswold District Council
Department:

Date: 29/03/2018

Scale: 1:1250





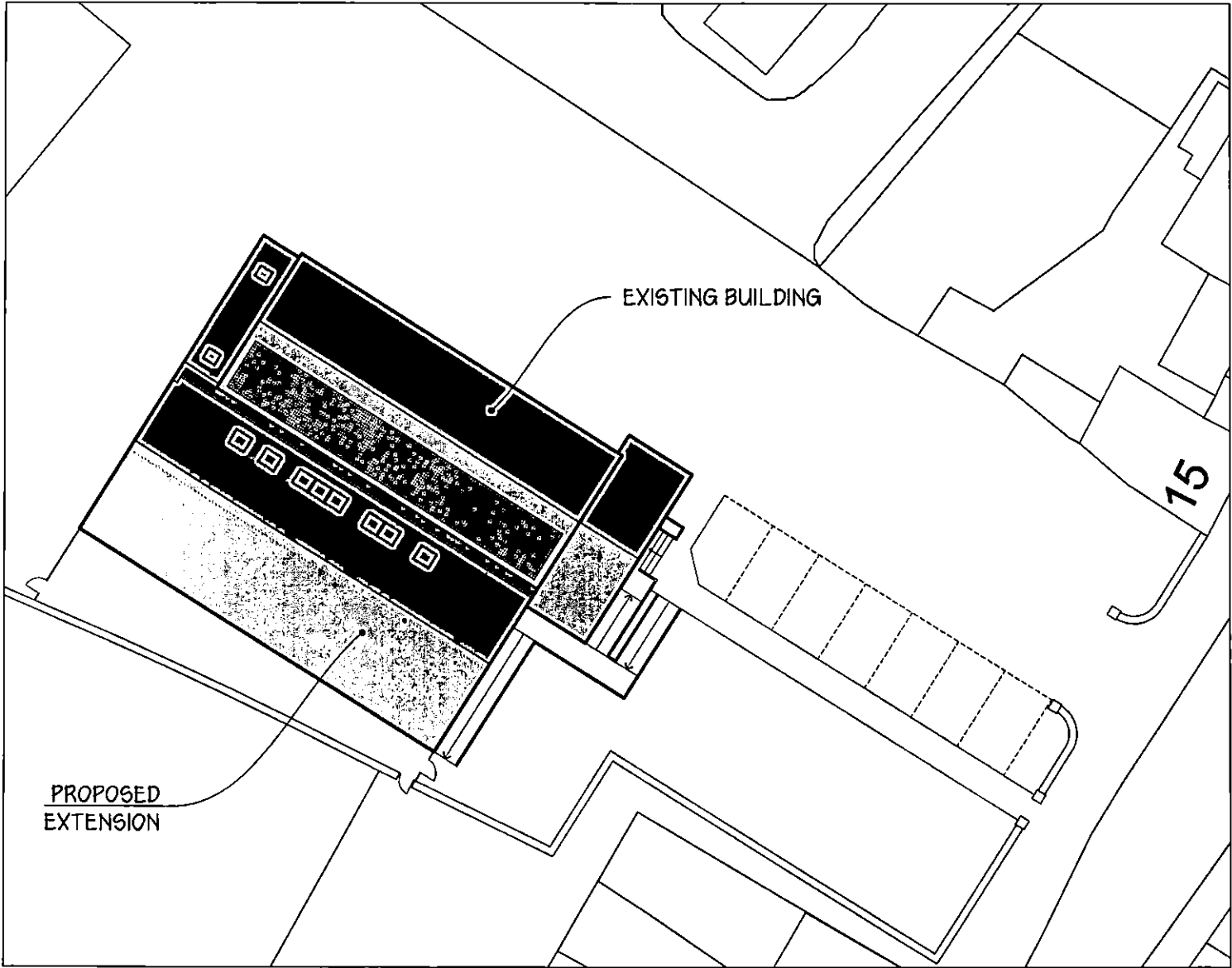


PROPOSED EXTENSION TO DOLPHINS HALL, TETBURY

This drawing is copyright of CLARK & MASLIN Ltd and may not be copied or reproduced without permission.
 Figures dimensions are to be taken in preference to scaled dimensions.
 Large scale drawings to have preference to small scale drawings.
 Dimensions for fixed items are to be checked on site prior to manufacture.

REV | DETAIL OF REVISION | DATE

A AMENDED TO PLANNING REQUESTS | HH | 03/05/17
 B SCHEME AMENDED | GJ | 23/07/18



222

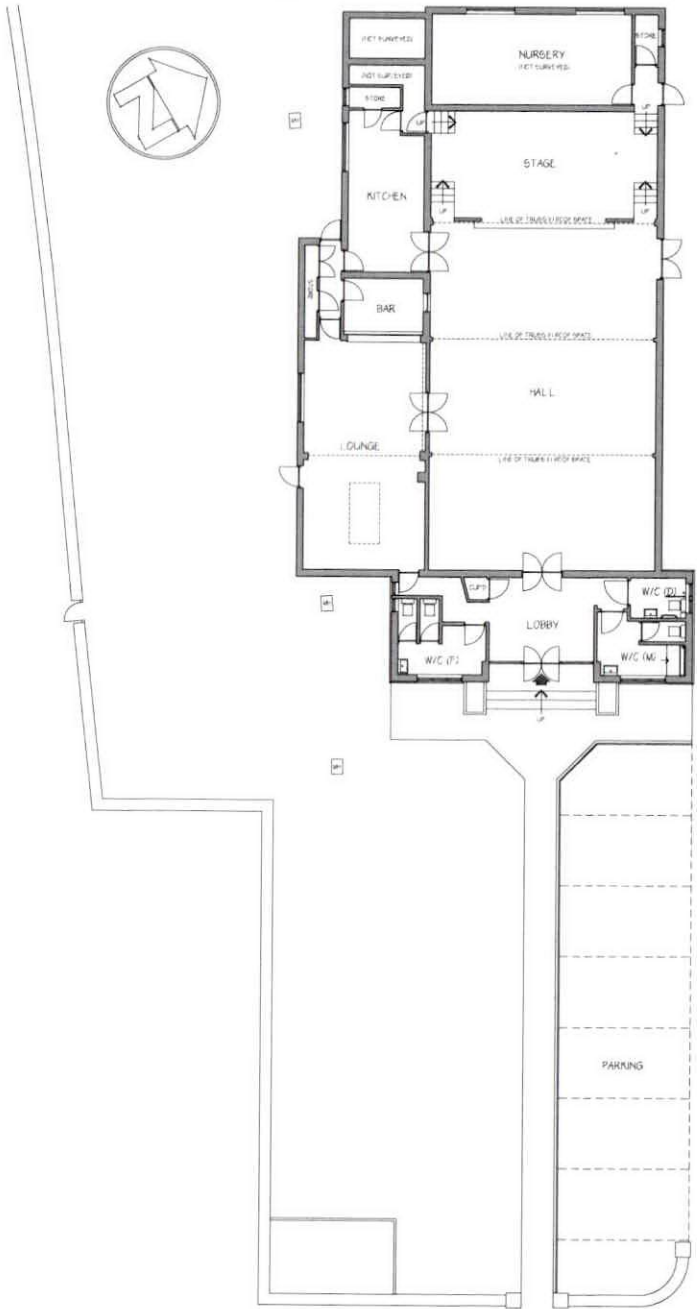
PLANNING DRAWING

Client DOLPHINS HALL COMMITTEE	
Project PROPOSED YOUTH & COMMUNITY FACILITIES, DOLPHINS HALL, NEW CHURCH STREET, TETBURY, GLOS. GL8 8DS	
Description PROPOSED BLOCK PLAN	
Scale 1:250	Rev No A3
Rev Date HH/BJ	Date OCT '16
Drawing No 4235/03	Sheet B

PROPOSED EXTENSION TO DOLPHINS HALL, TETBURY

This drawing is copyright of CLARK & MASLIN Ltd and may not be copied or reproduced without permission.
 All given dimensions are to be taken in preference to scaled dimensions.
 Large scale drawings to have preference to small scale drawings.
 Dimensions for fixed items are to be checked on site prior to manufacture.

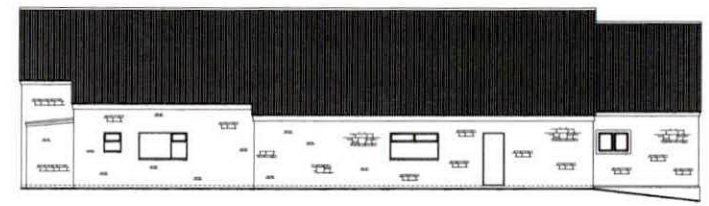
Scale	1:100	1:50	1:20
Drawn	CL	AM	CL
Checked	CL	AM	CL



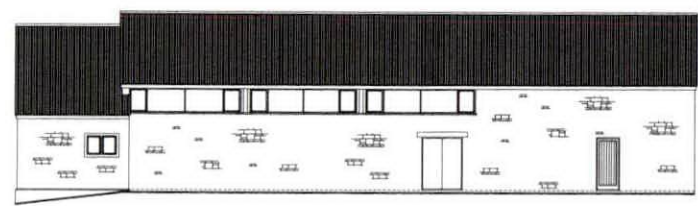
EXISTING GROUND FLOOR PLAN



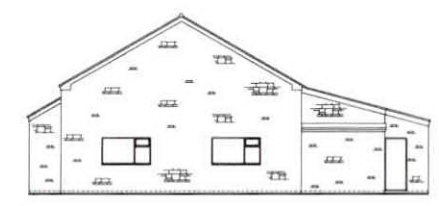
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

Existing

223

SURVEY

DOLPHINS HALL COMMITTEE	
PROPOSED YOUTH & COMMUNITY FACILITIES, DOLPHINS HALL, NEW CHURCH STREET, TETBURY, GLOS. GL8 8DS	
EXISTING GROUND FLOOR PLAN & ELEVATIONS	
Scale	1:100
Drawn	AM
Checked	JF
Date	FEB '11
Project No.	4235/01
Revision	C

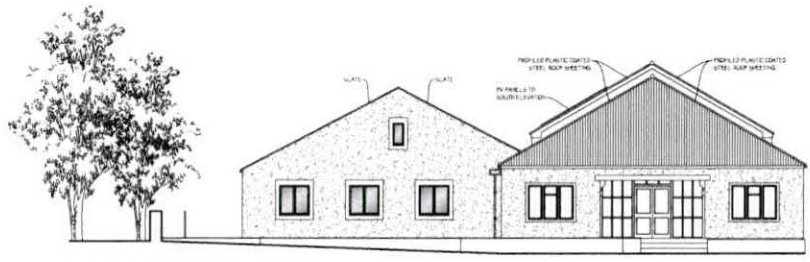


PROPOSED EXTENSION TO DOLPHINS HALL, TETBURY

This drawing is copyright of CLARK & MASLIN LTD and may not be copied or reproduced without permission.
 Figured dimensions are to be taken in preference to scaled dimensions.
 Large scale drawings to have preference to small scale drawings.
 Dimensions for Read-in items are to be checked on site prior to manufacture.

REV | DATE | BY | CHECKED

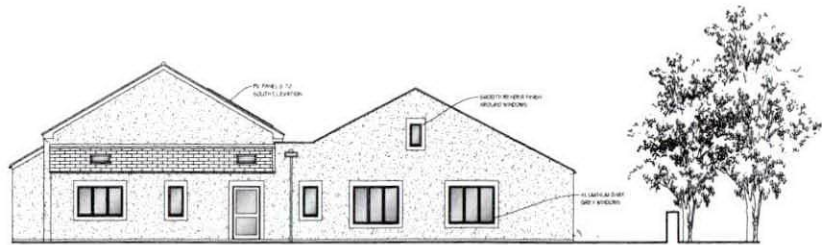
A	ISSUED TO CLIENT REQUEST	JA	08/09/17
B	AMENDED TO CLIENT REQUEST	JP	02/08/17
C	FINALISED FOR PLANNING APPLICATION	CB	02/06/16



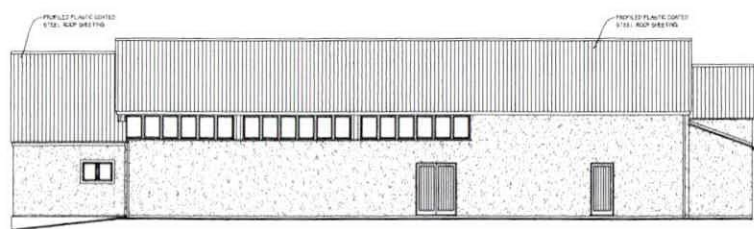
PROPOSED EAST ELEVATION



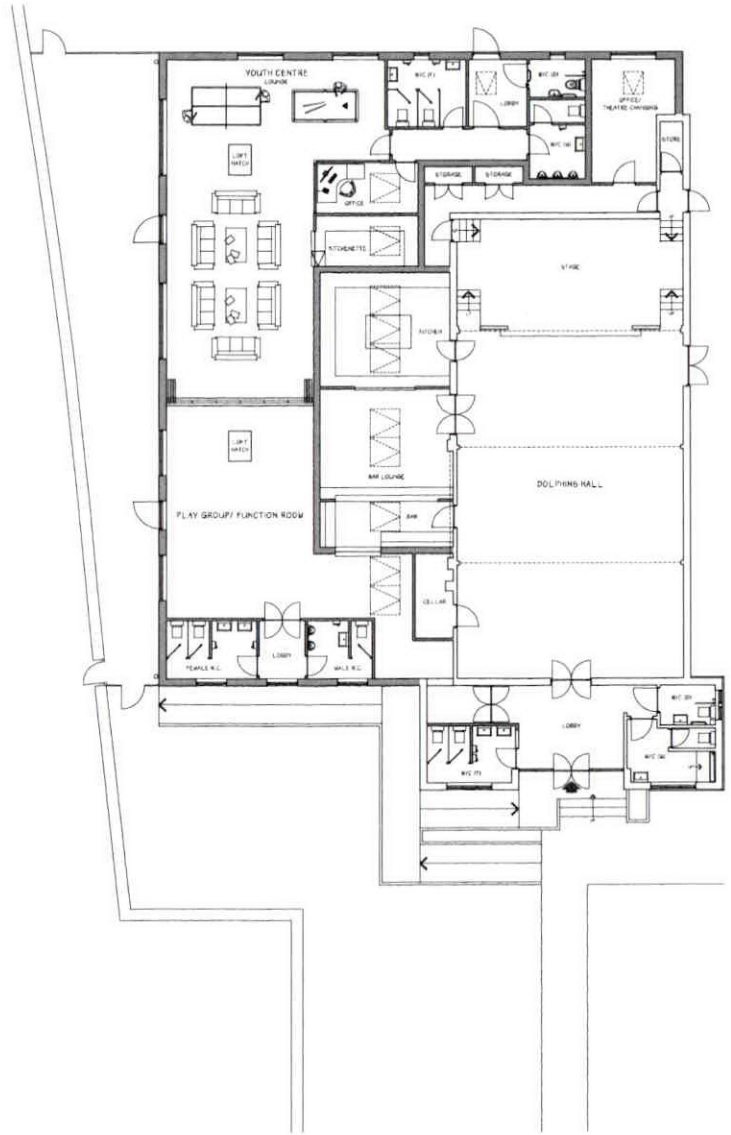
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED FLOOR PLAN



Proposed.

224

PLANNING DRAWING



Client: DOLPHINS HALL COMMITTEE

Project: PROPOSED YOUTH & COMMUNITY FACILITIES, DOLPHINS HALL NEW CHURCH STREET, TETBURY, GLOS, GL8 8DS

Document: PROPOSED GROUND FLOOR PLAN AND ELEVATIONS - ALTERNATIVE SCHEME

Scale: 1:100 | No. Sheets: A1 | Date: HH/JR | Issue: SEPT '16

Drawing No: 4235/55 | Plan No: C

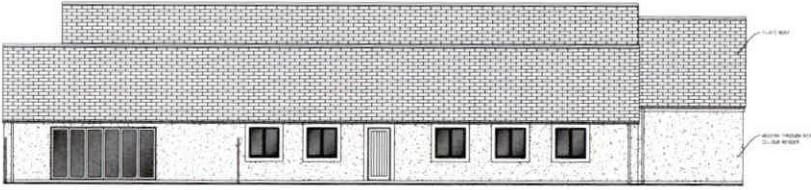


PROPOSED EXTENSION TO DOLPHINS HALL, TETBURY

This drawing is copyright of CLARK & MASLIN Ltd and may not be copied or reproduced without permission.
 Figured dimensions are to be taken in preference to scaled dimensions.
 Large scale drawings to have preference to small scale drawings.
 Dimensions for fixed-in items are to be checked on site prior to construction.



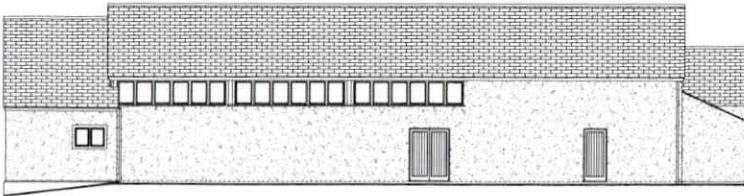
PROPOSED EAST ELEVATION



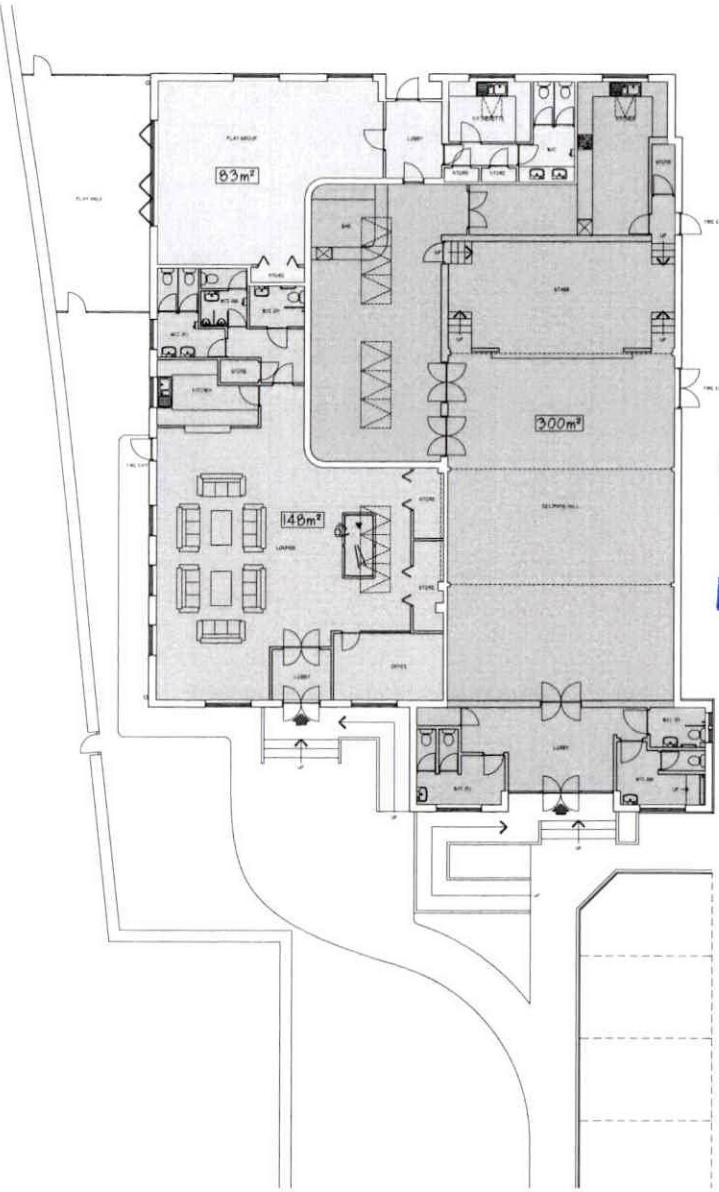
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED GROUND FLOOR PLAN



*Approved scheme
 Planning Permission
 ref. 16/04427/FUL*

225

PRELIMINARY

Client: DOLPHINS HALL COMMITTEE	
Project: PROPOSED YOUTH & COMMUNITY FACILITIES, DOLPHINS HALL, NEW CHURCH STREET, TETBURY, GLOS, GL8 8DS	
Drawing: PROPOSED GROUND FLOOR PLAN AND ELEVATIONS	
Scale: 1:100	Drawn: A1
Checked: HM/BJ	Date: SEP 16
Drawing No: 4235/51	Rev: A