

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/00272/FULL
LOCATION	Beecroft Community Centre, Westfield Road, Dunstable, LU6 1DL
PROPOSAL	Installation of retractable awning on front elevation
PARISH	Dunstable
WARD	Northfields
WARD COUNCILLORS	Cllrs Jeanette Freeman & Julian Murray
CASE OFFICER	Gill Claxton
DATE REGISTERED	09 February 2010
EXPIRY DATE	06 April 2010
APPLICANT	Mr D Ross
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor is on the Management Committee of the Community Centre
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site lies on the north-western side of Westfield Road, within the Beecroft Lower School complex, which also includes the school itself, Westfield Nursery School and the recently opened Beehive Children's Centre which provides integrated services such as health, education, family support and child care to meet the needs of families and the local community, as part of the Sure Start Initiative for children 0-5 years old and their families. The Community Centre building is situated at right angles to Westfield Road to the rear of No's 17 & 19 Ashcroft and No's 140 – 164 Westfield Road, a local shopping parade at ground floor including a Post Office and Co-op Store with flats over. There are further residential properties to the north-east of the building in Ashcroft.

The Community Centre is an irregular shaped single storey building of red bricks below a shallow pitched asphalt roof.

The Application:

Planning permission is sought for the installation of a retractable awning on the front elevation of the building. The awning would measure 2.5m wide by 2m deep, when fully extended, at a height of 2.6m above ground level. The awning would comprise polyester fabric with metal wall mountings.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 - Delivering Sustainable Development

Regional Spatial Strategy

East of England Plan (May 2008).

SS1 - Achieving sustainable development

ENV7 - Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005).

Bedfordshire Structure Plan 2011

None relevant.

South Bedfordshire Local Plan Review

BE8 - Design Considerations

Planning History

DB/TP/1973/44	Permission for Community Centre & Toilets at Beecroft School.
DB/TP/1973/233	Approval of details for Community Centre & Toilets at Beecroft School.
SB/TP/81/0476	Permission for single storey extension for use as a cooled beer and bottle store.
SB/TP/85/0563	Permission for extension for ladies' and gents' cloakrooms.
SB/TP/94/0778	Permission for single storey extension to storeroom.
SB/TP/99/0370	Permission for single storey side extension.
SB/TP/08/0827	Permission for the erection of a smoking shelter.

Representations:

(Parish & Neighbours)

Dunstable Town Council	No objection.
Neighbours	The application was publicised by the direct notification of occupiers of adjoining properties and the display of a site notice. No representations have been received as a result.

Consultation/Publicity responses

Environmental Health Officer No objection.

Determining Issues

The main considerations in the determination of the application are:

1. Whether the proposal would have any adverse impact upon the character and appearance of the property and locality generally.
2. Whether the proposal would have any adverse impact upon the amenity of nearby residential occupiers.

Considerations

1. Whether the proposal would have any adverse impact upon the character and appearance of the property and locality generally.

The Community Centre building is located some 35m from the Westfield Road frontage, to the rear of the local shopping parade with flats over. There are glimpses of the Community Centre building from Westfield Road but it would be seen against the backdrop of the existing buildings both on the wider school site and adjacent land. The retractable awning is of a small scale and comprises a light weight structure. Although it would be sited on the front elevation, it would

have a minimal visual impact on both the character and appearance of the building and locality generally. Accordingly, the proposal is considered acceptable.

2. Whether the proposal would have any adverse impact upon the amenity of nearby occupiers.

It is anticipated that the retractable awning would be used to provide some cover for those who smoke outside the building. Community Centre patrons are now smoking outside the building in the area where the extended awning would be sited and elsewhere. However, the part of the front elevation where the awning would be situated is furthest away from residential properties, particularly to the rear in Ashcroft and above the Westfield Road shops. It is not considered that there would be undue noise and other disturbance from people congregating and nuisance from smoke to justify a refusal of planning permission. It is similarly considered that there would be no adverse effect on those using the school site outside normal school hours when the Community Centre is open in the evenings and at weekends.

Reasons for Granting

The proposal complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review as the retractable awning would by reason of its siting, design and external appearance have no detrimental impact upon the character and appearance of the property, surrounding area or upon the amenities of occupiers and users of the neighbouring properties.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This permission relates only to the details shown on the Site Location Plan, Floor and Elevation Plan and specifications received 28/01/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and specifications to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

South Bedfordshire Local Plan Review

BE8 (Design Considerations)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The Environmental Health Officer advises as follows:

The smoking ban made under the Health Act is now in force and Statutory Instrument 2006 No 3368 states what constitutes "enclosed" and "substantially enclosed" premises for the purposes of the Act. Should the applicant wish to use the area of the proposed development as a smoking area they are advised to seek an opinion as to whether it would comply with regulations. The applicant should contact Jonathan Judd or Brett Warren, the Environmental Health Technical Support Officers, Central Bedfordshire Council in this regard.

A variation of the premise licence may be required. The applicant should contact Dave McBain, Licencing Officer and Maurice Clay, Senior Environmental Health Officer, for licencing and Health and Safety matters that may arise from this grant of permission.

DECISION

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