

## **Officer's Report**

### **Planning Application No: 140156**

**PROPOSAL:** Planning application for extension and alterations to existing community centre, including the removal of the portable timber frame building and construction of proposed community room with toilets, offices and staff facilities.

**LOCATION:** The Old School 8 Market Rasen Road Dunholme Lincoln LN2 3QR

**WARD:** Dunholme and Welton

**WARD MEMBER(S):** Cllr Mrs D M Rodgers, Cllr S England and Cllr Mrs C M Grimble

**APPLICANT NAME:** Mr J Richie (The Dunholme Trust)

**TARGET DECISION DATE:** 04/03/2021

**DEVELOPMENT TYPE:** Minor - all others

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

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This application has been referred to planning committee because of the correspondence from third parties, including the Parish Council, on planning matters relating to this application

#### **Description:**

The application site is located within the built foot print of Dunholme. The Old School which is a Victorian building has been used as a community centre since the 1980's and is currently run by The Dunholme Trust. The buildings are known as the Old School Community Centre. There is also a large wooden hut located towards the rear of the site with the front part of this building used as an office for the Lincolnshire Association of Local Councils. The site is accessed off Market Rasen Road to the north which leads to a large area of off road car parking before you reach 'The Old School' and to the rear is a yard and the timber hut mentioned above which is located towards the south western corner of the site. There is a small single storey building in front of 'The Old School' by the eastern boundary of the site. The site is surrounded by residential dwellings in the main. The Old School is a registered community asset and it has been identified within the Dunholme Neighbourhood Development Plan as a non-designated heritage asset.

The site is located within Flood Zone 2. The Grade I Listed Church of St Chad is located approximately 124 metres to the north of the site (there is also a Grade II Lampstand within the churchyard). To the west of the Church is the Grade II Listed vicarage.

The application seeks permission to extend and alter the existing community centre. The existing retained and remodelled building will house a main hall, a

kitchen, a meeting room and toilets. The proposed new extension to the south will house a multipurpose auditorium space (approximately 117 m2 of floor space), a kitchen, toilets, a meeting room and an office for the Lincolnshire Association of Local Councils. The main entrance to the enlarged building will be through the present entrance to the retained building with another entrance in the new extension abutting the retained building and a further small entrance in the new extension both of which are located in the west (side) elevation as is the retained entrance. The existing car park (21 spaces) and entrance to the north would be utilised. An existing single storey large timber building on the site will be removed to facilitate the development. Amended plans have been received.

### **Relevant history:**

**W24/106/86** - Change the use of former classrooms to snooker room. Granted 25/03/86.

**W24/95/85** - Change the use of school to community centre. Granted 14/03/85.

**WR/96/59** – No description assumed to be the planning permission for the wooden hut.

### **Representations:**

**Cllr S England:** I fully support this application it will not only improve the existing building but provide a much needed community facility

**Dunholme Parish Council:** objects for the following reasons:

- Overdevelopment of this site
- Insufficient on-site parking
- Does not protect the heritage centre of Dunholme.
- Does not comply with Dunholme neighbourhood plan.
- The present site has reached its maximum potential.
- No evidence to support the need for a new social space in the village
- Will compete with village Hall.
- Anti-social parking on narrow roads.
- There is no clear plan or strategy for the use of a new extension. (Dunholme Village Hall will be of a similar size ( should the plans be approved) has on -site parking for approximately 100 parking spaces with no immediate neighbours)
- Statutory Nuisance - A number of nearby properties will experience these issues caused by either on-street parking or potential noise.
- The present use of the Old School building has co-existed harmoniously with the immediate neighbours partly due to the fact the Old school has two letting rooms the Main Hall (ex-class room and a second small class room) available for casual letting with good facilities and ideal for small to medium sized gathering particularly birthday

parties of all ages by various groups including residents. The applicant has indicated the desire to increase business.

- The Old School boundary backs onto immediate neighbours there is hardly any distance to dissipate.
- The greatest impact of the new auditorium will be on the neighbours and surrounding roads.
- If the applicant's application was to demolish the wooden structure and replace it with a structure of a similar size and on the same footprint it would be more acceptable. The old wooden classroom has been on long-term rental to the Lincolnshire Association of Local councils an organisation we fully support.
- The intention to introduce additional functions to Dunholme Old School Community Centre that is not presently available, Musical Concerts, Wedding Parties Dances. Introducing a new larger function room means an increase in numbers of users. This will attract a huge demand for parking.

**The Dunholme Trust (the applicant):** Letter of support received on the 14/02/2021: As well as the main building we also have a large wooden hut at the rear of the property. Although a lot of work has been carried out on this building it is past its best and the roof is leaking in places and the wooden frame is rotting. It is thought to be beyond repair therefore needs replacing. The occupants of this building are the Offices for the Lincolnshire Association of Local Councils (LALC) a Computer Suit and a Photographic Studio. Together they generate approximately one third of our annual income. We also have several users who need additional space.

The Old School when built was in an open field with the field on the west owned by William Ross and on the east by George Dawson. Next door by the green there was already a Methodist chapel built in 1841 but is now three cottages numbers 10, 12 and 14 Market Rasen Road owned by Mr & Mrs Pymer living at number 14. They have a shared garden that only just extends to the rear of the school building. On the other side but on the main road is Perry's Aquatics with a 1940's bungalow at the front and business premises to the rear.

To the south is a log cabin used as an office for Mr Bernard Wilson living at 4 Ashing Lane. This was built on land that had been used as a playing field for the school but as it was acquired by the LEA it was sold off once the school closed. This land is elevated with a fivefoot wall and a further five foot fence on top and with 20 foot conifer trees behind. All buildings in the immediate vicinity, except no 4 Ashing Lane are nondomestic. The other three of our immediate neighbours have welcomed the development as an improvement.

The village hall site is approximately one Kilometre outside the village curtilage. The area around the village hall is predominantly grassland incorporating a sports complex of an outdoor and indoor bowls clubs, a tennis academy and a football field with a pavilion. The hall also has a bar so larger parties and events can be held. It is not our intention to compete with our village hall but compliment it. We discuss all our plans with the village hall

committee and, in fact, two of the Dunholme Old School Trustees and also trustees of the village hall committee. Not only do we share bookings but on occasions we actively recommend the other venue if we think it is more appropriate to hold it in the other venue. The village hall is adjacent to two new developments giving it the opportunity to expand in its own way with its excellent sporting facilities and having a bar. Whereas the old school is located in the historical centre of the village and concentrates more on clubs', young children's parties and anyone wanting a smaller venue.

Both the Church and the Old School are part of the visual heritage of the village. together with the green and the church bridge. The church runs their own activities and plans are afoot to make various changes to the church to make it more usable for different events other than church services.

They already have a Coffee Stop once a month and a mobile post office twice a week. They have a capacity of approximately 220 people but they do not have any dedicated parking so have to rely on onstreet parking. We do occasionally work together whereby if both are being used by the same group then the parking at the old school can be used. We feel that our proposed extension with added facilities should not impact on any plans the PCC has for the future but could very well compliment them. The Church uses the Old School as the venue for their Sunday School. Every year at the annual Church fete the PCC takes over the Old School to provide refreshments and charity activities as part of the overall fete programme activities in the centre of the village around the Church.

The Old School currently has parking spaces for approximately 20 cars but sometimes users do double park. This is no problem because they all arrive together and leave together quite amiably. There is also room for onstreet parking on Market Rasen Road that does not impede the flow of traffic. The Church which is opposite has no dedicated parking space so always uses onstreet parking on Market Rasen Road and Holmes Lane without any apparent problems. The facilities provided by the community centre is primarily aimed at the residents of Dunholme so is within easy walking distance from all houses which in most cases mitigates the use of cars. The highways department is quite happy with our vehicle entry and exit from the property as it opens out onto Ashing Lane which is a no through road for most vehicles. In the 36 years the Old School has been a community centre there has been no recorded traffic incidents regarding vehicles entering or leaving the site.

We feel that there will be a need for further facilities of social welfare, recreation and leisure. There are currently over three hundred new houses being built in the village, with the increase in population estimated to be over 1100 in the next few years. This is a 57% increase in the population and if facilities are not provided for the occupants of these new houses, they will travel elsewhere creating unnecessary car journeys.

The idea of our proposed development is first to accommodate those that are currently housed in the wooden hut and secondly to be able to provide a

larger hall for a greater diversity of activities than we have at present. The total area, without the wooden building is approximately 480 Square metres.

We would have liked to have used the whole space available and initially made plans to do so. But as the building is in a non-designated heritage site and having carried out a Heritage Impact assessment, we agreed with the conservation officer to reduce the size of the proposed building by over 80 square metres so that it sits behind the frontage of the old school building.

By building a new hall to the rear it would free up the original hall as it is envisaged that all our present users would move to the new hall giving them greater scope to expand and to create facilities for other activities. The original hall could now include a permanent tea room as well as creating either a membership social club or an exserviceman's club (but membership open to all) under the HM Forces Covenant. Some research has been carried out on this with positive results. This would be managed to ensure legality under the Charities Act.

The new extension will improve our community facilities not only for our current users but also to create facilities for the performing arts of drama, music and indoor sports. This then will leave the original hall free for further usage. Although no final decision can be made until planning for the project has been approved suggestions of a permanent tea room and a Social Club have been muted. We have made enquiries and we would be happy to be involved in the Forces Covenant. Some parishioners have suggested some sort of bar or bistro to be included but that would be on consultation with village hall trustees and their possible developments and the legal and financial implication, but would be considered.

We believe that this project is a worthy one to enhance the social, cultural and educational facilities for Dunholme and the surrounding area. We can certainly see nothing in our Neighbourhood Plan that prohibits this. In fact, it states, Policy 12: Heritage Assets 'The heritage assets identified on figure 11 should be sustained and enhanced as part of a development proposals on or adjacent to their location'.

The trustees now feel that the opportunity to deliver a prestigious project that will not only be for the public good but will be financially sustainable. It will be a beacon to the world of what can be achieved in a rural community if there is enough will from all those involved.

It is hard to believe, and it somewhat saddens us, that there are people who would not want an enhanced community centre in their community. The Dunholme Trust trustees are determined that every effort will be made to acquire the necessary social welfare for recreation and leisure time occupation facilities for the community and for this project to be a success.

**Local residents:** Graphica Lincoln Ltd Greystones The Old Dairy Holmes Lane Dunholme: The site is too small for the scale of building proposed. Car

parking would be an issue. We formed a local community group called DIG (Dunholme Improvement Group) and carried out a village wide survey. The community did say that we needed a cafe / bistro / bar as a priority as a facility as we had lost the only pub in the village. The proposals show a huge extension on the back of the Old School, which seems to have the facilities replicating that of the Village Hall. The worry is that it would take a lot of public money to fund this ambitious project and it would not be spent in the best way to suit the majority of local people.

Springfield 16 Market Rasen Road Dunholme: I believe this proposal to be unsuitable as it is far too large for the site, and there is insufficient parking to support such a development. At present the hall usage can result in cars being parked on the narrow parts of Market Rasen Road around the War Memorial, restricting vehicular movement and causing vehicles to mount the edges of the Green. This development would be environmentally detrimental to the appearance of the old village centre, and will impact on the daily lives of residents.

Sycamore Lodge Holmes Lane Dunholme: I'm not against Facilities that do not Duplicate what we already have in Dunholme, Like Dunholme Village Hall and the New Church Project across the road that will be more Multi-Functional use, when pews will be replaced by moveable chairs, so concerts, movie films, wedding receptions can be held at the Church to keep it sustainable into the future (same applies to the Village Hall). The Church already has a kitchen and toilets. When Community Lincs did a survey on what was top of most people's wish's came out to be a Bistro/ Coffee Bar , after losing the Lord Nelson pub the year before , DIG were successful in receiving a West Lindsey grant of £10,000 from there Community Asset Fund , to Help with business plans , architect drawings , and Community Lincs Survey, not long after all this was completed including independent survey was completed the Rug was pulled from underneath DIG and all their hard work sadly came to an end with Funders ready to support the project , as there was a genuine need for what DIG was trying to achieve for the Community of Dunholme.

12 Wentworth Drive Dunholme: This village needs a communal meeting point, the village needs a licensed premises, that is what will draw local money back in to the local community employing local residents. This will also enable the long standing locals able to keep the new residents, not just enabling a quick profit back handed scheme take place. 41 years between Welton and Dunholme and a resident that works in the village.

11 The Granthams Dunholme: We need a social space for adults and children alike. We do not need offices or more kitchens. Something like a social club where sports can be watched together whilst enjoying a drink and listening to some music, darts, pool and also access to light snacks, teas and coffees. Something that can function for everyone in the village, the elderly (who already have their luncheon club there and have a waiting list a mile long) a brand new big kitchen was built here to cater for such purposes, I think that is great and also fundraisers are frequently held here. There is enough space to create an area for kids to play. The courtyard in the back could be converted

to a safe play place which could be similar setup to the social club in Welton where young families could supervise their own children whilst enjoying social time together out. There is now so many more houses built in Dunholme that sheltered leisure space is direly needed. Unfortunately the park behind the Dunholme Village hall has been taken away and that was very functional when family friendly parties was held at the village hall. Let's make this project work for each individual in the Community.

**LCC Highways and Lead Local Flood Authority:** Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application. One informative is suggested.

**Conservation Officer:** I do agree that this is now much more acceptable [amended plans] for the reasons outlined below. And yes, please add a condition for all external materials to be approved. Sample panel not necessary:

The proposal is now acceptable as it will not harm this non-designated heritage asset or the Listed Church to north. The proposal is satisfactory in its design and is subservient to the host building and uses an appropriate set of materials subject to a condition to seek details for all external materials (including the proposed bricks).

**Historic England:** On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**Archaeology:** The proposed development is situated within the historic core of the medieval settlement of Dunholme. Evaluation trenching to the south of the site has revealed evidence for a medieval moated site, and several nearby developments have revealed evidence for medieval and post medieval activity. There is thus a high potential for archaeological remains of medieval and later settlement and related activity to be disturbed during the groundworks for the proposed development. Prior to any groundworks the developer should be required to commission a Scheme of Archaeological Works.

**Environmental Protection:** The extension appears close to neighbouring residential properties as such a suitable noise assessment ought to be considered, along with suitable restrictive opening times and requirement for windows & doors to be kept closed during noisy activity.

**Environment Agency:** The proposal can be classified as 'minor development' in relation to flood risk. It was therefore not necessary to consult us.

**Witham Third District Internal Drainage Board:** As the applicant has pointed out, the site is in Zone 2/3 on the Environment Agency Flood Maps

and potentially at flood risk. It is noted a Flood Risk Assessment is included in the Application that contains some appropriate mitigation.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.

**IDOX:** Checked 15/02/2021

### **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017) and the Dunholme Neighbourhood Development Plan (adopted in January 2017).

### **Development Plan:**

#### \*Central Lincolnshire Local Plan 2012-2036

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP15: Community Facilities

LP17: Landscape, Townscape and Views

LP25: The Historic Environment

LP26: Design and Amenity

*\*With consideration to paragraph 213 of the National Planning Policy Framework (February 2019) the above policies are consistent with the NPPF (February 2019). LP1 is consistent with NPPF paragraph 11 as they both apply a presumption in favour of sustainable development. LP2 is consistent with NPPF chapter 5 as they both seek to deliver a sufficient supply of homes and jobs. LP6 is consistent with chapter 7 of the NPPF as they both seek to ensure the vitality of town centres. LP15 is consistent with paragraphs 20, 28, 83 and 92 of the NPPF as they both seek to protect existing community facilities and provide for new and enhanced community facilities. LP17 is consistent with NPPF paragraphs 127 and 170 as they both seek to protect townscapes and valued landscapes and recognise the intrinsic character and beauty of the countryside. LP25 is consistent with chapter 16 of the NPPF as they both seek to conserve and enhance the historic environment and LP26 is consistent with section 12 of the NPPF in requiring well designed places. The above policies are therefore attributed full weight.*

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

### **Dunholme Neighbourhood Development Plan:**

Policy 4: Design Principles

Policy 9: Community Facilities

Policy 12: Heritage Assets

Policy 13: Reducing Flood Risk

Policy 14: Water and Waste



<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/dunholme-neighbourhood-plan-made/>

### National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in February 2019.

Paragraph 213 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### Listed Building Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### **Main issues:**

- Principle of the Development
- Visual Amenity and Design
- Non Designated Heritage Asset
- Listed Building
- Residential Amenity
- Foul and Surface Water Drainage
- Flood Risk
- Highway Safety
- Archaeology
- Other Matters

## Assessment:

### Principle of the Development

The existing Victorian building 'The Old School' and the timber hut have been used as a community centre since the 1980's and the centre is currently run by The Dunholme Trust. The buildings are known as the Old School Community Centre. Lincolnshire Association of Local Councils currently uses part of the timber hut as an office.

The application seeks permission to extend and alter the existing community centre housed in the Victorian building. The remodelled existing building will house a main hall, a kitchen, a meeting room and toilets. The proposed new extension to the south will house a multipurpose auditorium space (approximately 117 m2 of floor space), a kitchen, toilets, a meeting room and an office for the Lincolnshire Association of Local Councils.

The expansion of the community centre is needed as the applicant states that the centre is becoming more and more popular and the proposal will allow for added space to accommodate all those who wish to use the facility and will allow the centre to expand to meet the growing needs of the community. There are also certain activities lacking in the community which even the village hall does or cannot cater for. These activities are mainly social, performing arts and indoor sports facilities. Furthermore, the existing wooden hut is deteriorating fast and will need to be replaced.

Local Plan Policy LP5 supports the expansion of an existing community facility such as a place of worship to extend or diversify the level of service provided.

Paragraph 92 of the NPPF also states that planning decisions should '*ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.*'

The Old School Community Centre is a registered community asset. Policy 9 of the Dunholme Neighbourhood Development Plan does not list the Old School Community Centre within its list of key community services and facilities. But the justification to the policy does state that '*the community supports the development of additional community facilities...*'

It is considered that the proposal for alterations to the existing Old School Community Centre and the proposed extension to provide additional community social space and offices will help to preserve and enhance the ongoing use of this community facility. Therefore the principle of the development is acceptable providing all other material considerations are satisfied.

### Visual Amenity and Design

Local Plan Policy LP17 states that to protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding

positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements. Where a proposal may result in significant harm, it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm: in such circumstances the harm should be minimised and mitigated.

Local Plan Policy LP26 states that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing and form. The policy also states that the proposal should respect the existing topography, landscape character, streetscene and local distinctiveness of the surrounding area and should use appropriate, high quality materials which reinforce or enhance local distinctiveness. Any important local view into, out of or through the site should not be harmed.

Policy 4 of the Dunholme Neighbourhood Development Plan states that proposals should preserve or enhance the village of Dunholme by recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.

The National Planning Policy Framework in Chapter 12 – Achieving Well Designed places states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. In paragraph 130 it goes on to state ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.’

Amended plans have been received to alter the design of the proposed extension. Several options were explored with the agent before amended plans were submitted and re-consulted upon.

Minimal external alterations are proposed to the original Victorian building and the proposed extension to the rear in terms of its siting, height, scale, massing and form does not have a harmful impact on the overall design of this traditional vernacular building. The extension is to the rear (south) of the Victorian Building and is not above the ridge line of this building and does not extend beyond the side (west and east) elevations of the existing building. The proposed design consists of a link building off the rear (southern) elevation of the existing building which will have a lower ridge height than the existing building and will be set in from the existing building. The link building is considered to provide a good contrast to the existing building and is considered to complement the existing building. The link building will be clad in timber and have a fibre cement slate roof. The link building will lead to the part of the proposed extension which will house the auditorium. This building will have a pitched roof whose ridge will be no higher than the existing

building and will not extend beyond the existing side elevations of the building that already exist on the site. The auditorium orientated from west to east and will have a fibre cement slate roof and rendering and buff bricks to match the existing building. The proposed design after going through several amendments is now considered to be satisfactory and has the support of the Conservation Officer.

The proposed materials are stated as being fibre cement slate tiles (blue/black) render, timber cladding, buff bricks to match the existing and slate grey windows and doors. If it is minded to grant permission a condition will be attached to the decision notice requiring full details of all external materials in order to safeguard the character and appearance of this non-designated heritage asset and the street scene.

It is considered that the amended proposal is now of a satisfactory design which would not detrimentally alter the appearance and character of the existing vernacular building. It is also considered that the proposal would through its use of appropriate materials and design contribute to the character and local distinctiveness of the area. The development is therefore considered to be in accordance with Policy LP17 and LP26 of the Central Lincolnshire Local Plan, Policy 4 of the Dunholme Neighbourhood Development Plan and the National Design Guide and the National Planning Policy Framework.

#### Non Designated Heritage Asset

The Old School Community Centre is not listed and it is not in a Conservation Area. However, the building is listed as a non-designated heritage asset in paragraph 15.5 of the Dunholme Neighbourhood Development Plan. Policy 12: Heritage Assets of the plan states that *'there will be a presumption against developments that have an adverse impact on the heritage assets within Dunholme.'*

Following discussions with the Conservation Officer amended plans were received which retain the existing heritage asset on the site (limited external alterations are proposed) and the proposed extension to the rear is considered to be of a satisfactory design which will not detrimentally alter the appearance and character of the existing non-designated heritage asset. If it is minded to grant permission materials will be conditioned accordingly.

#### Listed Building

The Grade I Listed Church of St Chad is located approximately 124 metres to the north of the site (there is also a Grade II Lampstand within the churchyard). To the west of the Church is the Grade II Listed vicarage. The existing building, car park and entrance facing the above heritage assets will not be altered externally. The proposed extension is to the rear (south) of the existing building on the site. The Conservation Officer is also of the opinion that the amended proposal will not affect the Listed Buildings to the north.

As such, it is considered that the proposal will not affect the setting of nearby Listed Buildings in accordance with Policy LP25 of the Central Lincolnshire

Local Plan, Policy 12 of the Dunholme Neighbourhood Development Plan and the NPPF.

### Residential Amenity

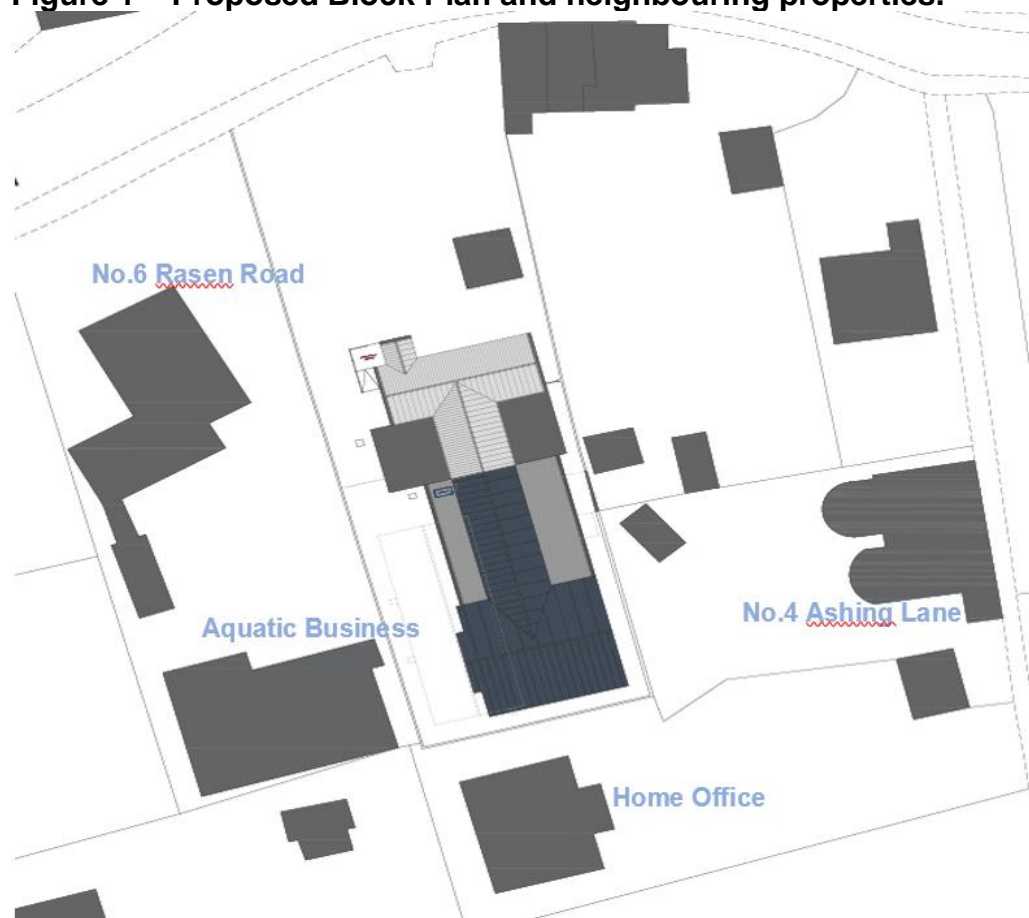
Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light, over dominance and adverse noise.

The existing building on the site will be remodelled internally with the current Hall within this building being retained. The main entrance to the enlarged building will be through the present entrance to the retained building with another entrance in the new extension abutting the retained building and a further small entrance in the new extension both of which are located in the west (side) elevation as is the retained entrance.

The proposed extension in the link building will have toilets, a kitchen, a meeting room and an office which are not considered to constitute a harm to nearby residents. However, a new auditorium is proposed at the rear of the proposed extension by the southern boundary of the site (See Figure 1 below). The auditorium is located approximately 4.9 metres to the north of a home office/lodge building (the host building is believed to be No.4 Ashing Lane) and approximately 7.2 metres to the east of a set of outbuildings that house or did house an aquatic business (the host dwelling is No.6 Market Rasen Road). The nearest residential buildings to the auditorium are No.4 Ashing Lane which is located approximately 21 metres to the east and No.6 Market Rasen Road which is located approximately 24 metres to the north west. There are therefore no concerns with over dominance and loss of light.

The multi-purpose auditorium space (approximately 117 m<sup>2</sup> of floor space will be used for social events, performing arts and sports facilities and will replace the existing wooden hut which is deteriorating fast and needs to be replaced. Regular uses of the existing facility are stated as Music for toddlers and parents, Children's Dancing Classes and performances, Age UK Luncheon Club, Dunholme Camera Club, meetings, lectures and exhibitions, Bible Studies Group, Lectures and discussion meetings, Dog behavioural classes, Keep fit classes, movement to music, Take-away Sunday Roast dinners with various casual users also, The existing building opens at 9am and closes at about 10pm, except for the odd event such as an adult party which goes over this time. The proposed opening times for the new facility are proposed to be the same with the odd event going over this time as currently happens. In terms of a noise assessment this is not felt necessary as the hall operating on the site is nearer to neighbouring dwellings than the proposed extension. However, the applicant wants to use the proposed remodelled building and the proposed extension with no restrictions on the operating hours. The proposed extension brings the extended building closer to No.4 Ashing Lane (see Figure 1 below) and an unrestricted use on this site which is surrounded by residential dwellings would have the potential to affect the residential amenity of neighbouring occupiers. Therefore, if it is minded to grant permission a condition will be attached to the decision notice restricting the hours of operation from 9am to 10pm as is currently the case for the existing building.

**Figure 1 – Proposed Block Plan and neighbouring properties.**



It is not felt necessary to impose a condition in relation to shutting windows for dancing classes and the like as such a condition would be unenforceable and the current building on the site is not restricted by such a condition which is nearer to neighbouring dwellings.

It is therefore considered that the proposal will not have an adverse impact on residential amenity in accordance with Policy LP17, LP26 and the NPPF.

#### Foul and Surface Water Drainage

The applicant seeks to utilise the existing main sewer for the disposal of foul sewerage and surface water will also be disposed of via the main sewer. However, under the sustainable drainage hierarchy, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. Into the ground (infiltration);
2. To a surface water body;
3. To a surface water sewer, highway drain, or another drainage system;
4. To a combined sewer.

A condition will therefore be attached to the decision notice requiring that no development shall take place until details of a scheme for the disposal of foul sewerage and surface water from the site (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the local planning authority.

### Flood Risk

The site is located within Flood Zone 2 as defined by the Environment Agency's Flood Risk Maps. The applicant has submitted a Flood Risk Assessment which states that the proposed floor levels will be set no lower than the existing levels and that the electrics will be 600mm above the finished floor levels. If it is minded to grant permission the mitigation measures will be conditioned accordingly. The proposed use also falls within the "Less Vulnerable" uses of land as defined in Table 2 NPPF Technical Guide for Flood Risk Vulnerability Classification and the proposed development is appropriate in Flood Zone 2 Table 3 of NPPF.

### Highway Safety

The existing access off Market Rasen Road will be retained which leads to a 21 space car park and turning areas. There is also on street car parking in the vicinity of the site. The facilities provided by the community centre are also primarily aimed at the residents of Dunholme allowing the centre to be accessed on foot or by bicycle. Lincolnshire County Council Highways have not objected to the amended plans. If it is minded to grant permission an informative suggested by Highways will be attached to the decision notice.

### Archaeology

The Historic Environment Officer at Lincolnshire County Council states that the proposed development is situated within the historic core of the medieval settlement of Dunholme. Given this, if it is minded to grant permission suitable conditions will be attached to the decision notice requiring the developer to undertake a scheme of archaeological monitoring and recording.

### **Other Matters:**

None.

### **Conclusion and reason for decision**

The decision has been considered against policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP15: Community Facilities, LP17: Landscape, Townscape and Views, LP25: The Historic Environment and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance and policies contained within the Dunholme Neighbourhood Development Plan (Policy 4: Design Principles, Policy 9: Community Facilities, Policy 12: Heritage Assets, Policy 13: Reducing Flood Risk and Policy 14: Water and Waste) and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of this assessment it is considered that the proposal will help to preserve the ongoing use and expansion of this community facility. It will not harm the character and appearance of the building or the surrounding area and will not harm the residential amenity of neighbouring properties.

Furthermore, the proposal will not harm this non-designated heritage asset or affect the setting of nearby listed buildings and will not increase the risk of flooding providing flood proofing measures are incorporated. The proposal is recommended for approval subject to the following conditions: -

**Conditions stating the time by which the development must be commenced:**

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

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

2. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority (see notes to applicants below). The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme, at least 14 days before the said commencement. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.

**Reason:** To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

**Conditions which apply or are to be observed during the course of the development:**

4. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 11455 05M dated 08/09/2020, 11455 06G dated 03/11/2020, 11455 07 F dated 02/11/2020 and 11455 08B dated 03/09/2020. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.



5. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used.

**Reason:** To ensure the use of appropriate materials to safeguard the character and appearance of this non-designated heritage asset and the street scene in accordance with the NPPF and Policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

6. No development, other than to foundations level shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details (see notes to the applicant below).

**Reason:** To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP14 of the Central Lincolnshire Local Plan.

7. The development shall be carried out in accordance with the mitigation measures outlined in the submitted Flood Risk Assessment received 03/12/2019.

**Reason:** To reduce the risk and impact of flooding on the approved development and its occupants in accordance with LP14 of the Central Lincolnshire Local Plan, National Planning Policy Framework.

8. The development shall proceed wholly in accordance with the approved scheme of archaeological works approved by condition 2 of this permission.

**Reason:** To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

9. Following the archaeological site work referred to in condition 8 a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

**Reason:** To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework

**10.** The report referred to in condition 9 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

**Reason:** To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

**11.** The use hereby permitted under this permission shall not operate outside the following times:

- Daily opening times (Monday to Sunday) – 9.00 am to 10.00 pm throughout the year.

**Reason:** To protect the amenities of adjoining properties and the locality in general in accordance with the NPPF and Policy LP26 of the Central Lincolnshire Local Plan.

### **Notes to the Applicant**

#### Archaeology

For advice on the written scheme required by condition 2 please contact Lincolnshire County Council Historic Environment advisor (tel. 01522 554823).

#### Highways

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

#### Foul and Surface Water Drainage

The application form states that both foul and surface water will be disposed of via the main sewer. However, under the sustainable drainage hierarchy, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. Into the ground (infiltration);
2. To a surface water body;
3. To a surface water sewer, highway drain, or another drainage system;
4. To a combined sewer.

### **Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not

interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report