



ENVIRONMENT AND PLANNING

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PE13 4AA

Reference No: 21/00189/PREAPP

Application
Registered: 13 January 2022

Parish: Wimbotsham

Details: **PRE-APPLICATION FULL (WITH CONSULTATIONS): Replacement Village Hall (option 1) at Wimbotsham & Stow Village Hall Low Road Wimbotsham KINGS LYNN Norfolk**

PRE-APPLICATION ADVICE – POSSIBILITY OF APPROVAL WITH AMENDMENT

Further to your application for Pre-Application advice. I respond as follows:

APPLICATION FEE REQUIRED: Available on Request

Please contact the Planning Technical Team for all fee enquiries.

PLANNING HISTORY

10/00078/PREAPP: INFORMAL - Likely to refuse: 13/05/10 - INFORMAL REQUEST: demolition of existing and residential redevelopment - Village Hall

SITE CONSTRAINTS

Wimbotsham Conservation Area
SSSI Impact Risk Zone

CONSULTATION RESPONSES

Local Highway Authority: In terms of replacing the existing hall with new on the same site while utilising the same access,; then this could be acceptable provided that again the parking standards of 1car parking space per 30sqm GFA minimum is achieved in addition to parking for cycles.

Historic Environment Service: Based on currently available evidence this option would not have any historic environment implications in relation to below-ground archaeology. If this option was to taken forward conditions for archaeological work would not be required.

PLANNING POLICIES

It should be noted that policies, constraints etc. change from time to time and may affect the advice given. The weight that can be given to pre-application advice will therefore decline over time.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy
CS08 - Sustainable Development
CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

OFFICER ASSESSMENT:

This application (Option 1) seeks informal advice for the replacement of the existing village hall on its current site, with car parking provided to the North-East of the building. Option 2 is discussed under a separate application, 21/00190/PREAPP which relates to the relocation of the hall to the playing field and subsequent redevelopment of this site.

A replacement village hall is acceptable in principle and allows the retention of a community facility as supported through Policy DM9. Community facilities such as village halls, pubs, shops, allotments and churches play an important role in bringing the community together and provide valuable services particularly in more rural settlements. In line with Core Strategy Policies CS10 Economy and CS13 Community & Culture the priority is to protect community facilities where possible, particularly where there is no alternative provision within the settlement. Core Strategy Policy CS14 identifies that community facilities will be sought within, or through, contributions from, new development.

Design and Impact on Neighbours

The site is bound to the west and north by existing single storey dwellings and their curtilage. The replacement village hall shown on indicative plans comprises a single storey structure, towards the west of the site. It is unlikely that any significant increase in height compared to the existing structure would be supported due to the proximity to boundaries and the associated impact on the bungalow to the north, in particular the private amenity space of this dwelling which could be subject to a high degree of overshadowing as a result of any increase in ridge height when considered in association with the orientation of the development.

To the west, the neighbouring dwelling is sited set back with side elevation fronting the shared boundary. Less impact is likely in relation to this dwelling however window to window relationships and the proximity of the building and service areas should be considered as part of the final design. Any impact would be balanced on the existing impact of the building and its use.

Limited design detail has been provided as part of this application and so no in-depth consideration has taken place. The site forms a prominent part of the Conservation Area and whilst the existing building on site makes little contribution, the design of the replacement structure should be carefully considered to ensure the scheme protects and enhances the street scene in which it sits. Proposed indicative plans show limited relationship between the buildings side elevation and the road, which is immediately adjacent to The Green and this element could therefore be reconsidered to allow some interaction between the Village Hall and this area. The visual impact of car parking and potential boundary treatments should also be considered with the aim of enhancing the overall street scheme.

Comments from CAAP Panel were broadly supportive of the principle of the scheme, subject to suitable design coming forward including suitable materials. Boundary treatments would also need to be considered.

Other Material Considerations

Parking is proposed in a similar position to existing, to the east of the site. The Local Highway Authority would not support any loss of existing parking provision, the parking standards of 1car parking space per 30sqm GFA minimum should be achieved, in addition to parking for cycles.

Conclusion:

The application, for the construction of a replacement village hall is acceptable in principle, subject to a suitable design coming forward which mitigates any impact on surrounding residential uses and the conservation area and which accords with the relevant parking standards.

Were an application to be submitted, there is a possibility of approval subject to accordance with Policies CS08, CS12, DM9 and DM15 of the development plan, however, this will be subject to detailed designs coming forward which do not lead to adverse impacts on the amenity of adjoining properties, specifically in regard to loss of light, overbearing and overshadowing.

Failure to provide a scheme which provides acceptable impacts on surrounding dwellings would lead to the application being contrary to Paragraph 130 of the NPPF (2021), Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

OFFICER RECOMMENDATIONS

LTAPOS Possibility of Approval



Executive Director, Environment and Planning
On behalf of the Council
12 April 2022

DECLARATION:

The advice given above is offered informally at officer level without prejudice to any future decisions that the Council may make.

The case officer who dealt with this application was Lucy Smith, telephone number 01553 616261.

Notes:

1. You should be aware that any pre-application advice provided by the Local Planning Authority is made at officer level only, and does not constitute a formal decision of the Council. Any views or opinions expressed, are given without prejudice to the consideration by the Council of any formal planning application, which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application from their professional point of view, no guarantees can or will be given about the decision that will be made on any such application.
2. It should be noted that policies, constraints etc. change from time to time and may affect the advice given. The weight that can be given to pre-application advice will therefore decline over time
3. The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.
4. Please contact Planning Admin on 01553 6166234 for advice regarding fees.
5. Please note that for a pre-application (no consultation) enquiry there will be no comments included from relevant consultees, external and internal, which could be important in any recommendation should a formal application be submitted.
6. Please note that the Council have introduced a Community Infrastructure Levy (CIL) charge for planning applications issued from the 15 February 2017. This charge applies to all new residential dwellings, only residential annexes and extensions over 100m², all retail supermarkets and warehouses.

If you have any queries about how this will impact upon your scheme please contact Amanda Driver, the Council's CIL Officer on 01553 616443 or by email CIL@west-norfolk.gov.uk.

7. Major

If it is your intention to dispose of foul sewage to a mains sewer then we would advise you to undertake a pre planning assessment with Anglian Water in order to understand the foul network capacity, identify connection points and any potential asset encroachment. This assessment should then be submitted with your planning application.

The Council would expect surface water from the proposed development to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse. In order for Anglian Water to assess your proposal the manhole connection point and the proposed pumped rate would need to be stipulated. For further details please view Anglian Water's

Anglian Water should be contacted at the earliest opportunity, information can be found on their website <http://www.anglianwater.co.uk/developers/pre-planning-service.aspx> or by contacting the Pre Development Team on 0345 60 66 087 Option 1 or planningliaison@anglianwater.co.uk

Minor

The Council would expect surface water from the proposed development to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided to show that the surface water hierarchy has been followed. For further details please view Anglian Water's SuDs policy <http://www.anglianwater.co.uk/developers/suds.aspx>