



**REPORT of
CHIEF EXECUTIVE**

**to
CENTRAL AREA PLANNING COMMITTEE
28 JUNE 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/17/00465
Location	Maldon Saints Clubhouse, The Promenade Park, Park Drive, Maldon
Proposal	Extension to existing clubhouse forming function room and office.
Applicant	Mr Henry Thompson - Maldon Saints FC
Agent	Chris Cumbers - CBS Cumbers MCIAT
Target Decision Date	28 June 2017
Case Officer	Hilary Baldwin
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council Owned Land

3 SUMMARY

3.2 Conclusion

- 3.2.1 The proposed development would not result in a detrimental impact upon the parkland setting or adjacent neighbouring residential occupiers subject to appropriate conditions for materials, hours of opening and noise insulation. Furthermore, it has now been demonstrated that the proposal is able to meet the required formal parking provision to meet policy and Vehicle Parking Standard criterion.
- 3.2.2 Furthermore, additional research has been undertaken into the hours of use of the existing building as granted within planning legislation. A history search has revealed that the hours of use of that facility are restricted to the opening hours of the park. Therefore it is considered reasonable that the extension is conditioned accordingly.
- 3.2.3 As such the proposal is now recommended for approval subject to appropriate conditions.

5.5 Access, Parking and Highway Safety

- 5.5.1 Since the publication of the Agenda, the application has been supported by the submission of a plan showing the car parking layout and provision within the site. This drawing indicates that ten (10) parking spaces could be achieved within the existing parking layout.
- 5.5.2 The Maldon District Council Supplementary Planning Document (SPD) states that leisure use for indoor facilities within Use Class D2 require a maximum of 1 space per 22m² of floor space. As such, the combined floor space of the existing development and the proposed development would require 10 spaces.
- 5.5.3 It has now been demonstrated that the site can achieve the required on-site parking provision in line with the adopted SPD it would therefore be in accordance with the policy criterion of adopted LP policy T1 and T2 and emerging policy T1 of the submitted LDP.
- 5.5.4 However, to ensure that such parking provision is available for users of the facility, it is considered appropriate that a condition is appended to any grant of permission to require the vehicle parking area to be laid out, made available and retained in perpetuity prior to the first use of the development.

8. PROPOSED CONDITIONS OR REASONS FOR REFUSAL, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

Approve. Subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with drawings referenced **518-01, 518-02 A, 518-03A and 518-04** specifically referenced on this decision notice.
Reason: In order to ensure that the development is carried out in accordance with the approved details and in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan and emerging policy D1 of the Local Development Plan.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. .

Reason: In order to ensure the external appearance of the development is appropriate to the locality in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan and emerging policy D1 of the Local Development Plan.

4. The use hereby permitted shall not commence unless and until the building has been constructed to provide sound insulation against internally generated noise in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be retained as such thereafter.

Reason: In order to ensure the appropriate use of the site and to protect the amenity of neighbouring residents in accordance with policy E7 of the adopted Maldon District Replacement Local Plan and emerging policy D2 of the Local Development Plan.

5. The use hereby permitted shall only be undertaken in conjunction with the park's opening and closing times.

Reason: In order to ensure the appropriate use of the site in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan.

6. Prior to the first use of the development hereby permitted, the parking space as shown on approved plan ref: **518-02 Rev A**, shall be constructed, surfaced, laid out and made available for use in accordance with the approved scheme and retained for such purposes thereafter.

Reason: To ensure appropriate parking is provided in accordance with policy BE1, T1 and T8 of the adopted Maldon District Replacement Local Plan and emerging policies D1 and T1 of the Local Development Plan and the guidance and provisions as contained within the National Planning Policy Framework.

7. Prior to the commencement of the development details of the surface water and foul water drainage scheme to serve the development shall be submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development and shall be retained at all times thereafter. The scheme shall ensure that for a minimum, run-off from the site is limited to greenfield rates for a storm event that has a 100% chance of occurring each year (1 in 1 year event). The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.

Reason: To ensure the incorporation of an appropriate drainage scheme in accordance with policy CON5 of the adopted Maldon District Replacement Local Plan and emerging policy D2 of the submitted Local Development Plan.