



TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER

APPLICATION NO:23/00679/FUL Full Planning Application

To: Wootton Parish Council - Mrs S Playford
c/o Coloini + Lane Architecture Limited - Mr D Coloini
The Studio
19 Bowhill
Bedford
MK41 8EH

Bedford Borough Council *HEREBY GRANTS PLANNING PERMISSION* for the development in accordance with the details on this notice, including any conditions and the approved plans listed below.

APPLICANT : Wootton Parish Council - Mrs S Playford

LOCATION : Changing Rooms Village Hall Church Road Wootton Bedford

PARTICULARS OF DEVELOPMENT :

Change of use of part of changing rooms and associated store rooms to Sui Generis for kitchen serving hot and cold drinks and cold snacks with associated toilet facilities, erection of bin store enclosure and installation of photovoltaic panels to roof.

Failure to comply with the conditions overleaf may result in legal action. Please check these carefully as they may require the submission of and agreement to further details before any work commences.

PLEASE NOTE: This permission is granted under the Town and Country Planning Act 1990. It does NOT confer permission that may be required under any other legislation; e.g. the Building Regulations. Therefore, the applicant is advised to check the need for further authorisation before starting work.



Signed:

C Austin Director of Environment

Permission Date: 20 June 2023

Borough Hall,
Cauldwell Street, Bedford MK42 9AP
Telephone (01234) 267422 Fax (01234) 718084

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: In accordance with Section 91 of the Town and Country Planning Act 1990, to prevent the accumulation of unimplemented planning permissions.
02. The development hereby approved shall be carried out in accordance with the plans and documents listed on this notice, unless required otherwise by a separate planning condition of this permission.
REASON: To provide certainty on what is being authorised by this permission.
03. The approved kitchen shall operate as described in the approved Kitchen Operation Statement dated April 2023 by Coloini and Lane (LPA Reference V10).
REASON: To protect the amenity of nearby residential properties from noise and odour in accordance with Policy 32 of the Bedford Borough Local Plan 2030.
04. The kitchen facility hereby permitted shall be used solely as accommodation ancillary to the use of the sports/playing field building, shown on Drawing No. 003, Council reference V02, and shall not any time be used as a separate commercial retail unit.
REASON: To ensure that the additional kitchen accommodation is not severed from the sports/playing field building to provide a self-contained retail unit without appropriate consideration of the highway, amenity and retail impacts, as set out in Policies 31, 32, 47S, 77S and 85 of the Bedford Borough Local Plan 2030.

IMPORTANT PLEASE NOTE THE FOLLOWING ADVICE :-

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council has made available a full pre-application advice service to all applicants, along with copies of its adopted policies, Supplementary Planning Documents (where applicable) and its parking standards, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and a decision in writing by the Local Planning Authority prior to any non-material change being made.

Please note the application has been determined with the following policies taken into consideration and any relevant supplementary planning guidance:

Policy: LP47S	For: Pollution disturbance contaminated land	Doc: Local Plan 2030
Policy: LP77S	For: Hierarchy of town centres	Doc: Local Plan 2030
Policy: LP85	For: Impact of town centre uses	Doc: Local Plan 2030
Policy: LP98	For: New community facilities	Doc: Local Plan 2030
Policy: LP28S	For: Place making	Doc: Local Plan 2030
Policy: LP29	For: Design Quality and Principles	Doc: Local Plan 2030
Policy: LP30	For: The impact of development design impact	Doc: Local Plan 2030
Policy: LP31	For: The impact of development access impacts	Doc: Local Plan 2030
Policy: LP32	For: The impact of dev disturb pollution	Doc: Local Plan 2030
Policy: LP41S	For: Historic Environment & Heritage Assets	Doc: Local Plan 2030
Policy: NPWO	For: Wootton Neighbourhood Plan	Doc:

Please note the following are the approved plan(s) detail(s):

(To check if any further applications are approved/refused following this decision, please refer [here](#) for our Website and How to Guides)

Plan type: Supporting Information	Plan ref: 21181 - Kitchen Operation Statement	No: V10	Received: 06-Apr-23
Plan type: Application Form	Plan ref: APP FORM	No:	Received: 28-Mar-23
Plan type: Block and Location plans	Plan ref: 001	No: V01	Received: 28-Mar-23
Plan type: Site Layout as proposed	Plan ref: 003	No: V02	Received: 28-Mar-23
Plan type: Proposed Elevations	Plan ref: 011	No: V03	Received: 28-Mar-23
Plan type: Proposed floor and roof plans	Plan ref: 010	No: V04	Received: 28-Mar-23
Plan type: Heritage Statement	Plan ref: P1	No: V08	Received: 28-Mar-23
Plan type: Solar Assessment	Plan ref: P2	No: V09	Received: 28-Mar-23

Date Determined by Officers (Delegated) 20 June 2023

Where relevant, to amend or vary this permission or to discharge conditions please see How To Guide no 6 on www.bedford.gov.uk/searchplans or refer to www.planningportal.co.uk

Appeals: To make an appeal online go to www.gov.uk/appeal-planning-decision Alternatively to submit by post please contact the Planning Inspectorate Customer Support Team on 0303 444 5000 or email enquiries@pins.gsi.gov.uk to obtain paper forms and advice. **The applicant has a right to appeal against the Local Planning Authority's (LPA's) decision in accordance with the following:**

Householder / Minor Commercial Applications	Other Planning Applications
12 weeks from the date of the decision notice.	6 months from the date of the decision notice, or 6 months from the expiry of the period which the LPA had to determine the application.
However, if an enforcement notice has been served for the same or very similar development the time limit is: 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made. 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks). NB – if the LPA has failed to determine your householder planning application or you are appealing against the grant of permission subject to conditions to which you object, or your Householder application has an accompanying Listed Building application then please follow the time limits for Other Planning applications .	However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is: 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made. 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months). NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If you have agreed a longer period with the LPA, the time limit runs from that date.

OFFICER REPORT The Officer Report is for information and does not form part of the Decision Notice

SITE DESCRIPTION and PROPOSED DEVELOPMENT

The application site is located to the west of the Village Hall on Church Road in Wootton. It consists a single storey pitched roof building which used as changing rooms with storage and showers facilities and a detached toilet block.

To the west, is 2-8 Church Road, a grade II listed building (list entry no: 1277540). The site is within the Settlement Policy Area Boundary of Wootton.

The application seeks permission for the change of use of part of changing rooms and associated store rooms to Sui Generis for kitchen serving hot and cold drinks and cold snacks with associated toilet facilities, erection of bin store enclosure and installation of photovoltaic panels to roof. The existing toilet block would be demolished.

The initial proposal description states that the proposed kitchen will serve hot & cold takeaway food and drink but the agent clarifies in the Kitchen Operation Statement (LPA ref. V10) that the proposal is not for the installation of a commercial kitchen and will contain a fridge, microwave oven, urn and sink only and will be used solely to provide hot and cold drinks/ refreshments to people attending training and football matches on Saturdays and Sundays; and to serve parents & their children during the school pick-up times of approximately 3pm to 4pm during the weekdays.

No hot food will be prepared in the kitchen and the microwave's intended use will be to heat items such as a baby's milk bottle. Cold snacks such as crisps, chocolate bars, sweets, cakes, etc. are examples of the food items that are intended to be sold.

The proposal description has been amended accordingly.

CONSULTATION RESPONSES

Wootton Parish Council	No comment received.
Env Health & Trading Standards	Concern raised on the potential use of extraction/plant at the kitchen and its noise
Conservation Officer	No objection.
Policy Section	No comment received.
Sport England (Eastern Region)	No objection.
Highways (Development Control) Officer	No objection. No material impact on highway.
Scientific Officer	No requirements relating to contamination on land.
Waste Services Manager	No comment received.

NEIGHBOUR COMMENTS

The application was advertised to the general public by way of neighbours letters and a site notice in accordance with the requirements of article 15(5) of the Development Management Procedure Order.

No objections have been received in response to the neighbour consultations.

ASSESSMENT OF APPLICATION

1. CONTEXT and POLICY REQUIREMENTS

This application will be determined under delegated powers in accordance with the adopted scheme of delegation.

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. For the purpose of this application the development plan comprises:

- The Bedford Borough Local Plan (2030) (BBLP)
- Wootton Neighbourhood Development Plan (WNDP) (made 2/3/2022)
- Policy W13 - Village Facilities

Other material considerations which also need to be taken into account include our supplementary planning documents and national policy and guidance.

- Parking Standards for Sustainable Communities SPD 2014
- The National Planning Policy Framework (NPPF) (2021)
- The associated Planning Practice Guidance (PPG) (first published in March 2014 but regularly updated).

Other material considerations can also be taken into account in decision making, such as planning history, but material considerations can encompass many things so are therefore determined on a case-by-case basis. There is no relevant planning history.

2. MAIN ISSUES ARISING

2.1 Principle of Development

The Village Hall is identified as one of the community facilities under Policy W13 - (Village Facilities) of the WNDP which states that "Development that would result in the loss of these community facilities will not be supported unless the following can be demonstrated:

- a) the proposals include alternative provision, on a site within the SPA of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking, or
- b) satisfactory evidence (including independently marketed for at least 12 months) to demonstrate that there is no longer an economic justification to protect the asset.

This policy reflects Policy 98 of the BBLP.

The proposal involves the change of use of the changing room building adjacent to the Village Hall and would not result in the loss of the Village Hall or the function of it.

The changing rooms serve the playing field (recreation ground to the north) and Sport England was consulted.

Sport England has no objection to the application and commented that the proposed development meets exception 2 of their playing fields policy, in that "the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use."

Football Foundation and Beds FA welcome the improvements to storage, toilets and having access to a kitchen but recommended that consideration is given to the configuration of the lobby/toilets/kitchen areas. External access to the toilets and kitchen, additional non-gendered toilet cubicles are recommended. Sport England advised that the comments of the FF and Beds FA should be given further consideration.

Overall, the principle of development is considered acceptable. The request for additional toilets and reconfiguration of the layout does not represent a reason to refuse the scheme, and would be a matter for the Parish Council to consider as the applicant.

2.2 Character, Design, Scale and Layout and impact on Heritage asset

Policies 29 (Design Quality and Principles) and 30 (Design impacts) of the Bedford Borough Local Plan 2030 relate to design quality with Policy 29 requiring all new development to be 'of the highest quality and contribute positively to the area's character and identity', and policy 30 requiring development to take account of the principles of good design such as considering the local context and avoiding overdevelopment.

The proposal is adjacent to the listed building and visible from the street scene.

Conservation Officer was consulted and commented that the changing rooms forms part of the Village Hall complex to the east which is itself part of the wider 20th century infill that now surrounds the listed building. The Changing Rooms building is single storey and given its relatively modest scale and the existing gap between the two buildings, makes a neutral contribution to significance.

Most of the alterations proposed, including the erection of a bin store to the front of the building, will not impact on how the asset is experienced or appreciated given the way in which the building and site contribute to significance. The most visible alteration will be the proposed installation of PV panels along the full length of the western roof slope which will face back towards the listed row. In views of the row from Church Road, the panels will be clearly visible and will therefore form a part of its setting. However, in this context the tiles will not obscure an attractive or historic roof covering and the colour of the proposed panels should allow them to better blend to the concrete tiles behind. The array is centrally located and evenly spaced within the roof space, and would not jar with the external appearance of the building. As such, and taking into account the character of the existing building and the way setting now contributes to the significance of the listed building, the introduction of PV panels as proposed would preserve the significance of the listed building. Other alterations to the west elevation, including the formation of new openings, would not result in harm.

A new 1.8m high galvanised steel frame with timber cladding bin store to house 3 no. 1100L Eurobins is proposed, the scale is considered modest and located on the extended hard landscaping area to the south of the Changing Room Building.

Overall, the proposal will not increase the footprint or height of the changing room building and the impact on the external appearance is minimal. The proposal as a whole will preserve the significance of the adjacent listed building and has no detrimental impact to the street scene.

It is considered that the proposed development would adhere to the Local Plan Policies 28S, 29, 30 and 41S.

2.3 Neighbouring Amenity

Policy 32 (The impact of development - disturbance and pollution impacts) acknowledges that development proposals should ensure that they minimise and take account of the effects of pollution and disturbance, including factors which might give rise to disturbance to neighbours and the surrounding community, including overlooking, criminal and safety concerns.

The proposal will not change the size or scale of the building and therefore no unacceptable light, overbearing or overlooking impacts to the adjacent properties is envisaged.

Environmental Health Officer raised concerns that the initial proposal which states the kitchen will prepare hot and cold food for takeaway will involve installation of a commercial kitchen and the implicit use of noise making plant that may potentially harm the amenity of nearby residents and requested a noise assessment to assess the noise implication.

The agent clarified in the Kitchen Operation Statement (LPA ref. V10) that proposal is not for the installation of a commercial kitchen and will contain a fridge, microwave oven, urn and sink only and will be used solely to provide hot and cold drinks/ refreshments to people attending training and football matches on Saturdays and Sundays; and to serve parents & their children during the school pick-up times of approximately 3pm to 4pm during the weekdays.

No hot food will be prepared in the kitchen and the microwave's intended use will be to heat items such as a baby's milk bottle. Cold snacks such as crisps, chocolate bars, sweets, cakes, etc. are examples of the food items that are intended to be sold.

The Environmental Health Officer further requested that a condition should be imposed to ensure that no noise making equipment will be used. However, it is not considered that the condition would meet the test set out in the Planning Practice Guidance at section 21a as the applicant has amended the proposal description to reflect the use and provided an statement to clarify what equipment would be used and the operation of the kitchen. Conditions will be applied to confirm the extent of the kitchen use to ensure it

remains ancillary to the sports/playing field building and does not develop into something different (i.e. separate commercial retail use) that could raise noise or odour or highway issues

The development is therefore in accordance with Policy 32, 47S, and 77S of the BBLP 2030.

2.4 Highways, Access and Parking

Policy 31 of the Bedford Borough Council Local Plan 2030 and the Council's Supplementary Planning Document, Parking Standards for Sustainable Communities (2014) seek to ensure that all new developments provide safe and inclusive access and adequate vehicle and cycle parking.

Highway Officer was consulted and has no objection to the application. It is considered that the proposal would have no material impact on the highway.

3. Conclusions

The proposal is considered to be acceptable, and in keeping with the character of the area and would not have a harmful impact on designated heritage assets, neighbouring amenity and highways. It is concluded, therefore, the development would accord with policies 28S, 29, 30, 31, 32, 41S, 47S, 77S and 98 of the Bedford Borough Local Plan (2030) and the Wootton Neighbourhood Plan.

For these reasons, it is recommended that planning permission be granted.