

Development Services
Dorset Council
South Walks House
South Walks Road
Dorchester
Dorset
DT1 1UZ

our ref: 1703 / 231031
6th November 2023

Revisions:



PROPOSED ALTERATIONS TO WEST PARLEY COMMUNITY HUB, 275 CHRISTCHURCH ROAD, WEST PARLEY, FERNDOWN, DORSET, BH22 8SQ.

PLANNING APPLICATION REF: PP-12582665

To whom it may concern,

I write on behalf of our client, the West Parley Parish Council, c/o. Cllr. Mark Barber, with regard the proposal to make alterations to the West Parley Community Hub to improve its general condition, by removal of the first floor changing rooms and 2-bedroom flat and replacement of the entire flat roof; upgrading the toilet and changing facilities and improving the entrances to provide better accessibility for all.

The planning application is supported by this Planning Statement and the following documents:

- S-1703-01 Location Plan (1:1250)
- S-1703-02 Existing Block Plan (1:500)
- S-1703-03 Existing Site Plan (1:500)
- PL-1703-100 Existing Club House Floor Plans (1:100)
- PL-1703-101 Existing Club House Elevations (1:100)
- PL-1703-102 Proposed Club House Floor Plans (1:100)
- PL-1703-103 Proposed Club House Elevations (1:100)
- Biodiversity Checklist (BC) dated 16/10/2023
- Preliminary Roost Appraisal (PRA) dated 16/10/2023 (V3).

In addition, we also provide the following brief context.

1. CONTEXT

- 1.1 Within the 30 acres of land that West Parley Parish Council owns, are 8 acres of playing fields which are for the provision of sport and recreation. Adjacent to the Playing Fields is a Clubhouse, which originally was built by residents to provide facilities in the support of sport.
- 1.2 Whilst the Parish Council has remained freeholder, the playing fields were on licence and the Clubhouse on a series of leases to Parley Sports Club for the entirety of the Clubhouse being in existence.
- 1.3 It remains the Parish Council's intention to provide a sustainable community building for residents and affiliated sports sections. The direction which formed the 2021 consultation has since been reviewed as the renovation costs were high and there was increasing concern regarding the level of borrowing

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required. The new direction is for a refurbished community building without the need for additional borrowing.

2. NEED FOR PROPOSED DEVELOPMENT

- 2.1 Due to the condition in which the building was returned to the Parish Council, it has been resolved to remove the first floor components; namely the changing rooms, first floor flat and tank room. This will make it easier to replace the entire flat roof and by incorporation of new rooflights will lighten the internal rooms. The general layout of the building will remain the same but with some internal modifications to improve the flexibility of use.
- 2.2 Temporary repairs to the roof have already been carried out to make the building watertight.
- 2.3 We are informed that a building survey for the presence of asbestos was completed and all that was identified, has been safely removed and disposed of.
- 2.4 Regrettably, a water leak during the freezing temperatures at the start of the year caused a burst pipe and subsequent damage to the entrance porch and the ladies WC at the front of the building. During the period of closure, the area was tidied and made safe. In addition, changes were made to provide the alternative WCs for the sports sections.
- 2.5 Improvements have already been made to the ground floor changing rooms to make them usable by both Parley Cricket Club and the under-18s team of Parley Youth Football Club.
- 2.6 The Jubilee Room, overlooking the playing fields, has received updates to the access door, lighting, installation of wall heaters and the interior painted to improve the decor. Noticeboards have been put up so the users and Parish Council can display information. The room is now being used by the sports sections and the Parish Council hope to relocate meetings there, in the near future.
- 2.7 With regard to ecological matters a Biodiversity Checklist and a Preliminary Roost Assessment have been carried out by KP Ecology Ltd, dated 16/10/2023 to support this planning application.

3. PROPOSALS

- 3.1 **Use** - The likely model is for a 'lock up and leave' building with 1 or 2 function rooms which can be hired by the public and used by the affiliated sports sections and used for Parish Council meetings.
- 3.2 **Layout** – A new wheelchair accessible toilet is to be created at the south-west entrance to the main Function Room 1 and other toilet facilities in this area are to be refurbished. Additional new toilets/washrooms are to be added to serve the second function room (Jubilee Room) and a new Kitchenette and new Office is to be created in this locality.
- 3.3 **Amount** - The proposal includes removal of an existing 2-bedroom first floor flat (Use Class C3) and access staircase with a gross internal floor space of 80.6 sq.m.
There will be some loss of non-residential floor space with the removal of the first floor changing rooms (41.8 sq.m) and external staircase.

The total gross new internal floor space will be 535.9 sq.m, under Use Classes F2(b) – Halls for local community and /or F2(c) – Areas for outdoor sport/ recreation.

- 3.4 **Scale** – There will be little visible change to the scale of the building, apart from removal of the first floor structures.
- 3.5 **Appearance** - The appearance of the proposed development is similar to that of the existing, but reducing in height to a single storey range with walls finished in brick or render under a new flat roof. New sliding doors are to be incorporated, to replace a window on the north-east elevation, with ramped approach to ensure the function room is easily accessible to all.

4. PLANNING POLICY

- 4.1 The proposals are for internal remodelling and for a reduction in height to a single-storey existing dwelling, so the NPPF has limited guidance.
- 4.2 The proposal can therefore be considered appropriate as the works proposed are modest and in keeping with the scale and massing of the existing building and its surroundings.

5. ACCESS

The access arrangements remain relatively unchanged by the proposals, but largely enhanced by the incorporation of ramped entrances to ensure the amenity spaces are accessible to all.

6. CONCLUSION

The proposal has been well considered and developed with the applicant over a period of time and makes efficient use of the existing built footprint to ensure the ongoing desirability and continued use by the local community.

The proposal is of an appropriate scale for its use, setting and character, and will not cause detriment to the setting of this valued community asset.

We hope that our commitment in preparation of these proposals can now be formally supported by Dorset Council and all statutory consultees.

Yours sincerely,

SPASE Ltd.