

**Application No:** 10/0742M  
**Location:** VICTORY HALL, TOWN LANE, MOBBERLEY,  
KNUTSFORD, WA16 7JQ  
**Proposal:** MOBBERLEY VICTORY HALL COMMUNITY  
COMPLEX - RE-FURBISHMENT & EXPANSION AT  
THE REAR WITH EXTENSIONS TO THE SIDE  
ELEVATIONS.  
  
**For** MOBBERLEY PARISH COUNCIL  
  
**Registered** 21-Apr-2010  
**Policy Item** No  
**Grid Reference** 379044 379773

**Date Report Prepared:** 25 June 2010

#### **SUMMARY RECOMMENDATION**

APPROVE subject to conditions

#### **MAIN ISSUES**

- Whether the proposals constitute inappropriate development in the Green Belt and if so, whether very special circumstances exist to justify approval
- The impact of the proposal on the Conservation Area
- The design/visual impact of the proposals
- Highway safety considerations

#### **REASON FOR REPORT**

The application is referred to the Northern Planning Committee as the applicants are Mobberley Parish Council and the application raises a number of policy issues.

#### **DESCRIPTION OF SITE AND CONTEXT**

Mobberley Victory Hall is located in an elevated position at the junction of Town Lane and Church Lane in the village of Mobberley. The Victory Hall is a part two-storey, part single storey building which is used as a community facility and managed by the Mobberley Victory Hall Memorial Club. The main part of the building was constructed in the 1920's, with the original part of the building having been clad in timber. A number of single storey brick extensions have been added to the rear of the building at a later date. A bowling green is located to the rear of the Victory Hall with parking areas located to the side and rear of the building. Vehicular access is off Church Lane, close to the junction with Town Lane. The application site also contains an area of rough grassland to the west of the bowling green and parking area.

This land is a Site of Nature Conservation Importance. A number of trees are located to the west, south and east of the site. The site is located within Mobberley Conservation Area and lies within the Green Belt.

## **DETAILS OF PROPOSAL**

Planning permission is sought for the refurbishment and expansion of the existing Victory Hall building. As originally submitted, the proposal also included the formation of a one-way traffic system through the site which would result in the existing vehicular access point becoming IN ONLY and the proposed new track to an existing field access off Town Lane becoming an EXIT ONLY. Additionally a car park extension was also proposed adjacent to the existing bowling green. However the new track and car park extension have been removed from the application following concerns raised by officers.

## **RELEVANT HISTORY**

24340P

Pre-Planaps application (Jan 77-Apr 82)

ALTNS & EXTNS TO LICENCED CLUB

VICTORY HALL MENS CLUB MOBBERLEY

approved with conditions 19801105

08/0764P

Full Planning

ERECTION OF A SMOKING SHELTER (RETROSPECTIVE)

VICTORY HALL, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE,  
WA16 7JQ

approved with conditions 20080923

09/1148M

Full Planning

REFURBISHMENT AND EXPANSION OF PAVILLION & EXTENSION TO  
SIDE ELEVATION OF THE MAIN HALL

VICTORY HALL, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE,  
WA16 7JQ

Withdrawn 20091118

## **POLICIES**

### **Regional Spatial Strategy**

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Make the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand; Reduce the Need to Travel, and Increase  
Accessibility

DP7 Promote Environmental Quality

DP9 Reduce Emissions and Adapt to Climate Change

RDF4 Green Belts

L1 Health, Sport, Recreation, Cultural and Education Services Provision  
RT9 Walking and Cycling  
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets  
EM16 Energy Conservation & Efficiency

### **Local Plan Policy**

NE11 Nature Conservation  
NE13 Nature Conservation  
BE1 Design Guidance  
BE3 Conservation Areas  
GC1 New Buildings  
T2 Integrated transport policy  
DC1 New Build  
DC2 Extensions and Alterations  
DC6 Circulation and Access  
DC9 Tree Protection

### **Other Material Considerations**

PPG2: Green Belts  
PPS5: Planning for the Historic Environment

### **CONSULTATIONS (External to Planning)**

**Strategic Highways Manager:** originally commented that the details submitted do not provide sufficient information to allow the determination of the application in terms of the internal road design in the application. However, although though the existing access is poor, the proposal will not intensify of the vehicular use of the existing access and no highway objections are raised. Conditions are proposed to formally demark the car park spaces and to provide better signage to improve the use of the existing access.

**Public Rights of Way:** it appears unlikely that the proposal would affect the public right of way.

### **VIEWS OF THE PARISH/TOWN COUNCIL**

Not applicable as Mobberley Parish Council are the applicants.

### **OTHER REPRESENTATIONS**

None received to date.

### **APPLICANT'S SUPPORTING INFORMATION**

A Design & Access Statement, Heritage Statement and Tree Survey have been submitted in support of the application. Full copies of these documents are available to view on the Council's website.

The Design & Access Statement is a comprehensive document which provides a background to the proposal, explains the need for the development and deals with site works. The D & A Statement states that the proposed extensions to the Hall represent a 32% increase in footprint.

## **OFFICER APPRAISAL**

### **Principle of Development**

The principle of extending non-residential buildings in the Green Belt is inappropriate development for which very special circumstances are required.

### **Green Belt**

Local Plan policy GC1 deals with new buildings in the Green Belt and reflects the advice contained within PPG2. The policy states that approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for one of the listed purposes, none of which apply in this case. As the proposed extensions to the Hall are inappropriate development, very special circumstances need to be demonstrated to outweigh the harm caused by inappropriateness and any other harm.

With regard to the impact of the proposal on openness, the proposed extensions would be located on the existing developed part of the site. The extensions/alterations would be located to the rear of the existing building and whilst the extensions would result in additional bulk and massing, given the scale, position and location of the extensions and existing boundary treatment, it is considered that the impact of the extensions on openness would be limited.

As stated, a comprehensive Design & Access Statement has been submitted with the application. This effectively sets out what the Parish Council considers to be the very special circumstances in support of the proposal. To summarise it is stated that the Victory Hall is an essential ingredient to the village life of Mobberley and has been so since the 1920's. The Hall is used by a variety of local groups and organisations however due to the limitations of the existing building, some groups are unable to use the Hall and it does not provide adequate facilities for disabled users. Additionally the existing building is not energy efficient due to poor insulation, a number of existing flat roofs and a lack of double glazing. It is also stated that the top water drainage system is inadequate and unsatisfactory and that the boiler house frequently floods. It is also stated that the rear elevation of the Hall, with the conglomerate of flat roofs and remote brick building with no windows, is out of keeping with the rest of the building which has mock tudor cladding.

The existing and proposed floorplans indicate that the existing hall comprises a main hall with an adjoining smaller room, a snooker room, lounge, beer cellar, storage areas, a kitchen and toilet facilities. The refurbished/extended hall would contain similar facilities, albeit in some cases on a slightly larger scale. Additional toilet facilities would be provided, including disabled facilities.

The proposals would result in the removal or alteration of existing flat roofed extensions and will generally improve the appearance of the rear elevation of the building as well as providing opportunities for improved insulation and for the use of solar panels. It is considered that the Victory Hall is an important community facility located in a relatively central location within Mobberley and that it is important to ensure that the building remains useable and viable. In this case it is considered that the very special circumstances put forward are sufficient to justify the proposed development and to outweigh the harm caused by inappropriateness and the limited additional harm.

## **Design**

The site lies in an elevated position within the Conservation Area. Local Plan Policy BE3 states that development will only be permitted in or adjoining a Conservation Area which preserves or enhances the character or appearance of the Conservation Area. Special attention will be paid to matters of bulk, height, materials, colour and design.

As previously stated, the proposed extensions and alterations are to the rear elevation of the Hall. The extensions are to be constructed from a mixture of Cheshire brick and mock tudor cladding to match the original hall. Three solar panels and a number of rooflights are to be installed to the rear roof slopes.

The Council's Conservation Officer has been consulted on the application and whilst he comments that the extensions could have been better designed, given the Conservation Area context, he notes that they won't be particularly prominent. No objections are therefore raised by him.

The Conservation Officers comments are noted and it is agreed that the extensions would not be prominent. The proposal represents a significant improvement when compared to the existing situation of a series of flat roofed extensions. The overall design and appearance of the proposals are therefore considered to be acceptable and compliant with Local Plan policies BE3, DC1 and DC2.

## **Highways**

As originally submitted, the application also contained a proposal to alter the existing access and parking arrangements to provide for a one way system and an enlarged car park. However this element of the application has now been withdrawn following concerns raised by officers. The access and parking arrangements therefore remain as existing.

The Strategic Highways Manager notes that the existing access and egress to the site is poor and that any improvement that could be gained is beneficial in highways terms. It is also noted that there is a considerable area of car park on the site that has not been formally marked out. The Strategic Highways Manager considers that the proposal will not result in an intensification of the use of the existing access as a result of the refurbishment and extension of

the buildings. On this basis it is considered acceptable and safe to use the existing access to serve the development.

The justification for the extension relies on improving the use of the community facility and therefore the conclusion that there would be no intensification in use of the access should be carefully considered. Taking into account the local nature of the use and the existing use of the Hall it is not considered likely that there would be a material intensification of the number of vehicles using the access that could warrant a refusal on highway safety grounds. The location of the access can be improved to road users by improving the signing and this can be dealt with through condition.

### **Amenity**

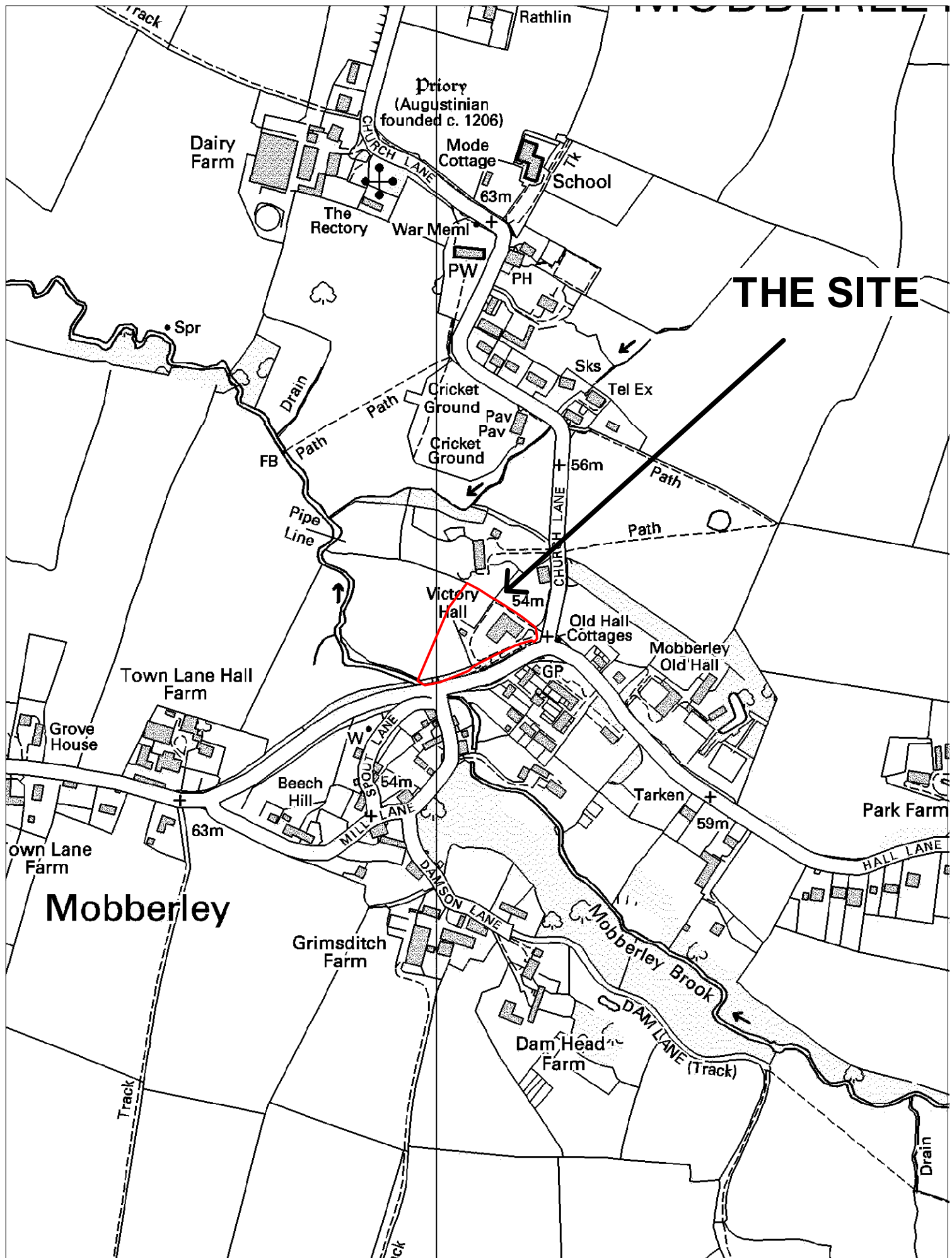
Two residential properties lie to the north of the site. Due to extensive boundary screening, only one property, Gorsey Brow directly overlooks the site. However, due to the distance between this property and the rear elevation of the Hall, the orientation of the properties and the scale of the proposal, it is not considered that there would be any significant adverse impact on the amenity of this property.

### **Ecology**

The Council's Nature Conservation Officer has been consulted on the application and originally objected to it noting that part of the proposal is located within an SBI and that no ecological information has been submitted with the application. Further comments are now being sought following the deletion of the parts of the proposal affecting the SBI and any additional comments received will be provided in an update to Members.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed extensions are inappropriate development in the Green Belt for which very special circumstances are required. In this case it is considered that very special circumstances exist which outweigh the harm caused by inappropriateness. The Victory Hall is an important community facility and the extensions are required to improve the facility in terms of the internal space and facilities required, the design and appearance of the building, the energy efficiency of the building and accessibility for disabled users. The impact of the proposal on the character and appearance of the Conservation Area is acceptable as is the impact of the proposal on the amenity of nearby residential occupiers. The proposal will utilise the existing access and parking facilities. This is considered acceptable as the proposal is unlikely to result in the material intensification of the use of the vehicular access to the site.



10/0742M - VICTORY HALL, TOWN LANE MOBBERLEY

N.G.R.; 379.045 - 379.768

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Scale 1:10000

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A09EX - Rainwater goods
5. A20EX - Submission of details of windows
6. A21EX - Roof lights set flush
7. A32HA - Submission of construction method statement
8. Details of proposed solar panels to be submitted and agreed
9. Scheme to be submitted and agreed for the demarcation of the existing car park prior to use of the extended Hall
10. Scheme of signing of the access to be submitted and approved