

30 JUN 1983

4/0675/83DC. SINGLE STOREY HALL AND CAR PARKING.
WOODHALL FARM COMMUNITY CENTRE, DATCHET CLOSE, HEMEL
HEMPSTEAD.
APPLICANT: DIRECTOR OF LEISURE SERVICES, DACORUM DISTRICT
COUNCIL

DESCRIPTION - The application site comprises an area of approximately 0.4 hectares accommodating the Woodhall Farm Community Centre, a building which was originally the old Woodhall Farm house. The existing building has a floor area of 385 m² (4140 ft²) includes a cafeteria, bar area, kitchens and other facilities. Thirty car parking spaces are at present provided on the site to the western side of the main building. The remainder of the land is at present largely grassed with a small 'beer garden' between the centre and the southern boundary. The proposed extension would have a floor area of 227 m² (2440 ft²) which will provide a fairly large hall, main entrance foyer, toilet and storage facilities. A new vehicular access is proposed off the existing turning head at the end of Datchet Close to serve a new car parking area providing an additional 12 spaces. The Community centre is situated within a principally residential area; the flank wall of the nearest block of flats in Arkley Court would be approximately 12 metres away from the rear wall of the new extension. No windows and only one doorway are proposed in this elevation. Other flats in Datchet Close front onto the southern side of the site facing the main windows of the proposed Hall. The northern and eastern boundaries of the site are marked by thick hedges containing many mature trees which provide adequate screening in these two directions. There are no objections to the design for the proposed extension which is in keeping with the character of the existing building.

we build new ancillary to

POLICIES

Approved First Review County Development Plan	:	primarily residential
'Hertfordshire 1981'	:	primarily residential
Deposited Dacorum District Plan	:	within the urban area Policy nos. 75, 76, 85

REPRESENTATIONS

Chief Fire Officer	-	awaited
Chief Environmental Health Officer	-	awaited

Any observations received from local residents will be reported verbally at the meeting.

CONSIDERATIONS - The Centre which is leased to the Woodhall Farm Community Association, provides local leisure facilities for the residents of the area. Deemed consent was claimed by the District Council in 1977 for the use of the farm house as a Community Centre, the building being used previously as a nursing home. Accordingly to current adopted standards an additional 30 spaces would be required to serve the proposed increase in public floorspace; there would thus be a deficiency of 18 spaces. The applicant Department, however, has stated that the car parking requirement is unlikely to increase significantly since the Centre provides floorspace for a wide variety of activities which are unlikely to be in use at the same times as the proposed Hall.

RECOMMENDATION - Resolved to carry out the development pursuant to the provisions of Regulation 4(5) of the Town and Country Planning General Regulations 1976.

AGREED , but *request* to Leisure Services to
keep parking under review & whether
extn. necessary .