

15 DCSW2007/0989/F - 1. CHANGE OF USE OFFICE TO RETAIL. 2. NEW OFFICE EXTENSION. 3. NEW CRAFT WORKSHOPS TO REPLACE STORES. 4. NEW OVERSPILL CAR PARKING AREA, GALANTHUS GALLERY/CAFE, WORMBRIDGE HOUSE, WORMBRIDGE, HEREFORDSHIRE, HR2 9DH.

For: David Kellett and Partners Ltd per Mr. M. Keyse, Sawpits, Great Doward, Symonds Yat, Ross on Wye, HR9 6BP.

Date Received: 2nd April, 2007

Ward: Valletts

Grid Ref: 42879, 31028

Expiry Date: 28th May, 2007

Local Member: Councillor M.J. Fishley

1. Site Description and Proposal

- 1.1 The application site is on the western side of the A465(T) immediately to the south-west of a garage/filling station. Wormbridge House comprises the applicants' residential property, a converted barn used as an art gallery and coffee/tea shop, a single storey flat roofed building used for office purposes, a modern brick building used in association with the applicants' engineering business and lastly wooden workshop buildings used previously by Theale Fireplaces (the previous occupiers of the site) for stone cutting.
- 1.2 It is proposed to construct a further floor of accommodation onto the existing office block. This building will be faced in brick which is the predominant facing material on the site. The offices used in association with the engineering business will move upstairs into the first floor storey. The vacated offices will then be used for retail purposes in association with the art gallery between it and the A465(T).
- 1.3 The second element is the replacement of the aforementioned workshop buildings which are close to the line of a public footpath (WD.5) which crosses the site just inside its northern boundary. The new rectangular shaped building is 6 metres wide, 15 metres long and 3.5 metres to the ridge of the 15 degrees pitch roof. This new building will provide a woodwork workshop covering approximately half the floor and the remaining area is divided between a metalwork area and pottery. The existing building is irregular in shape and 3.5 metres to the ridge for one element rising to 4 metres to the ridge for an adjoining element. The materials for the new building reflect that used on the existing, i.e. horizontal boarding to the front and gable ends and a metal sheeted roof. The building adjoins a bank which constitutes the boundary between the site and Forge Garage and Forge Cottage to the north. The position of the new workshop has been re-sited slightly further away from the public footpath (WD.5).
- 1.4 The third element is the creation of an overspill car park on the south-western side of the site via an existing gateway. This overspill car park will provide ten spaces. It is partially screened from the rest of the site by trees and hedging.

2. Policies

2.1 Planning Policy Statement

- PPS.1 - Delivering Sustainable Development
- PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

- Policy DR.1 - Design
- Policy DR.2 - Land Use and Activity
- Policy DR.3 - Movement
- Policy DR.4 - Environment
- Policy E.6 - Expansion of Existing Businesses
- Policy E.8 - Design Standards for Employment Sites
- Policy S.6 - Transport
- Policy T.11 - Parking Provision

3. Planning History

- 3.1 SW2000/2085/F Detached steel frame building for the storage and packaging of dairy processing machinery - Approved 17.01.01
- SW2003/0511/F Alterations and extensions to barn and adjacent stores to form Gallery with coffee shop, toilets and associated flat - Approved 08.05.03

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency has raised no objections.

Internal Council Advice

- 4.2 Traffic Manager recommends that 33 parking spaces be provided.
- 4.3 The Public Rights of Way Manager does not object, subject to the re-positioning of the workshop building and the doors to the building not opening out. The doors would need to open inwards or be folding or roller type doors.

5. Representations

- 5.1 The applicants' agent has submitted a Design and Access statement. This statement is summarised as follows:

Design and Access Statement

Planning permission was granted in 2003 for a new gallery and cafe to be formed in timber framed barn. The business started in 2005. The existing site also has office and storage buildings providing administration and storage facilities for Galanthus and

the other original business of the applicants. Ice cream and cheese are made on the site for sale in the cafe.

The current planning application consists of the following proposals:

- change of use of the office accommodation to retail
- new first floor office extension above the retail space
- new craft workshops to replace stores
- new overspill car parking area

Change of use of the office accommodation to retail

- the proposed retail space will be used for the sale of delicatessen and craft items which are seen as a logical extension of the gallery/cafe business
- building will be altered to provide new entrance doors and windows

New first floor offices

The flat roof over the existing offices is unsightly and has failed. New first floor offices will replace the offices lost to the proposed retail conversion. It will have a traditional pitched roof covered in salvaged plain tiles to match the existing roofs to the older buildings of the site. Walls will be of brickwork and boarding to reflect the existing materials of the house and gallery buildings. The proposed extension is of a lesser scale than the existing house which will remain as the dominant feature of this site.

Craft workshops

The existing wooden storage sheds are in poor condition. The roofs are not weatherproof. The sheds have reached the end of useful life.

It is proposed to replace the sheds with a simple timber framed and panelled structure, it will provide 3-4 craft/artists workshops, occupied from time to time by artists invited to work for the gallery.

The proposed building is of a similar size to replaced one, finished in timber boarding and the roof and rear wall will be covered in metal sheeting matching adjacent storage building.

Overspill car parking

It is anticipated that the proposals will attract additional customers hence a further car parking area is included. The existing business tends to attract customers in a regular 'trickle' rather than having peak periods of traffic movements. The busier periods tend to be at weekends when additional car spaces are available as the office is not in use.

Conclusions

The Galanthus gallery and cafe is currently run to a high standard aiming to provide a quality service to its customers. The business has provided a sensible modern use for the previously vacant timber framed barn. The applicants consider that the projects as proposed will further enhance the quality of the site and provide additional related facilities for their customers.

Access

Vehicular access to the site from the A465 is unaffected by the proposals. As indicated on the site plans there is an existing disabled parking bay adjacent to the gallery and the further disabled bays are proposed adjacent to the office and proposed retail areas.

Pedestrian access from the A465 is practically level to the gallery and proposed retail area.

Access into the proposed new retail area and into the craft workshops will be level. The proposed office area is on the first floor but a ground floor office has been retained for disabled staff or visitors who are unable to use the stairs.

5.2 Wormbridge Parish Council make the following observations:

“Following a site meeting on the 25th April 2007 and careful consideration at meeting No. KGPC/MW/026P(i) held on the 2nd May 2007 the Parish Council resolved unanimously to support this application.”

5.3 Two letters have been received from:

Mr. G.T.A. Statham, The Forge Filling Station, Wormbridge, HR2 9DH.
Mrs. M. Statham, The Beeches, Wormbridge, HR2 9DH.

The following main points are raised:

- traffic calming measures required
- already number of near misses, vehicles pulling into Forge Filling Station
- access to Forge Cottage will be impeded by additional traffic. Right of way not shown on submitted plans
- workshops will disturb peace and tranquility of Forge Cottage. Noise will affect future tenants
- looks like footpath will be moved again without permission. Already route is impeded to rear of site by stacked materials
- path has been built on in the past
- recommend new buildings are moved forward to allow footpath to return to current position.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The main issues are considered to be the impact of the new development on the amenity of the site, the potential for disturbance to an adjoining property, the implications of the development on the public footpath that crosses the site, parking provision and access in and out of the site.

6.2 The flat roofed single-storey building used as an office suite by the applicant will be enhanced with the addition of a further storey and pitched roof. The first floor will provide accommodation for the offices and the ground floor retail space to be used in

conjunction with the existing gallery and coffee shop. The extension will result in a building that is in keeping in scale and proportion with existing buildings on the site including the gallery/coffee shop and Wormbridge House. The retail outlet will expand the opportunities for selling items produced by artists, including craft workers who will be using the proposed workshop building across the courtyard from the site.

- 6.3 The workshop building is of simple construction and is no higher than the building it replaces. The buildings replaced have been recently used for storage purposes but were used previously in connection with the fireplace and surrounds business that used the site until occupation by the current applicant. The use of these craft units can be controlled by condition. It is not considered that notwithstanding the representations received, the use of the buildings which will be intermittent and in a purpose built building would result in noise that would materially detract from the amenity of the occupants of the holiday cottage at Forge Garage. It should also be noted that the site was used for stone cutting by Theale Fireplaces and that the holiday cottage adjoins a petrol filling station and garage where cars are repaired, therefore it is considered that these factors and the prevailing background noise of traffic on the trunk road could not sustain an objection on amenity grounds. Therefore the proposal satisfies the requirements of Policies DR.2 and DR.4 contained in the Unitary Development Plan, as these policies relate to the generation of noise associated with proposed land use activity.
- 6.4 A further matter raised in representations received is the relationship of the new workshop building proposed to the public footpath which crosses the site. The alignment of the footpath has resulted in the proposed workshop building being slightly re-aligned such that the Public Rights of Way Manager is satisfied that there is sufficient space between the proposed workshop and the storage and packaging building approved in 2000. The Public Rights of Way Manager does though have a proviso and that is that any doors on the south-west elevation of the building do not open outwards. The doors would need to slide or open inwards. This is a matter that can be made the subject of a planning condition.
- 6.5 The final issues relate to the means of access, parking and the right of way to Forge Cottage. The Council's Traffic Manager requires that 33 parking spaces be provided on the site, which when the overflow car park is provided will be reached. There is already an informal one-way system which is sign-posted, this assists with on site highway safety given the existing mixture of traffic, i.e. for the gallery/coffee shop and the light engineering business, both managed by the applicant. The right of way access from the site to Forge Cottage is a matter between the applicant and a third party, it is evident though that none of the building works proposed directly interferes with this access point. The Highways Agency has not objected to the application and therefore given the statutory body consider that the existing access point onto the A465(T) is satisfactory there are not considered to be reasons for refusal on the basis of an increase in traffic volume.
- 6.6 The proposal will enhance the amenity of the site with the proposed extension over the existing flat roofed building and the removal of two irregular shaped wooden clad faced buildings. The scheme provides for sufficient parking and does not impinge upon the public footpath that crosses the site. The use of the craft workshops will not, given their relationship to an existing holiday cottage which is at a higher level, and the background noise from the trunk road and other uses around the cottage, materially detract from the amenity of the occupants of the holiday cottage. The scheme will enhance the amenities of the site and provide further opportunities for employment in the countryside.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. The week day opening times for the retail shop shall be restricted to being after 09.30 hours. The shop is an ancillary land use and may only be open when the primary land use, the Gallery, is open for business.

Reason: In order to define the terms to which the application relates and in the interests of regulating traffic movement on the A465 Trunk road.

4. E07 (Restriction on sale of food products)

Reason: To prevent use of the premises as a food supermarket contrary to development plan policies.

5. The permission hereby granted is specifically for craft workshops, offices and ancillary retail outlet to Gallery. Future changes of use within the same land use classes are not permitted without the grant of express planning consent.

Reason: In order to define the terms to which the application relates and in the interests of regulating traffic movement on the A465 Trunk road.

6. Details for the doorways/entrances for the craft workshop building which shall not open outwards, i.e. towards the public footpath and shall be the subject of the prior written approval of the local planning authority before first use of the building.

Reason: In order to ensure that the public footpath is not obstructed.

7. H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informative(s):

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

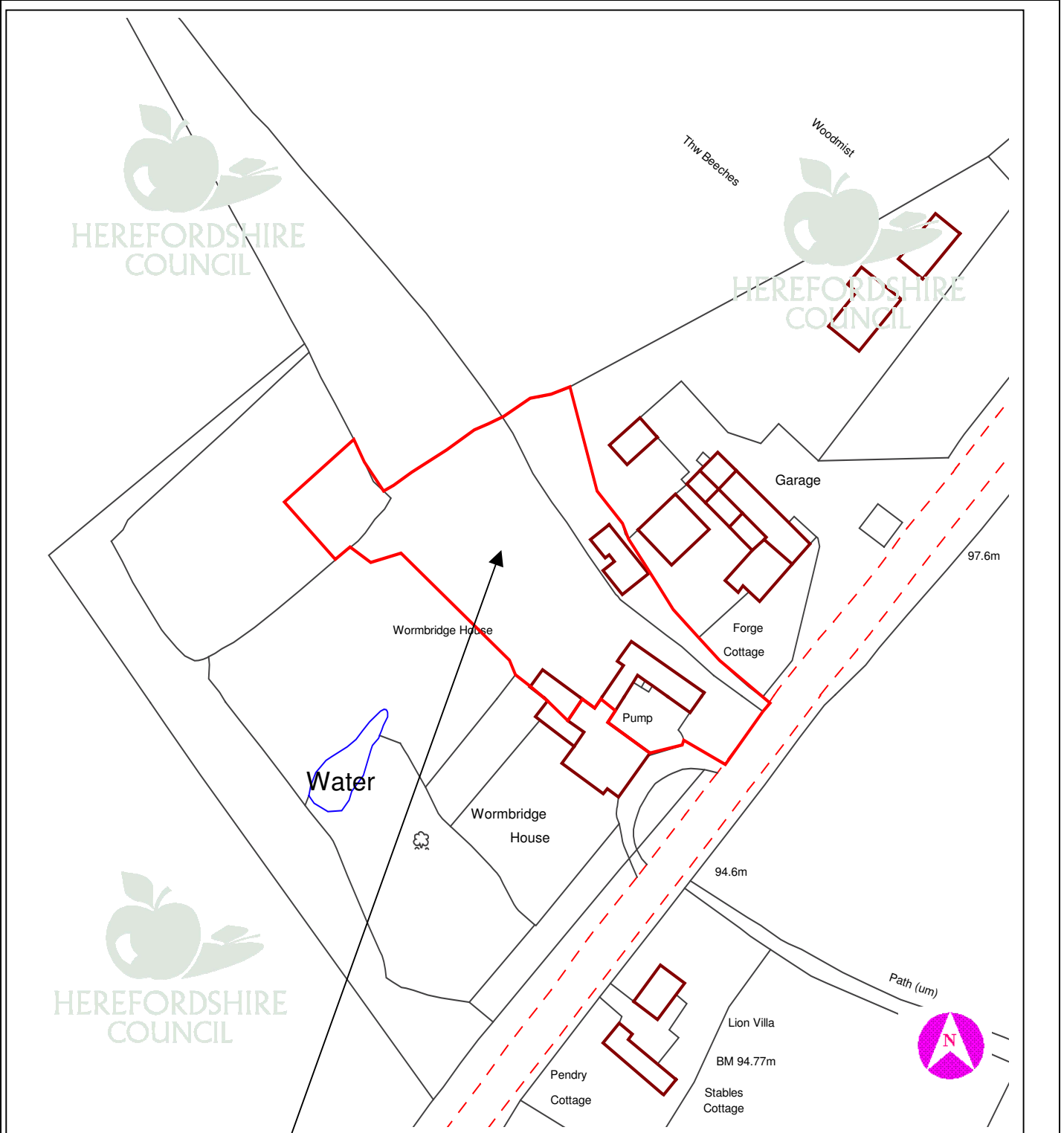
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSW2007/0989/F

SCALE : 1 : 1250

SITE ADDRESS : Galanthus Gallery/Cafe, Wormbridge House, Wormbridge, Hereford, Herefordshire, HR2 9DH

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005