

**10 DCSE2008/0749/F - CHANGE OF USE OF UNIT E BEAVER CENTRE FROM B1 / B8 TO A1 RETAIL WAREHOUSE AT UNIT E, BEAVER CENTRE, ASHBURTON INDUSTRIAL ESTATE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BW.**

**For: Mr & Mrs J Taylor per Carver Knowles, 1 Tower Lane, Taunton, Somerset, TA1 4AR**

**Date Received: 20 March 2008      Ward: Ross-on-Wye East      Grid Ref: 60724, 24348**

**Expiry Date: 15 May 2008**

Local Members: Councillors PGH Cutter and AE Gray

**1. Site Description and Proposal**

- 1.1 Unit E is a vacant industrial building between Motorservices, a vehicle repair workshop, and Kleen Air Systems on the south side of the unclassified 70615 that leads into Ashburton Industrial Estate from the B4260, Gloucester Road.
- 1.2 This application proposes the change of use of this vacant building from B1/B8 to an A1 retail warehouse for the sale of bagged animal feed, seed, livestock husbandry products and other related products to the public, and taking bulk delivery of compound animal feed stuffs. It is anticipated the proposal will attract up to 15 customers daily. There is ample parking to the front of the unit to provide customer parking and delivery/unloading and collection.

**2. Policies**

**2.1 Planning Policy Statements**

- |      |   |   |
|------|---|---|
| PPS1 | - | Delivering Sustainable Development                    |
| PPG4 | - | Industrial and Commercial Development and Small Firms |

**2.2 Herefordshire Unitary Development Plan 2007**

- |     |   |  |
|-----|---|--|
| S1  | - | Sustainable Development  |
| S2  | - | Development Requirements   |
| S6  | - | Transport  |
| DR1 | - | Design   |
| E5  | - | Safeguarding Employment Land and Buildings                                 |
| E7  | - | Other Employment Proposals within and around Hereford and the Market Towns |
| E8  | - | Design Standards for Employment Sites                                      |
| T11 | - | Parking Provision  |
| LA1 | - | Areas of Outstanding Natural Beauty  |

### 3. Planning History

3.1	SH970887PF	Formation of small retail area within existing retail warehouse.	-	Refused 22.10.97 Appeal dismissed 1.5.98
	DCSE2005/0598/F	Change of use from B8 to A1 for the sale of bulky goods.	-	Refused 21.4.05
	DCSE2006/2362/F	Change of use from B8 to B1/B8.	-	Approved 11.9.06

### 4. Consultation Summary

#### Statutory Consultations

4.1 Welsh Water: No reply received at time of report.

#### Internal Council Advice

4.2 Traffic Manager - Recommends conditions.

4.3 Economic Development Officer - Supports the application for the following reasons:

1. Whilst this use would be located on an industrial estate, it is considered that in this instance, that the nature of the proposed agriculturally related activity is such that it is better located here than in Ross town centre.
2. It is noted that the applicant is prepared to accept a personal planning consent, so upon cessation, the use would revert back to B1/B8. The range of agricultural products sold could also be subject of a condition.
3. It is noted that this unit has remained vacant since 2006 (our records show 2005) and no irreversible works are planned to the building.
4. The proposal would appear to be in line with Priority Actions A1.1 Sustainable Land Use and A1.3 Promoting Sustainable Business Practices set out in Theme 1, Sustainable Development - Herefordshire Economic Development Strategy, in the overall length of vehicle journeys local farmers currently make for these products is likely to be reduced, as they will not have to travel the 15 miles as at present for the agricultural goods that it is proposed to provide.

For the above reasons, we hope that planning permission is granted for this new business, which is likely to create 4.5 jobs over time.

### 5. Representations

5.1 A Design and Access Statement has been submitted with the application

- The existing use of the building is B1/B8. The unit has been vacant since 2006;
- The proposal is for an A1 retail warehouse with the main distribution element of the business falling under the existing B8 use class. However, since the proposal would involve selling to the general public, the overall use would be mixed retail/storage;
- It is proposed the consent is personal to the applicant;
- The total ground floor area of the unit is 274 square metres. Total floor area of the first floor is approximately 77.57 square metres;
- The proposal does not involve extension or alteration to the permanent structure of the building;

- The proposal does though include the removal of part of the glazed entrance and an internal section of stud wall;
  - The applicant is in the final stages in setting up a "country stores" company that will specialise in the sale of bagged animal feed, seeds, livestock husbandry products and related items, and taking orders for the bulk delivery of compound animal feedstuffs directly from BOCM PAULS feed mills;
  - The applicant has identified a specific need for this type of business in this area;
  - Ross-on-Wye has been identified as being the most suitable location for the business to operate;
  - The nearest competitor is situated approximately 15 miles away. Consultations made by the applicant with the farming community suggests that Ross-on-Wye is a highly appropriate location for the business;
  - As far as the applicant is aware there are no retail premises large enough or appropriate to house the business in the town centre due to product range, and storage space required dictates a minimum of area of 350 square metres;
  - The nature of the business also requires adequate loading and unloading areas;
  - The proposal would provide employment for up to 4.5 workers;
  - The proposal will have no significant effect on traffic on the local road network;
  - It is anticipated that approximately 15 customers will visit the premises daily; and
  - It is considered the proposal will have no impact on the viability and vitality of the town centre.
- 5.2 Ross Town Council: "Recommend refusal. Members are concerned that if this is allowed, a precedent may be set for retail use of these units, which were built for industrial use."

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 site is located in an area shown as safeguarding employment land on Inset Map ROSS1 in the Herefordshire Unitary Development Plan 2007 where policy E5 is appropriate. The policy acknowledges the importance that both existing and proposed supply of land and buildings is protected for such purposes if the Unitary Development Plan is to successfully maintain and enhance employment opportunities throughout the County. The loss of employment land and premises to non-employment uses such as retail will generally be resisted. The policy places particular importance on the avoidance of A1 retail uses within established employment areas and industrial estates. Retail uses in these areas will only be acceptable where it is ancillary to a principal employment-related use. Close to the site exist a builders merchant, plant hire business and motorcar display and sales. The UDP comments that the essence of these businesses, delivery of bulky goods, requires that they should be located on industrial land away congested from town centre locations. These uses also have ancillary retail sales allowing the principal use to remain predominant. Plans submitted with this application show that the building would be split into two parts, a retail sales area and a storage area. The retail area shows that this function of the proposal will exceed what can reasonably be considered as ancillary. The proposal is for a retail warehouse an A1 Use contrary to Policy E5 that requires employment land and buildings should be reserved for uses within Use Class B of the Use Classes Order. The proposal conflicts with policy E5.

6.2 The site formed part of an application for the change of use of units D, E and F from B8 Use to A1 Use for the sale of bulky goods that was refused planning permission under reference DCSE2005/0598/F.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1 The site is located on the Ashburton Industrial Estate where precedence is given to the protection of land and buildings for Use Class B employment uses. Accordingly the change of use of the building to a retail warehouse would be contrary policy E5 of the Herefordshire Unitary Development Plan 2007.**

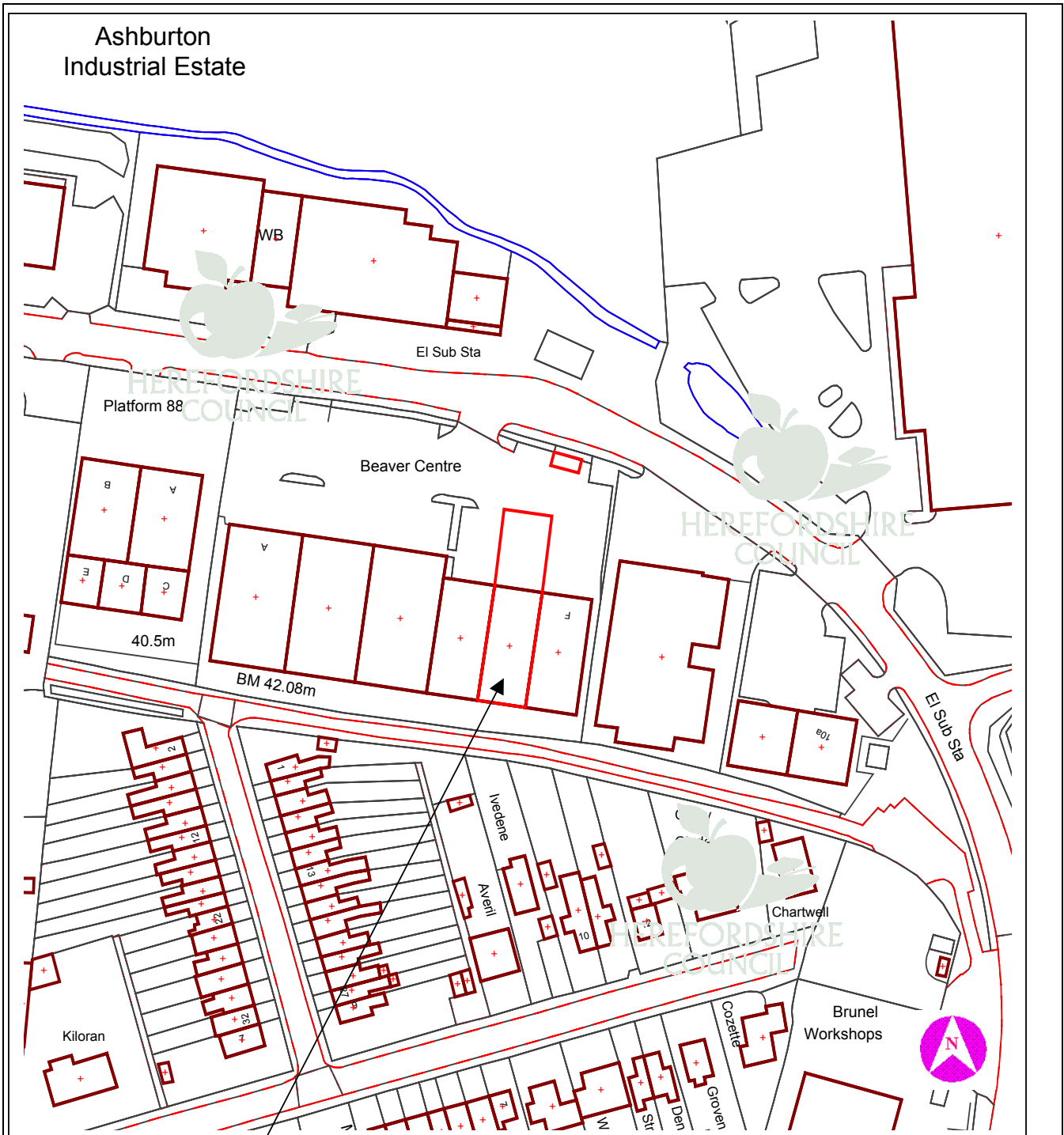
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2008/0749/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Unit E, Beaver Centre, Ashburton Industrial Estate, Ross-on-Wye, Herefordshire, HR9 7BW

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