

**5 DCNC2003/2959/F - USE OF REDUNDANT BUILDINGS AND YARD FOR SALE OF ARCHITECTURAL SALVAGE AND ANTIQUES AT SUMMERGALLS, NORTH ROAD, LEOMINSTER, HEREFORDSHIRE, HR6 0AB**

**For: Mr & Mrs R.J. Woods per David Taylor  
Consultants, The Wheelwright's Shop, Pudleston,  
Leominster, Herefordshire HR6 0RE**

**Date Received:**  
30th September 2003

**Ward:**  
Leominster North

**Grid Ref:**  
49188, 60000

**Expiry Date:**  
25th November 2003

Local Member: Councillors Brig. P. Jones CBE and Mrs. J. French

**1. Site Description and Proposal**

- 1.1 Summergalls is located on the west side of the B4361 and to the north of the River Lugg. There is vehicular access into the site off the B4361. It is located outside the town boundary of Leominster, in open countryside.
- 1.2 The proposal is for the change of use of land and buildings to architectural salvage and antiques. 12 parking spaces are proposed to be located in the south east corner of the site.

**2. Policies**

**PPG7 - The Countryside - Environmental Quality and Economic and Social Development.**

**Leominster District Local Plan (Herefordshire)**

- A1 Managing The District's Assets And Resources  
A15 Development And Watercourses  
A36 New Employment Generating Uses For Rural Buildings

**Herefordshire Unitary Development Plan (Deposit Draft)**

- E10 Employment Proposals Within or Adjacent to Rural Settlements  
E11 Employment in the Countryside.  
DR7 Flood Risk

**3. Planning History**

- 3.1 None.

**4. Consultation Summary**

Statutory Consultations

- 4.1 The Environment Agency - no objection.

Internal Council Advice

4.2 Head of Engineering and Transportation - no objection.

**5. Representations**

5.1 Leominster Town Council state 'Recommend refusal, as Council expresses concern over the following ;

1. Potential pollution of the River Lugg Drainage Channel alongside the site, by run-off from the site. A wide range of salvage/reclaimed materials will contain a wide range of potential pollutants.

2. Impact upon the visual amenity.'

5.2 The applicant has said :

a) The site is little used. The existing structures are empty.

b) The application is to use the land as an architectural salvage business, which will include garden antiques (bird baths, sun dials and benches) antique building materials (doors, floorboards, flagstones and beams) antique bathroom items. The items to be sold will be for the most part be salvaged but some may be locally crafts reproductions.

c) I am a member of Salvo.

d) Initially little alterations will be required to the site beyond tidying it up and improving the visual impact.

e) This is farm diversification.

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

**6. Officers Appraisal**

6.1 Summergalls is located outside of the town boundary of Leominster, in open countryside and within a floodplain.

6.2 Although the site is located in the open countryside Policy A36 deals with new employment generating uses for rural buildings. The Policy recognises the value of rural buildings in providing or supplementing employment uses, subject to the building being of permanent or substantial construction so as not to require rebuilding. The site consists of a large portal framed building in the north east corner, which is to be used for the display, storage and sales, and open sided buildings alongside the southern boundary, close to the River Lugg are to be used for display and storage purposes only. In terms of their construction the buildings are considered appropriate in size and construction for the proposed use – storage of reclaimed building materials, without the need for external storage.

- 6.3 Although the site is located in a floodplain the Environment Agency has raised no objection to this application. In doing so they have said that the storage of artefacts will be minimal compared, for example, to any enclosed new building or structure in this location.
- 6.4 The site has vehicular access onto the B4361 with good visibility in both directions. The Head of Engineering and Transportation considers that the proposal will not cause a nuisance to other road users and accordingly has raised no objection to this application.
- 6.5 In conclusion it is considered that the proposal meets the criteria in Policy A36. However, to ensure that the proposal does not affect the viability and vitality of the town centre the proposal should be limited to that of building and reclamation materials only.

### **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 - There shall be no open storage of reclaimed building materials.  
Reason : In the interests of the visual amenity.**
- 3 - H15 (Turning and parking: change of use - commercial )(12 cars)  
Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**
- 4 - The use of the site shall be restricted to the sales and storage of reclaimed building materials only and for no other purpose.  
Reason: In order to define the permission. The local planning authority would not be prepared to permit unrestricted retail sales in this location.**

### **Note to the applicant:**

- 1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan (Herefordshire) set out below, and to all relevant material considerations including Supplementary Planning Guidance:**

**A1 Managing The District's Assets And Resources  
A15 Development And Watercourses  
A36 New Employment Generating Uses For Rural Buildings**

**This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.