

10 DCNC2004/3783/F - CHANGE OF USE TO RETAIL OF FURNITURE, BRIC A BRAC, CLOTHES, BOOKS & ALL DONATED ITEMS AT UNITS 17 & 18, STATION YARD, WORCESTER ROAD, LEOMINSTER.

For: St Michaels Hospice, Bartestree, Hereford

Date Received:

2nd November 2004

Ward:

Leominster South

Grid Ref:

50290, 58547

Expiry Date:

28th December 2004

Local Member: Councillor J Thomas and Councillor R Burke

1. Site Description and Proposal

- 1.1 Vacant industrial unit between Promopak UK Ltd and RPM Motors, and on the east side of Worcester Road. The premises were last used for motor vehicle repairs and sale of motor vehicle spare parts. There is car parking to the front of the unit.
- 1.2 This application proposes the change of use to retail sales; furniture, bric-a-brac, clothes, books and other donated items.

2. Policies

Leominster District Local Plan

A1 – Managing the District’s Assets and Resources

A2 – Settlement Hierarchy

A27 – Maintaining the Supply of Employment Land on Industrial Sites

A30 – Redevelopment of Employment Sites to Alternative Uses

Herefordshire Unitary Development Plan (Revised Deposit Draft)

E5 – Safeguarding Employment Land and Buildings

PPS1 – Delivering Sustainable Development

PPG6 – Town Centre and Retail Developments

3. Planning History

79/82 - Use of premises for motor vehicle repairs. Approved 7th March 1979.

80/1184 - Use of premises for sale of motor vehicles spare parts. Approved 31st October 1980.

4. Consultation Summary

AREA SUB-COMMITTEE

Statutory Consultations

4.1 No statutory consultations are required.

Internal Council Advice

4.2 Traffic Manager recommends refusal. There is insufficient designated car parking for the proposed use, and as such would not conform with the requirements of the County Council's Design Guide and specification for parking provision.

5. Representations

5.1 Leominster Town Council: Recommend approval.

5.2 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 This application seeks the change of use of a building within an identified industrial estate to retail use. The policies of the adopted local plan aim to concentrate retail development within existing town centres, Policy A33, and to maintain the supply of industrial land upon existing industrial estates, Policy A27 refers.

6.2 While, the site was last used partly for the sale of motor vehicle spare parts it was so as part of planning permission ref: 80/1185 and in connection with the use of the building for the repair of motor vehicles. This application is for the use of the whole building to an A1 Use. This is contrary to Policy A27 of the Leominster District Local Plan. The applicant has not given any reason as to why this use cannot be located within the Town Centre.

RECOMMENDATION

That planning permission be refused for the following reason:

The proposal involves the establishment of a retail use on an industrial estate outside the Town Centre. As a result the proposal is contrary to Policy A27 of the Leominster District Local Plan (Herefordshire) in that it would result in the loss of a building from industrial use to retail use, contrary to the objectives of that Policy, and in the absence of reasoned justification to indicate otherwise it is contrary to Policy A33 in that it proposes retail development beyond both Town Centre and edge of Centre locations.

Decision:

Notes:

.....

Background Papers Internal departmental consultation replies.