

10 DCSE2005/0857/F - ALTERATION OF BUILDING TO INCREASE HEIGHT TO ACCOMMODATE NEW PRESS MACHINES, THE BOUNDS, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2NQ**For: H. Weston & Sons per C.A. Masefield, Building Design Services, 66-67 Ashperton Road, Munsley, Ledbury, Herefordshire, HR8 2RY****Date Received: 16th March, 2005** Ward: Old Gore**Grid Ref: 64870, 33036****Expiry Date: 11th May, 2005**

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 The Bounds, Much Marcle is located in open countryside to the west of Much Marcle village. The site, which rises from the east to west, lies adjacent to the C1262. The site comprises buildings of differing sizes and designs, ranging from traditional agricultural barns to modern purpose built units. The site has a long history of cider production.
- 1.2 The proposal relates to the alteration of the roof to an existing building which lies immediately adjacent to the C1262. The eaves height to the front elevation is proposed to increase from 5.2 metres to 6.1 metres. The ridge height will remain at 8.1 metres but will now extend over the full length of the building. The height of the building when altered will not exceed the height of the original building. The materials proposed are coated steel cladding to the roofs and walls to match the existing buildings. The alteration to the building is required to accommodate an additional cider press.

2. Policies**2.1 Planning Policy Guidance**

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

2.2 Hereford and Worcester County Structure Plan

- Policy ED.6 - Industrial Development in Rural Areas
Policy CTC.9 - Development Criteria

2.3 Malvern Hills District Local Plan

- Employment Policy 7 - New Build Employment in the Open Countryside
Employment Policy 10 - Expansion on Industrial Sites
Landscape Policy 1 - Development Outside Settlement Boundaries

3. Planning History

3.1	MH90/2282	Reception Centre and Museum	-	Approved
	MH96/0100	Bottle storage building, agricultural implement shed and vehicle maintenance building	-	Approved
	MH97/0913	Retrospective application for extension to bottle storage building	-	Approved
	NE1999/2591/F	Conversion of existing agricultural buildings and change of use from existing storage to offices	-	Approved 09.11.99
	NE2002/0260/F	Create car park for 80 cars and 2 coaches	-	Approved 20.03.02
	NE2002/1106/F	Extension to warehouse	-	Approved 24.05.02
	NE2002/2772/F	Cider production building	-	Approved 27.11.02
	DCSE2004/0956/F	More weighbridge and stone surface track (retrospective)	-	Approved 11.05.04
	DCSE2004/1003/F	Finished Product Storage Building	-	Approved 06.06.04
	DCSE2004/2759/F	Extension to rear of office building to provide disabled toilet and other toilets	-	Approved 04.11.04
	DCSE2004/2974/F	Childrens play area and viewing areas to animal enclosures (retrospective)	-	Undetermined

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objection to the proposal.

5. Representations

5.1 No response has been received from Much Marcle Parish Council.

5.2 Four letters of objection have been received from:

Mr. & Mrs. M. Roff, The Laytons, Much Marcle, HR8 2PJ
Mr. A. Wilson, The Orchards, Much Marcle, HR8 2PG
Mr. S. Pryor, Upper Nuttal Cottage, Much Marcle, HR8 2PG
Mr. I. Lilleystone, Upper Nuttall, Much Marcle, HR8 2PG

raising the following concerns:

- raising the height of the building will result in a loss of view
- Much Marcle is a small village that does not deserve to be landed with a massive industrial estate
- adverse impact on water supply.

5.3 The applicant has provided the following in response to the concerns of the objectors:

"With regard to raising of the roof of the roadside building, this building can only be seen from the roadside and so is not visible from the houses in question. The only impact will be seen whilst driving directly past the building concerned, going up hill.

Welsh Water have had problems getting supplies to the Ridge for many years and during the summer months have had to supplement the supply with road tankers of water. Marcle Ridge is the highest point of supply on the water line from the reservoir.

In order to help the current situation Welsh Water have agreed to re-zone the supply to Westons by taking the supply via another line. This is being switched over today (21st April, 2005) and may improve the situation. However if it does not Welsh Water is proposing putting in a small pumping station at the point where it goes directly up to Marcle Ridge to ensure the water does reach the houses in question.

The application for the building to house the Bucker Press will not take any additional water as the press is for pressing fruit only.

We are a customer of Welsh Water and they have assured us there is no problem with the supply of water required. Longer term Welsh Water may have to look at the supply to its customers and ensure that suitable resources are in place to meet their needs."

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

6. Officers Appraisal

- 6.1 The main issues for consideration are whether the scale of the extension is appropriate to the location, the visual impact of the proposal within the landscape and the impact on the water supply to the village.
- 6.2 The building is immediately adjacent to the C1262 and forms part of the established complex of industrial buildings at the site. The height of the building when altered will not exceed the height of the original building. In addition, by raising the roof, the pitch of the building will lessen and the roof mass will not be as prominent when viewed from the adjacent highway.

6.3 The height of the resultant building will be lower than the immediately adjacent buildings. Furthermore, the building can only be viewed on the approach to the site from the adjacent highway and does not have a detrimental effect on the landscape.

6.4 The impact of the development on the water supply has been discussed with the applicant and Welsh Water. Welsh Water have provided the following response:

“The houses are supplied off Marcle Ridge boundary meter which is located near Hazerdine Cottages where the guaranteed standard for water in accordance with the Water Act supplied to properties must be a minimum of 9 litres per minute at 10 meters head. Welsh Water more than meets this standard even with the present and proposed water demands of the Cider Works.

Following discussions with Westons Cider, Welsh Water re-zoned the Cider Works on Thursday, 21st April, 2005 onto the lower level system which supplies the village of Much Marcle via a Pressure Reducing Valve. This will remove any additional demand that the Cider Works may have been placing on the high level system off which Marcle Ridge properties are supplied.

Welsh Water do not propose to install a pumped supply to serve the higher properties as the distribution system meets all regulatory requirements and the problem of the water supply is not due to deficiencies of the water network. It is due to the height of the properties in relation to the boundary box location.”

On the basis of the information supplied and the ongoing attempts by the parties involved to improve the situation, the adverse effect on the water supply is not considered to be a sufficient reason to refuse this application.

6.5 Overall the scheme is considered to satisfy the relevant local plan policies and conditional permission is recommended.

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. A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.