

6 DCCE2006/0045/F - CHANGE OF USE OF AGRICULTURAL STORAGE BUILDING TO FAIR TRADE RETAIL OUTLET AT ETHOS AT LITTLE TARRINGTON FARM, TARRINGTON, HEREFORD, HR1 4JA

For: J.M. & C.A. Samwells, Little Tarrington Farm, Tarrington, Hereford, HR1 4JA

Date Received: 9th January, 2006 Ward: Backbury Grid Ref: 62360, 41274

Expiry Date: 6th March, 2006

Local Member: Councillor Mrs. J.E. Pemberton

1. Site Description and Proposal

- 1.1 The site is located west of unclassified road 66205 in the small hamlet of Little Tarrington approximately half a kilometre north of the A438. The site forms part of a working farm with existing modern agricultural buildings located to the north and the farm house to the west. To the east of the site is a range of traditional Herefordshire barns for which planning permission was approved in 2005 for the conversion to residential.
- 1.2 The application is retrospective and is for the continued use of a small part of one of the barns as a fair trade retail outlet. The site lies within the open countryside.

2. Policies

2.1 Malvern Hills District Local Plan:

Shopping Policy 11	-	Farm Shops
Employment Policy 14	-	Home Based Businesses
Employment Policy 6	-	Reuse of Rural Buildings
Landscape Policy 1	-	Development Outside Settlement Boundaries

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S2	-	Development Requirements
Policy E9	-	Home Based Businesses
Policy E12	-	Farm Diversification
Policy TCR17	-	Farm Shops
Policy HBA12	-	Reuse of Rural Buildings

3. Planning History

- 3.1 DCCE2004/3182/F Conversion of redundant barns to residential use (4 units).
Approved 22nd March, 2005.

- 3.2 DCCE2005/2406/F Conversion of Barn B into two units of accommodation. Approved 14th September, 2005.

4. Consultation Summary

Internal Council Advice

- 4.1 Traffic Manager: no objection.
- 4.2 Head of Economic Development: no response received.

5. Representations

- 5.1 Tarrington Parish Council: "The Parish Council has no objection to this small project but any further expansion of the retail facilities would heighten concerns already expressed over the extra traffic on a dangerous bend in the road at the entrance to the site."
- 5.2 One letter of objection has been received from S.E. Fryer, The Gables, Little Tarrington. The main points raised are:
1. There will be a substantial additional volume of traffic entering and exiting the farm entrance.
 2. The additional traffic would pass directly in front of the entrance to our property. Traffic frequently misses the bend and passes directly in front of our entrance at high speed and the proposed development will exacerbate the problem. This represents a major safety hazard.

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

6. Officers Appraisal

- 6.1 The applicants have converted the western end of an existing traditional barn to a small retail outlet. The external floor area being 5 metres in width by 7 metres in length. The business is run by the applicant's wife and all of the products sold are fair trade goods sourced from around the world.
- 6.2 Planning policies both within the Local Plan and Deposit Draft Unitary Development Plan support the reuse of traditional rural buildings for business purposes. In this instance, whilst the use would be more appropriately sited within the shopping area of an existing settlement, the scale and nature of the business is such that it is unlikely to have an impact on the rural character of the area or the residential amenity of properties in the locality. The proposal could also be considered as a home based business as it is operated by the landowner, which Employment Policy 14 of the Malvern Hills District Local Plan and Policy E9 of the Unitary Development Plan support, provided the business is on a small scale.
- 6.3 A neighbour has expressed concerns about increased traffic generation and the safety of the access. The Traffic Manager raises no objection on either of these points and given that the site forms part of a larger commercial farm including a further five independent residential units, it is not considered the traffic generated by the

development would cause any additional risk to highway safety or disruption to amenity. Local amenity can further be safeguarded through restrictions on the opening hours.

- 6.4 Due to the scale of the proposal and the fact that it is a home based business, the development is considered acceptable in accordance with the relevant Development Plan policies.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 2. **This permission shall enure for the benefit of J.M. and C.A. Samwells only and not for the benefit of the land or any other persons interested in the land.**

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the scale and nature of the use.

- 3. **The use hereby permitted shall not be open to customers outside the hours of Mon – Sat 10am and 5pm and Sun 10am – 1pm.**

Reason: In the interests of the amenities of existing residential property in the locality.

Informative:

- 1. **N15 - Reason(s) for the Grant of PP.**

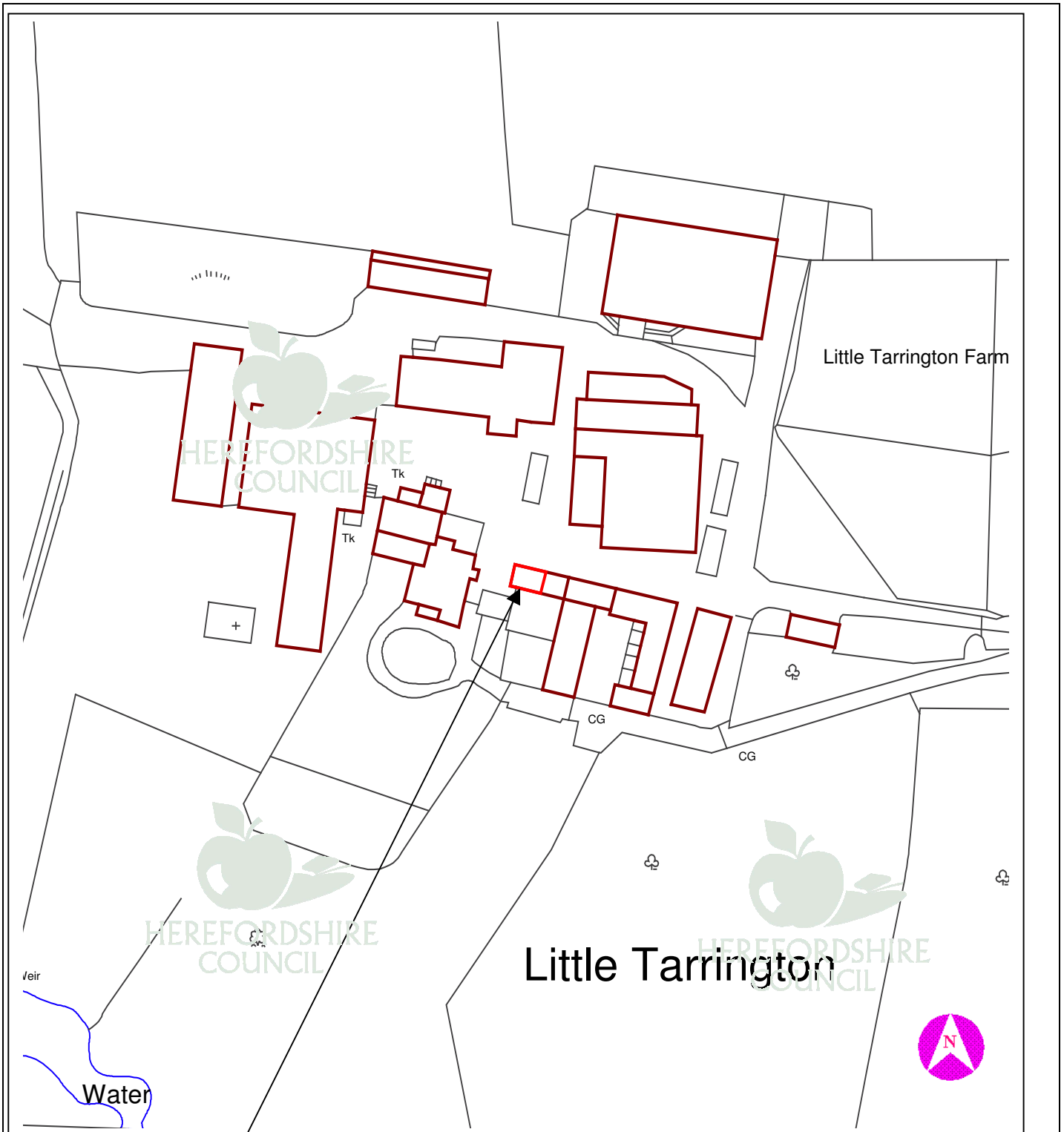
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0045/F

SCALE : 1 : 1250

SITE ADDRESS : Ethos at Little Tarrington Farm, Tarrington, Hereford, HR1 4JA

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