

**17 DCNC2006/0964/F - EXTENSION TO EXISTING
BLACKSMITHS FORGE WORKSHOP AT THE FORGE,
TEDSTONE DELAMERE, BROMYARD,
HEREFORDSHIRE, HR7 4PR**

**For: The Forge Steel Fabrication & Repairs per Mr C
Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW**

Date Received:
27th March 2006

Ward: Bringsty

Grid Ref:
68702, 58739

Expiry Date:
22nd May 2006

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The site to which this application relates stands in an area of open countryside. It is characterised by sporadic development along the roadside; either individually sited buildings or small groups. In this case the application site stands opposite a property known as Forge Cottage and a group of farm buildings, including a dwelling, known as Upper Grounds.
- 1.2 Presently a modest brick built structure with a mono-pitch roof occupies part of the site. A recent permission granted under application reference NC2004/1647/F reinstated the use of the building as a blacksmiths forge. This has been fully implemented and the building is in use for this purpose.
- 1.3 This application is for the extension of the existing premises, creating a second workshop with a small office space and toilet. The proposal will increase the floor area of the building from 42m² to 118m² and also includes the replacement of the existing mono-pitch roof with a pitch. This increases its height from 3.4 metres to 5 metres.

2. Policies

2.1 Malvern Hills District Local Plan

Landscape Policy 3 - Development in Areas of Great Landscape Value
Employment Policy 3 - Small Scale Enterprises

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

E6 - Expansion of Existing Businesses
E8 - Design Standards for Employment Sites

3. Planning History

- 3.1 NC2004/1647/F - Re-establishment of blacksmiths forge within original forge building - approved subject to conditions - 1st July 2004.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - No objections.

4.3 Head of Environmental Health and Trading Standards - No response.

5. Representations

5.1 Tedstone Delamere Parish Council support the application in principle but are concerned that conditions previously imposed relating to landscaping, parking and hours of working have not been complied with.

5.2 Two letters of objection have been received from:

- Mr B Civil, Stone Cottage, Tedstone Delamere and
- Mrs K Harris, Forge Cottage, Tedstone Delamere

5.3 In summary the points raised are as follows:

- Conditions previously imposed are not being complied with.
- The extension will impinge upon an existing parking and turning area.
- The increased floor area and height of the building is excessive opposite a residential dwelling, however the need for a toilet and office are accepted.

5.4 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 The site has been established as one with an employment generating use and therefore this proposal should be considered under policies dealing with extensions to existing premises. The key considerations are identified as follows:

Impact on residential amenity

Design

Non-compliance with previously imposed conditions.

Residential Amenity

6.2 There are two elements to this point of concern. First that the forge will increase in size and move away from being a low key discrete operation to something more substantial, and second that the increase in built form; particularly in terms of height, will impact unacceptably on Forge Cottage opposite.

6.3 The existing premises is of a very small scale and is undoubtedly discrete. The building would appear to be early 20th Century and consequently is not entirely suited to current demands. The applicant's agent advises that the extension is required to accommodate much of the plant and equipment that his client works upon and that the existing workshop is not sufficiently sized to do this. Furthermore, it appears to your

officers that a purpose built extension offers the opportunity to provide accommodation that can be properly insulated and designed to minimise any potential nuisance that might be caused. Accordingly a condition could be imposed to require the submission of noise attenuation measures to be implemented.

Design

- 6.4 With a combined workshop floor area of approximately 118m², it is your officers opinion that the enterprise will remain at a small scale and that the extension will not fundamentally change the site's relationship with nearby dwellings or its impact on residential amenity.
- 6.5 The size of the resultant building is also considered to be acceptable in the context of its relationship to residential dwellings. Its size, proportion and design are not unduly overbearing and the replacement of the monopitch roof with a pitch is considered to be a visual improvement.
- 6.6 The proposal is therefore considered to accord with the relevant parts of policies E6 of the Unitary Development Plan and Employment Policy 3 of the Malvern Hills District Local Plan.

Non-Compliance with Previously Imposed Conditions

- 6.7 A number of conditions were imposed when the building was brought back into use. It has come to the attention of your officers during the course of this application that these have not been complied with and the applicant has been advised of the need to provide landscaping and parking details, and also a need to comply with a working hours condition. In order to ensure consistency it is recommended that the same conditions are imposed if permission is granted in this instance. However, the non-compliance to date is not sufficient reason to withhold planning permission.
- 6.8 It is therefore concluded that the proposal accords with the relevant Development Plan policies and it is accordingly recommended that planning permission is granted.

RECOMMENDATION

That planning permission is 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 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 4 - G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

5 - There shall be no parking at any time on the roadside frontage of the application premises.

Reason: In the interests of highway safety.

6 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

7 - E02 (Restriction on hours of delivery)

Reason: To safeguard the amenities of the locality.

8 - H05 (Access gates)

Reason: In the interests of highway safety.

9 - H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

10 - F01 (Scheme of noise attenuating measures)

Reason: To safeguard the amenity of the area.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

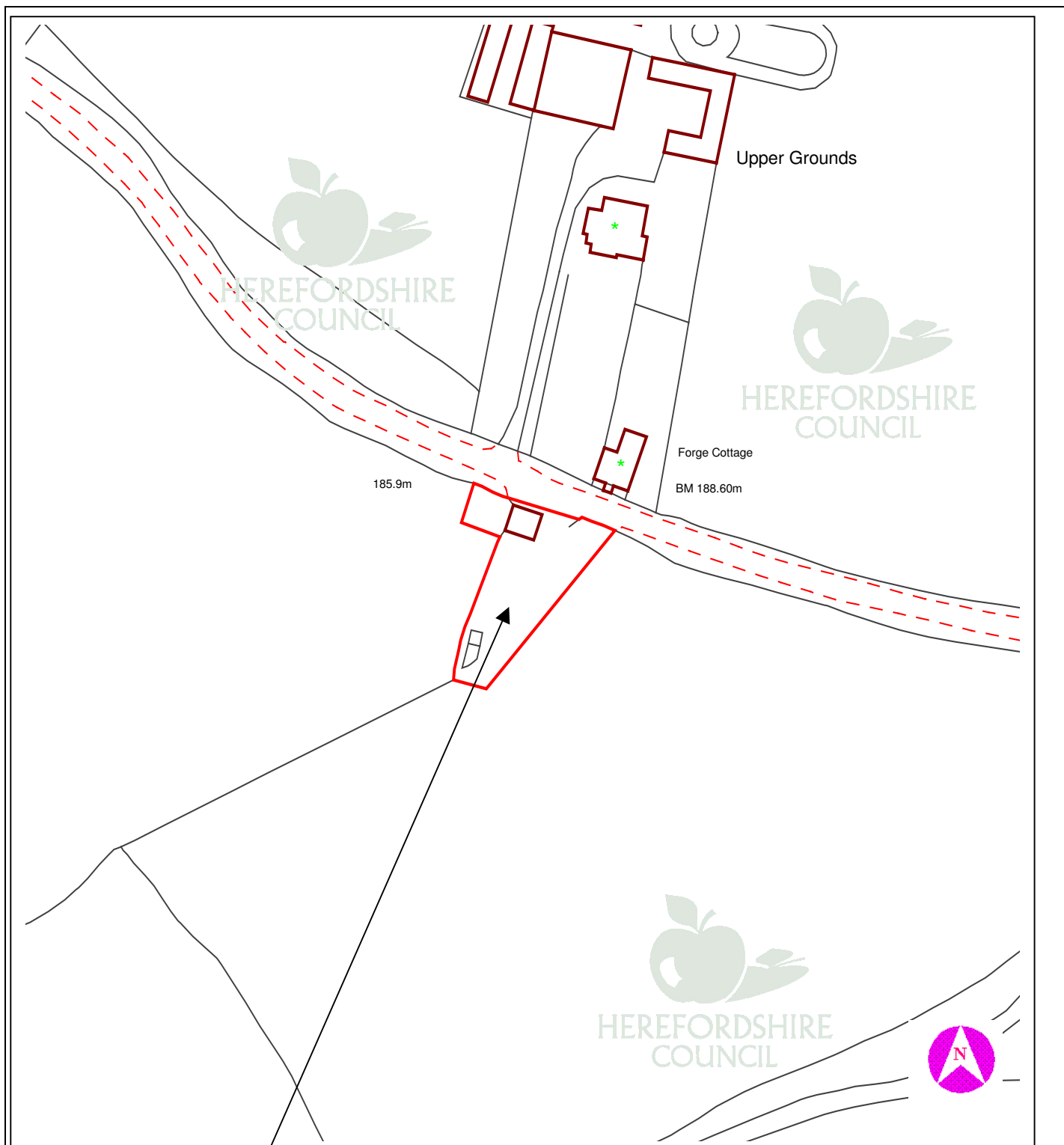
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0964/F

SCALE : 1 : 1250

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