

Planning Committee

1 June 2017

Reference:
APP/17/00204

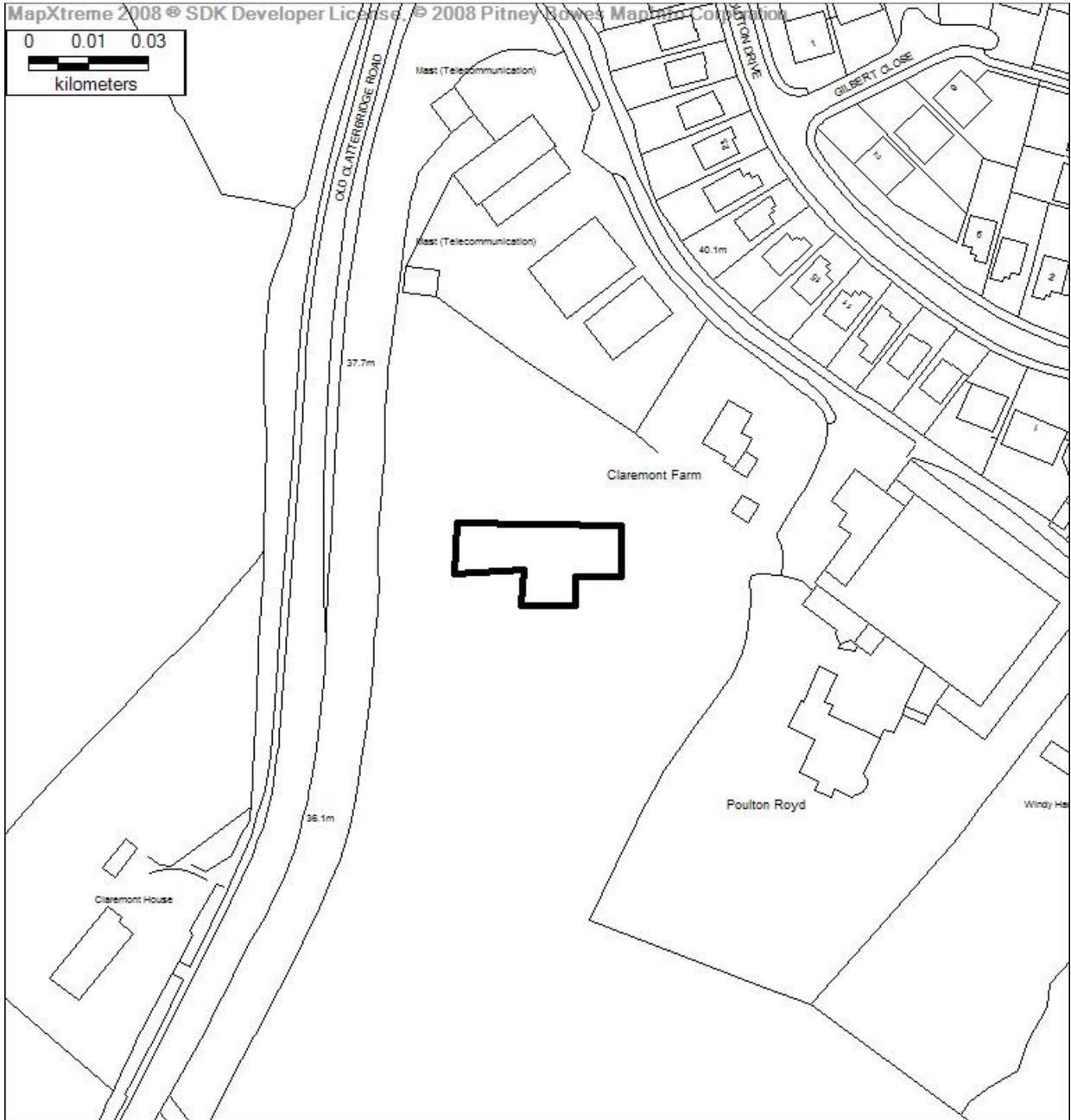
Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Clatterbridge

Location: Claremont Farm, OLD CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JB
Proposal: Two extensions at existing farm shop and cafe
Applicant: Mr A Pimbley
Agent : ML Planning Consultancy Ltd

Site Plan:



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Development Plan Designation:
Green Belt

Planning History:

Location: Claremont Farm, OLD CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JB
Application Type: Full Planning Permission
Proposal: Steel framed building to provide agricultural storage (200m²) and incorporating a two storey farm shop, cafe, demonstration kitchens and training rooms. A car park and new access will be created
Application No: APP/12/00831
Decision Date: 26/10/2012
Decision Type: Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Applications, 31 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, one representation has been received in support of the proposal on the grounds that it is a useful facility to have in the area.

CONSULTATIONS:

Highways - no objection

Environmental Health - no objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal includes development that does not fall under the categories appropriate within the green belt and is a departure from the Unitary Development Plan which therefore requires Planning Committee determination.

INTRODUCTION

The proposal is for two extensions, one to increase the seating area of the existing café seating area by 72 m² and one to increase the existing kitchen area by 36 m². Planning permission was granted in 2012 for the building and incorporates a farm shop and cafe, agricultural storage, demonstration kitchens and training rooms. The extension would be small scale with the café seating area projecting 6 metres from the south elevation and the kitchen extension on the eastern elevation projecting 3 metres along the west side of the building.

SITE AND SURROUNDINGS

The site of Claremont Farm is accessed via Old Clatterbridge Road, which leads to the farm shop and cafe building. Old Clatterbridge Road is a 'no through road' and runs along the western boundary where there is a boundary hedge and landscaping, which effectively screens the site. The vehicular access to the site is located along this part of the road.

PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT

The site is within an area designated as Green Belt in the adopted Wirral Unitary Development Plan.

Policy GB2 of the Wirral Unitary development Plan indicates that there is a general presumption against inappropriate development which will not be approved except in very special circumstances. Planning permission will not be granted unless it is for the purposes of:

1. agriculture and forestry;
2. essential facilities for outdoor sport and outdoor recreation;
3. limited extension or replacement of existing dwellings;
4. limited infilling in existing villages;
5. limited infilling/redevelopment of major developed sites.

The proposed extensions do not fall into any of the above categories; consequently the application is a departure from the adopted Wirral UDP. However, this needs to be considered in line with the Government updated approach to protecting the Green Belt in the National Planning Policy Framework (NPPF), which will be a material consideration the determination of this application

NPPF continues to advise that the Local Planning Authority should regard the construction of new buildings as inappropriate, but the exceptions at paragraph 89 now includes provision for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. :

As the proposed extensions are relatively small scale and will not have a detrimental impact, they would not result in a disproportionate addition over and above the size of the original building. Therefore, under the terms of NPPF paragraph 89, the proposal can be regarded as appropriate development in this particular case.

Proposals for café's identified as a town centre use in NPPF and are normally subject to a sequential test as indicated in NPPF paragraph 24. UDP Policy SH9 only permits out of retail development where the benefits outweigh the disadvantages. However, the locational and market requirements for the business can be taken into account in accordance with National Planning Guidance. It can be accepted, in the particular case that it would not be practical for the existing business to disaggregate the new proposed floorspace and search for more central locations.

Policy AG1 of the Wirral Unitary Development Plan states that in assessing the siting, design and layout of proposals for new development near existing agricultural land holdings, the Local Planning Authority will need to be satisfied that appropriate measures have been taken in order to:

- (i) protect the operational needs of continued and viable agricultural enterprise within the area;
- (ii) minimise direct or indirect disturbance to existing agricultural land uses;
- (iii) take the main focus for public recreation away from areas used for agricultural production

APPEARANCE AND AMENITY ISSUES

The building is located to the south of the site at the rear of the existing farm buildings. The extensions are single storey and will provide an additional cafe area and extended kitchen space. The extended cafe area would provide 72 square metres of additional floorspace and will project 6 metres at the rear of the building from the south elevation. The side kitchen extension will project 3 metres from the west gable of the building along the width of the existing building with a floorspace of 36 square metres. The existing building is two-storey and as the extensions are single storey and relatively small scale, they will appear subordinate and in keeping with the host building.

The design of the extensions and use of materials reflect those of the original building, which incorporates natural materials and design features to reduce energy consumption and improve sustainability. The siting and design of the extensions are in keeping with the character of the original building and furthermore blends well, reflecting an agricultural appearance that will not detract from the open character of the green belt.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway or traffic implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental/Sustainability issues relating to the Green Belt and town centres have been taken into account.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Although there is no provision for extensions to commercial building in the Green Belt in the Council's existing Unitary Development Plan, the National Planning Policy Framework (paragraph 89) sets out an exception that weighs in favour of granting planning permission in this particular case. As the proposed extensions in this particular case, would be relatively small scale and would not result in a disproportionate addition over and above the size of the original building they can be considered to be appropriate development in the Green Belt.

Whilst cafes are normally subject to a town centre sequential test, under NPPF paragraph 24, it would not be practical for the existing business to disaggregate the new proposed floorspace and search for more central locations more central locations,

It is considered that the proposal would not undermine the operational needs and viability of the existing agricultural enterprise which accords with UDP Policy AG1.

Therefore, approval is recommended.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Although there is no provision for extensions to commercial building in the Green Belt in the Council's existing Unitary Development Plan, the National Planning Policy Framework (paragraph 89) sets out an exception that weighs in favour of granting planning permission in this particular case. As the proposed extensions in this particular case would be relatively small scale and would not result in a disproportionate addition over and above the size of the original building, they can be considered to be appropriate development in the Green Belt.

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Therefore, approval is recommended.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town & Country Planning (Permitted Development) Order 2015 (or any order revoking and re-enacting those Orders with or without modification), the extensions hereby permitted shall only be used as a seating area for the café and kitchen area as indicated in the plans hereby approved and for no other purpose.

Reason: To retain the functional linkage between the agricultural holding and because an unrestricted use I be inappropriate and unsustainable in this location pursuant to Policies

GB2, AG7, SHO1 and SH9 of the Wirral Unitary Development Plan and the National Planning Framework.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 13 March 2017 and listed as follows: ML/AP/5519 dated 19 October 16

Reason: For the avoidance of doubt and to define the permission.

4. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 19/04/2017

Expiry Date: 08/05/2017