

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

12 May 2004

AUTHOR/S: Director of Development Services

S/0369/04/F CHANGE OF USE OF OUTBUILDING TO OFFICE AND STORAGE OF WINE; 62 HIGH STREET, WILLINGHAM FOR MR J MILLARD

Recommendation: Approval

Site and Proposal

1. The application relates to a single-storey outbuilding at the rear of 62 High Street, a two-storey domestic dwelling. The outbuilding has dimensions of length 14.1m x depth 4.3m, and it has been in use as stables and a garage. It is faced in brick and timber cladding, with a metal-sheeted roof. A second outbuilding at the rear is proposed to be demolished. The existing vehicular access and car parking area with four spaces will serve the proposed use as well as the existing house.
2. The outbuilding forms part of the northern boundary with the adjoining dwelling at No.60, a grade II listed building. To the west, residential development is being undertaken by Bovis Homes Ltd.
3. The applicant already operates a small wine importing and wholesale business via the phone and internet, but currently has no storage on site or deliveries, the stock being held in a bonded warehouse. The application, received 25th February 2004, proposes to convert the outbuilding to create an office for his wife and himself, and to provide an area for limited storage of stock. He envisages a small delivery to the premises every two to three months. As originally submitted, the applicant intended to hold a wine tasting every two to three of months. These would be evening events for up to 12 clients. No external alterations are proposed to the building.
4. In response to comments received from Willingham Parish Council, the applicant has stated that the business is wholesale only, with very few calling customers. Deliveries will consist of one or two pallets of wine, taking approximately 10-15 minutes to unload. He does not believe the use will have any impact upon the residential area or highway safety.

Planning History

5. None relevant.

Planning Policy

6. **Policy P2/6** of the County Structure Plan 2003 encourages sensitive small scale employment in rural areas where it contributes to, inter alia, home working and the re-use of existing buildings.
7. The following policies in the South Cambridgeshire Local Plan 2004 apply:
Policy SE2: Willingham is a Rural Growth Settlement.

Policy EM6: Planning permission will be granted for small scale employment development in Rural Growth Settlements provided that there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors, and that the development would contribute to a greater range of employment opportunities.

Consultation

8. **Willingham Parish Council** objects to the proposal because:
- There is inadequate parking facilities for increase in traffic deliveries and wine tasting evenings;
 - The site plan does not show the Bovis site development
 - The access is opposite a bus shelter and B1050, an extremely busy road
 - The site is adjacent to a listed building
 - Any future increase in business size, frequency of deliveries will be detrimental to the residential area.
9. **Conservation Manager** has no objection to the proposal as there is no conservation impact.
10. **Highway Authority** has concerns about the development:
- Insufficient space within the premises to cater for the proposed wine tasting events, which will result in on-street parking.
 - Delivery vehicles will have to reverse in or reverse out or park in the High Street. Although this is not ideal, it is acceptable given the very modest level of deliveries envisaged.

Representations

11. None received.

Planning Comments – Key Issues

12. The key issues are car parking provision and provision for deliveries, and impact upon residential amenity.
13. The main concern of the Highway Authority would be addressed if the proposal for occasional wine tasting evenings were to be withdrawn from the application. The applicant has been asked to consider this and his response will be reported to Members at the meeting. If this aspect is withdrawn there is likely to be little impact upon the residential amenity of nearby residents. Deliveries to the premises are to be infrequent and, given the comments of the Highway Authority, I do not consider that there are sufficient grounds to substantiate a refusal of planning permission on highway safety grounds.

Recommendations

14. Approval
1. Standard Condition A – Time limited permission (Reason A);
 2. The area shown upon the submitted site plan for the parking and manoeuvring of vehicles shall be retained and used for no other purpose.
Reason: in the interests of highway safety.
 3. SC9 – linked occupation RC9

4. No wine tasting events or similar promotions shall be held on the application site at any time. *Reason: in the interests of highway safety.*

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - (a) **County Structure Plan 2003: P2/6** Rural Economy
 - (b) **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements),
EM6 (New Development at Rural Growth Settlements)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity
 - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/036904/F

Contact Officer: Ray McMurray – Senior Planning Assistant
Telephone: (01223) 443259