

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/07/2016</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Andrew Smith Senior Development Officer</b>	<b>Application No: KET/2016/0363</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>34 High Street, Harrington</b>	
<b>Proposal</b>	<b>Full Application: Extension to distillery, conversion of agricultural store into office, and widening of site access via part removal of stone wall</b>	
<b>Applicant</b>	<b>Mr T Warner Warner Edwards,</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: 1605-01a; 1605-02; 1605-03a; 1605-100a.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No works shall take place on site until full details of all windows, rooflights, doors, shutters, timber finishes and gates have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: Details are required prior to commencement of development in the interests of protecting the character and appearance of the Harrington Conservation Area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2016/0363**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

*KET/2013/0599* Prior Approval – agricultural building (No objection)

*KET/2013/0312* Tree application – T1 Ash (No objection)

*KET/2012/0348* Change of use of barn from agricultural to gin distillery (Approved)

*KET/1989/1218* Erection of a cattle building (Approved)

*KET/1986/0707* Change of use of barn to residential (Approved)

#### **Site Description**

Officer's site inspection was carried out on 15/06/2016

The site is currently used as a gin distillery, which takes the form of a formerly converted stone-built agricultural barn within the wider Falls Farm site in Harrington. The application site also includes a single-storey red brick agricultural store building that is sited adjacent to the High Street access point into the site. The site is located inside the village boundary of Harrington and within the Harrington Conservation Area.

#### **Proposed Development**

It is proposed that a single-storey wrap around extension be constructed to the northern corner of the existing two-storey distillery building. This would be constructed with materials to match existing, i.e. stonework and reclaimed slate tiles, whilst the feature corner gable end would be glazed with oak framing details. Existing single-storey lean-to elements would be removed to make way for this newly proposed extension.

It is also proposed that the existing agricultural store at the frontage of the site be converted to provide on-site offices to be directly associated with the distillery. Limited alterations are proposed to the external elevations of the building as part of the conversion. New timber shutters (to match existing) would be installed to the south-facing elevation with secondary glazing positioned behind whilst a new window opening would be installed to the High Street-facing western elevation. 3no. conservation rooflights would be installed to the south-facing roof slope.

It is also proposed that the vehicular access point to the site be widened to 6m in the interests of highway safety. This would involve the removal of a 1.7m wide section of existing stone walling to High Street. A new metal gate to match existing is also proposed at the site entrance.

#### **Any Constraints Affecting The Site**

Harrington Conservation Area

Grade II Listed Building (Setting of) 40-50 High Street, Harrington

C Road – High Street

#### **4.0 Consultation and Customer Impact**

**Local Highway Authority:** Objection on the grounds of lack of pedestrian visibility at the access point to the site and the proximity of the newly proposed gate to the highway.

**Neighbours:** Notification letters were sent out to close proximity occupiers, no responses were received.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Policy 1: Building a strong, competitive economy

Policy 3: Supporting a prosperous rural economy

Policy 7: Requiring good design

Policy 12: Conserving and enhancing the historic environment

##### **Development Plan Policies**

##### **North Northamptonshire Core Spatial Strategy**

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution & Location of Development

Policy 13: General Sustainable Development Principles

**Emerging North Northamptonshire Joint Core Strategy** - this is at an advanced stage following examination – formal adoption is expected in July 2016. Significant weight can therefore be applied to the policies contained within; the following policies are relevant to this application:

Policy 2: Historic Environment

Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Urban and Rural Areas

Policy 13: Rural Exceptions

Policy 25: Rural Economic Development and Diversification

#### **6.0 Financial/Resource Implications**

None

#### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Design & Harrington Conservation Area
3. Setting of Grade II Listed Buildings
4. Residential Amenity
5. Access & Parking

## 1. Principle of Development

The NPPF supports a positive approach to sustainable new development in rural areas in order to support a strong rural economy. In terms of emerging policy, Policy 11 of the Joint Core Strategy states that development in rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need. Furthermore, Policy 25 of the same document supports sustainable opportunities to develop and diversify the rural economy when at an appropriate scale and character to its location; it states that sustainable rural diversification activities should seek to complement and support the ongoing viability of the existing business

The applicant has submitted a Design and Access Statement that sets out the rationale and justification for their proposals. Essentially the extension that is proposed is in the interests of upgrading the facilities on offer to assist the distillery to function as a tourist attraction. Toilet facilities would be provided, as would an exhibition space and viewing area to enable visitors to view and access the neighbouring botanical gardens (the botanicals are used in the manufacturing process). The existing office within the distillery would be relocated by virtue of the conversion works that are proposed to the existing agricultural store on site.

The proposals would positively serve an existing rural business. The distillery business would continue to complement the existing agricultural activities that occur on the site and that share the same access and external yard areas. Subject to appropriate consideration being given within the subsequent sections of these considerations to detailed matters such as the visual impact of the proposed works, it is considered that the principle of allowing the construction of a ground floor extension to the existing distillery building and the conversion of the existing agricultural store upon the site is acceptable and in compliance with the guidance contained within the NPPF and emerging Joint Core Strategy Policies 11 and 25.

## 2. Design & Harrington Conservation Area

It is considered that the visual impact of the proposed works to the existing distillery building would be acceptable in the context of respecting the character and appearance of the site's immediate surroundings and of the Harrington Conservation Area. The works would be limited to a single storey in height, would provide merely 10 sq m. of additional internal space and would closely mirror the design and form of the existing lean-to elements that would be removed as part of the proposed works. A complimentary palette of materials would be used to match the host building, i.e. stonework elevations and slate roof tiles, which would be articulated by an oak-framed feature glazed gable feature. This feature, given its ground floor location and moderate scale, is considered acceptable in visual terms and would add visual interest to the building.

The proposed conversion works to the existing agricultural storage building would also be limited in extent, no alterations are proposed to the footprint of

the building. Its appearance would be refurbished via the introduction of new timber shutters to its main south-facing frontage. These would be slightly repositioned in the interests of evenly spacing their positions across the elevation, the existing agricultural character of the building would therefore be retained through the uncomplicated and complimentary nature of these works. The same can be said of the proposed conversation roof light introductions and the addition of a single new window opening to the western elevation. Planning conditions are however required to secure the final specification of these features (including samples of the infill brickwork to be used alongside the newly positioned shutters) in the interests of ensuring that the character and appearance of the conservation area is conserved.

It is also proposed that a narrow section (1.7m in width) of stone wall is demolished alongside the vehicular access point to the site from High Street. The wall measures approximately 1.2m in height. This is in the interests of providing a 6m access width to aid visibility and vehicular accessibility at the site. It is noted that the removal of this small section of wall would have a visual impact at the front of the site – the current wall contributes to the historic visual qualities of the conservation area. However, in this instance, where the present access point is substandard in highway safety terms, it is considered that there is justification to allow the narrow section of wall to be removed. A stone wall feature, albeit reduced in length to approximately 1.8m, would continue to exist to the southern side of the site's newly converted office facilities (also finished in stone). The proposed wall removal would not therefore unduly impact upon the character and appearance of the conservation area in this context. The visual character of the site would be respected in accordance with Policy 13 (h) of the Core Spatial Strategy.

As a further note, special regard has been given to the desirability of preserving or enhancing the character and appearance of the Harrington Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 3. Setting of Grade II Listed Buildings

The application site bounds the curtilage of a group of Grade II Listed Buildings located to the north (No.40-50 High Street, Harrington). It is not considered that the proposals would materially impact upon the setting of these buildings. This is because the extensions that are being proposed to the distillery are so minor in scale and being respectful of the existing distillery building in terms of their form and scale. It should also be noted that existing botanical gardens within the application site would be retained as existing – these abut the northern boundary of the site and provide a buffer and visual separation in this area of the site. The minor works to the extant agricultural store would also avoid materially impacting upon the setting of the listed buildings. The scheme is therefore compliant with Policy 13 (o) of the Core Spatial Strategy.

### 4. Residential Amenity

The proposals represent small-scale additions to an existing commercial operation at the site; the nature of the activities to be carried out at the site is

not proposed to change when compared to the existing situation – although a slight increase in activity and movements to and from the site can be expected. It is not anticipated that the amenities of any residential occupiers in the vicinity of the site would be adversely affected as a result of the scheme, which is therefore considered to be compliant with Policy 13 (l) of the Core Spatial Strategy.

#### 5. Access & Parking

Notwithstanding the widening that is proposed to the existing vehicular access that serves the site, the Local Highway Authority has objected to the application on the grounds of highway safety concerns. I.e. pedestrian visibility splays would not be provided to either side of the access and the new gate (which would be positioned on the same alignment as the existing gate at the site) would not be sufficiently setback from the edge of the highway.

The Local Highway Authority Standing Advice states that a shared access should be a minimum of 4.5m in width and should be served by pedestrian visibility splays of 2m x 2m on both of its sides. Meanwhile gates, when erected across a vehicular access, should be setback a minimum of 5.5m from the highway boundary.

In this instance however both the distillery and the neighbouring farm already operate via the existing vehicular access that is in place, which is gated and measures approximately 4.3m in width without pedestrian visibility splays on either side. In the interests of promoting highway safety an upgrade to the access has been negotiated with the applicant, i.e. it would be increased to 6m, which comfortably exceeds the minimum 4.5m suggested in the Standing Advice and therefore provides for a notable amount of pedestrian visibility by virtue of the extra width. It is considered that it would be onerous to insist upon further demolition works to the surrounding stone walls – this would also have a negative impact in visual and conservation terms to the detriment of the visual amenity of the area. The 1.7m length of wall that would be removed as part of the scheme is considered to represent a sensible compromise in the interests of balancing highway safety and conservation interests.

It is also considered that, given the presence of an existing gate across the vehicular access, it would be onerous to insist that the applicant moves this back 5.5m from the highway edge – conditions should be applied to secure the visual specification of the gate and to ensure that it only opens inwards into the site.

The application area incorporates an area of hardstanding to the rear (east) of the site; this provides space for up to 12no. cars to park (although 2no. of these would be reserved for residential purposes associated with Falls Farm. This is considered to represent ample provision to serve the newly extended operations that are proposed for the site. The scheme also includes the introduction of a shallow drainage channel running across the width of the access, which would link into the site's drainage system and would assist in

ensuring that surface water does not drain from the site on to the public highway. The scheme would not adversely impact the highway network and would not prejudice highway safety in compliance with Policy 13 (n) of the Core Spatial Strategy.

### **Conclusion**

The proposed development would support the rural economy, would respect the character and appearance of the Harrington Conservation Area and the setting of nearby Grade II Listed Buildings, would safeguard residential amenity and would not prejudice highway safety in compliance with Policies 1, 9 and 13 of the North Northamptonshire Core Spatial Strategy 2008), Emerging Policies 2, 8, 11, 13 and 25 of the Joint Core Strategy (2016) and the policy guidance contained within the National Planning Policy Framework.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536  
534316

### **Previous Reports/Minutes**

Ref:

Date: