

Planning Applications Committee

19 February 2009

Section C

Agenda Number:	
Section/Area: I	OUTER
Ward:	WENSUM
Officer:	Caroline Dodden
Valid Date:	13th December 2008
Application Number:	08/01207/U
Site Address :	Hill House Farm Hellesdon Hall Road Norwich NR6 5BB
Proposal:	Change of use from wholesale of terracotta pots and related products to part wholesale nursery and part retail garden centre with craft workshops/ light industrial/offices/display of sectional buildings.
Applicant:	Hellesdon Home And Garden Centre Ltd
Agent:	Hellesdon Home And Garden Centre Ltd

THE SITE

The Hill House Farm Barn is a Grade II listed building within the Hellesdon Village Conservation Area. It is situated on the south side of Hellesdon Hall Road, where residential properties bound the site to the north and west and Bayer Crop Science chemical works is located to the east and west. Hill House is situated immediately to the east of the site and is vacant.

RELEVANT PLANNING HISTORY

4/2002/0981 – Use of the site for wholesale of terracotta pots and related products. (APPROVED- November 2002).

THE PROPOSAL

The application relates to the change of use from wholesale of terracotta pots and related products to part wholesale nursery and part retail garden centre with craft workshops/ light industrial/offices/display of sectional buildings.

CONSULTATIONS

Neighbours/ Site Notice: no representations received.

Environment Agency: No objection to the proposal.

Health and Safety Executive: 'Advise Against' with regard to location of site to Bayer Crop Science Chemical Works.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

- EMP7 - policy for single employer sites
- EP3 - Health and Safety consultations
- HBE9 - listed buildings and development affecting them
- TRA6 - maximum parking standards
- TRA7 - cycle parking

The garden centre is partly operating, where most of the units within the barn are currently vacant. The Applicant submitted this planning application on the advice of the Council's Enforcement Officer.

The site has a Grade II listed barn situated towards the rear of the site with a large open area fronting onto Hellesdon Hall Road and a smaller open area to the rear where there is a small outbuilding. Vehicular access is from Hellesdon Hall Road and a car parking area for approximately 24 cars is located towards the front of the site.

The proposal seeks to operate the site as a wholesale nursery and retail garden centre. The barn was previously sub-divided and these existing units are proposed to be used for craft workshops, light industrial uses or office spaces. The north-west part of the front area is for the display of sectional buildings such as sheds, greenhouses and garages. A number of trees are retained in this area, which provide natural screening to Hellesdon Hall Road. A small open area in front of the barn is used for the display of plants and related products such as

pots and the open area to the rear of the barn is used for the display of trees and plants.

The site falls within the single employer zoning of Bayer Crop Science (under Policy EMP7.3), where any parts of the site that are no longer required may have acceptable alternative uses within classes B1(light industrial), B2 (general industrial) and B8 (warehousing and distribution), which are not incompatible with its surroundings.

A garden centre does not fall within any of the above use classes. However, it is of great importance that the proposed use ensures that the building is still used and involves very little in terms of alterations for the activities to take place. The proposed use means that this historic barn would retain large internal spaces and its immediate curtilage would retain a rural character and setting. Therefore, it is considered that the proposed use has an acceptable sympathetic impact on the building and that the retention of this historic building and its appropriate re-use is a consideration that is sufficient, in this instance, to justify an alternative use of the site which is not a B1, B2 or B8 use.

Having taken further advice from the Health and Safety Executive, it is considered that the proposed use does not breach a sensitivity level whereby the application should be refused on health and safety grounds.

Provided the various uses and activities are restricted to the designated areas, the proposed change of use is considered acceptable, being an appropriate use for this site and, in particular, this historic barn.

RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to:

1. giving advance notice to the Health and Safety Executive allowing 21 days for their consideration of the matter and allowing them to invite the Secretary of State to call-in the application;
2. the following conditions:
 1. Commencement of development within three years.
 2. Provision of bicycle storage
 3. Hours of operation 07:30 – 18:00 Mon-Sat
10:00 – 16:00 Sun and Bank Holidays
 4. No retail sales other than in garden centre shop (marked C on layout plan)
 5. External display areas shall be retained as designated on layout plan
 6. The barn building shall be used for craft workshops, light industrial or offices only

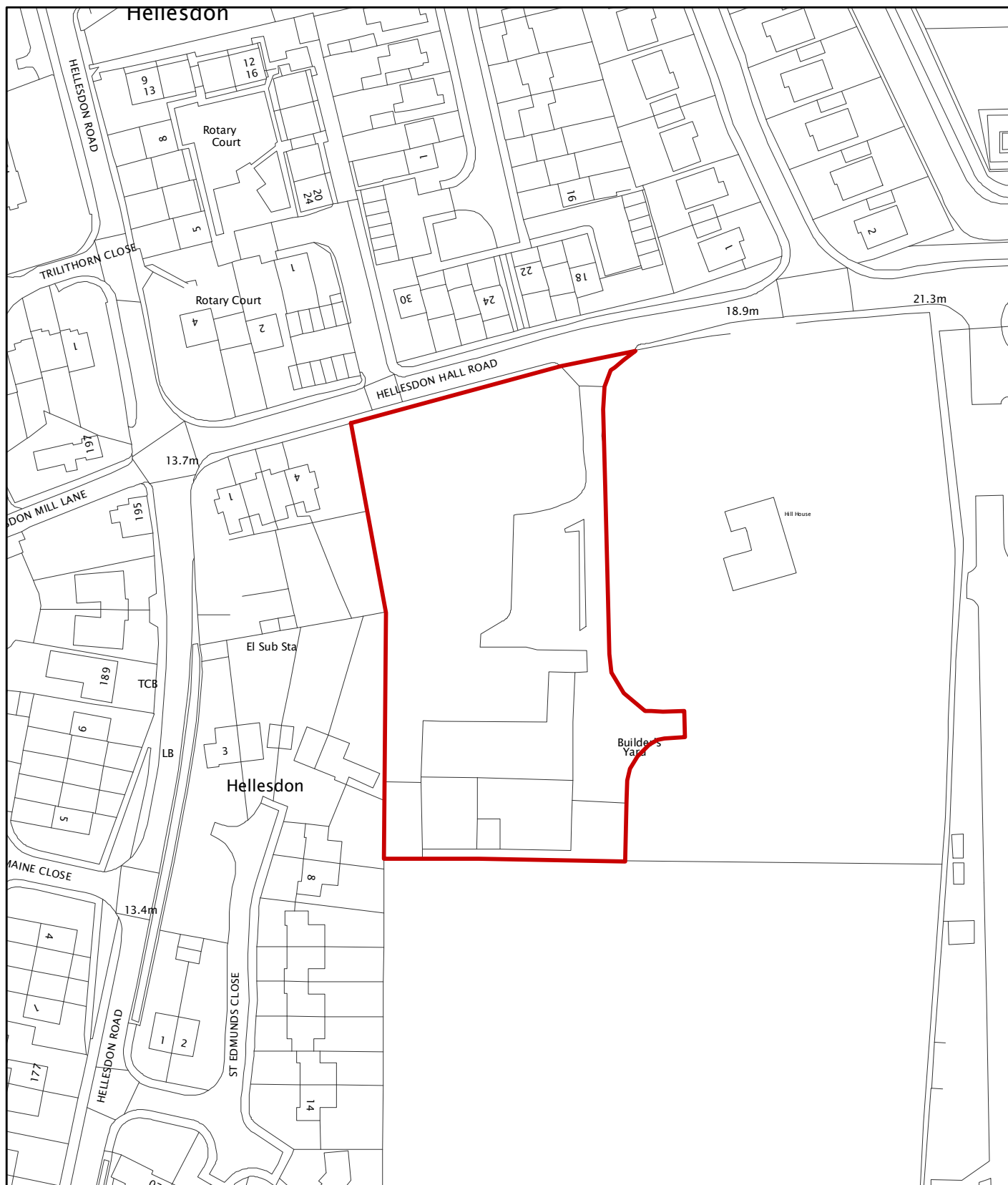
7. Details of any plant and machinery
8. Details of any extract ventilation or fume extraction system
9. Details of any external lighting, including security lighting

Informative:

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Reasons for Approval:

It is considered that the proposed use would be appropriate for this site, and in particular, its historic barn. Subject to conditions, the proposal would not have a detrimental impact on adjacent and nearby occupiers. As such the proposal would comply with saved Local Plan Policies HBE9, EP3, TRA6 and TRA7 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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Site Address - Hill House Farm, Hellesdon Hall Road, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

