

Item No 03:-

17/01134/FUL (CD.2682/1/V)

**Redundant Pump House
Adjacent To 1 Willersey Industrial Estate
Willersey
Gloucestershire
WR12 7RR**

Change of use from Pump House (sui generis) to Sandwich Bar (A1) at Redundant Pump House Adjacent To 1 Willersey Industrial Estate Willersey Gloucestershire WR12 7RR

Full Application 17/01134/FUL (CD.2682/1/V)	
Applicant:	Mr Lynden Stowe
Agent:	
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	10th May 2017
RECOMMENDATION:	PERMIT

Main Issues:

(a) Principle of Change of Use

Reasons for Referral:

The applicant is the Ward Member for the Campden and Vale ward.

1. Site Description:

The building in question is a disused pump house that is located on Willersey Industrial Estate. The pump house is a small single storey building with a floor area measuring 3.9 metres x 2.5 metres.

2. Relevant Planning History:

None.

3. Planning Policies:

LPR24 Employment Uses
NPPF National Planning Policy Framework

4. Observations of Consultees:

N/A

5. View of Parish Council:

Willersey Parish Council: no objection.

6. Other Representations:

None.

7. Applicant's Supporting Information:

Economic Justification Statement.

8. Officer's Assessment:

(a) Principle of Change of Use

The proposal seeks planning permission to change the use from a disused pump house to a sandwich bar (Class A1).

Cotswold District Local Plan Policy 24 (Employment Use) states that any proposed employment related development will be permitted within existing employment sites, providing the new buildings or structures are required for, and directly related to, an existing business and provided the development is designed to avoid visual harm and does not extend beyond the existing site into adjacent countryside.

Section 3 of the National Planning Policy Framework (NPPF) supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

The applicant has explained in their Economic Justification statement that workers at Willersey Industrial Estate do not have a place on site from which they can buy their lunch, although the site is sometimes visited by a van that sells sandwiches. The proposed sandwich bar would provide workers at the site with more lunch options and with the convenience of not having to travel elsewhere.

The proposed A1 use is considered to be appropriate for this location and the proposed re-use of a redundant building for an alternative use is welcomed in this context. The physical alterations required are minimal and do not require planning permission. The proposal would not extend beyond the existing site into adjacent countryside and at least one job would be created for someone selling sandwiches and other items to customers, which is considered to be a modest economic benefit to the area. Consequently, it is considered that the proposal is compliant with the guidance outlined in Cotswold District Local Plan Policy 24 and the Section 3 of the NPPF.

9. Conclusion:

The application is recommended for approval, subject to the conditions listed below.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be implemented in accordance with the unnumbered drawings and photomontages received by the Local Planning Authority on 14 March 2017.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.



COTSWOLD
DISTRICT COUNCIL

Redundant Pump House Adj 1 Willersey Ind Estate Willersey

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 26/04/2017



PUMP HOUSE, WILLERSEY 104



CURRENT



PROPOSED