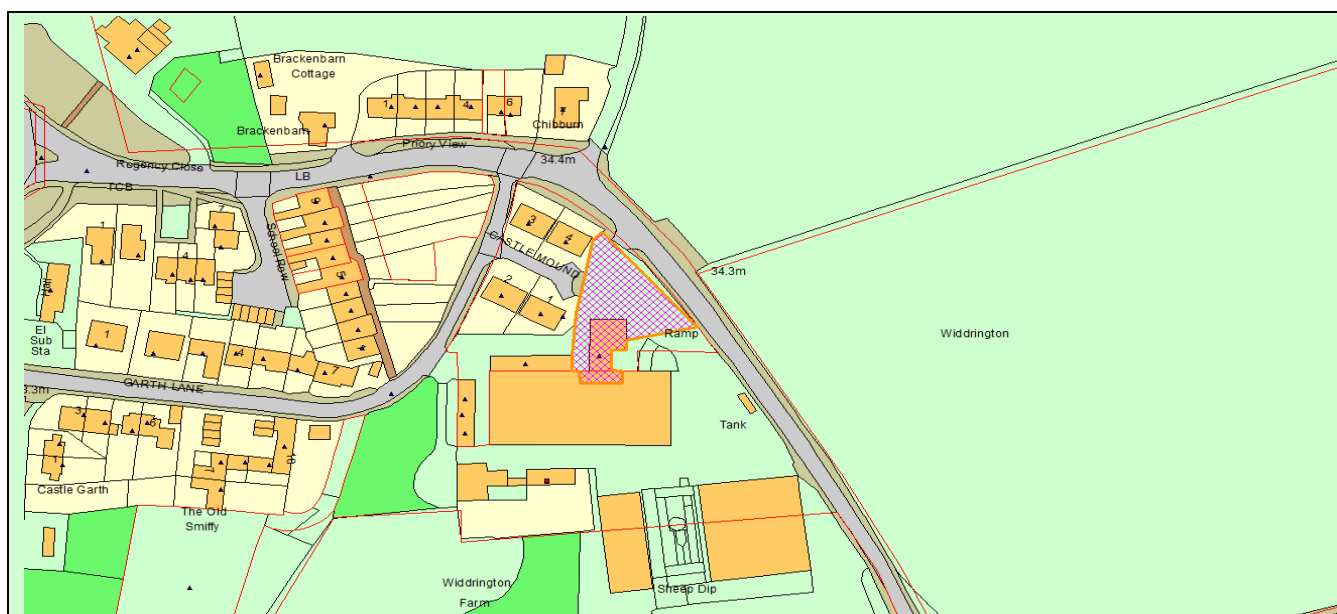


NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Council Planning Committee 13th November 2017

Application No:	17/00649/FUL		
Proposal:	Proposed change of use of coffee shop to agricultural workers dwelling including internal alterations and minor external alterations as amended by additional information and revised site layout/location plan received 28/06/17		
Site Address	Widdrington Farm, Widdrington Village, Morpeth, Northumberland NE61 5EA		
Applicant:	Mr H. Annett Widdrington Farm, Widdrington Village, Morpeth, Northumberland NE61 5EA	Agent:	Mr Richard Sullivan Fourways 2, Dilston Terrace, Amble, Morpeth Northumberland NE65 0DT
Ward	Druridge Bay	Parish	Widdrington Village
Valid Date:	23 February 2017	Expiry Date:	20 April 2017
Case Officer Details:	Name: Mr Chris McDonagh Job Title: Planning Officer Tel No: 01670 622646 Email: Chris.McDonagh@northumberland.gov.uk		



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are to be recommended for approval contrary to a valid objection from a Town or Parish Council and/or they receive a significant level of public objection, they are referred to the Head of Service and the Chairs of Planning Committees for consideration to be given as to whether the application should be referred to a Planning committee for determination. The matter was duly considered under these provisions and it was confirmed that the matter should be considered by the relevant Local Area Council Planning Committee.

2. Description of the Proposals

2.1 Planning permission is sought to convert a former coffee shop to an agricultural workers' dwelling at Widdrington Farm, Morpeth for use by the farm's owner. The application proposes retaining the existing building at the farm which formerly comprised the coffee shop, with minimal alterations proposed externally to the structure.

2.2 The application site is located within the Widdrington Farm site which occupies the eastern edge of Widdrington. The farm is located adjacent to Garth Lane and east of the A1068 road which links Ashington and Alnwick via the Northumberland Coastal Route.

2.3 The application has been amended from the provision of a standard market dwelling to that of an agricultural workers' dwelling by the submission of an amended plan received on the 28th June 2017 and subsequently the description has been reflected to amend this.

3. Planning History

Reference Number: CM/06/D/193

Description: removal of condition 3 relating to implementation of 30mph speed limit through Widdrington Village from approval 05/D/208.

Status: Permitted

Reference Number: CM/05/D/208

Description: Demolition of agricultural sheds, conversion of single building to create 2 farm cottages, conversions to create farm shop and coffee shop and studios and construction of 4 new dwellings.

Status: Permitted

Reference Number: CM/05/D/008

Description: Erection of building for cattle and extension to existing building to be used for storage.

Status: Permitted

4. Consultee Responses

Public Protection	Initial objection on the basis of the following: <ul style="list-style-type: none">● Noise and Odour;● Contaminated Land. Objection subsequently removed after submission of amended plan to change the proposal to a farm workers dwelling and remove lawn and replace with hard standing within curtilage of the dwelling.
Widdrington Village Parish Council	Objection to the proposal on the following basis: <ul style="list-style-type: none">● Use as farm shop/café is still economically viable;● Loss of amenity asset for local residents;● No need for further accommodation;● Contrary to NPPF.
Highways Authority	No objections.
Northumbrian Water Ltd	No comment.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	2
Number of Support	0
Number of General Comments	1

Notices

General site notice - posted 16th March 2017

No Press Notice Required.

Summary of Responses:

Two objections to initial proposal on following grounds;

- Loss of local jobs
- Loss of amenity asset for locals and visitors
- Business was viable
- No need for house

The above is a summary of the comments. The full written text is available on the Council's website at:
<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OLS793QSMZN00>

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth Local Plan 2003

C1 Settlement Boundaries
H15 New Housing Developments
WDC1 Settlement Boundary

6.2 National Planning Policy

National Planning Policy Framework (NPPF) 2012
National Planning Practice Guidance (NPPG) updated 2014

7. Appraisal

7.1 The main issues in the consideration of this application are as follows;

Principle of Development
Design and Visual Impact
Impact on Amenity
Highway Safety

Principle of Development

7.2 The adopted Development Plan for the area within which the application site is located, comprises the saved policies of Castle Morpeth Local Plan. Policy H15 of the Castle Morpeth Local Plan considers proposed new housing development. Furthermore the NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. Housing applications should be considered in the context of the presumption in favour of sustainable development. The reuse of previously developed land and buildings is encouraged by local and national planning policy and the site is located within the built up area of the sustainable settlement of Widdrington.

7.3 The applicant has confirmed that he intends on occupying the dwelling as the proprietor of the farm and the description of the proposal has been amended to reflect this.

7.4 Furthermore the dwelling would make use of an existing building with only minor alterations to the fabric of the structure. With these factors considered there are no

objections to the principle of this development as it would accord with Policy H15 of the Castle Morpeth Local Plan and the NPPF.

Design and Visual Impact

7.5 The proposed design makes use of the existing structure at the site, with only minor external amendments proposed. These primarily involve the addition and alteration of windows and doors in order to make the building habitable. The dwelling would largely retain its existing form and appearance and would be of appropriate design and integrate into the existing vernacular. There would therefore be minimal visual and design impact from the proposal in accordance with Policy H15 of the Castle Morpeth Local Plan and the NPPF.

Impact on Amenity

7.6 The application site is located within an existing operational farm within the village of Widdrington. The conversion of the building to a workers dwelling in and of itself would not impact upon the amenity of any local residents as it would not introduce new views or other elements which could potentially impact upon the visual or other amenity of local residents. The proposal therefore accords with Policy H15 of the Castle Morpeth Local Plan and the NPPF.

7.7 The original proposal in respect a conversion to a dwelling led to an objection from Public Protection on the grounds of potential noise and odour impacts upon the amenity of the occupier of the dwelling. Following the amendment to the application to change it to an agricultural workers dwelling and its ensuing occupation by the landowner, the objection was subsequently removed. This is on the basis that the applicant/landowner who operates the farm would occupy the dwelling in close proximity to their business rather than the dwelling being sold on the open market which may lead to complaints being made in respect of noise and odour from the adjacent farm operations on any new occupiers of the dwelling. It would be ensured that the dwelling would remain as an agricultural dwelling attached to the use of the farm operations and not sold on the open market through the imposition of an appropriately worded planning condition.

7.8 The initial proposal for a dwelling also led to an objection from Public Protection regarding the possibility of contaminated land at the site as a remnant from its use within the farm historically. After a redesign of the scheme, which included the removal of the grass covered area and recovering of tarmac, Public Protection have now removed their objection. Furthermore in the interests of the amenity of the occupier, the area around the dwelling would be retained as amenity space in perpetuity.

7.9 Widdrington Village Parish Council along with two members of the public objected to the original proposal to convert the former coffee shop to a dwelling on the grounds that the village would be detrimentally affected by the loss of a local community asset which served as an important meeting point for residents. The objections stated the coffee shop business could have remained open as it was a profitable enterprise. In this respect, upon receipt of financial accounts for the years

ending 2014-2016 the Local Planning Authority is satisfied this is not the case and that the business was no longer viable.

7.10 Upon receipt of an amended plan to amend the proposal to that of a workers dwelling and a change to the description of the proposal to reflect this, the Parish Council has been reconsulted in respect of the amended proposals, to which they have not responded. One neutral public comment has subsequently been received from a local resident. It is recognised that the conversion of the former coffee shop into an agricultural workers dwelling may impact upon local residents through the loss of a social centrepiece, of which is regrettable, however the Local Planning Authority are satisfied that the use of the building as a coffee shop is no longer viable. It is also acknowledged that the Local Planning Authority holds no control regarding the closing of a business of which may be undertaken at any time.

Highway Safety

7.11 The proposal would utilise the existing access to the farm from the C116 road to the north and there already exists substantial areas of parking as a remnant of the coffee shop. The Highways Authority have responded to formal consultation offering no objection to the proposals and that no alterations would be required to the existing access or parking provision. The application therefore accords with the provision of the Castle Morpeth Local Plan and the NPPF in respect of highway safety.

8. Conclusion

8.1 It is considered that although regrettable the principle of the

8.2 It is therefore considered that the proposal accords with the Castle Morpeth Local Plan as well as the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

02. Approved Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

1. Location and site layout plan; Drawing ref: 301 Rev C

2. Proposed floor plans; Drawing ref: 201 Rev B
3. Proposed elevations; Drawing ref: 202 Rev A & 203

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and complies with the National Planning Policy Framework.

03. Materials

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy H15 of the Castle Morpeth Local Plan.

04. Contaminated Land

Prior to the development being brought into use the applicant shall submit full details of the impervious surface to be installed on the amenity area, to the Local Planning Authority for its written approval. The approved scheme shall be implemented in full and maintained for the life of the development as amenity space.

Reason

To protect the inhabitants of the property from potentially contaminated land and retain an area of the property for amenity purposes.

05. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed in agriculture in Widdrington Farm, as defined in Section 336 of the Town and Country Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Reason: The permission has been granted on account that the occupier would be an agricultural worker of the existing farm and that the approved dwelling would not be occupied by any person not associated with the existing on-site farm operations.

06. This permission only permits the conversion and adaptation of the existing structure with no existing walls replaced other than those so indicated on the approved plans. It shall not purport to grant permission for the erection of a single dwelling nor for any extensive rebuilding which would be tantamount to the erection of a new dwelling.

Reason: Permission has been granted for the conversion of an existing building of architectural and historical interest to habitable accommodation which the Local Authority seeks to preserve, in accordance with the NPPF.

Informatives

Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Background Papers: Planning application file(s) 17/00649/FUL