

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **12<sup>TH</sup> APRIL 2017**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **FULL APPLICATION – AMENDMENTS TO PLANNING PERMISSION 050293 INCLUDING MICROBREWERY, INTERNAL CHANGES, OUTSIDE WALLS AND GARAGE AT POACHERS COTTAGE INN, HIGH STREET, FFRITH.**

**APPLICATION NUMBER:** **056257**

**APPLICANT:** **MR. JOE BANCROFT**

**SITE:** **POACHERS COTTAGE INN, HIGH STREET, FFRITH.**

**APPLICATION VALID DATE:** **10<sup>TH</sup> JANUARY 2017**

**LOCAL MEMBERS:** **CLLR H ISHERWOOD**

**TOWN/COMMUNITY COUNCIL:** **LLANFYNYDD**

**REASON FOR COMMITTEE:** **LOCAL MEMBER REQUEST**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This is a full application for a number of amendments to planning permission 050293 including microbrewery, internal changes, outside walls and garage. The main issues are considered to be impact on highways safety, visual amenity and residential amenity.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION,**

## **SUBJECT TO THE FOLLOWING:-**

- 2.01
1. Time commencement
  2. In accordance with plans
  3. Opening Hours
  4. Submissions of material samples
  5. Submission of extraction system
  6. Restriction on the erection of gates
  7. Watching Brief

### **3.00 CONSULTATIONS**

3.01 Local Member

Hillary Isherwood – Request that the application is determined by the planning committee.

Town/Community Council

Objections to the proposal on the following grounds:

- Location of the garage and associated parking
- Noise levels of equipment
- No residential parking listed
- Parking insufficient

Highways Development Management

No objection subject to conditions

Public Protection

No objection to the proposal

Natural Resources Wales

No objection

Airbus

No Objection

Clwyd Powys Archaeological Trust

No objection subject to conditions

### **4.00 PUBLICITY**

4.01 Site Notice and Neighbour Notification

Two letters of objection has been received in response to the publicity. The letters raise the following concerns:

- Highways safety
- Noise impact of the equipment
- Smell of microbrewery
- Overdevelopment of the site
- Use would require further parking to make it viable.

- Outside lighting has negative impact on the village.

## **5.00 SITE HISTORY**

5.01 The site has been subject to the following relevant planning applications:

052037 – Temporary siting of a caravan - Approved 24<sup>th</sup> July 2014

051573 – Temporary siting of residential touring caravan and construction of river terrace. Refused 6<sup>th</sup> March 2014

050293 - Change of use from public house/restaurant to coffee shop, village store, hostel and living accommodation including erection of glass entrance hall and extension to kitchen to form garage – Approved 23<sup>rd</sup> April 2013

## **6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development

Policy GEN1 – General Requirements for Development

Policy GEN2 – Development Inside Settlement boundaries

Policy S4 – Small Scale Shopping Within Settlements

Policy S11 – Retention of Local Facilities

Policy D1 – Design Quality

Policy D2 – Location and Layout

Policy D3 – Design

Policy AC13 – Access and Traffic Impact

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries

Policy CF1 – Retention of Existing Facilities

Policy T3 – Self Catering Tourist Accommodation

Policy EWP17 – Flood Risk

## **7.00 PLANNING APPRAISAL**

7.01 Proposal

This application is for a number of amendments to planning permission 050293 including microbrewery, external changes, outside walls and erection of a garage. The previously approved scheme was for the change of use of the former Poachers Cottage Inn to a café, village store, hostel and dwelling.

7.02 The proposed works have required the building to be renovated following the public house ceasing to operate in 2009 and a fire which caused significant damage to the building.

7.03 Site Description

The site is within the village of Ffrith. The frontage of the building is directly on the High Street with a steeply rising bank to the rear of the property and proposed garage located on Cymau Lane beyond it. There are 2 parcels of land to the north and east of the site which are proposed to be used as patio area and an area of land to the south of the building and across the road from the pub off Lime Street which would be used as parking areas. The River Cegidog runs to the south of one of these additional parcels of land. Offa's Dyke passes through the village of Ffrith.

7.04 Principle of the Use

The proposed development is for a mix of uses, namely a café, shop, dwelling, youth hostel and microbrewery in a building that was formally a public house with manager's accommodation. Change of use of the public house has been previously considered acceptable and in compliance with planning policy.

7.05 Policy S11 requires the retention of local facilities such as public houses unless similar facilities exist in the village which are equally as accessible. In this case the site has planning permission for the change of use to another use; a shop and café which would fall within the definition of a local facility which would perform a social and economic role. In order to support these types of community facilities it is important for business owners to diversify the services they offer. It is therefore considered that the proposed microbrewery would be acceptable in principle.

7.06 Visual Impact

The application proposes a small number of changes to the previous approved plans along with the erection of a garage on land accepted via Cymau Lane. The proposed garage is set back from the roads by approximately 5m and is a flat roof structure with space for up to two vehicles inside. A number of air conditionings units are proposed adjacent to the garage which will be surrounded by a brick wall. Due to its location, set back from the road, and its design, it does not have any significant impact on the visual amenity of the area.

7.07 The application also proposes a number of amendments to the previously approved building. These consist of the insertion of two wider glazed openings in the front elevation to allow disabled access, a number of dormer style roof alterations to the front and rear elevation, and the insertion of 11 roof lights on the rear roof elevations.

7.08 It is considered that these alterations are not significantly different from the approved plans and do not cause any further impact on visual or residential amenity.

7.09 Highways Safety

The application proposes an improved access off Cymau Lane to provide 4no. further parking spaces along with the utilisation of the existing car park accessed off the High Street for both the previously approved uses and the proposed microbrewery use. The Highways Development Control Manager has raised no objection to the proposal subject to a condition ensuring that no gates are erected at the access off Cymau Lane.

7.10 Flood Risk

The site lies partially within a C2 Flood Risk zone as defined in TAN15 referred to under the Development Advice Maps. The Environment Agency however advise that given the scale of the development that the risk could be suitably managed as long as the developer is aware of the potential flood risks and is advised to install flood proofing measures. This will be done through an advisory note on any permission.

**8.00 CONCLUSION**

8.01 The proposed development is considered acceptable in principle, with the impact on residential amenity and highways safety being dealt with via the conditions outlined above. According the application is recommended for approval

8.02 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

**LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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