

17/00086/FUL

Mr Clive Vickers

Cllr Robert McCardle

BOBBINGTON

**Halfpenny Green Vineyards Tom Lane Bobbington Stourbridge
South Staffordshire DY7 5EP**

Restaurant Extension

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

Halfpenny Green Vineyard is situated to the north side of Tom Lane, east of Bobbington and close to Halfpenny Green Airport. The vineyard buildings are set in a cluster some 250 metres back from the road, together with the associated craft centre. Access to the site is from a long, partially single track road from Tom Lane. This also serves the fishing pools located to the east of the complex. The craft centre buildings are accessed off a central path leading to the falconry centre at the one end. There are an assortment of timber buildings, with gaps between some of these.

1.2 Relevant Planning History

1989 Change of use of kennel building to visitors centre for vineyard, Approved, [89/01136]
1990 Alterations to form visitor centre for vineyard, Approved [90/00110]
1993 New Access, Approved [93/00454]
1993 Winery, Approved [93/00852]
1994 Covered walkway, Approved [94/01017]
1995 Change of use of stable to craft centre, Approved [95/00333]
1998 Use of winery building for conference and seminar use, Approved, [98/00016]
1999 Entrance signs, Approved, [99/00142/ADV]
1999 Variation of condition 1 of permission 98/00016 to allow the use of conferences and meetings in the winery barn for a permanent period, Approved, [99/01170/VAR]
2002 Extension to kitchen and packaging room, Approved, [02/01120/FUL]
2004 Conversion of 'link building' to reception, Approved, [04/00917/FUL]
2005 Winery building prior notification, Approved by letter, [05/00258/AGR]
2006 Kitchen extension for use in association with vineyard, Approved, [06/00846/FUL]
2006 Demolition of old and erection of replacement crafts building, Approved, [06/01318/FUL]
2009 Fishing lake, Approved, [09/00684/FUL]
2009 Extension to existing café, Refused [09/00846/FUL] Subsequent appeal dismissed
2010 Extension to existing winery building, Approved [10/00031/FUL]

2010 Construction of 3 storage vats, Approved [10/00204/FUL]
2011 Falconry Centre, Approved [11/00819/FUL]
2012 Vinery Extension, Approved [12/575/FUL]
2013 Solar panels, Approved [13/00252/FUL]
2013 Single storey photography unit, Approved [13/00253/FUL]
2013 Pets Corner, Approved [13/00823/FUL]
2013 Dog Kennels, Approved [13/00886/FUL]
2014 New Building Craft Centre, Approved [14/00024/FUL]
2014 Proposed single storey timber yoga and physiotherapy studio,
Approved [14/00948/FUL]

2. APPLICATION DETAILS

2.1 The Proposal

The application proposes an extension to the vineyard café to provide 20-25 extra covers for meals. The proposed extension would cover part of the existing patio situated to the rear of the restaurant. The proposed extension measures 2.5m deep, 13.5m wide and 4.6m high with a pitched roof. The proposed extension will fill in an area to the rear of the building which has an existing building to one side and protrudes 2.5m from the rear elevation of the building on the other side.

2.2 Agents Submission

The application is accompanied by a Design and Access Statement and a Policy Statement.

3. POLICY CONTEXT

3.1 Within the Green Belt

3.2 Core Strategy

Core Policy 1: The Spatial Strategy

Policy GB1: Development in the Green Belt

Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

Core Policy 4: Promoting High Quality Design

EQ11: Wider Design Considerations

Core Policy 7: Employment and Economic Development

Policy EV5: Rural Development

EV12: Parking Provision

3.3 National Planning Policy Framework

Chapter 3: Supporting a prosperous rural economy

Chapter 9: Protecting Green Belt land

4. CONSULTATION RESPONSES

Councillor: No comments received

Parish Council: No comments received

Local Plans: No comments [02.02.2017]

Landscape: No comments

Regeneration Team: The proposed development would bring the following economic benefits: 1.Jobs: The restaurant extension would create an addition 2 x FTE jobs. 2. Growth: The extension would support the growth and prosperity of this rural business. This application is therefore supported. [24.02.2017]

Environmental Health: No comments [07.02.17]

County Highways: No objections [10.02.17]

Neighbours: No comments received

Site Notice: No comments received

5. APPRAISAL

5.1 This application is to be determined by committee as it is contrary to the Local Plan.

5.2 Key Issues

- Principle of development
- Planning History
- Very Special Circumstances
- Impact on Visual Amenity
- Design and Impact on Character of Area
- Parking and Access

5.3 Principle of development

The site is situated in the Green Belt, where the erection of new buildings is carefully controlled. This proposal is not included within any of the categories of appropriate development set out in Core Strategy policy GB1 and is therefore harmful by definition. It is necessary to justify such proposals by very special circumstances sufficient to outweigh the harm to the Green Belt. The cafe building has already been extended a number of times, and these cumulative additions together with the proposal would harm the openness of the Green Belt. Unless there are very special circumstances I consider the proposal to be contrary to Local Plan policy GB1 and National Planning Guidance set out in the NPPF.

5.4 Planning History

An extension smaller (09/00846/FUL) than that being considered here, but in approximately the same location within the building, has previously been refused at officer level and this decision was upheld at appeal.

5.5 Very Special Circumstances

The agent has submitted a policy document which outlines the very special circumstances the agent considers are applicable to this application. The document states that the vineyard is a significant commercial entity within open countryside which contributes to the rural economy and that there will be an additional 2 FTE jobs created as a result of the extension. The document argues that the extra covers

cannot be accommodated within the existing structure as argued by the inspector in the previous decision due to the growth of the business since the inspector's decision. The document goes on to say that the future use of the site by rural visitors would be more assured and the reputation of the vineyard as a whole enhanced.

5.6 Impact on the Visual Amenity

The proposed extension is at the rear of the building and the vineyards slope upwards away from the building at that point. Consequently the proposed extension is located in a well screened location with limited viewpoints. The proposal will not significantly harm visual amenity and will therefore comply with Core Strategy policy EQ4.

5.7 Design and Impact on Character of Area

The extension is designed to complement the existing building shape and roof lines. The building is in a rural setting and the existing building is appropriately designed for that setting. Whilst there are a number of other different types of building in the area, the extension will only be seen in the context of the building to which it will be attached and will therefore look appropriate. The proposal will comply with Core Strategy policy EQ11.

5.8 Parking and access

Car parking is available for up to 80 vehicles. This is considered to be adequate and to comply with Core Strategy EV12.

6. CONCLUSION

In view of the cumulative impact of the additions to this building, any further enlargement of the building is likely to be unacceptable. However, in this instance, it is considered that the need to support local rural enterprises clearly outweighs the harm to the Green Belt and I therefore recommend approval.

7. RECOMMENDATION APPROVE

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: 002 rev A and 003 received 31/01/2017.
3. Before the development commences details of the facing materials to be used for the external elevations shall be submitted to the Local Planning Authority for approval. The development shall be carried out in the approved materials.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. Proactive Statement

In dealing with the application, the Local Planning Authority has worked in a positive and proactive manner based on seeking solutions to problems in relation to dealing with the planning application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 2012.



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