

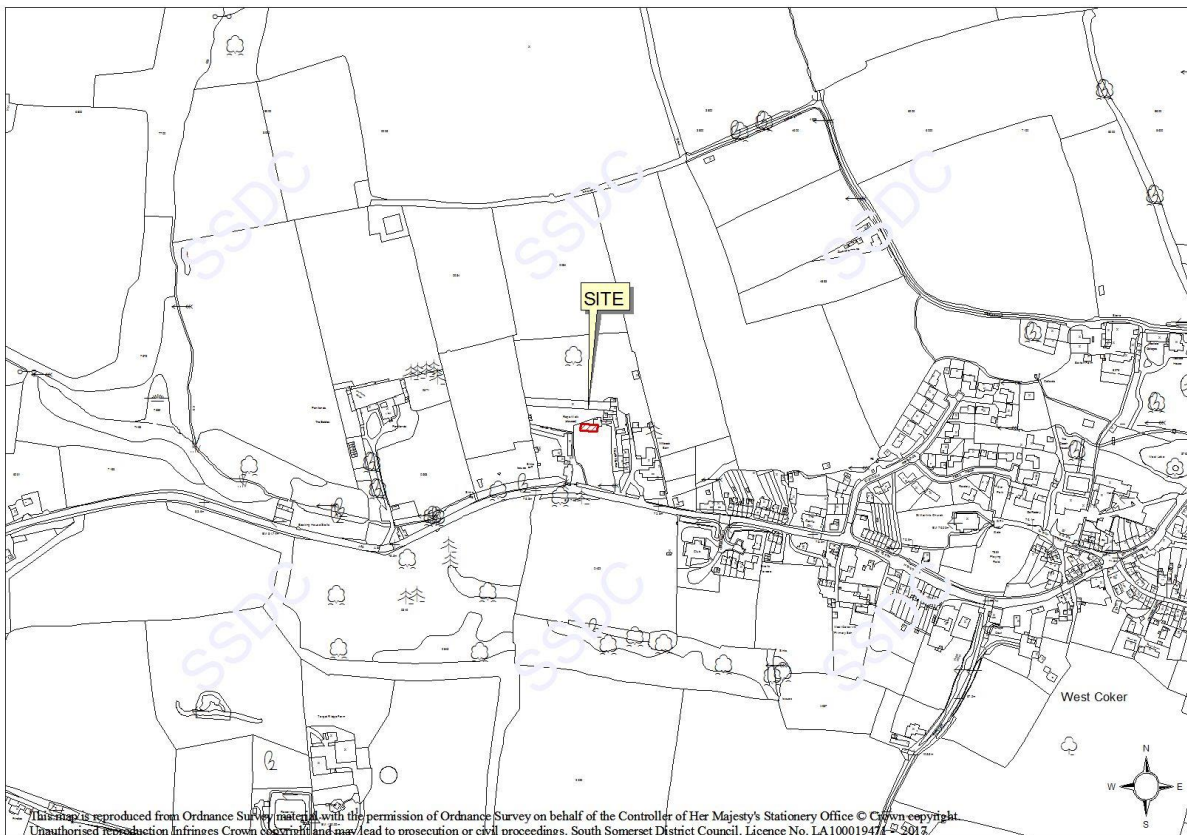
## Officer Report On Planning Application: 17/03659/FUL

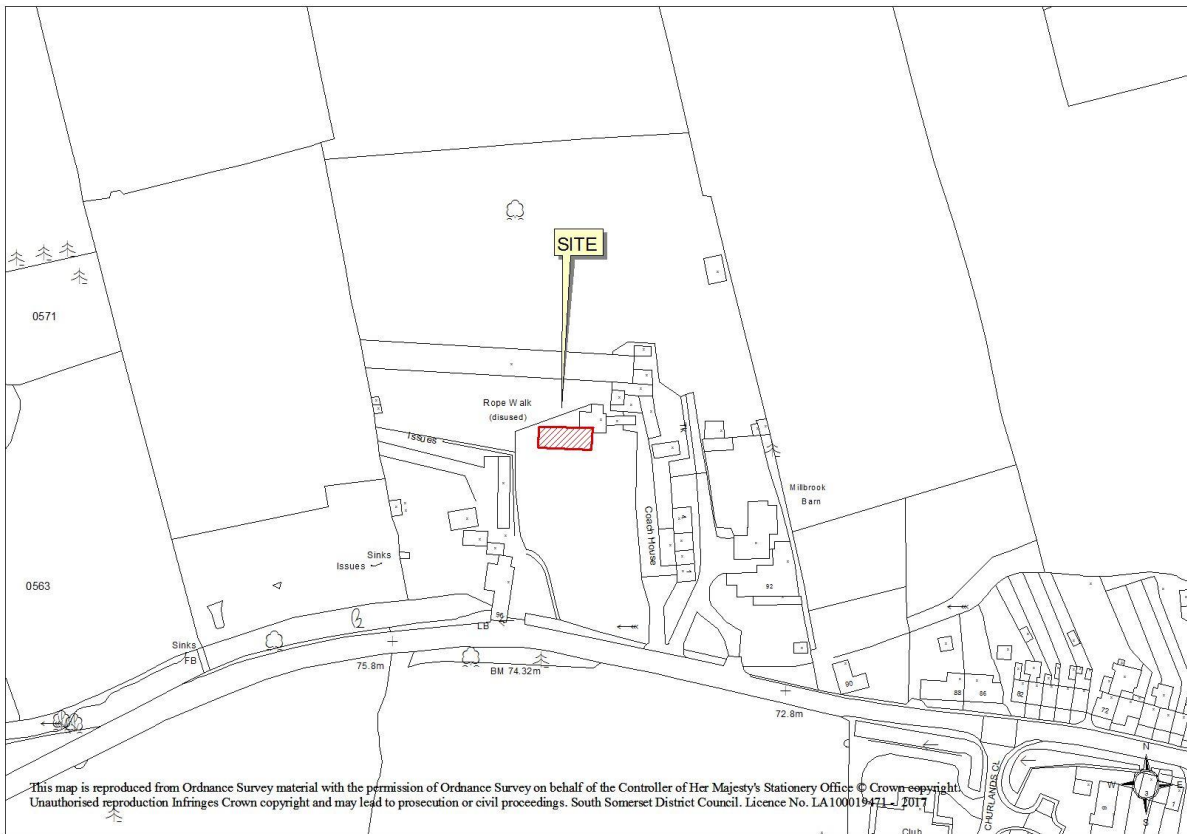
<b>Proposal :</b>	The erection of a new visitor centre
<b>Site Address:</b>	Dawes Twineworks 94 High Street West Coker
<b>Parish:</b>	West Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Officer:</b>	Andrew Collins- Planning Officer
<b>Case</b>	
<b>Target date :</b>	3rd November 2017
<b>Applicant :</b>	The Coker Rope And Sail CIO
<b>Agent: (no agent if blank)</b>	Oriel Architecture The Old Glove Factory Bristol Road Sherborne DT9 4HP
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### Reason for referral to committee

This application is referred to the committee due to the Council's interest in the site as owners.

### Site Description and Proposal





The application site is located to the north of the main road (A30) running through West Coker. The site lies on the western outskirts of the village and comprises an approximate 0.47 site including the entrance, historic buildings including ropewalk, stores, workshop and outbuildings. Surrounding the site is other Grade II listed buildings and a bungalow to the South.

The site is Grade II\*, having being upgraded from Grade II in 1999 due to the completeness of the works. The Listed Building description states;

*"A near complete example of a late C19 twine works, with surviving in-situ machinery and fittings which represent all stages of the manufacture and finishing of twine. The complex is thought to be the most complete example of this type surviving in England, and provides very clear evidence of both the manufacturing processes and the type of structures which characterised a significant regional industry in the Late C19"*

The Rope Walk was acquired by SSDC in December 2005, after a successful procedure to Compulsory Purchase the site, in order to preserve this important listed building and its content. The Coker Rope and Sail Trust signed a 135 year lease from the District Council. They have undertaken Conservation Work in repairing and restoring the building and manage the completed project in the long term.

This application is seeking permission for the erection of a new visitor centre. In detail the building is to be located on the southern boundary. The building is designed as a single storey structure with a ridge along the length. An additional covered veranda is proposed on the northern elevation supported with oak posts to reflect the form and design of the listed ropewalk. The building is to be 7m in width and 17m in length with a lowest eaves height of 2.1m and a ridge of 4.6m.

The building is to be finished with timber cladding and a slate roof. The building would provide toilet facilities, exhibition space and an open exhibition / multi-purpose space. The amended plans show

that the building would be 3.6m from the replacement bungalow at 94 High Street and 2.2m from the existing boundary fence. No openings are proposed on the southern elevation with the majority of windows and openings on the northern side, with a large door on the west and small windows and door on the east. The door on the east allows access to the toilets when the exhibition space is not open.

To the east of the building 3 disabled car parking spaces are proposed. Other parking is located to the east of the access road.

Submitted with the application is a Design, Access and Heritage Statement.

During the course of the application, amended details have been provided on the posts to address Historic England concerns and the building has been moved further to the north. This allows the provision of the hedge / trees as detailed in the Unilateral Undertaking as detailed in application 14/04739/FUL. Further details in this respect are noted below.

## **RELEVANT HISTORY**

The sites Compulsory Purchase is referred to above. Planning permission was refused for the erection of dwellings at the Rope Walk site in 1961 and 1966.

15/01086/R13 - The demolition of bungalow - Application permitted with conditions - 09/07/15

13/03832/FUL - Alterations and repair works and the change of use of former twine works to an exhibition centre (Mixed Use) with museums, associated offices, classrooms, workshops/sales outlets, performance venue, and the erection of a new toilet block/post museum, parking facilities, new entrance walls/gates and associated works (Part Retrospective) - Application permitted with conditions - 05/02/14

13/03833/LBC - Replacement of redundant timber columns on north elevation of Twine Walk, rebuilding of brick wall with timber windows above on north elevation of Twine Walk, construction of stone wall/gates and resurfacing entrance, reconstruction of three bays at the west end of the Twine Walk, re-profiling of land to the north of the Twine Walk and the installation of a soak away, replacement/ repair of remaining three rows of columns in Twine Walk, installation of security Cameras alarms and lighting, unblocking of existing window openings in gable of secure exhibition building and installation of two new timber windows, provision of glass inspection covers to the size drain, the well in the secure exhibition building, the storage cistern and engine exhaust including the exhaust shield, works to accommodate the reinstatement of the flywheel and other drive mechanisms in the Engine Shed, and the construction of a new toilet block and post museum (Part Implemented) - Application permitted with conditions - 11/02/14

Adjacent Site - (94 High Street)

14/04739/FUL - The erection of a dwelling - Application permitted with conditions - 01/12/14

This application was accompanied with a Unilateral Undertaking signed by the District Council as owners of the site. This details that within 3 months of the date of the planning permission to apply for the demolition of the existing building. This is because the building is curtilage listed and therefore permission would be required for its demolition. Also within 1 month of this subsequent permission being granted the existing bungalow shall be demolished and shall be removed from site. When planning permission for demolition be granted the Unilateral Undertaking makes provision for the cessation of the residential use of the bungalow. Either way this would ensure that the dwelling proposed is a replacement dwelling that enhances the setting of the Ropewalk and does not provide an additional inhabited dwelling on the site. The Unilateral Undertaking also requires that planting of a

hedge and crab apple trees within 1.5m of the Northern boundary of the property.

14/01412/FUL - The erection of a dwelling - Application permitted with conditions - 27/06/14

12/02294/OUT - The erection of a dwelling (Revised Application) - Application Withdrawn - 04/07/2012

11/03374/OUT - The erection of a dwelling - Application Withdrawn 05/09/2011

07/00696/R3D - Use of land for the siting of a mobile home - Reg 3/4 District - permitted with conditions - 05/04/2007

## **POLICY**

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. The following policies are considered relevant:

South Somerset Local Plan (2006-2028)

SD1 (Sustainable Development)

SS1 (Settlement Strategy)

EP8 (New and Enhanced Tourist Facilities)

TA5 (Transport Impact of New Development)

TA6 (Parking Standards)

EQ2 (General Development)

EQ3 (Historic Environment)

EQ7 (Pollution Control)

National Planning Policy Framework

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 4 - Promoting Sustainable Transport

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Relevant Documents

Somerset Parking Strategy

West Coker Parish Plan

## **CONSULTATIONS**

West Coker Parish Council - The PC discussed this application and unanimously, strongly support the application.

Conservation Officer - "I am quite happy to support this proposal. The building is well designed. It has a modest scale and utilitarian character that suits the character of the ropewalk buildings. It will provide a much needed visitor space for the site, in a manner that further secures the future of this

highly graded heritage asset." [Conditions regarding materials, fenestration and roof verges / eaves details suggested].

Environmental Protection Officer - No objection in principle. However due to the historic industrial land use, should the application be approved, recommends a contaminated land watching condition.

Historic England (consulted on the setting of the Grade II\* listed ropewalk) - *"A twine works has existed on this site in West Coker since the early C19 and its listing at Grade II\* highlights its rarity and significance. Dawes Twineworks is thought to be the most complete example of such an industrial building in England, and as such is a complex of considerable communal and historic value. The buildings, managed by The Coker Rope & Sail Trust, a local volunteer run organisation, have been sensitively conserved over recent years and now provide a focal point to the local community and a fascinating learning experience for visitors and enthusiasts."*

Initially raised concerns over proposed post details on the northern elevation. On the basis of the amended plans detailing that new posts would be provided commented;

*"We suggested that the omission of the brick plinths to the veranda and their replacement with a stainless steel shoe could more subtly reflect the architecture of the adjacent Grade II\* twine works. This has now been incorporated into the design and therefore Historic England are content that the design will sit comfortably next to the highly listed building and will provide a useful support function, promoting the longevity and sustainability of the site."*

Highway Authority - *"The proposal is for the erection of a new visitor centre at the Dawes Twineworks in West Coker. I am aware that there have been previous planning applications on this site and the Highway Authority did not raise an objection to the planning applications on those occasions. Therefore the principle of the development has already been agreed and these comments are based on the impact of a new visitor centre."*

*The application will represent an increase in vehicle movements to and from the site, with the access being located onto the A30. It is noted that the access is within a 30mph speed limit, however it is an existing access that has already a level of vehicle movements. The access must be wide enough to allow two way vehicle movements to help limit vehicles waiting on the A30 which could cause a potential obstruction on the highway and therefore a highway safety concern.*

*The A30 is a classified road and as such all vehicles should be able to enter the highway in a forward gear. There would need to be sufficient space within the application site for all vehicles to turn around and enter the highway in a forward gear. When looking at drawing it would appear that there is suitable space within the site to enable any vehicles to be able to turn around within the site and therefore enter the highway in a forward gear.*

*The applicant would need to ensure that under no circumstance is water discharged onto the highway. It should also not be assumed that connection can be automatically made to any highway drainage.*

*Taking the above into account, the Highway Authority does not wish to raise an objection to the planning application" [Conditions regarding parking and surface water disposal are suggested.]*

## **REPRESENTATIONS**

1 letter of objection has been received from the resident of No 94 High Street, the dwelling to the south. The following concerns are made;

- o Concerns over the size of the building.
- o Reference is made to the Unilateral Undertaking and the need for the demolition of the existing bungalow. Questions how a new building can be justified?
- o Concerns over the proximity of the building to the boundary and any increased noise generated by visitors and events.

## CONSIDERATIONS

The key issues are therefore considered to be:-

- o Principle
- o Visual Amenity / Setting of Listed Building
- o Residential Amenity
- o Contamination
- o Highways

### Principle

Since taking on the site, The Coker Rope and Sail Trust have been actively involved in restoring the important listed buildings on the site and bringing them back into use for educational visits. A new build timber post museum and toilet facility was approved under application 13/03832/FUL located at the southwest corner of the site, but this was not implemented and this building supersedes this building. This proposed location provides essential basic visitor facilities including a protected area for visiting groups, notably school parties. As such the principle is clearly established.

### Visual Amenity / Setting of Listed Building / Conservation Area

The building at 106m<sup>2</sup> is relatively modest and its form, design and scale reflect historic buildings on the site, but do not provide a pastiche of the historic buildings.

The form and scale does not dominate the historic buildings on the site and the amended details regarding the timber posts on the northern elevation ensure that the settings of the listed buildings are safeguarded.

Subject to detailed conditions to reflect the Conservation Officer's comments the proposal provides an acceptable form of development in this sensitive location.

The building is located outside of the Conservation Area, but its setting needs to be considered. Due to the limit of the works it is not considered that the proposal would adversely affect views into or out of the Conservation Area

In considering the above, the proposals comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

### Residential Amenity

The neighbour to the south at No 94 High Street has raised an objection to the proposals. In particular concerns have been raised over of the size of the building and its proximity to the boundary. During the course of the application, in order to leave a planting area detailed by the legal agreement attached to 14/04739/FUL, the proposed building has been moved further away from the neighbouring property. The building is to be 2.1m from the existing timber boundary fence and 3.6m from the new dwelling. In addition, no openings (windows or doors) are proposed on the southern elevation. Despite the proposed building being less high, due to the changing levels between the site and neighbour the new building would be no higher than the existing dwelling. Therefore the building is not considered to

result in any overlooking or overbearing impact upon the neighbour.

On examining the approved plans for the dwelling at No 94, there is only one window on the northern elevation serving a utility room. The majority of windows and openings are located to the side and south. Due to the orientation the new visitor centre is not considered to result in any overshadowing.

Concerns have also been raised over increased noise and disturbance from the building. Currently there is no building to be used for visiting groups and therefore are likely to be in the open. The provision of a purpose built visitor centre is likely to contain any noise from visiting groups as opposed to increasing it. In addition, the hedge and trees to be planted would further screen and minimise the impact upon the neighbouring property.

Provision is proposed for the siting of 3 disabled spaces close to the visitor centre. This would provide vehicles closer to the neighbouring property, but in considering that the light use of the spaces this provision is considered to not adversely affect amenity.

As such the proposals comply with Policy EQ2 of the South Somerset Local Plan.

### Contamination

Due to the previous use of the site, the Council's Environmental Protection Officer recommends the imposition of a condition to safeguard against any potential contamination of the site. Subject to the imposition of a condition the proposal accords with Policy EQ7 of the South Somerset Local Plan.

### Highways

The Highway Authority has carefully considered the proposals and has no objections. It is considered that the building would generate further traffic movements off the A30 but this is an existing access and there is sufficient room for two way traffic. There is also sufficient room to turn on site and as such the details are appropriate.

Under application 13/03832/FUL a condition was imposed that restricted the parking on site for volunteers of the Coker Rope and Sail Trust and deliveries only. This existing parking area is detailed as having space for 8 cars or a coach and 3 cars. The proposed additional parking as part of this application provides 3 additional disabled parking spaces by opening up the site with the demolition of the dilapidated bungalow. However for clarity it is considered necessary for a Section 73 application is submitted to remove this condition when this permission has been implemented.

The removal of the bungalow allows vehicular access to the site via the access drive for safety vehicles to gain access.

The Highways Authority has suggested a condition regarding surface water drainage flowing onto the highway. It is not considered that this application would result in any increase in this regard and therefore this condition is not proposed.

### Other Matters

As detailed above, a Unilateral Undertaking attached to application 14/01739/FUL, required that the dilapidated bungalow on site be demolished and the hedge and trees planting along the northern boundary. The bungalow is still on site and should have been demolished. It is understood that the Council has been in discussions with the applicant regarding the demolition and this would be facilitated in order to provide the new visitor centre. The planting would be undertaken at the same time. At this time it is unknown whether the applicant or the Council as landowner would carry out the planting.

## Conclusion

The provision of the visitor centre is the next logical step in the evolution of the site, thereby allowing visitors a place to rest, toilet facilities and an exhibition space. The centre will provide a focus building for visitors without any adverse impact upon the setting of the listed building, impact upon residential or visual amenity or highway safety.

Subject to appropriate conditions in relation to details of specific aspects of the proposals, the proposals comply with the identified Policies of the South Somerset Local Plan and the aims and objectives of the NPPF.

## Section 106 Agreement

It is not considered that a Section 106 agreement is required in this case. Issues can be satisfactorily be dealt with by the imposition of conditions.

## **RECOMMENDATION**

Grant permission subject to the following conditions

01. The proposals by reason of their size, scale and subject to appropriate conditions would not adversely affect residential or visual amenity, character of the area or Conservation area, the listed buildings, contamination, archaeology and highway safety. As such the proposals comply with policies SD1, SS1, EP8, TA5, EQ2, EQ3 and EQ7 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

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

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 326/01 received 7 September 2017, amended drawing 326/06A received 3 October 2017 and 326/04B and 326/05B received 17 October 2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs (including the final proposal for the reclaimed posts) have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).



05. No work shall be carried out in relation to roof eaves, verges and rainwater goods unless the design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

06. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details."

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy EQ7 of the adopted South Somerset Local Plan (2006 - 2028).

07. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).