

06/2002/035

MR D A ALCOCK

**CONVERSION OF CHAPEL TO PUBLIC HOUSE, FUNCTION ROOM, SHOP AND 2 NO. FLATS, ST LUKES CHAPEL, COTFORD ST LUKE AS AMENDED BY PLAN RECEIVED ON 2ND JULY, 2002 AND FAXED DRAWING DATED 17TH JULY, 2002**

16770/27350

FULL PERMISSION

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**PROPOSAL**

This application was considered at the last meeting when it was resolved that subject to further consultation responses and satisfactory amended plans, I be authorised to determine the application in consultation with the chairman. Since the previous Committee, a consultation response from the Victorian Society has been received to the Listed Building Application, hence the referral back to Committee. The proposal provides for the conversion of the former hospital chapel at Cotford St Luke to form a public house with restaurant, function room, shop and two flats. The proposed flats will be at first floor level at the western end of the building above the shop and function room, with the public house and restaurant being at the eastern end. Most of the latter will on one level open to the roof, with part of the restaurant area being in the form of a balcony area. A parking plan has been submitted indicating spaces for a total of 14 cars. The access to the car park will be from Graham Way, as will the separate access for delivery vehicles to serve the cellar for the public house. Previous planning permissions have been granted for conversion of the building into a community centre in February 2001 and for conversion to 2 residential units in September 2001. The proposed community centre for the village is now to be accommodated as part of the new primary school at Cotford.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER the development is located within a foul sewer area, although records indicate that details have not yet been added to the public sewer map. There are no existing public surface water sewers in the vicinity of the site. Surface water should not be discharged to the foul sewer. There are water mains within the vicinity of the proposal and agreement should be reached with regard to connection onto the infrastructure. AVON & SOMERSET CONSTABULARY no objection. CHIEF FIRE OFFICER means of escape and access for fire appliances in case of fire should comply with Building Regulations detailed recommendations will be made at Building Regulation stage; all new water mains installed should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.

CONSERVATION OFFICER (Originally submitted plans) (1) Statutory requirement to consult amenity societies and English Heritage not undertaken. (2) Sections required, as is justification in accordance with PPG15. (3) Subdivision of nave at proposed first

floor to form 2 flats, inappropriate, due to the compartmentalisation of the space, ignoring the primary feature - the roof. (4) Existing windows in nave shown as serving separate uses of function room and 1st floor flats. This in practice cannot happen. Additional windows, rooflights etc. required which are not shown. (5) Information required on venting for female wc's, kitchen (including extract) 1st floor flats, public areas to public house. (6) Bin storage area not shown. (7) Existing features e.g. plaques murals etc. not shown - maximum retention required/essential. (8) Storage/cellar area big enough without recourse to external areas? Until the above information is received, clarification given on areas of doubt and amendments received in respect of the 1st floor flats I cannot favourably support. DRAINAGE OFFICER no objections.

ENVIRONMENTAL HEALTH OFFICER makes the following observations due to the possibility of loss of amenity due to noise and odour:- (a) noise emissions arising from any part of the land or premises shall not exceed background levels by more than 3 decibels when measured at any point 1 metre from any residential or other noise sensitive boundary; noise emissions having tonal characteristics, e.g. hum, drone, whine, etc shall not exceed background levels at any time when measured as above; and (b) odours arising from cooking not to be detectable at the facade of any residential or other odour sensitive premises; this potential problem could be overcome by the fitting of a suitably filtered air extraction system; noise from any air extraction system should not exceed background noise levels by more than 3dB(A) at any time when measured at the facade of residential or other noise sensitive premises. Food Control Officer indicates the need for extract ventilation and the lack of secure external waste storage facilities.

PARISH COUNCIL supports the principle of the proposed development which would provide commercial facilities (possibly include a Post Office within the retail shop area) necessary for this expanding village; adequate car parking provisions should be included and a form of sound attenuation incorporated for the windows; query whether this site would be in addition to, or instead of, the designated site the south-east.

COTFORD ST LUKE COMMUNITY ASSOCIATION welcome application, believe it has the potential to provide Cotford with several much needed social facilities; survey carried out in 2001 (with 21 % response rate) showed 93% of residents thought group of local shops important, 88% thought a pub important with only 1% thinking it undesirable; always advocated that the chapel should be put to public use - the present application makes this possible intelligently exploiting the building and making a feature of its best asset, the roofing beams; one of the Associations objectives is to get campaign going for the shops and pub; will make the chapel a quality multi-functional village resource with a family friendly ethos; will allow religious services to resume and encourage socially useful activities involving young people; the school/community centre will only provide one meeting/function room - the current proposal goes a long way to bridging the gap, especially for young people, mothers and toddlers; only concerns are the aspects left undefined - boundary treatment, landscaping, parking, entrance/exit and improvement of external appearance of building; expect that some local residents will object due to close proximity to properties, however Development Guide identified a pub for Cotford when houses closest to chapel were purchased; the chapel had been earmarked as a community hall and as such its use both during the day and evening would have generated traffic not dissimilar to the present application; given that the

building is separated from housing and is currently a decaying eyesore, it is hoped that the wider and long term interests of residents will prevail.

NINE LETTERS OF OBJECTION the building was constructed as a place of worship and should continue to be used as a place of worship and not be desecrated in this way; facilities in Cotford are already in short supply, but to remove a church which is fundamental to any community is morally wrong; increased noise levels from music, extractor fans, pedestrians and the parking of cars and starting of car engines which would occur in the late evening when children would be going off to sleep; inadequate parking when the business would have to attract more than just village trade to survive, this will lead to parking in the street causing congestion; should be a covenant like the houses which says that businesses cannot be carried out; increase in traffic which would compromise the relatively safe residential environment for children to grow up in; will suffer from smells produced by kitchen extractor fans; delivery lorries likely to park on the road opposite a junction; confused by the statement that there could possibly be church services held on a Sunday; find the idea of stalling depleting church congregations by holding services in licensed premises rather insulting; question the viability of the business; not consulted or informed by the village committee; assured that when purchased property that chapel would be converted into 2 dwellings; increased possibility of thefts; will result in gangs of older children hanging around; a more suitable location should be found with more distance between it and people's homes; no trees should be removed; deeds of residential properties state that no cars should be parked on Graham Way; effect on other proposed shop in the pipeline; query whether in the right place; should be adequately soundproofed; should be restrictions on outside activities; question landscaping; unsuitable position for a shop; question the type of shop; original plans inadequate; Council not doing job local tax payers pay for; underhand dealings in Cotford and developers seem to do as they please; will increase litter; query whether Cotford St Luke can really support two public houses.

## **POLICY CONTEXT**

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy WD/EC/18 of the West Deane Local Plan states that the alteration or conversion of a listed building will normally only be permitted where certain criteria are met. These state that (a) the internal and external fabric considered important to the historical integrity, structure, character, appearance and setting of the building are not materially affected; wherever possible fixed interior features of interest should be respected and left in situ; (b) the provision of parking spaces does not adversely affect the setting and appearance of the building; (c) the sub-division of any surrounding garden or open space does not adversely affect the setting and historic character of the building; (d) where the building's internal space is judged to be important to its character, this space is preserved: and (e) the materials used in the conversion do not adversely affect its character or appearance. Policy S1 of the emerging Taunton Deane Local Plan covers general requirements, including one stating that the accessibility of the development by public transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy EC7a of the same plan states

that beyond Taunton and Wellington town centres the vitality and viability of local service provision will be maintained and enhanced and the level and diversity of such facilities improved. One of the ways this is to be achieved is by permitting the provision of local service facilities within or adjacent to the defined limits of a rural centre or village. Policy EN17 of the same plan states that development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses will not be permitted. Policy EN18 goes on to say that the change of use, alteration, conversion or extension of a listed building will not be permitted unless (a) the internal and external fabric of the building including its architectural and historic features would be preserved, leaving them in situ where possible; (b) the building's internal space would be retained where this is important to its character or historic integrity; (c) no subdivision of a garden or other open space would occur, where this would harm the building's character, setting and historic integrity; (d) the design, materials and building methods used are sympathetic to the age, character and appearance of the building; and (e) any extension is sufficiently limited in scale so as not to dominate the original building or adversely affect its appearance.

## **ASSESSMENT**

The conditions on the outline planning permission for the development at Cotford required the provision of a village centre and the Master Plan indicated a public house site as part of the village centre. The chapel is located adjacent to the area set aside for the village centre and I consider the principle of a public house, restaurant and shop to be acceptable in this location. Furthermore I consider that the provision of a public house use in the former chapel building is something to be encouraged, as it will secure the future of the building, be potentially less invasive on the character and appearance of the building than residential use and allow the interior of the only listed building at Cotford to be enjoyed by local residents. Whilst it is inevitable that the character of the building will be affected to some extent, I consider that in order to bring the building back into beneficial use and to provide much needed facilities for the village, the proposal is acceptable. It is unrealistic to expect the chapel to be used solely as a church again. The Environmental Health Officer suggest noise and smell limit conditions which are incorporated in my recommendation. Some parking provision is made, but it is hoped that residents of Cotford will be encouraged to walk to this central location. The chapel is relatively close to the area set aside for the village where an application has recently been submitted for a shop and surgery. Conditions are recommended with regard to retaining trees and new landscaping. Since the last meeting further discussions have taken place with the applicant and amended plans are anticipated which seek to overcome some of the concerns of the Conservation Officer.

## **RECOMMENDATION**

Subject to the receipt of satisfactory amended plans and further details/justification, no further consultations or representations raising new issues thereon and the views of the County Highway Authority the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials, rainwater goods, landscaping (hard and soft), retention/protection of trees, no felling/lopping, no service trenches beneath canopy spread of trees, boundary treatment, parking, meter boxes, underground services, removal of GPDO rights for walls/fences, noise emissions arising from any part of the land or premises not to

exceed background levels by more than 3 decibels when measured at any point 1 metre from any residential or other noise sensitive boundary, noise emissions having tonal characteristics, e.g. hum, drone, whine, etc not to exceed background levels at any time when measured as above and odours arising from cooking not to be detectable at the facade of any residential or other odour sensitive premises, noise from any air extraction system not to exceed background noise levels by more than 3dB(A) at any time when measured at the facade of residential or other noise sensitive premises, visibility splays, no discharge of surface water onto highway and details of external lighting. Notes re fitting of a suitably filtered air extraction system, disabled access, meter boxes, water conservation, listed building consent, bats/owls, dropped kerbs, contact Wessex Water, any adverts would require listed building consent and Chief Fire Officer's observations.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356461 MR J HAMER**

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