

## **PLANNING APPLICATION – REPORT TO PCC**

Application No	S/2011/0874/MAF
Proposal	Erection of a Heritage Workshop
Owner	GL50 Properties Ltd
Location	Aynhoe Corner
Date PCC Meeting	27 Jul 11
Date of Site Meeting	20 Jul 11

### **PLANNING APPLICATION OUTLINE**

“The erection of a working heritage centre and associated car parking to accommodate the storage, restoration and study of plaster cast artefacts and heritage interior design and furniture studio.”

### **BACKGROUND**

This short report is designed to give an overview of the application and raise a number of observations – it is not designed to be comprehensive and there will no doubt be other issues that PC members will wish to raise.

The applicant for the development is GL50 Properties Ltd, a company owned by James Perkins (JP), who also owns Aynhoe Park House. Aynhoe Park Corner was originally part of the grounds of Aynhoe House and was designed by Capability Brown. It contained the main entrance to the house which continues along the bottom edge of the gardens of Cartwright Gardens. JP purchased the land, which is about 25 acres, in 2007.

This is the resubmission of a planning application submitted in 2008. The vast majority of the documents including the design and location of the building and supporting documents are as previously submitted. At that time Aynhoe PC (see attached minutes) supported the application subject to a number of stringent conditions as set out in the minutes. The only differences I can see with the present application are:

- Reworded description of the proposal to that given above. (Original application proposal stated ‘Construction of a building for use as a working Heritage centre’)
- New Site plan (attached) (NB Blue Line = Site owned by JP, Red Line area within which development is to take place) – (Original application had a red line around the entire site - ie where blue line now shown)

SNC also supported the application and at a full planning meeting resolved to support the application subject to JP signing a section 106 agreement. This agreement contained a number of the conditions suggested by Aynhoe PC and additional ones set by SNC. As JP never signed the agreement SNC deemed that the application was withdrawn in 2010. JP reports that he had some difficulty with his bank (Bank of Scotland) as the original timing coincided with the banking collapse. As such the application needs to be resubmitted and considered in full as planning guidance in some areas has changed. However, the case officer at SNC has pointed out that SNC did resolve to approve the application in the past and this would carry some weight.

JP has set out considerable background in a planning statement. For completeness I have scanned and attached the document (in B&W) for ease of reference.

## **BUILDING**

The building is 1000m<sup>2</sup> size and is to be located towards the south east area of the Aynho Corner. Please see the attached site plan. The plans also indicate the access routes to and from the proposed building which includes entrance via a disputed drive. It has been designed to blend into the existing landscape and indeed (assuming the park walls are rebuilt) will hardly be visible from the road to the east of the site.

## **OBSERVATIONS**

Having looked at the site with a few members of the PC there were three questions which appeared to require additional answers. These were put to JP verbally and with a copy of the questions and his replies sent by email to him afterwards.

1. **Site Access.** Plans show access to the site via what we understand to be a disputed entrance (Ryelands House). Is there any reason why access can not be via the entrance on the southerly most part of the site over which John Belcher also has a right of access? I appreciate that the question of access is a civil matter - but it would seem that with the current plans if you can not gain vehicular access you would not be able to build or use the building? Clearly this entrance must have been used for delivery of the storage containers.

*Maintain that you do have vehicular access and are sending a copy of the deeds - although we agreed the issue is not one for the PC. If you were unable to resolve issue you would submit a variation to the plan. You feel Highways would have an issue with the Southern entrance - although not formally consulted.*

2. **Internal Roads.** Plans indicate that a 'circuit' is required to access the building. Could you let us know why this is required - specifically as part of the circuit does not currently exist (ie no old Army Road present) to the west of the site.

*During the last submission the access routes relate to what SNC proposed based on existing old army roads and that there is a road on the west of the site but it is overgrown.*

3. **Use of the Building.** The application indicates that the use of the building is for a mixture of storage and maintenance of plaster casts, currently owned by yourself, but is also for the commercial manufacture of new plaster casts and other unspecified furniture for GL50 Interiors Ltd.

Could you provide percentage indications for use for:

- Storage and Maintenance of the existing plaster cast collection,
- manufacture of new ones for sale
- manufacture of other furniture.

and give an indication of the other types of furniture.

*50/50 or perhaps 40% (plaster casts/storage):60% (Manufacture of other furniture and plaster casts)*

In addition to the above I would also make the following points:

- **Planning Application.** We can only judge the merits or otherwise of this application before the PC and whilst it is possible that JP will submit further plans for Aynhoe Corner that can not form part of the judgment on this application
- **Vehicle Movements.** The plans include the provision of 4 car parking spaces – to be consistent with the fact that only 4/5 people would be employed within the building. For a building of this size that is considerably fewer than would be normally expected. Some of those employed already work within Aynhoe House and as such would not represent additional net movements within the village. It may be possible to impose a limit suggested in the application via the s106 agreement to prevent uncontrolled growth.

- Heritage Site. Much of the application is keen to promote the Heritage aspects of the landscape of Aynhoe Corner. It would therefore follow that if development was supported it may be appropriate to include a condition to repair the estate walls on the easterly edge of the site which are in urgent need of repair.

## **CONDITIONS**

When the last application was considered the PC supported the application with the following condition which PC members may wish revisit/revalidate:

- 1) That permission is granted for a Heritage Centre, workshop and museum only, and for no other purpose.
- 2) That the building should be for the sole use of Mr James Perkins, and that if he decided to move away, to change the use of the building, or to sub-let it, that fresh permission should be required.
- 3) That this permission relates only to the proposed building and not to the general use of this whole site.
- 4) That the parking spaces should be restricted to a total of four cars or small vans.
- 5) No overnight parking should be permitted.
- 6) No items should be permitted to be stored outside the building.
- 7) All utilities should be underground, so as not to impact upon the rural environment.
- 8) It is understood that there is a “dry pond” close to the site, on land that falls away towards neighbouring farmland. It is essential that steps are taken to ensure that no pollution from the building can leak into this pond.

S W BROOK  
Aynho PCC Planning Officer  
26 Jul 11