

Planning, Design and Access Statement

Provision of External Covered Area for Use in Association
with Existing Coffee Shop at 16 High Street, Tewkesbury.

Prepared on Behalf of of Mr. and Mrs Prokopiou

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1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Helen Watson on behalf of Mr. and Mrs Prokopiou to support their planning and listed building consent application for a small covered area to the rear of their existing coffee shop.
- 1.2 The planning and listed building consent applications relates to the provision of a small light weight covered area at the rear of the property to provide some additional preparation area.

Background and Planning History

- 1.3 Planning permission and listed building consent were granted in 2018 to change the use of the number 16 to a coffee shop and carry out various alterations to the property (18/01007/FUL & 18/01136/LBC).
- 1.4 Since obtaining permission in 2018 the applicants have successfully carried out the alterations and been operating a coffee shop from the premises. The kitchen area is however very small and this is making preparing food efficiently difficult. The applicants are therefore seeking an additional area in which they can do basic food preparation and also have additional space for washing up.
- 1.5 There is to be no change in the nature of the coffee shop.

2. Description of Site

The Site - Location and Context

- 2.1 16 High Street is situated on the western side of the High Street in Tewkesbury. The building itself is arranged on three floors plus a basement. The first and second floor are used as a self-contained flat known as 16A High Street. These applications relate to a small part of the yard area at ground floor.
- 2.2 The building is finished in red brick to the front, with the roof not visible from road level, as it is hidden behind a parapet. To the left of the front elevation is the entrance door to 16A, the remainder of the ground floor front elevation consists of a modern plate glass shop front.
- 2.3 16 High Street is a Grade II Listed Building (list entry number 1206381). The List Description is attached as an appendix. The property, at ground floor has been the

subject of modern alterations as referred to in the listing which includes reference to the plate glass and aluminium front and to “a much-modified ground floor”.

3.0 Description of Development

Proposal

3.1 The proposal is to provide a small covered area in the rear yard, adjacent to the rear door of the premises. This includes providing a new scree floor, some plaster board stud walling a slate roof.

Use

3.2 The area will be used in association with the existing coffee shop. In particular for the preparation of salads and also an additional washing up area.

Amount

3.3 The proposed covered area measures 3.5 metres by 1 metre wide

Landscaping

3.4 No new landscaping is proposed.

Access

3.5 Access will remain unaltered.

4.0 Principle of the Development:

4.1 In order to demonstrate the acceptability of the application proposal, this section carries out an examination of the development against relevant planning policy.

4.2 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3 The Development Plan for Tewkesbury consists of; the Adopted Joint Core Strategy; the ‘saved’ policies within the Tewkesbury Borough Local Plan to 2011 (Adopted 2006). Tewkesbury Borough Council submitted the Tewkesbury Borough Plan to the Secretary of State for Housing, Communities and Local Government for examination on 18 May 2020. The Inspector published his Post Hearing Main Modifications Letter on the 23rd July 2021. Tewkesbury Borough Council published the ‘Tewkesbury

Borough Plan Main Modifications Consultation in November with the consultation period closing on the 4th January 2022.

Joint Core Strategy

- 4.4 Tewkesbury Borough Council together with Cheltenham Borough and Gloucester City Councils have joined together to prepare a Joint Core Strategy. The Joint Core Strategy was adopted on 11th December 2017.
- 4.5 Policy SD2 (Retail and City/Town Centres) sets out that Tewkesbury Town Centre will be supported and strengthened to ensure that it continues to be the focus of communities. The policy makes specific reference to Tewkesbury Borough Retail policies stating:
- ‘Retail policies within the Boroughs of Cheltenham and Tewkesbury are set out in the saved policies of the existing Local Plans. These policies will be reviewed and taken forward through the immediate review of the JCS retail policy’*
- 4.6 Policy SD2 requires reference to the saved policies in the Tewkesbury Local Plan. The relevant policy is RET1 and is considered below.
- 4.7 Policy SD9 (Historic Environment) seeks to value and promote the built, natural and cultural heritage of the area. Requiring;
- ‘1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy.*
- 2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment’.*
- 3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate.’*
- 4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.’*

- 4.8 The site is within Tewkesbury Conservation Area and is a Grade II Listed Building. The impact on both these assets is examined in a separate heritage statement submitted to accompany this application.

Tewkesbury Borough Local Plan to 2011.

- 4.9 The adopted local plan only covers the period up to 2011, and therefore it is critical to note paragraph 219 in Annex 1 of the NPPF which states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. Following adoption of the Joint Core Strategy a number of the policies in this document were saved.

- 4.10 The site is identified on the proposals map as lying within the 'Tewkesbury Town Centre Primary Shopping Frontages'. Therefore, policy RET1 is the relevant policy. This sets out;

'Within the Tewkesbury Town Centre primary shopping frontages as defined on the proposals map change of use from retail (Class A1) will only be permitted provided that:

- 1. A minimum of 75% of units within 100m of the centre point of the frontage of the application site (where this is measurement is within the primary shopping frontages area) would be within Class A1 use and*
- 2. The alternative use proposed is financial and professional services (Class A2) or food and drink (Class A3).*

The principle of the use was established under the 2018 permission and remains unchanged as a result of this application.

- 4.11 The property lies within the Tewkesbury Conservation Area. Saved policy HEN2 has not been replaced by the Joint Core Strategy and concerns the setting and impact of development to Conservation Areas. *'In proposals for development within or in close proximity to a conservation area particular attention should be paid to the development's impact on the conservation area and its setting including any existing trees. Where new development or redevelopment is proposed within the Conservation Area, it must be of a high standard of design and preserve or enhance the character or appearance of the conservation area in terms of scale, form, materials and quality.'*
- 4.12 The site does occupy a site within the conservation area, however the extension will not be publicly visible and its small scale ensures that the character and appearance of the Conservation will not be harmed.
- 4.13 Policy HEN13 deals with the setting of Listed Buildings however this policy was not saved.

Tewkesbury Borough Local Plan Pre-submission Draft (Oct 2019)

4.11 Policy RET2 requires:

Within the Tewkesbury Town Centre Boundary, as defined on the Policies Map (excluding the Primary Shopping Frontages), proposals for main town centre uses and residential uses will be supported.

Within the Tewkesbury Town Centre ground floor Primary Shopping Frontages, as defined on the Policies Map, proposals for Class A1 retail uses will be supported. The change of use from Class A1 retail will be permitted provided that:

1. A minimum of 60% of units within 100M of the centre point of the frontage of the application site (where this measurement is within the primary shopping frontage area) would be within Class A1; and

2. The alternative use proposed is an appropriate main town centre use which contributes towards the vitality and viability of the primary frontage

Proposals that do not meet the requirements of point 1 of this policy will only be accepted in exceptional circumstances where it can be demonstrated that an existing town centre unit is unviable and unsuitable for Class A1 use.

4.12 The principle of the use was established under the 2018 permission and remains unchanged as a result of this application. In addition, the proposal will allow for the more efficient operation of an existing business. The business will however continue to operate as a coffee shop.

4.13 Policy HER1 (Development within or in Close Proximity to a Conservation Area) reflects Policy HEN2 in the adopted Local Plan in that when assessing proposals for development in close proximity to the Conservation Area particular attention should be paid to the development's impact on the Conservation Area and its setting. The impact on conservation area was discussed above.

4.14 Policy HER2 Listed Buildings sets out: 'Alterations, extensions or changes of use to Listed Buildings, or development within their setting, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings'. It is considered that the proposal alterations will not have an adverse impact on elements that contribute to the special architectural or historic interest of either 16 or 15 High Street.

5.0 Summary

5.1 The proposal is for a very small scale covered area at the rear of the existing coffee shop. The proposal will allow for the more efficient operation of an existing business. The proposal is further considered not to cause harm to the Conservation Area or the host or adjoining Listed Building.

