

# Planning Statement in support of a full application for the replacement and enlargement of current conservatory at Roaches Tea Rooms & Restaurant, Paddock Farm, Upper Hulme, near Leek, Staffordshire, ST13 8TY

## 1.0 The Site

- 1.1 Paddock Farm is an existing two storey building with a ground floor extension and small conservatory to the west elevation. The property has been split between a private dwelling house and the family run Roaches Tea Rooms and Restaurant since 1992. On site there are two holiday cottages, which used to be known as Paddock Barn before their conversion in 1993, plus outhouses and garage block which accommodates the toilets used by the Tea Rooms. The total site area is just over half an acre which also includes gardens plus a large car parking area.
- 1.2 The premises sit on the south-western boundary of the Peak District National Park just off A53 on Roach Road, 4 miles north of Leek and 10 miles south of Buxton. Nestling on the hillside of Hen Cloud part of the spectacular Roaches, the Paddock Farm is situated 300 metres above sea level with breathtaking views stretching over the valley, Tittersworth Reservoir and far across to the Wrekin and Welsh Mountains.
- 1.3 Paddock Farm may be accessed easily by car, van, lorry, coach and bicycle or even on foot by walkers on the Roaches. Buses may be caught about a mile away on the main road, the A53, near Blackshaw Moor which run between Leek and Buxton regularly.
- 1.4 The property has a tarmacadam parking provision for 20 to 25 parking bays, a number large of which are accessible by the disabled. The car parking area is on one level and has stone wall boundaries to three sides with steps and a disable ramp giving access to the entrance. The car park may be accessed via the main driveway which leads from Roach Road about 30 metres away. There are no proposed amendments to the level of Car Parking at the site.
- 1.5 Immediately adjacent to the property there are a number of designated parking bays which run all the way up Roach Road, all of which are within close walking distance of Paddock Farm.

- 1.6 There are powerful outside sensor lights which automatically come on after dusk on the patio and also over the courtyard on the east side of the building (residential outside wall by the driveway). There is also a 'Dusk till Dawn' lamp at the entrance to the car park which is on every night all night. There are two lamps on the driveway to provide additional lighting on the driveway and near the entrance from Roach Road when required.
- 1.7 Hen Cloud and the Roaches Conservation Area lie to the North of the site, and they would not be affected by the proposed development at Paddock Farm.

## 2.0 The Proposal

- 2.1 This application is submitted by Andrew M. Oliver on behalf of Roaches Tea Rooms and Restaurant who occupy part of the premises that form Paddock Farm. The operation is a traditional Tea Rooms and Restaurant which are licensed to serve alcohol. The premises include three separate small dining areas, kitchen, office area and storage rooms that are all connected to the business. The remainder of the building is all private dwelling space. The proposal is to increase the accommodation size of the conservatory with a new pitched roof. All of the construction will match the local vernacular and existing buildings on site. The premises currently operate under Use Classification of A3 Restaurants and Cafés of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 2.2 The premises are in the Freehold ownership of Andrew and Karen Oliver and their intention is to remain at the site long term – both as their family dwelling house and running the Roaches Tea Rooms and Restaurant. The application for the replacement conservatory will simply enhance the business with greater venue options and will create much needed extra indoor seating.
- 2.3 The proposal is to use the enlarged premises in-line with the current Use Classification of A3 Restaurants and Cafés. The business is presently employing two full-time staff and two part-time staff which is envisaged to quickly increase to a minimum of four full-time and six part-time staff within the first few months of the works being completed.
- 2.4 Whilst the external appearance of the premises will be altered to facilitate the proposed plans the internal makeup of the premises, as shown on the accompanying existing layout plans, will remain the same. Although the external appearance of the premises will be altered, the proposal will not be seen from the roadside directly in front of Paddock Farm due to the fact it will be below the

current roof line. There will be an increase in the size of the conservatory on the west elevation but due to the fact that the main building is at an angle falling away from Roach Road the additional impact would be minimal.

- 2.5 There would also be no change in the current opening hours Monday to Friday of 07:00 to 17:00 with 17:00 to 23:30 being by request and on Saturday 07:00 to 17:00 again with 17:00 to 00:30 being by request. Given the proposed uses, it is not foreseen that any disturbance would be felt beyond the premises. The site is situated immediately adjacent to a number of fields and open spaces.
- 2.6 All deliveries to the site are limited to delivery hours 08:30 to 11:30 and 14:00 to 16:00 on Monday to Saturday – couriers are only allowed access between those times. The business is currently receiving between 1 or 2 deliveries a day plus the regular post man once a day. With the proposed plans the business does not envisage any more deliveries than it is currently receiving but does expect a small increase in the number of boxes per delivery.
- 2.7 Access to the building for deliveries would be via two entrances, small parcels and post would enter via the main door on the South elevation of the building with access for all boxes and larger deliveries being via the door on the North Elevation direct into the store. These can all be seen marked on the attached delivery layout plan. There is also more than enough off-road space behind and to the side of the building to enable safe off road unloading for all deliveries.
- 2.8 At present the business has approximately 5 or 6 delivery companies that service the site of which all use a delivery van plus there is the daily Royal Mail delivery and collection service. The proposed plans will not affect this number.

### 3.0 Planning Policy Context

- 3.1 The relevant planning policy framework is contained within the Peak District National Park Local Development Framework. Principally the policies of the Core Strategy Development Plan Document (adopted October 2011).
- 3.2 Policy 4.8 relates specifically to Recreation and tourism, it is considered that such a policy does clearly apply in this instance. The aim of the policy is to support and enable sustainable growth whilst offering more facilities for residents to use.
- 3.3 It is therefore concluded that any new development of the existing site would be a benefit to the whole area and it will both respect and enhance the character the Roaches.

- 3.4 The proposed development will positively contribute to the vibrancy of the Roaches and ensure its on-going success. It will introduce new space into the immediate locality with increase of floor space which will satisfy the requirements of Policy 4.18 by both protecting and enhancing the current offer, without running the risk of losing another service altogether within the Peak District National Park. Without the Roaches Tea Rooms there would be no toilet facilities for miles around.
- 3.5 Policy 4.23 to 4.27 relates specifically to loss of employment within the Peak Park with numerous references to the South West Peak. The Roaches Tea Rooms provide valuable employment and with the purposed development it will further enhance and increase employment within the surrounding area. The overall character of the site would be enhanced also.
- 3.6 Principally, the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance. As set out previously in this statement, the impact of noise generation, traffic and general disturbance is considered minimal in respect to the new proposals. The proposed use will not result in any significant noise generation that would be audible outside of the premises, traffic generation would be minimal, with the local parking facilities and public transport being used to access the site in the main and whilst the centre would be open in the evening, it would not be considered likely (given its use and patrons) that general disturbance would be a factor.
- 3.7 The car parking that is applicable for Restaurants is based on a maximum provision as outlined in the Car Parking Standards. Within the Parking Standards for Non-Residential it states that Restaurants with an indoor provision, 1 car parking space is needed per 5m<sup>2</sup> of which 6% of capacity should be for disabled people's parking with a minimum of 2 cycle bays. The Roaches Tea Rooms is well within the required Parking provisions.
- 3.8 In addition to already being in line with the current Car Parking Standards for a Restaurant use, given the sites location and its proximity to free parking bays on Roach Road, it is considered that ample provision is supplied by the on-site car parking in addition to the close proximity to Roach Road.
- 3.10 It is also considered that a significant percentage of the patrons will visit the centre on foot and bike, coming from the neighbouring rural areas.

#### 4.0 Design and Access Statement

- 4.1 The access arrangements to the premises are not proposed to be altered as part of the proposals tabled.
- 4.2 The proposed extension and new roof will enhance the appearance of the premises which would aesthetically match the local vernacular. However, the proposal will see the introduction of some new floor space for A3 uses.
- 4.3 The premises are accessible via a small amount of public transport measures but most of the visitor to the premises and surrounding areas travel by car or bike. In addition to the onsite car park there are a large number of several parking bays within walking distance.
- 4.4 There is ramped wheelchair access to the building and designated disabled car parking immediately outside the ramped access to the premises. Door widths are sufficient to allow for comfortable wheelchair access.
- 4.5 The buildings internal layout has been considered over the last couple of years and the works will be completed in line with all the necessary building regulations. All uses will still be provided on the ground floor so as to provide access to all the facilities to a range of people who may be mobility impaired

#### 5.0 Waste Management Strategy

- 5.1 The proposal will only increase a small amount of waste that the business produces which can be more than accommodated within the current waste and recycling scheme. If we find we need additional capacity then the site has more than enough space to accommodate the extra.
- 5.2 The business currently has a capacity for General Waste (600 litres), Pulp-able Recycling (140 litres), Mixed Recycling (840 litres), Garden and Food (480 litres) plus a separate store room for any extra cardboard. The general waste is collected once a week with the garden, food and mixed recycling collected once a fortnight.
- 5.3 Within the premises all areas have both General and Pulp-able Recycling waste receptacles with the Kitchen having General, Mixed Recycling and food waste receptacles all of which are emptied once a day. All have been marked on the waste management plan.

- 5.4 The business has a contract with a licensed waste carrier, Staffordshire Moorland District Council, and once a week the General waste bins are moved to the boundary edge on the North side for collection by the carrier. Once collected the bins are returned on the same day to their storing place as marked on the waste management plan. All Garden, food and mixed recycling bins are collected once a fortnight following the same procedure as General waste as above.
- 5.5 An estimate for the volumes and types of waste produced are as follows: –
- General Waste – 480 litres per week
  - Pulp-able Recycling – 50 litres per week
  - Mixed Recycling – 350 litres per week
  - Garden and Food – 150 litres per week

## 6.0 Summary

- 6.1 In light of all of the above, it is considered that the proposed extension to the current conservatory replace it with an aesthetically pleasing new one which is energy efficient, is considered acceptable in Planning Policy Terms and the whole area of the Roaches would benefit from planning consent.
- 6.2 The current proposals present an ideal opportunity to enhance Paddock Farm which will in return offer a better experience for all customers and visitors to the Roaches area. With the larger conservatory more customers than ever would be able to enjoy the stunning view looking out from the Peak Park without as at present travelling home disappointed because they are unable to sit, relax and enjoy the view.
- 6.3 Roaches Tea Rooms & Restaurant has and will continue to make a positive contribution to the area and provide toilet facilities for the whole Roaches area. It will continue to provide valuable employment which would now have the potential to increase due to the purposed conservatory.