



# REGULATORY SERVICES COMMITTEE

13 March 2014

**Subject Heading:**

P0137.14: Upminster Mill, St. Mary's Lane, Upminster

Construction of a new facility to support and promote the repair, maintenance and understanding of the adjoining listed mill. The building provides a workshop, education room, office and ancillary spaces (application received 4 February 2014).

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**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

Clean, safe and green borough	<input type="checkbox"/>
Excellence in education and learning	<input checked="" type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input checked="" type="checkbox"/>

## SUMMARY

This application relates to the construction of a proposed new building on land adjacent to Upminster Windmill, which is a Grade II\* listed building. The site is owned and managed by the Council. The proposed building will form a visitor centre and workshop building, to be used in conjunction with the mill. The proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted.

## RECOMMENDATIONS

That subject to no material objections to the proposal being received by the expiry of the consultation period on 14 March (and should further material planning considerations be raised in representations on or before 14<sup>th</sup> March 2014 the matter be remitted to the Regulatory Services Committee for further consideration) that planning permission is granted subject to the following conditions:

1. Time limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Car parking - Before the buildings hereby permitted are first occupied, the areas set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority, in accordance with the details shown on drawing no. 5718 001 C hereby approved. The parking areas shall be retained permanently thereafter and shall be provided solely for the use of disabled drivers.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the

interest of highway safety and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC33.

4. Landscaping – Unless otherwise submitted to and approved in writing by the Local Planning Authority, the hard and soft landscaping of the site shall be carried out in accordance with the details shown on drawing no. 5718 001 Rev C. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

5. Refuse and recycling - Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

6. Cycle storage - Prior to completion of the works hereby permitted, cycle storage shall be provided on site in accordance with the details shown on drawing no. 5718 001 Rev C hereby approved. The cycle parking shall be retained permanently thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC36.

7. Materials - Before any of the development hereby permitted is commenced, details and samples of all materials to be used in the external construction of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

8. External Lighting – There shall be no external lighting erected within the site unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity, the ecology of the site and to maintain the character and setting of the listed building, and to accord with Policies DC58, DC61 and DC67 of the Development Control Policies DPD.

9. Removal of Trees – The removal of any trees from the site shall only be undertaken in accordance with the recommendations of paragraphs 4.12 and 4.13 of the Upminster Windmill Ecological Appraisal dated January 2014.

Reason: To ensure the development does not have an adverse impact on nesting birds and to accord with Policy DC58 of the Development Control Policies DPD.

10. Use of Building: The building hereby approved shall only be used for purposes that are incidental to the use or functioning of the adjacent Upminster Windmill and shall not be used for any other separate purpose or separated off from the remainder of the site unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity and to maintain the character and setting of the listed building, and to accord with Policies DC61 and DC67 of the Development Control Policies DPD.

11. Construction methodology - Before development is commenced, a scheme shall be submitted to and approved in writing by the local planning authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls
- d) measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;

- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the local planning authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the local planning authority; siting and design of temporary buildings;
- g) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- h) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: To protect residential amenity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

12. Hours of construction - All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:- To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

13. Contaminated Land: - Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
- b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.
- c) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a

condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- d) Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

14. Contamination found during development: -

a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

15 Wheel washing - Before the development hereby permitted is first commenced, details of wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be submitted to and approved in writing by the Local Planning

Authority. The approved facilities shall be permanently retained and used at relevant entrances to the site throughout the course of construction works.

Reason: In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area.

### **Informatives:**

1. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £3,300 (subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
2. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.
3. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

<b>REPORT DETAIL</b>
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### **1. Site Description**

- 1.1 Upminster Windmill is a Grade II\* listed building. It is located on the north side of St. Mary's Lane, set within an area of open land. The windmill occupies a prominent position on higher ground, which gradually falls towards the west. The mill itself is set well back from the road, approached by a gravelled track, which leads into the site from St. Mary's Lane.
- 1.2 The majority of the site surrounding the mill is open grassland (the mill field), with a hard surface surrounding the mill itself. There is a hedge to the western boundary of the site, other boundaries are fences with a

mixture of hedges and shrubs to the front. At the northern end of the site there is a dense area of scrub, together with a sycamore and fruit trees.

- 1.3 The site is bordered to its northern, western and eastern sides by the curtilage of residential properties. The gardens of dwellings in Cranborne Gardens back on to the eastern boundary and houses in Highview Gardens back on to the northern boundary. There is a small area of land to the north-eastern corner, bounded by a 2m high brick wall, that originally but no longer forms part of the site. This piece of land is presently undeveloped. To the west of the site is flatted development and associated garages forming part of Carlton Close.

## **2. Description of Proposal**

- 2.1 The application is for the construction of a single storey building, to be sited to the western side of the windmill. The building is intended to provide a visitor centre, including facilities for visits by schools, as well as a workshop to support the ongoing maintenance of the mill.
- 2.2 The proposed building measures 12.6m by 14.7m. Internally, it comprises an education room, with ancillary office, kitchen and wc facilities, and a workshop. To the rear of the building there would be an enclosed, open air area that would also be used for mill maintenance. This area would be enclosed in part by a timber fence and gates and in part by the existing brick boundary wall.
- 2.3 The building is single storey with a curved roof form. The southern (front) facing elevation is the lowest part of the building, at some 2.9m high. The maximum height of the building, designed to accommodate large pieces of equipment such as the sail from the windmill, rises to a maximum of 5m to the top of the curved roof. The building is designed to have a natural, organic appearance, which is reflected in the proposed external materials. The building has a brick plinth but is predominantly finished with timber (elm) boarding and a green roof. The building is punctuated by glazed entrance doors and windows, which will have boarded sliding shutters for when the building is not in use. There will be metal doors to the workshop area on the east facing elevation of the building.
- 2.4 There will be some limited tree removal from the north-western corner of the site. The application includes proposals for the landscaping of the site, including a bound gravel footpath leading from the existing site access to and around the new building, the creation of a wildflower meadow, the planting of new hedgerow and trees. The existing site access and gravel path leading to the windmill is unchanged. A new cycle stand for 10 bicycles is proposed in a location south-east of the windmill. A refuse store is proposed adjacent to the site entrance from St. Mary's Lane.



### 3. **History**

- 3.1 There is no previous planning history of direct relevance to this application. A separate application for listed building consent to carry out repairs to the windmill has recently been submitted (reference L0002.14) and is reported separately on this agenda.

### 4. **Consultation/Representations**

- 4.1 The application has been advertised on site and in the local press as affecting the setting of a listed building. Neighbour notification letters have also been sent to 98 local addresses. Two letters of representation have been received objecting to the proposals on the following grounds:

- modern building is not aesthetically compatible and goes against wishes of Friends of the Mill
- what are 'ancillary spaces'
- no need for a separate building, brings greater costs and opportunity for vandalism
- building destroys windmill fields
- should be keeping windmill in good state of repair instead
- technical aspects of running the mill are not of interest to everybody

The newspaper advertisement does not expire until 14 March and authority is therefore requested to be delegated to the Head of Regulatory Services to approve the application subject to no new material representations being received by this date.

- 4.2 English Heritage confirm that they provided pre-application advice in 2013 and are pleased that the proposals reflect the advice given. The Local Planning Authority is authorised to determine the application as it sees fit.
- 4.3 The Georgian Group notes the consultation and defers any comments to the Mills Section of SPAB (Society for the Protection of Ancient Buildings).
- 4.4 The Society for the Protection of Ancient Buildings has been consulted on the application. No response has been received at the time of writing this report. Members will be advised of any comments that are received.
- 4.5 English Heritage (Archaeology) has been consulted but has not yet commented at the time of writing this report. Members will be advised of any response received.

### 5. **Relevant Policy**

- 5.1 The National Planning Policy Framework, particularly Sections 7 (requiring good design) and 12 (conserving and enhancing the historic environment) is relevant to consideration of this application.

- 5.2 Policies 3.16 (social infrastructure), 4.6 (support for and enhancement of arts, culture, sport and entertainment), 5.1-5.3 (climate change), 6.1 (transport), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.2 (an inclusive environment); 7.3 (designing out crime, 7.4 (local character), 7.6 (architecture), 7.8 (heritage assets and archaeology),7.19 (protecting biodiversity and access to nature) of the London Plan are material considerations.
- 5.3 Policies CP5, CP7, CP9, CP10, CP15, CP17, CP18, DC19, DC32, DC33, DC34, DC35, DC36, DC53, DC55, DC58, DC59, DC60, DC61, DC62, DC63, DC67 and DC70 of the Core Strategy and Development Control Policies Development Plan Document are also material considerations.

## 6. **Staff Comments**

- 6.1 The issues arising from this application are the principle of the development, the impact of the development on the character and setting of the Grade II\* listed windmill, the wider impact on the streetscene and local character, environmental issues, impact on amenity and parking and highway issues.

### 6.2 **Principle of Development**

- 6.2.1 The application is for a new building that will be used partly as a workshop in connection with the mill but also as a visitor facility. It will be used to display information and archive material about the mill and will also be an educational resource, likely to attract visits from schools etc.
- 6.2.2 Policies CP5 and DC19 of the LDF seek to direct new cultural facilities to existing town and district centres. The application site lies close to, but outside of, Upminster District Centre. In this case however there is a specific requirement for the proposed visitor centre/workshop to be situated in the location proposed, both so that it can serve the requirements of the mill in a practical way and also to respond to heritage issues affecting where the facility can be sited. Staff consider in this case that the location of the facility is justified and there is no equally suitable alternative location. The proposed development is therefore judged to be acceptable in principle.

### 6.3 **Heritage Issues**

- 6.3.1 Upminster Windmill is a Grade II\* listed building, dating from 1803. The mill was originally set amongst a group of outbuildings. These outbuildings were demolished in the 1950's and the current setting of the mill is more open and isolated than it would have been during its working life. The mill is owned by the London Borough of Havering and is managed together with volunteers from the Upminster Windmill Preservation Trust and the Friends of Upminster Windmill, both groups having been proactively involved in the development of the current proposals.

6.3.2 Upminster Windmill is a heritage asset and, under the provisions of the NPPF, there is a requirement to identify and assess the particular significance of any heritage asset that may be affected by a proposal. In determining applications, Local Planning Authorities are required to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

6.3.3 The mill is a distinctive and important part of the local landscape and is of both landscape and historical significance. Although repairs have taken place to the mill over the years, as with many historic buildings, ongoing repair and maintenance is critical to its future. The Trust have the following objectives:

- comprehensive repair of the structural fabric of the windmill to bring it into a good state of repair
- Restoration of the internal milling machinery to full working order
- Provision of suitable space for archival material
- Creation of a dual function space that can be used by visitors to the site and a working area for mill repairs.

6.3.4 Staff raise no objection in principle to the objectives of the Trust, as they are considered to support the ongoing retention and preservation of this heritage asset. The provision of a new building within the 'grounds' of the windmill is also considered acceptable in principle as it will provide needed work space that enables the physical preservation of the building, as well as providing a unique educational facility that will encourage visitors to the site and increase learning opportunities.

6.3.5 The proposed works have been subject of an application for Heritage Lottery Grant Funding and English Heritage were consulted on a pre-application basis. English Heritage have confirmed that they are supportive of the proposals and consider them to reflect the advice previously given.

6.3.6 As referred to in paragraph 6.3.1 above, the mill would originally have been situated close to other outbuildings. There is documentary evidence supporting this. Therefore the construction of a building in the north-western corner of the site is not judged to be detrimental to the historic context of the site and, providing it is suitably small scale and subservient in design to the windmill, which should retain its status as the focal point of the site, not in principle harmful to the character and setting of the mill.

- 6.3.7 The proposed building is sited around 25m west of the mill and is of single storey construction. It is considered to be of a scale that is subservient to the existing mill and does not intrude on its setting and wider aesthetic value. It has been specifically designed as modern building, rather than trying to recreate the original millers cottages that stood on the site. The Council's heritage officer and English Heritage are supportive of this approach, judging it better to create a building that is acceptable in its own right rather than trying to recreate something that existed before, which would not be authentic. The design and external materials of the proposed building have evolved in response to the open, soft landscaped character of the site as a whole. The use of a gently undulating roof, and external finish with timber cladding and a green roof, is intended to enable the building to blend with the landscaped surroundings. Staff consider that the building is successful in this respect and would be modern yet low-key, such that there is no material harm to the character and setting of the listed mill.
- 6.3.8 Staff note that the siting of the proposed building will partly overlay the site of the former millers house. This has recently been the subject of archaeological excavation and recording. The applicant advises that English Heritage have indicated that the importance of the remaining structures does not justify any objection to the siting of the proposed building. English Heritage (Archaeology) have been consulted with regard to this application. At the time of writing this report no comments have been received but Members will be advised of any issues that are raised in respect of archaeology.
- 6.3.9 The application is accompanied by detailed landscaping proposals. There will be some limited tree loss from the site but the trees to be removed are of low amenity value and replacement landscaping is proposed to mitigate their loss. The landscaping proposals include a bound gravel path around the new development, together with the planting of a wildflower meadow and native hedgerow. Further landscaping will take place in the northern part of the site to the rear of the existing windmill, including a meadow grass area and the planting of 9 fruit trees. It is considered that the planting proposals will further enhance the character and setting of the site, as well as its bio-diversity value.
- 6.3.10 Taking the above factors into account, Staff are satisfied that the proposed development will protect the character and setting of the listed mill and that the proposals are sensitively designed to maintain the heritage asset. The required repair works to the mill are subject to a separate application for listed building consent. The proposed visitor/workshop building is considered to assist in securing the long term preservation of the mill, enabling necessary repair works to take place in the workshop area, the passing down of traditional work skills and creating an educational facility that will be to the benefit of residents and visitors to the Borough alike. The proposal is therefore considered to accord in principle with the relevant provisions of the NPPF, as well as Policies 3.16, 4.6, 7.4 and 7.8 of the London Plan and Policies DC67 and DC70 of the LDF.

#### **6.4 Impact on Streetscene:**

6.4.1 The proposed new building is set well back from the boundary of the site with St. Mary's Lane. It would not generally be visible in wider views from the west or east of the site due to the screening impact of existing boundary treatment and neighbouring development. The building could be viewed from in front of the site on St. Mary's Lane but is set so far back from the road that it is not judged to materially impinge on the streetscene or wider character of the locality.

#### **6.5 Environmental Issues:**

6.5.1 The site is not in a high flood risk zone and given the nature of the proposals there is considered to be no material flood risk implications arising from the development.

6.5.2 Environmental Health have requested a condition relating to contaminated land if permission is granted.

6.5.3 An ecological appraisal has been submitted with the application. The proposal is considered to have limited impact on existing habitat, although the proposed landscaping is likely to create conditions that will improve habitat and bio-diversity within the site generally. Care will need to be taken with the timing of any tree removal to avoid impact on nesting birds. The site does however provide a potential roost for bats within the windmill. Initial bat surveys have been undertaken and some limited evidence was found, suggesting sporadic use of the mill as a roost. The survey found the trees on site to have negligible roost potential as no suitable roosting features were identified. Bats are a legally protected species. However, it is considered that any impact on bats would be likely to arise as part of the works to repair the mill, which are subject of a separate listed building application, rather than through the construction of the new building. The application does not include any external lighting that would impact on bats. Therefore Staff do not recommend any conditions in respect of bats for this application.

#### **6.6 Impact on Amenity**

6.6.1 To the north, the part of the site where the building is to be located adjoins an undeveloped parcel of land. This land would be screened from the site by a combination of the existing brick boundary wall and a proposed 1.8m high fence that continues the wall. Although there would be an open-air repair area adjacent to this boundary, given that it would be used solely in connection with repair work relating to the mill, it is not judged that this would give rise to undue levels of noise and disturbance. The main workshop area is within the covered part of the building. The proposed building is set 5.5m off the boundary and given its single storey nature and sloping roof design is not judged to be overbearing or to have a materially harmful on the neighbouring land.

6.6.2 The proposed building is set well away from the boundary with neighbouring properties in Highview Gardens, Cranborne Gardens and Carlton Close, such that it would not result in any material loss of amenity.

6.6.3 It is recognised that the proposed building would be used both as a workshop and as a visitor attraction. It is indicated that the meeting space could accommodate up to around 30 people or around half a class of schoolchildren at any time and it is acknowledged that the facility is intended to encourage an increase in visitor numbers at the site. This could potentially bring with it increased levels of noise and activity compared to the present situation. Staff however consider that the increased activity will be self-contained within the site. The site access from St. Mary's Lane is well removed from neighbouring residential properties and adjacent dwellings are separated from the site to some extent by existing boundary treatment and reasonable sized rear gardens, such that Staff do not consider that there would be a material increase in noise and disturbance to local residents. The site already holds weekend open days and the new building, which does not provide any external lighting, would not be expected to operate at unsociable hours of the day. Staff have considered whether it would be reasonable to impose conditions on the hours of use but this could unnecessarily restrict the use of the facility, for example if a piece of repair work needed to be completed and the Council owns the site so is able to control the way in which the premises is used. An hours condition is therefore not recommended in this case. There is no café or refreshment facility proposed so no nuisance or cooking smells would arise in this respect.

## 6.7 Access

6.7.1 The proposed new building will be accessible for users with disabilities. There is level access to the building and a wheelchair accessible wc. The applicant has explained that the proposal recognises the difficulty of access to the upper levels of the mill for users with disabilities and therefore the proposed works will include digital modelling of the mill and CCTV viewing of the mill in motion, provided at ground level.

6.7.2 The site does not have a dedicated car park, as this would be detrimental to the character and setting of the mill. However, it is proposed to lay a reinforced grass area close to the windmill, which would provide parking facilities for blue badge holders.

## 6.8 Designing Out Crime

6.8.1 Issues relating to community safety have been taken into consideration in the design of the building, whilst seeking to ensure the character and appearance of the building remains compatible with its surroundings. In this case, the security measures relate predominantly to the design of the windows and doors, which include the provision of internally fitted roller

shutters to the smaller windows and external sliding shutters of timber boarding across the larger windows/doors.

## **6.9 Parking and Highway Issues**

6.9.1 The proposed development will retain the existing access arrangements to the site from St. Mary's Lane, which comprises a single lane gravel track. This arrangement is acceptable in principle, as it maintains the existing character of the site. Highways raise no objection to the access arrangements, although a construction method statement should be required by condition, demonstrating how the development will be carried out.

6.9.2 The proposed development is anticipated to increase visitor numbers at the site. Initial projections are an increase to 10,000 visitors per year within three years of completion of the project. The site does not have any formal parking provision. Some limited blue badge parking would be provided as part of the proposal, but no general parking as this would harm the character and setting of the listed building. The applicant has indicated that visitors to the site would be encouraged to use public transport. Car users would be encouraged to use the pay and display car park at New Windmill Hall opposite the site. Facilities would also be available for coach parties to park at New Windmill Hall. As at present, visitors will be able to park on site on the windmill field during weekend open days.

6.9.3 Highways have advised they have no objection to the parking arrangements for the site and do not anticipate any material impact on the functioning of the highway or demand for on street parking in the locality as a result of the proposals. Cycle parking facilities will be provided on site.

6.9.4 No details of refuse collection arrangements have been submitted with the application. The application shows a refuse bin to be located adjacent to the site entrance, although details of any enclosure will be required by condition. It is assumed refuse collection would take place from on St. Mary's Lane but it is suggested that details are required by condition. Deliveries to the site are anticipated to be limited and Highways have raised no concern with access arrangements in this respect.

## **6.10 Mayoral CIL**

6.10.1 The proposed building has a floorspace of 165 square metres and is therefore liable for Mayoral CIL. This equates to a liability of £3,300 subject to indexation.

## **7. Conclusion**

7.1 The construction of the proposed facility is considered to be acceptable in principle in this location. The design, scale and siting of the proposed building is considered to be acceptable and to maintain the character and setting of the adjacent Grade II\* star listed building. The proposal is

considered to be acceptable in all key respects, including impact on amenity, environmental impact and parking and highway issues. It is therefore recommended that planning permission is granted.

## **IMPLICATIONS AND RISKS**

### **Financial Implications and risks:**

None arising from this application.

### **Legal Implications and risks:**

None arising from this application.

### **Human Resource Implications:**

None arising from this application.

### **Equalities and Social Inclusion Implications:**

The application includes the provision of a visitor centre. This will be accessible to all members of the community, including those with disabilities. The existing mill building is not, owing to its historic nature, readily accessible to disabled users and the proposed centre will enable disabled visitors to have greater use of this visitor attraction.

## **BACKGROUND PAPERS**

1. Planning application P0137.14, received 4 February 2014.