

From: alan@agsdevcon.com [<mailto:alan@agsdevcon.com>]

Sent: 03 December 2019 20:11

To: Brace, Carl

Subject: RE: 193767 - Countrywide Stores

Dear Carl

Please see the attached revised plans which I trust are acceptable . If so please can you formerly substitute them for those previously deposited . Many thanks for your assistance .

Best regards

Alan

From: Brace, Carl <Carl.Brace@herefordshire.gov.uk>

Sent: 03 December 2019 10:43

To: 'alan@agsdevcon.com' <alan@agsdevcon.com>

Subject: RE: 193767 - Countrywide Stores

Dear Alan, that's fine. I can complete my report on this basis,

Regards

Herefordshire.gov.uk

Carl Brace BSc (Hons), MA, MRTPI

Economy and Place Directorate

Principal Planning Officer

Development Management

Plough Lane Offices Hereford HR4 0LE

Tel | 01432 261947

Council's Homepage www.herefordshire.gov.uk

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From: alan@agsdevcon.com [<mailto:alan@agsdevcon.com>]

Sent: 03 December 2019 09:39

To: Brace, Carl

Subject: RE: 193767 - Countrywide Stores

Morning Carl

Many thanks for your email , I will amend the red line and return the revised site plan . Apologies for the rushed email but I'm just leaving the office , hope that's ok .

Best regards

Alan

From: Brace, Carl <Carl.Brace@herefordshire.gov.uk>

Sent: 03 December 2019 08:15

To: 'alan@agsdevcon.com' <alan@agsdevcon.com>

Subject: 193767 - Countrywide Stores

Importance: High

Dear Alan

I'm working through the above, of which as previously discussed, on the basis of Use Classification I agree part of the site has a lawful use of B2 Industrial. We should be able to turn round the Certificate application promptly however want to run you through the following pursuant to requesting an amended 'red line' plan –

The application relies on Planning Consent reference NE2001/3159/F which granted planning permission for *Change of use from storage to meat cutting plant and shop. Formation of pedestrian door in front elevation*. From records it is clear this permission relates to a specific part of the land and buildings as evidenced by the red line area, shown below –



Subsequent to the above, planning permission was granted under NE2003/0998/F for the *Retention of coffee shop within existing retail unit*. However here the red line area enclosed the overall building and associated land as shown below –



The later application reference NE2003/0998/F for, which was approved with conditions provides additional clarity on the uses on the site around the timeperiod, the officer report states *The 'coffee shop' sells hot and cold food and has a full menu of meals. However, the shop is only intended as an additional facility for the customers of Countrywide rather than the industrial estate as a whole. The use occupies a small percentage of the overall floorspace within the premises and therefore it is ancillary to the primary use.*

On the basis of the above, having regard to the planning history from NE2001/3159/F onwards, I am satisfied the last and as such, existing lawful use of some of the land and building to which the Certificate application relates is and was B2 – General Industrial.

With that said, would you agree the associated 'red line' plan supporting your application should only be around the land and buildings subject of NE2001/3159/F and not the whole site as currently submitted as the Certificate only relates to that part of the site? Your existing and proposed floor plans appear to align with this part of the building too.

I welcome your thoughts. If you do however agree with the above simply an amended red line plan by return will be sufficient and hopefully can progress this by end of the week,

Regards

Carl Brace BSc (Hons), MA, MRTPI

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From: alan@agsdevcon.com [<mailto:alan@agsdevcon.com>]

Sent: 25 November 2019 13:41

To: Neilson, Matthew

Cc: Brace, Carl

Subject: FW: Pre-App 192566/CE - Proposed Redevelopment of former Countrywide Store .

Dear Mr Neilson

I don't think we have worked together before so please accept this email as my introduction . I note from our files that you have been appointed as the case officer for the above Pre-App , now referenced 193767- Hazel Park , Dymock , Ledbury , HR8 2JQ as an application for a lawful development certificate B2 – B1 . As you will see in the email string below Carl had very kindly offered to review our application at the beginning of this month , I assume this was on the basis that the application might have been assigned to him , as he did the Pre-App . Could you please confirm if

you are the case officer and if it is likely that the application can be dealt with within the timeframe .
Our client is very keen to start the conversion works to avoid a production backlog next year ,
therefore if you could assist we would be extremely grateful . I look forward to hearing from you in
due course .

I've copied Carl in to assist in communication which I trust is acceptable .

Best regards

Alan

From: Brace, Carl <Carl.Brace@herefordshire.gov.uk>

Sent: 04 November 2019 16:12

To: 'alan@agsdevcon.com' <alan@agsdevcon.com>

Subject: RE: Pre-App 192566/CE - Proposed Redevelopment of former Countrywide Store .

Dear Alan thank you for your emails.

I will review and come back to you as a matter of priority this week, as you might have inferred from
the advice provided so far, we will not want to be putting barriers in your clients way so if the Prior
Notification is applicable we'd gladly accept this

Regards

Herefordshire.gov.uk

Carl Brace BSc (Hons), MA, MRTPI

Economy and Place Directorate

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From: alan@agsdevcon.com [<mailto:alan@agsdevcon.com>]

Sent: 28 October 2019 12:32

To: Brace, Carl

Subject: FW: Pre-App 192566/CE - Proposed Redevelopment of former Countrywide Store .

Dear Mr Brace

Further to my earlier email (below) I've received notification that you're away currently so thought it prudent to try to establish the current situation as the client is keen to proceed . I've had a quick look on the LPA's website to establish that consent was granted for Unit A under planning ref NE2001/3159/F for the " change of use from storage to meat cutting plant " . I've researched similar meat cutting descriptions , as its not one I'm familiar with , and found that Brentwood determined such a Use as B2 . Under the GPDO the conversion from B2 TO B1 is acceptable as such I've prepared a Prior Notification Application which I trust is agreeable to you . If you have any problems with this route please let me know and we'll address your requirements . I look forward to hearing from you in due course .

Best regards

Alan

From: alan@agsdevcon.com <alan@agsdevcon.com>

Sent: 25 October 2019 13:34

To: 'cbrace@herefordshire.gov.uk' <cbrace@herefordshire.gov.uk>

Subject: Pre-App 192566/CE - Proposed Redevelopment of former Countrywide Store .

Dear Mr Brace

You may recall the above Pre-App relating to the former Countrywide store in Ledbury . The owners still intend to extend the production element of the site by replacing the retail building but have elected to convert the existing unit A into their offices . I've attached the site plan and proposed floor plans for ease of reference . I am uncertain of the currently approved Use Class of the four industrial units attached to the shop and wondered if the proposed conversion would be permissible via PD . Having now completed the "as built " surveys it appears that each unit had the ability to be used separately , hence my suspicion that they may not be A1 , which I assume is the current use class of the retail section of the built forms . The internal ground floor area of unit A is approx. 530m² . I have been instructed to phase the redevelopment applications in order that the offices will be available for use during the construction of the extended production element , my intention was to deposit an application today but having given the matter further consideration it occurred to me that it might not be necessary to deposit a "Full " application for the conversion . I hope to have the extension element of the redevelopment designed over the next two weeks and will deposit that element separately . Apologies for seeking clarity at this late stage but this option has only just occurred to me . If you need any further information please let me know .

Best regards

Alan

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