

5 CE2002/1901/F – CHANGE OF USE OF FORMER MILITARY CHAPEL TO COMMUNITY USE AT BRADBURY LINES, HOARWITHY ROAD, HEREFORD**For: George Wimpey U.K. Limited per Gough Planning Services, Suite 2, Trevithick House, Stafford Park 4, Telford, Staffordshire, TF3 3BA****Date Received: 26th June 2002****Ward: St. Martins & Hinton****Grid Ref: 51201, 37898****Expiry Date: 21st August 2002**

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

1.1 The 1 ha application site is located in the south-east corner of the Bradbury Lines former military base. It supports two self-contained buildings - the Palladrin Club (former camp social club) and Chapel (former camp chapel), both now vacant. Access to both buildings is from Hoarwithy Road.

1.2 The proposal is to change the use of the chapel to a local community building for use by Putson Community Association and other similar community groups. No external alterations are required. In its original form the application also proposed change of use of the Palladrin Club to community use, however following an unfavourable structural report this element of the application has been withdrawn. The Palladrin Club is to be demolished along with all other buildings on the base, this not requiring planning permission.

2. Policies

2.1 Hereford Local Plan:

ENV7	-	Noise
SC9	-	Local Facilities

2.2 Herefordshire UDP (Deposit Draft):

S11	-	Community facilities and services
DR13	-	Noise
CF5	-	New community facilities
CF9	-	Community facilities at Bradbury Estate

3. Planning History

3.1 There is no relevant planning history.

4. Consultation SummaryStatutory Consultations

4.1 Highways Agency: No objection.

Internal Council Advice

4.2 Head of Engineering and Transportation: Views awaited.

4.3 Head of Environmental Health and Trading Standards: Consideration should be given to potential noise disturbance from activities undertaken and hours of operation.

5. Representations

5.1 There are no representations on this application.

6. Officers Appraisal

6.1 As part of the overall redevelopment of the Bradbury Lines site it is the intention of the applicant to provide a new community facility. In the event of the re-development application being approved, the provision of the facility and its phasing in the overall site programme would be controlled through a Section 106 Agreement and planning conditions. Central Government Circular guidance in respect of such agreements requires their drafting to be reasonably undertaken with 'triggers' for works to commence, or contributions which have financial implications, to be appropriately phased through the site programme.

6.2 In this case it is considered reasonable to require the applicant to provide a new community facility. However, it is not considered reasonable to require the facility to be provided right at the beginning of the site programme. A more realistic trigger date is likely to be, perhaps, 3 or 4 years into the programme when cost to the developer can be more reasonably absorbed.

6.3 Acknowledging the frustration this is likely to cause to parties benefiting from the community facility the applicant is proposing as a temporary measure for the existing chapel to be retained and used as a community facility. On face value this is a generous undertaking which would benefit the community groups in the locality until such time as when the permanent community facility is provided through the Section 106 Agreement. The terms and conditions of any contract made between the applicant and the community groups relating to the use of the chapel would be an entirely private matter.

6.4 On its planning merits, the chapel (and adjacent Palladrin Club) has been used for social, religious and community purposes, albeit associated with the military base. The use of the chapel for general community purposes would not, it is considered, have any greater impact on the general amenities of the area. In the event of planning permission being granted conditions are recommended to control the hours of use and requiring existing vehicle parking areas to be retained.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 No community or social activities or functions shall take place at the site outside the hours of 7.00am to 23.30pm daily unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities of the locality.

- 3 The existing parking and turning areas at the site (including those serving the former Palladrin Club) shall be permanently maintained exclusive for the purpose of parking and turning in connection with the use hereby permitted.

Reason: To ensure that there is adequate parking and turning at the site in the interests of highway safety.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.