

11 DCCW2003/3293/F - DEMOLITION OF OUTBUILDINGS AND ERECTION OF EXTENSION. NEW DRIVE WITH PARKING AREA AT HEREFORDSHIRE HEADWAY, HEADWAY HOUSE, TRENCHARD AVENUE, CREDENHILL, HEREFORD, HR4 7DX

For: Herefordshire Headway per RRA Ltd., Packers House, 25 West Street, Hereford, HR4 0BX

Date Received: 31st October 2003

Ward: Credenhill

Grid Ref: 44906, 43364

Expiry Date: 26th December 2003

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 The application site has a central location within Credenhill on the north west side of Station Road. It currently comprises of a large single storey brick built building which is occupied by the Herefordshire Headway organisation who provide care and support primarily for people who have sustained severe head injuries. The site is located in a primarily residential area and is accessed via Trenchard Avenue which also provides vehicular access to a large number of private residential properties.
- 1.2 This application seeks full planning permission to erect a new single storey workshop facility on the north west side of the property and create a new driveway and parking facilities to accommodate up to 10 vehicles. The proposed parking area is sited immediately to the north of the building in close proximity to an adjoining residential curtilage.
- 1.3 The proposed workshop extension has a modern design with a monopitch sloping roof. It would be finished with hardwood vertical cladding and render when viewed from Trenchard Avenue.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy CF2	-	Provision of Facilities for Health and Social Services
Policy T3	-	Highway Safety Requirements

2.2 Herefordshire Unitary Development Plan (Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design

3. Planning History

- 3.1 SH961217PF Erection of 6 no. semi-detached and 1 no detached dwellings with garages. Refused 08/01/97.
- SC980542PF Conversion of defunct NAAFI to doctors surgery and day nursery with 3 bungalows. Approved 24/02/99.
- CW1999/2590/F Double glazed conservatory to main group room and garden shelter. Approved 12.10.99.

4. Consultation Summary

Internal Council Advice

- 4.1 Head of Engineering and Transportation has requested the applicant address a number of concerns which as submitted would warrant refusal of the application.
- 4.2 Head of Environmental Health and Trading Standards has no objections to the application.

5. Representations

- 5.1 Credenhill Parish Council: The residents in Trenchard Avenue are concerned about the narrowness of the road and probability of an increase in traffic because of the alterations at the Centre. Residents at Model Cottage need more information on the plans, i.e. is there going to be extra lighting at the car park? Are they keeping existing boundary fences and is the new car park going to be gated?
- 5.2 Eight duplicate letters of objection have been received from residents of Trenchard Avenue and Hendon Drive. The objections raise strong concerns on highway safety grounds and identify the current parking problems associated with this site. As many as 15-20 vehicles are parked in the cul-de-sac daily with at least 10 minibuses attending several times a day and a further 10-15 taxis. They are preventing the residents from free access to their homes and several minor accidents involving children and damage have occurred. We are surprised that no safety measures have been taken to impose restrictions on the amount of traffic using this area. Emergency vehicles would have great difficulty attending elderly residents and would have to abandon their vehicles.

We know that functions are held, such as coffee mornings, parties and fetes, there are upwards of 50 vehicles attempting to park in the cul-de-sac with no supervision. To introduce even more vehicles into what is already an overcrowded area would be an immense danger to all those living and playing and walking here. We feel Headway should never have been allowed to move into this residential area. With the amount of movement they generate they should be established on an industrial estate which is what they are attempting to turn this once peaceful area into.

We would ask that you refuse this planning application on the above grounds unless an entrance/exit to Headway can be established off Station Road at the front of the property which do not affect the safety of residents.

- 5.3 One private letter of objection has been received from A. & J. Kelly, 4 Trenchard Avenue, Credenhill who comment as follows:

“We are concerned about the extension to Headway which is directly opposite our property and the extra vehicles that will be drawn to the area. There have been problems with vehicles attending Headway since they moved here and they have done nothing to address the problems causing mayhem around the site. Emergency vehicles would be unable to attend some properties given the parking problems. To allow more traffic to this site would be a disaster and minor accidents have already occurred and damage done to our vehicle.

It is therefore requested that permission is not given on the grounds of safety to residents and pedestrians and a new access off Station Road would be more appropriate.”

- 5.4 A letter of concern has also been submitted by Mr. & Mrs. S. Jones, Model Cottage, Station Road, Credenhill who ask a number of questions about the development, particularly relating to the parking area which adjoins our residential boundary.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues in this case relate to the principle of the workshop extension on the existing building, the extension's design and siting and the proposed additional access and car parking facilities.
- 6.2 Given the established use of Headway House, it is considered that the proposed extension is acceptable in principle subject to its design. In terms of its design and siting, the scheme as submitted represents a modern addition to the rear of the building and will provide improved facilities for those attending the Centre. The applicant has advised that the extension is not to accommodate more clients but to improve the facilities which the Centre offers.
- 6.3 Having carefully considered the siting and design of the extension, it is considered that it is acceptable in principle subject to condition on the materials. Given the modern design, it is essential that the detailing of the extension is appropriate to ensure an appropriate form of development.
- 6.4 The key issue which has been continuously raised by local residents and the Parish Council relates to the existing parking problems at the rear of Headway House and the potential for additional vehicular traffic from the proposed works. It should be noted that given the proposed extension is to improve existing facilities and not to provide additional accommodation for more clients, the proposed parking area is intended to relieve the recognised congestion problem which can occur at peak times. As submitted 10 additional spaces are shown which would be accessed for new road from Trenchard Avenue to serve the new parking area adjoining the northern boundary of the site. In principle additional car parking spaces are welcomed, however there are a number of technical issues associated with this scheme as indicated which need to be resolved and can be improved. Furthermore, the occupiers of the property adjoining the car parking area have raised concerns about potential floodlighting and disturbance which may arise from the use of this area.

6.5 On balance having regard to the amount of entrances which already exist on Station Road and the fact that this proposal is intended as an overflow car park, the proposed entrance off Trenchard Avenue is considered the better option. There is however potential to improve capacity within the proposed parking area and additional information can be supplied to address the neighbouring properties concerns regarding fencing, lighting and security. As such, permission is recommended subject to a condition requiring the submission of revised parking details.

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. B01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings.

3. Notwithstanding the details shown on the submitted drawings the development hereby permitted shall not be brought into use until the access, turning area and parking facilities have been properly consolidated, surfaced and drained and otherwise constructed in accordance with revised details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: The details as submitted are unsatisfactory and to protect the interests of highway safety and improve the flow of traffic on the adjoining highway.

4. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

5. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

6. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

7. F32 (Details of floodlighting/external lighting).

Reason: To safeguard local amenities.

Informative:

1. N15 - Reason(s) for the Grant of PP.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.