

MEETING:	PLANNING COMMITTEE
DATE:	18 NOVEMBER 2015
TITLE OF REPORT:	152246 - PROPOSED CONVERSION OF FORMER PUB FUNCTION ROOMS INTO 6 SELF-CONTAINED APARTMENTS AND EXTERNAL STAIR TO NORTH ELEVATION AT 1 ST MARTINS STREET, HEREFORD, HEREFORDSHIRE, HR2 7RD For: Mr Rone per Mr Mark Powles, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=152246&search=
Reason Application submitted to Committee – Member Application	

Date Received: 28 July 2015

**Ward: Hinton &
Hunderton**

Grid Ref: 350829,239538

Expiry Date: 22 September 2015

Local Member: Councillor ACR Chappell

1. Site Description and Proposal

- 1.1 The application site is situated within the central area of Hereford, forming a strip of land to the east of St Martin's Street reaching from the River Wye in the north to Wye Street in the south. The site comprises The Saracens Head, a Public House which has recently reopened after having been closed since February 2014. Opposite the site, across St Martins Street, are a mix of A1, A2 and C3 uses whilst to the rear is the Old Sack Warehouse which has been sensitively converted to residential use.
- 1.2 Planning permission is sought for the conversion of the various functions rooms within the Public House into six flats. New external staircases are proposed on the eastern elevation and one on the northern elevation to facilitate first and second floor access. The flats would comprise of four one-bed studio apartments and two two-bed apartments.

2. Policies

2.1 Herefordshire Local Plan - Core Strategy

SS1	-	Presumption in favour of sustainable development
SS2	-	Delivering new homes
SS3	-	Ensuring sufficient housing land delivery
SS4	-	Movement and transportation
HD1	-	Hereford
HD2	-	Hereford city centre
SC1	-	Social and community facilities

Further information on the subject of this report is available from Steffan Thomas on 01432 260627

- LD1 - Landscape and townscape
- LD4 - Historic environment and heritage assets
- SD1 - Sustainable design and energy efficiency
- SD3 - Sustainable Water Management and water resources
- SD4 - Waste Water treatment and river water quality

2.2 National Planning Policy Framework

- Introduction - Achieving Sustainable Development
- Section 2 - Ensuring the Vitality of Town Centres
- Section 4 - Promoting Sustainable Transport
- Section 6 - Delivering a Wide Choice of High Quality Homes
- Section 7 - Requiring Good Design
- Section 12 - Conserving and Enhancing the Historic Environment

2.3 Neighbourhood Planning

There is no Neighbourhood Plan for Hereford. The Council will prepare a Hereford Area Action Plan.

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

3.1 No recent planning history

4. Consultation Summary

Statutory Consultees

- 4.1 Welsh Water: No objection subject to an informative in the recommendation.
- 4.2 Historic England: The north-western corner of the building sits within the scheduled ancient monument of the Wye Bridge (UID: 1005521). If any below ground works are to be undertaken within the area of the scheduled ancient monument then scheduled monument consent will need to be applied for.
- 4.3 Natural England: No objection subject to an informative in the recommendation.

Internal Council Consultees

- 4.4 Transportation Manager: No objection subject to condition
- 4.5 Conservation Manager (Archaeology): No objection subject to informative
- 4.6 Conservation Manager (Historic Buildings): No objection subject to condition
- 4.7 Conservation Manager (Ecology): No objection

5. Representations

5.1 Hereford City Council: No objection

5.2 There has been one letter received relating to this proposal, the main points raised are:-

The existing Residents Parking Scheme is largely at capacity. The addition of six new dwellings with no dedicated parking provision would likely put additional pressures on this highly valued but finite community resource.

5.3 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 In accordance with the Town and Country Planning Act 1990 (as amended) the principal considerations in the determination of this application are the principle of development, the detailed design within this historic setting, the parking, access & highway safety implications as well as the impact on neighbouring amenity.

Principle of Development

6.2 Policy SC1 seeks to retain social and community facilities such as this which can serve as community hubs. However, given the provision of ample alternative venues to fulfil this function within the vicinity and the fact that the Public House, which was closed and only recently re-opened, is retained, the policy is considered to have been complied with as the Public House is retained albeit on a reduced scale.

6.3 The text that furnishes Policy HD2 provides clear support to the principle of this form of residential development as it specifically identifies the conversion of underused spaces to be an important means of securing the 800 new homes that are proposed to be accommodated within the city centre.

Parking, Access & Highway Safety

6.4 The Transportation Manager considers that the comparative use of pub function rooms and residential to be broadly comparable and therefore not an intensification of the site. As such no S106 contribution can be justified.

6.5 The proposed cycle store has been positioned in what appears to be an unsuitable location, leaving a gap of only 1 metre between the store and a staircase, impeding access to flats 3, 5 and 6. In addition, its size appears to be insufficient provision for the six apartments that are proposed. Both of these concerns can be suitably addressed by the imposition of a condition.

6.6 The city centre location is appropriate for a car free development and as such no dedicated parking provision is considered to be necessary. Notwithstanding this, residents of the new flats would qualify for resident parking permits to Parking Zone 8 which covers the Wye Street and St Martin's area. The site visit corroborated the claims of concerned neighbours that the number of available residents parking spaces is extremely limited. In this respect the future parking concerns of local residents are considered both reasonable and valid.

- 6.7 The capacity for the planning system to address these specific concerns is however restricted by Written Statement HCWS488 which requires Local Planning Authorities to only impose parking standards for residential development where there is clear and compelling justification that it is necessary to manage their local road network. In this instance, the parking issue raised is speculative and the Transportation Manager has not indicated that any action is necessary. As such, there is not considered to be sufficient justification for the imposition of parking conditions.
- 6.8 The Council's Parking Team have been informed of the development and they have indicated that the pressures on parking spaces within permit zone 8 will be kept under periodic review.

Detailed Design & Historic Context

- 6.9 1 St Martins Street is an unlisted building; however it lies within Hereford's Central Conservation Area. There are a number of listed buildings nearby including: 2 St Martins Street (grade II) on the opposite side of the street; The Old Sack Warehouse (grade II) immediately adjacent to the east; and the Wye Bridge which is grade I listed and a Scheduled Ancient Monument. Further listed buildings are in the vicinity including The Bishops Palace (grade II*) and associated buildings, set within extensive grounds running down to the north bank of the River Wye. The impact on the setting of these designated heritage assets and also on the character and appearance of the conservation area needs to be taken into account when assessing this proposal.
- 6.10 The elevation fronting St Martins Street would retain much of its current appearance but with 4 new window openings in the southernmost range. There is no objection from a heritage perspective to this alteration although detailed drawings of the windows will be secured by condition should planning permission be granted.
- 6.11 The most substantial physical alterations affect the rear (east) elevation. These works would introduce two additional sets of external stairs as well as 8 new window openings and 5 new doorways. In terms of visual impact, the new windows and doors are largely hidden from view on account of their orientation facing into a narrow alleyway formed between The Saracens Head and the adjacent Old Sack Warehouse. Of greater concern are the proposed staircases as these would add additional clutter and the upper elements would be visible from the footpath running along the south bank of the river and also from the Wye Bridge. There are also more distant views afforded from the north bank of the river, to the south of Gwynne House (grade II). To ensure that the addition of these stairs avoids harming the setting of the adjacent listed building or harm to the appearance of the wider conservation area, the detailed design would need to be of a suitably high quality. Discussions between the Conservation Manager (Historic Buildings) and the applicant concerning an agreeable detailed design are ongoing and it is considered pertinent to require these details to be agreed via condition.
- 6.12 The elevation fronting onto the River Wye is also proposed to be altered to accommodate a further set of external stairs. The much greater visibility of this element of the proposal in conjunction with its location, adjoining existing decorative metalwork on the first floor balcony, would require a suitably more ornate design. This has been agreed in principle with the applicant and detailed drawings of the exact design will similarly be secured by condition.

Residential Amenity

- 6.13 By virtue of their location and orientation, the six new apartments are not considered to have any discernable detrimental impact on the amenity of any of the neighbouring properties.

Conclusion

- 6.14 The proposed scheme accords with the relevant planning policy, providing six new dwellings within an existing structure that is currently underused. The physical alterations to accommodate the change of use are deemed acceptable, subject to elements of the detailed design being agreed to ensure no detrimental impact to the site's historic setting. The localised concerns raised over parking pressures are reasonable, but are not deemed sufficient to warrant the imposition of parking conditions. As such, in accordance with the principle in favour of sustainable development, the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

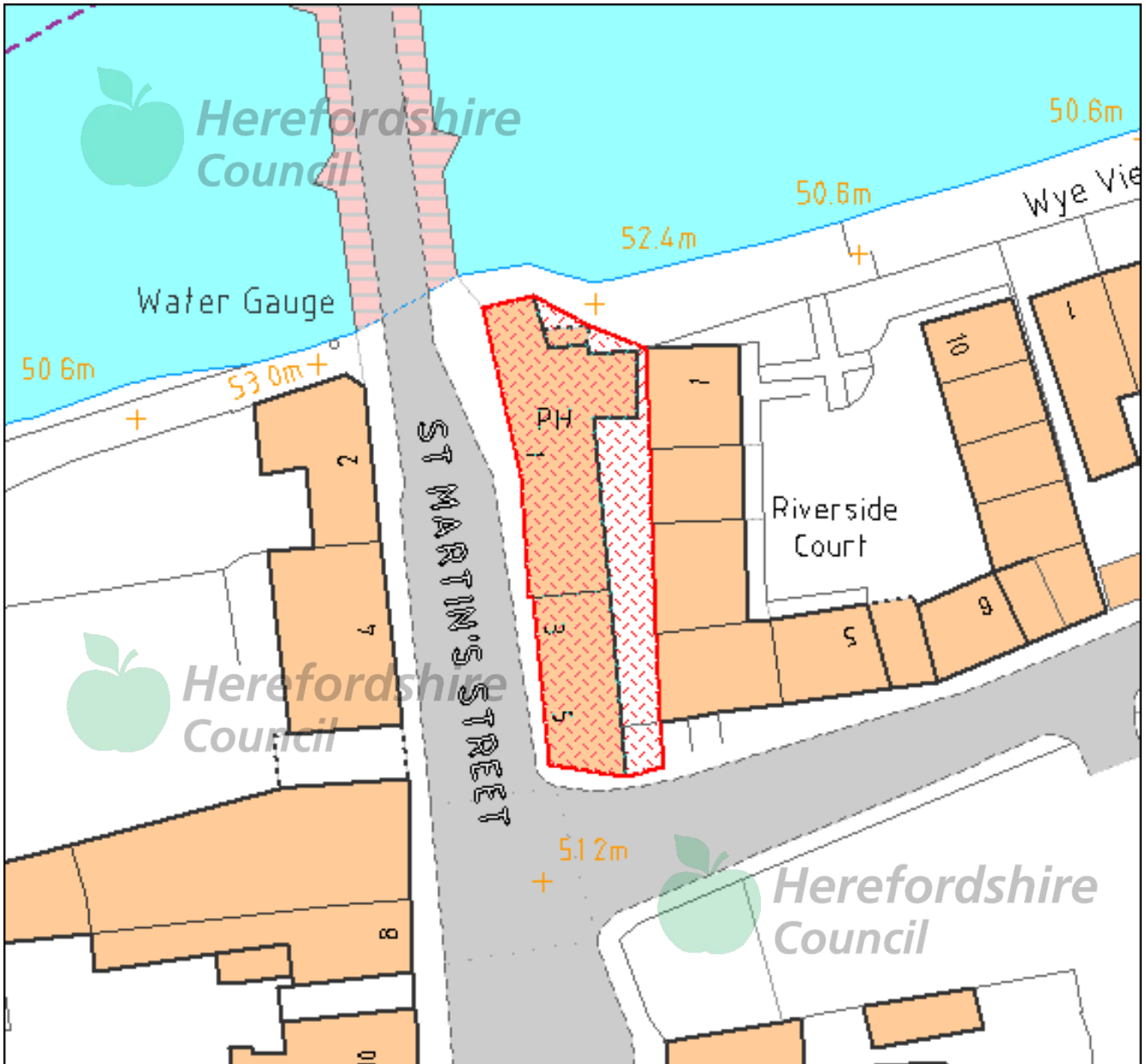
1. **A01 - Time limit for commencement (full permission)**
2. **H29 - Covered and secure cycle parking provision**
3. **D02 - Approval of details:**
 - A) Detailed design of windows;
 - B) Detailed design of staircases.
4. **B02 - Development in accordance with approved plans and materials (Drawing nos. 2270-05, 2270-06 and 2270-07)**
5. **I16 - Restriction of hours during construction**

INFORMATIVES:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
2. **N11C – General**
3. **N11A – Wildlife and Countryside Act 1981 (as amended) – Birds**
4. **ND02 – Area of Archaeological Importance**
5. **W02 – Welsh Water rights of access**

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: 152246

SITE ADDRESS : 1 ST MARTINS STREET, HEREFORD, HEREFORDSHIRE, HR2 7RD

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005