

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>31 January 2018</b>
<b>TITLE OF REPORT:</b>	<b>173843 - RETROSPECTIVE CAR PARKING AREA WITH NEW HEDGE INCLUDING ECOLOGICAL AND BIODIVERSITY IMPROVEMENTS. AT HINTON COMMUNITY CENTRE, ROSS ROAD, HEREFORD, HEREFORDSHIRE, HR2 7RJ</b>  <b>For: Mr McNally per Mr Daniel Forrest, Court Cottage, Bartestree, Hereford, Herefordshire HR1 4DA</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173843&amp;search=173843">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173843&amp;search=173843</a>
<b>Reason Application submitted to Committee – Proposal relates to Council owned land</b>	

**Date Received: 11 October 2017**

**Ward: Red Hill  
Hinton and Hunderton**

**Grid Ref: 350832,239053**

**Expiry Date: 19 December 2017**

Local Members: Councillors P Rone and ACR Chappell

## **1. Site Description and Proposal**

- 1.1 The application site is an existing community and youth centre that is situated between Ross Road and Hollybush Walk. Vehicular access is gained via Hollybush Walk to a car park and there is pedestrian access off Ross Road. Flood zones 2 and 3 lie to the westerly section of the site, adjacent to Ross Road. The existing community centre building and proposed car park area falls outside of these zones.
- 1.2 This application seeks retrospective approval of an additional hard standing car parking area creating an additional area of 25 x 18 sq. metres providing for an additional 20 parking spaces and to include a new hedge with ecological and biodiversity improvements.

## **2. Policies**

### **2.1 Herefordshire Local Plan – Core Strategy**

SS1	-	Presumption in favour of sustainable development
SC1	-	Social and Community facilities
MT1	-	Traffic management, highway safety and promoting active travel

## 2.2 Neighbourhood Plans

Work has commenced on the Hereford Action Plan but it is not at a stage where it can be afforded weight in decision making.

## 2.2 National Planning Policy Framework

Achieving sustainable development

## 2.3 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/info/200185/local\\_plan/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

## 3. Planning History

### 3.1 **DCCE2003/2602/F** – Alterations and extension to create community centre including provision of additional parking area - approved 24/10/2004

### 3.2 **DCCE2004/1598/F** – Alterations and extensions to create community centre including provision of additional parking - approved 8/7/2004

### 3.3 **152833/CD3** – Proposed extensions and decking area to the rear of the Community Centre – approved 5/11/2015

### 3.4 **153687/AM** – Non-material amendment to planning permission ref: 152833/CD3. Alterations to Church extension area. Removal of some proposed large doors and addition of new escape door and windows. – approved 10/02/2016

## 4. Consultation Summary

### 4.1 Statutory Consultations

None

### Internal Council Consultations

### 4.2 **Transportation Manager – No Objections**

### 4.3 **Environmental Health – Contaminated land**

Historic maps indicate that the proposed is on an area of land which was historically used as a printing works and builder's yard, with potentially contaminated uses.

The application does not require a change to a more sensitive land use and as such it would seem disproportionate to require a full desk study to be undertaken. However, it may be prudent to advise that contamination associated with the former printing works and builders yard may be encountered during the works and as such I would recommend the following planning note be appended should the application be approved

Recommended note:

"The proposed development is situated on land historically used for printing works and as a builders yard and as such it is possible that unforeseen contamination may be present. Consideration should be given to the possibility of encountering contamination as a result of its

former uses and specialist advice be sought should any be encountered during the development”

4.4 Conservation Manager (Ecology) – No objections

## **5. Representations**

5.1 Two representations were received with the following summary:

Object to the change of use of the grassed area to a car park that would generate increased traffic that would impact on residents.

5.2 Hereford City Council – No Objection

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

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173843&search=173843](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173843&search=173843)

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 The application is retrospective, to develop the area of land to provide for overspill car parking facilities to service the Community Centre. The application also provides for new hedge planting, including ecological and biodiversity improvements.

6.2 The area was formally a grassed amenity area adjacent to the existing parking area. The application seeks to provide an additional hard standing area of 25 x 18 sq. metres creating approximately 20 additional parking spaces. The increased usage of the community building has created the increased demand on car parking requirements and will offer a much improved facility enhancing vehicular and pedestrian safety on site. It will also prevent off-site parking occurring to the detriment of adjoining neighbours. It is noted that the Transportation Manager has confirmed no objections to the proposal.

6.3 In conclusion the need to provide enhanced parking facilities has arisen due to the increased usage of the community building and its provision will enhance parking facilities in the locality to the benefit of local residents. Accordingly the proposal is considered to be compliant with policy SC1 of the Herefordshire Local Plan – Core Strategy.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegation to officers:**

- 1. G11 Landscaping scheme - implementation**

## **INFORMATIVE:**

- 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**

---

Further information on the subject of this report is available from Mr Clive Lloyd on 01432 383403

**presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

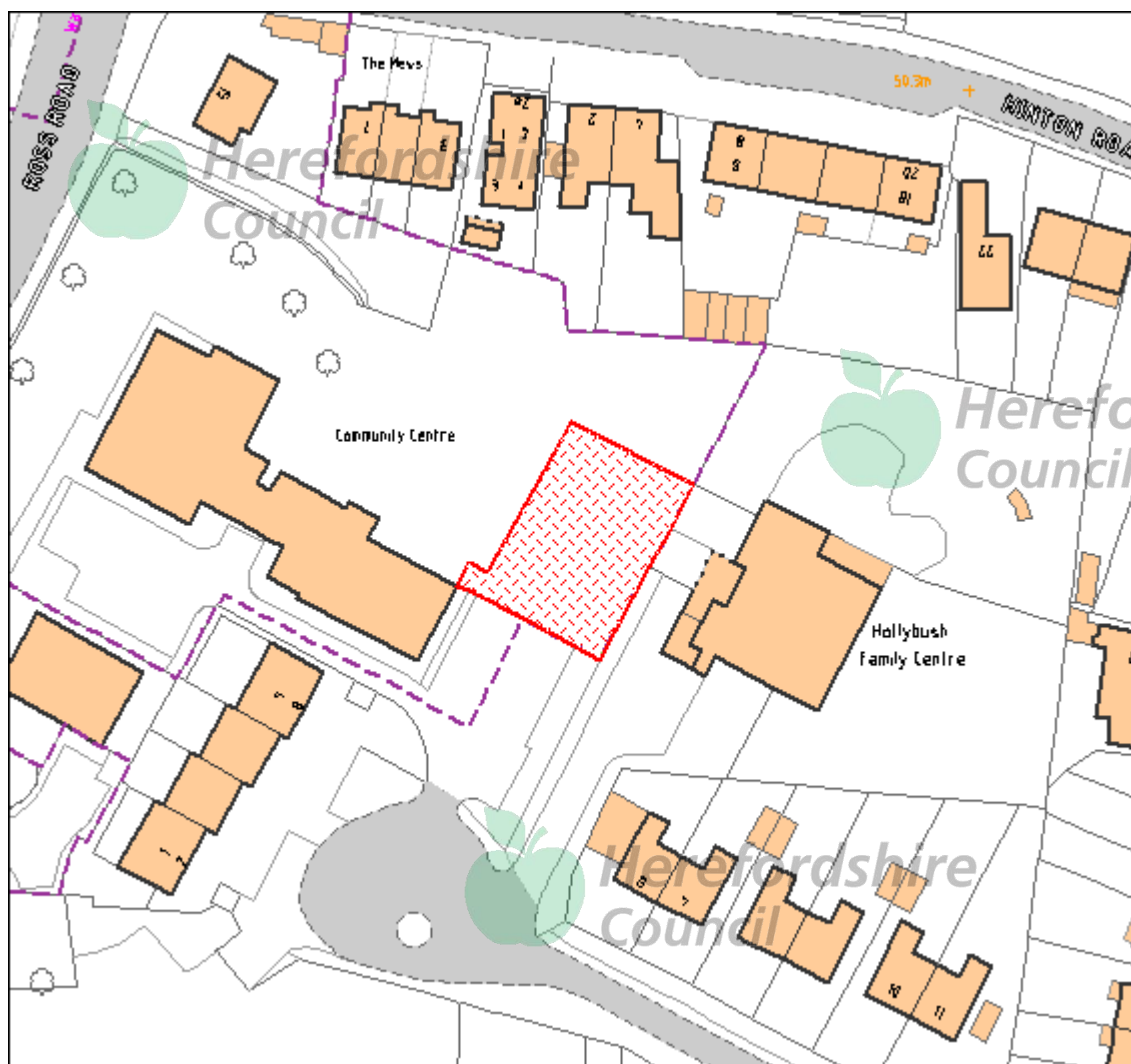
Decision: .....

Notes: .....

.....

### **Background Papers**

Internal departmental consultation replies.



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

**APPLICATION NO:** 173843

**SITE ADDRESS :** HINTON COMMUNITY CENTRE, ROSS ROAD, HEREFORD, HEREFORDSHIRE, HR2 7RJ

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