

Supplement to the agenda for

Planning and Regulatory Committee

Tuesday 28 January 2025

9.30 am

**Conference Room 1 - Herefordshire Council, Plough Lane
Offices, Hereford, HR4 0LE**

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PLANNING COMMITTEE

Date: 25 January 2025

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

242506 AND 242507 – PROPOSED RENOVATION, REPAIR AND REFURBISHMENT WORKS REQUIRED TO SHIRE HALL INCLUDING THE INTRODUCTION OF A NEW LIBRARY SPACE WITHIN THE ASSEMBLY HALL AT SHIREHALL, ST PETERS SQUARE, HEREFORD, HEREFORDSHIRE, HR1 2HX

For: Mr Pritchard per Mrs Helen Rea, Graingers Porcelain Works, Unit 9 St Martins Quarter, Silver Street, Worcester, WR1 2DA

OFFICER COMMENTS

Further to a number of queries raised during site inspection, officers can respond as follows:

Questions / queries raised at the Committee Site Visit (27/1/2025)

- The extent of the window schedule can be found under supporting documents. This details the opening type/mechanism; locking mechanism; extent of glazing and secondary glazing; and proposed finishes, including their condition and where repair is needed/proposed.
- In terms of window and roof insulation, the existing lay-in insulation is not consistent across the roof and a majority of windows are all single glazed. The proposed upgrade to roof insulation will be where feasible in pitched roof area with the replacement of panes to selective windows with vacuum panes. Existing windows are to be refurbished with new 8mm heritage vacuum cavity double glazing where appropriate. Officers are mindful that greater details of insulation will be required by conditions to fully agree appropriate details.
- The removal of existing acoustic wall panels is proposed for the Assembly Room (library), including the perimeter timber framing currently face fixed to all external walls. A sample panel has been removed as members will have seen on the site inspection which is to inspect the condition of the building fabric behind; once removed the plaster will be repaired and redecorated. All repairs will be undertaken in a traditional manner with a lime plaster; specification to match the existing as advised by specialist plaster report. Acoustics for this room will be controlled by staggered archways (inspired by the Arch forms evident throughout the historic Shire Hall) and mass display of lending books and storage of book stock at high level.
- The assembly room (proposed library) layout maintains clear sightlines of significant features and particularly allowing the full height of the space to be appreciated. Following consultation with the Building Conservation Officer and Historic England, the central book stacks have been reduced in height to maintain sightlines on entry of the tops of the curved windows. Bespoke shallow bookstacks will be developed to retain and allow easy access to the historic ventilation units, and high level bookstacks (for storage only) span the dado rail on North elevation of Library to make use of walls either side of blank window alcove. Elsewhere the dado rail is clearly visible.
- The existing entrance doors to the new Library are unmanageable to the public due to their size and weight, they also provide no compliant fire protection. For this reason, a new internal glazed lobby with automated doors are provided which offers 60 minute fire protection. The glass appearance serves to maintain a visual connection to the original doors from within the library.
- The existing internal timber lobby will be replaced with an accessible automated glazed door. The design allows for the historic doors to be fixed open on a daily basis and the

new glazed automated doors providing the primary access point. The glazed doors allow for the appearance and proportions and of the original doorway to be visible internally.

- The WC provision has been reviewed and small changes area proposed to the current WC arrangement to offer improved facilities i.e. provision of ambulant disabled cubicles. Two additional accessible WC's have been included in the proposal, a clear net gain of WCs on site when comparing the existing and proposed floor plans, to provide for the increased usage, one within the Library Learning centre and a second within the northern access corridor behind Court Room 1.
- The surface material of resin scatter gravel finish is permeable, SUDS compliant and for this reason, planning permission is not required. As it is not affecting historic fabric, listed building consent is not required. The proposed surface finish has not been raised as a concern by either the Building Conservation Officer or Historic England. The Local Authority also has permitted development rights under Part 12 (Development by local authorities) of the General permitted Development Order.

Opening Hours of the Multi functional spaces

Further to the publication of the officer report, officers have reviewed the site history and consider that Condition 11 (opening hours of the multi-functional spaces) of 242506/CD3 is unnecessary and should not be included.

This is given that no opening hours condition has previously been applied, combined with the absence of third party objections raising concerns over the use/opening hours; and given the city centre location where the night-time economy is already well-established. A change to the recommendation is suggested below.

Schedule of conditions (LBC)

The report makes recommendations for conditions in respect of the Listed Building Consent. There is a wide extent of works where details remain outstanding though can be agreed at approval of detail reserved by condition stage.

The Planning Officers continue to work with the Historic Buildings Officers and the applicants to simplify and refine these conditions to ensure that the discharge of the conditions can be managed alongside the phasing of the development in the most effective way. These discussions continue.

The wording of the recommendation below allows for the Granting of the Planning Permission and Listed Building Consent subject to any other further conditions or amendments to the suggested conditions in the report that are considered necessary by officers named in the scheme of delegation to officers. This recommendation will enable officers to work with the applicant to formally agree the schedule of conditions in relation to the listed building consent application, in accordance with both phasing plan and level of details necessary.

CHANGE TO RECOMMENDATION ON P242506/CD3

Omission of Condition 11 as published in the officer report

PLANNING and REGULATORY COMMITTEE

28 January 2025

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Pritchard per Mrs Helen Rea	Proposed renovation, repair and refurbishment works required to Shire Hall including the introduction of a new library space within the Assembly Hall at SHIREHALL, ST PETERS SQUARE, HEREFORD, HEREFORDSHIRE, HR1 2HX	242506 / 242507	29
		OBJECTOR	MR MILLN (Chair, Hereford Civic Society)	
		SUPPORTER	MS LEE (Applicant)	
7	Ms Willis per Mr Lee Marbury	Change of use of land to plant hire business and erection of a pole barn associated with this use, and erection of an additional building for a mixed use of plant hire business and domestic use. (Retrospective) at LAND AT LOWER WOODEND, STOKE LACY, HEREFORDSHIRE, HR7 4HQ	242591	89
		OBJECTOR	MR ARUNDALE (Local Resident)	
		SUPPORTER	MR GREEN (Applicant's Agent)	

