

A G E N D A

Northern Area Planning Sub- Committee

Date: **Wednesday, 17th May, 2006**

Time: **2.00 p.m.**

Place: **The Council Chamber,
Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of
the meeting.

For any further information please contact:

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**County of Herefordshire
District Council**

AGENDA

for the Meeting of the Northern Area Planning Sub-Committee

To: Councillor J.W. Hope MBE (Chairman)
Councillor K.G. Grumbley (Vice-Chairman)

Councillors B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke, P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, P.E. Harling, B. Hunt, T.W. Hunt, T.M. James, Brig. P. Jones CBE, R.M. Manning, R. Mills, R.J. Phillips, D.W. Rule MBE, R.V. Stockton, J. Stone and J.P. Thomas

	Pages
<p>1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN FOR THE ENSUING YEAR</p> <p>To note the arrangements for the election of the Chairman and appointment of the Vice-Chairman made at Annual Council on 12th May 2006.</p>	
<p>2. APOLOGIES FOR ABSENCE</p> <p>To receive apologies for absence.</p>	
<p>3. DECLARATIONS OF INTEREST</p> <p>To receive any declarations of interest by Members in respect of items on the Agenda.</p>	
<p>4. MINUTES</p> <p>To approve and sign the Minutes of the meeting held on 19th April, 2006.</p>	1 - 8
<p>5. ITEM FOR INFORMATION - APPEALS</p> <p>To note the contents of the attached report of the Head of Planning Services in respect of appeals for the northern area of Herefordshire.</p>	9 - 10
<p>6. APPLICATIONS RECEIVED</p> <p>To consider and take any appropriate action in respect of the planning applications received for the northern area of Herefordshire, and to authorise the Head of Planning Services to impose any additional and varied conditions and reasons considered to be necessary.</p> <p>Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.</p>	

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|-----|---|---------|
| 7. | <p>DCNE2006/1048/F - PROPOSED SINGLE STOREY REAR EXTENSION AT 10 BROOKE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2UP</p> <p>For: Mr & Mrs P Atkins per Gibson Associates, Bank House, Bank Crescent, Ledbury, Herefordshire, HR8 1AA</p> <p>Ward: Ledbury</p> | 11 - 14 |
| 8. | <p>DCNC2006/1030/F - DEMOLITION OF EXISTING WAREHOUSE AND ERECTION OF 2 NO. COTTAGES AT REAR OF 23 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE AND DCNC2006/1031/C</p> <p>For: Mr K Handley per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA</p> <p>Ward: Bromyard</p> | 15 - 20 |
| 9. | <p>DCNC2006/0817/F - DEMOLITION OF EXISTING HOUSE AND GARAGE AND RESIDENTIAL DEVELOPMENT COMPRISING OF 4 APARTMENTS, 3 TOWNHOUSES WITH 7 PARKING SPACES AT 55 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AL</p> <p>For: C L H Industries Ltd, Boughton Butler Architects, Design Studio, 6 Sansome Walk, Worcester, WR1 1LH</p> <p>Ward: Bromyard</p> | 21 - 28 |
| 10. | <p>DCNC2006/0966/F - PROPOSED 5 NEW HOLIDAY LODGES AND BIKE STORE AT BROCKINGTON HALL GOLF CLUB, BODENHAM, HEREFORD, HEREFORDSHIRE, HR1 3HX</p> <p>For: Brockington Hall Golf Club per Barton Hasker Architects 1620 High Street Knowle Solihull West Midlands B93 0JU</p> <p>Ward: Hampton Court</p> | 29 - 34 |

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Northern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 19th April, 2006 at 2.00 p.m.

Present: Councillor J.W. Hope MBE (Chairman)
Councillor K.G. Grumbley (Vice Chairman)

Councillors: B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke, P.J. Dauncey, J.H.R. Goodwin, P.E. Harling, B. Hunt, T.W. Hunt, T.M. James, R.M. Manning, R. Mills, D.W. Rule MBE, R.V. Stockton, J. Stone and J.P. Thomas

231. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs. J.P. French, Brig. P. Jones CBE and R.J. Phillips.

232. DECLARATIONS OF INTEREST

The following declarations of interests were made:-

Councillor	Item	Interest
BF Ashton PE Harling	Agenda Item 6, Minute 236 DCNE2006/0353/F - proposed two storey rear extension at Beulah, Belle Orchard, Ledbury, Herefordshire, HR8 1DD	Declared a prejudicial interest and left the meeting for the duration of this item. Declared a Personal interest and remained in the meeting.
W.L.S. Bowen B Hunt J.P. Thomas	Agenda Item 8, Minute 238 DCNC2006/0612/F - New Police Station building with custodial suite, associated parking and landscaping works at Plot 13, Leominster Enterprise Park, Leominster, Herefordshire	Declared a Personal interest and remained in the meeting.

233. MINUTES

RESOLVED:

That the Minutes of the meeting held on 22nd March, 2006 be approved as a correct record and signed by the Chairman, subject to the inclusion of the

names of Councillors RBA Burke and R Mills in Minute 216 (Apologies for absence)

234. ITEM FOR INFORMATION - APPEALS

The Sub-Committee noted the Council's current position in respect of appeals for the northern area of Herefordshire.

235. APPLICATIONS RECEIVED

The Sub-Committee considered the following planning applications received for the northern area of Herefordshire and authorised the Development Control Manager to impose any additional or varied conditions and reasons considered to be necessary.

236. DCNE2006/0353/F - PROPOSED TWO STOREY REAR EXTENSION AT BEULAH, BELLE ORCHARD, LEDBURY, HEREFORDSHIRE, HR8 1DD

In accordance with the criteria for public speaking, Mr. Francis of Ledbury Town Council spoke in objection to the application.

Having discussed the details of the application, the Sub-Committee decided that approval could be granted provided that the building materials for the extension tied in with the existing brickwork and slate roof.

RESOLVED

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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

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

4 - E19 (Obscure glazing to windows)

Reason: In order to protect the residential amenity of adjacent properties.

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

237. DCNE2006/0532/F - FORMATION OF PROJECTING BAYS IN GARAGE DOOR OPENINGS, PLOT 1&2. ERECTION OF DETACHED DOUBLE GARAGE FOR PLOTS 1 & 2. VARIATION OF CONDITION 7. PP NE2003/3874/F TO ALLOW TWO PARKING SPACES INSTEAD OF 3 AT OAK TREE COTTAGE, WELLINGTON HEATH, LEDBURY, HEREFORDSHIRE, HR8 1NA

The Planning Officer reported on the receipt of a letter from the developer outlining revised arrangements for the provision of access to the proposed properties.

RESOLVED

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.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

238. DCNC2006/0612/F - NEW POLICE STATION BUILDING WITH CUSTODIAL SUITE, ASSOCIATED PARKING AND LANDSCAPING WORKS AT PLOT 13, LEOMINSTER ENTERPRISE PARK, LEOMINSTER, HEREFORDSHIRE

RESOLVED

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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 - B01 (Samples of external materials)

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

- 4 - G04 (Landscaping scheme (general))

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

- 5 - G05 (Implementation of landscaping scheme (general))

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

6 - H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

Informatives:**1 - HN25 - Travel plans****2 - N15 - Reason(s) for the Grant of PP/LBC/CAC****239. DCNC2006/0634/A & DCNC2006/0633/L - PROPOSED 3 FASCIA AND 2 PROJECTING SIGNS AT 1-3, SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JA**

Councillor JP Thomas one of the Local Ward Members had some concerns about the size, location and design of the proposed hanging sign. He felt that there was a danger it could obstruct high-sided delivery vehicles and that it may project beyond the kerb. He was also concerned that the design and composition of the sign might detract from the Conservation Area. It was therefore important for all the relevant details to be received about the sign before it could be approved.

RESOLVED**DCNC2006/0634/A**

That advertisement consent be granted subject to the following conditions in consultation with the Local Ward Members and the Transportation Manager:

1 - I01 (Time limit on consent)

Reason: In the interests of the visual amenity of the area.

2 - H23 (Canopies/signs/projections over the highway)

Reason: In the interests of highway safety.

DCNC2006/0633/L

That listed building consent be granted subject to the following condition in consultation with the Local Ward Members and the Transportation Manager:

1 - C01 (Time limit for commencement (LBC))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative:**1. N15 (Reason for LBC)**

240. DCNW2006/0280/F & DCNC2006/0281/L - PROPOSED NEW MULTI-PURPOSE ROOM AND PORCH WITH DISABLED ACCESS, INTERNAL ALTERATIONS AND DEMOLITION OF REDUNDANT SHEDS AT FRIENDS MEETING HOUSE, ALMELEY, WOOTTON, HEREFORD, HEREFORDSHIRE, HR3 6PY

In accordance with the criteria for public speaking, Mr. Beresford spoke in objection to the application.

RESOLVED

DCNW2006/0280/F

It is subject to the Secretary of State confirming that he does not intend to call in the Listed Building Consent, Planning Permission be granted subject to the following conditions and any conditions considered necessary by Officers.

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 - A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B01 (Samples of external materials)

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

4 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

5 - G01 (Details of boundary treatments)

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

DCNW2006/0281/L

That:

- i) The application is notified to the Secretary of State – Office of the Deputy Prime Minister.**
- ii) Subject to the Secretary of State confirming that he does not intend to call it in, Listed Building Consent be granted subject to the following conditions and any conditions considered necessary by Officers.**

1 - C01 (Time limit for commencement (Listed Building Consent)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 - A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - B01 (Samples of external materials)

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

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

241. DCNW2006/0543/F - RETROSPECTIVE APPLICATION FOR A LOWER GROUND FLOOR STORE & DCNW2006/0546L - RETROSPECTIVE APPLICATION FOR WORKS CARRIED OUT BOTH INTERNALLY AT THE MILL COTTAGE, PAYTOE, LEINTWARDINE, HEREFORDSHIRE, SY7 ONB

In accordance with the criteria for public speaking, Mr. Challis spoke in objection to the application and Mr Hughes the applicant's Agent spoke in favour.

The receipt of two letters of objection was reported. The Development Control Manager said that in response from an objection received from English Heritage, the applicant had withdrawn the boundary fence element from the application. The application therefore sought retrospective planning consent for a lower ground floor store and retrospective listed building consent for works carried out internally at Mill Cottage.

Councillor Mrs LO Barnett the Local Ward Member had a number of reservations about the applications and suggested that consideration of the application should be deferred to enable all the facts to be presented to the Sub-Committee. She was also concerned at the extent of work undertaken without the owner first having obtained the necessary consent. The Development Control Manager said that following negotiations with the applicant, the stage had been reached where the work carried out on the listed building was acceptable to English Heritage and to the Conservation Officer.

The Sub-Committee had a number of concerns about the applications and explored the legal powers that were available to it and noted the advice of the Officers. The concerns raised by an objector needed to be clarified and the Sub-Committee decided that it needed to know all the facts before an informed decision could be made.

RESOLVED

That consideration of the application be deferred for further clarification about the application and its background.

242. DCNW2006/0588/F & DCNW2006/0589/L - NEW VEHICULAR ACCESS AT RUSCOTE, EARDISLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9BE

Councillor JHR Goodwin the Local Ward Member expressed support for the application, feeling that the proposal would not detract from the Listed Building. He noted that the Transportation Manager had no objections to the application on highway safety grounds and pointed out that a similar application had previously

been granted in Pembridge. Councillor WLS Bowen noted that little had changed since the previous refusal in 2005 and supported the views of the Officers that the proposal would adversely affect the Listed Building. Notwithstanding the views of the Officers, the Sub-Committee was in favour of the application.

RESOLVED:

- That (i) The Northern Area Planning Sub-Committee is minded to approve the applications subject to the conditions felt to be necessary by the Development Control Manager, provided that the Development Control Manager does not refer the application to the Planning Committee.**
- (ii) If the Development Control Manager does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.**

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the application to the Planning Committee.]

- 243. DCNW2006/0583/F - AMALGAMATION OF EXISTING CARAVAN SITE TO PROVIDE 25 CARAVANS AND 18 TENT PITCHES ACROSS TWO SITES, EXTENSION AND UPGRADING OF WASHROOMS TO INCLUDE FORMER WORKSHOP AREA, CHANGE OF USE OF BARN TO OFFICE FOR PLANT HIRE, CARAVAN & FARMING BUSINESSES AND CHANGE OF USE OF LAND FOR STORAGE OF 40 CARAVANS AT HOME FARM, BIRCHER, LEOMINSTER, HEREFORDSHIRE, HR6 0AX**

Councillor WLS Bowen the Local Ward Member had some concerns about the highway safety issues relating to vehicular access and asked if a three-year permission could be granted to enable the situation to be assessed. The Development Control Manager said that the applicant would be required to undertake a landscaping scheme as part of the permission so that a temporary permission would not be reasonable. Councillor BF Ashton said that it was important to include a condition specifying that the new permission for 40 caravans superseded the existing permission for 35 caravans, and was not in addition to the 35.

RESOLVED

That the Officers named in the Scheme of delegation to Officers be authorised to grant planning permission in consultation with the Local Ward Member and 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 - No more than 25 touring caravan and 18 tent pitches shall be allowed on the combined site (as defined in the site plan received on the 20th January**

2006) at any one time between the 1st March and 30th November.

Reason: To define the terms of the permission in the interests of visual amenity.

- 4 - Notwithstanding condition 3 of planning permission 95/0955/C dated 20th February 1996 no more than 5 units of accommodation (comprising either or both caravans and tents) shall be allowed at any one time on the combined caravan/camping site (as defined in the site plan received on the 20th January 2006) before 1st March or after 30th November in any one year.

Reason: To protect the visual amenities of the area during the winter months when caravans would be particularly visible in the local landscape.

- 5 - No more than 40 caravans shall be stored in the area marked in blue on the approved plans. There shall be no external storage of caravans in any other location within the application site.

Reason: To clarify the terms of the permission and agreed area for the storage of caravans.

- 6 - G01 (Details of boundary treatments)

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

- 7 - G04 (Landscaping scheme (general))

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

- 8 - G05 (Implementation of landscaping scheme (general))

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

INFORMATIVES:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

The meeting ended at 4:35pm

CHAIRMAN

5 ITEM FOR INFORMATION - APPEALS

APPEALS RECEIVED**Application No. DCNE2006/0248/F**

- The appeal was received on 18th April 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr Vaughan
- The site is located at Woodend Cottage, Bromyard Road, Cradley, Malvern, Herefordshire, WR13 5JW
- The development proposed is Proposed conservatory to front
- The appeal is to be heard by Written Representations

Case Officer: Ed Thomas 01432 261795

Application No. DCNC2005/3734/F

- The appeal was received on 12th April 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr P Davis
- The site is located at Lavender Cottage, Upper Sapey, Worcester, Herefordshire, WR6 6XT
- The development proposed is Retrospective application for two storey side extension to dwelling.
- The appeal is to be heard by Written Representations

Case Officer: Astrid Jahn on 01432 261560

APPEALS DETERMINED**Application No. DCNC2005/2381/F**

- The appeal was received on 13th January 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by N Gethin
- The site is located at Sunny Bank Farm, Stoke Prior, Leominster, Herefordshire, HR6 0NF
- The application, dated 31st May 2005, was refused on 12th September 2005
- The development proposed was Siting of a mobile home for occasional use by essential staff
- The main issue is the effect of the proposal on the character and appearance of the countryside

Decision: The appeal was DISMISSED on 2nd May 2006

Case Officer: Astrid Jahn on 01432 261560

Further information on the subject of this report is available from the relevant Case Officer

Application No. DCNC2005/1662/F

- The appeal was received on 16th January 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Miss T J Davies
- The site is located at Sorrels Paddock, Green Lane, Bromyard, Herefordshire, HR7 4RZ
- The application, dated 16th May 2005, was refused on 26th October 2005
- The development proposed was Erection of 2 No. holiday chalets
- The main issue is the effect of the proposal on the local landscape

Decision: The appeal was DISMISSED on 3rd May 2006

Case Officer: Nigel Banning on 01432 383093

Application No. DCNE2005/2199/F

- The appeal was received on 13th January 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr P Brazil
- The site is located at Eastnor House, Worcester Road, Ledbury. Herefordshire, HR8 1PL
- The application, dated 14 June 2005, was refused on 22 August 2005
- The development proposed was Proposed dwelling & 2 garages
- The main issues are the inadequate parking layout and the impact upon a habitable room window.

Decision: The appeal was DISMISSED on 3rd May 2006

Case Officer: Ed Thomas on 01432 261795

If members wish to see the full text of decision letters copies can be provided.

7 DCNE2006/1048/F - PROPOSED SINGLE STOREY REAR EXTENSION AT 10 BROOKE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2UP

For: Mr & Mrs P Atkins per Gibson Associates, Bank House, Bank Crescent, Ledbury, Herefordshire, HR8 1AA

Date Received:
4th April 2006

Ward: Ledbury

Grid Ref:
70288, 38421

Expiry Date:
30th May 2006

Local Member: Councillor B Ashton, Councillor P Harling & Councillor D Rule MBE

1. Site Description and Proposal

- 1.1 This application relates to number 10 Brooke Road, Ledbury. Brooke Road is part of a modern housing estate. This property is an end of terrace three-bedroomed house constructed with yellow/buff bricks and grey concrete pantiles. Attached to the south-western flank of the property are three attached garages, the first of which is in the applicant's ownership.
- 1.2 The proposal is to erect a single storey rear extension. This extension would be set in 0.4 metres from the boundary with number 8 Brooke Road, would have a depth of 3 metres and a width of 6.1 metres. This would mean that the extension would return to the rear wall of the attached garage within the same ownership that is recessed by 0.9 metre from the rear wall of the house itself. The extension would have a pitched roof with a hip at its south-western end and a gable at the north-eastern end. The extension would provide a separate dining room.
- 1.3 The application is being reported to Committee, as one of the applicants is a member of staff within the Planning Services.

2. Policies

Planning Policy Guidance

PPS.1 – Delivering Sustainable Development

Hereford and Worcester County Structure Plan June 1993

CTC.9 Development requirements

Malvern Hills District Local Plan 1998

Housing Policy 16

Herefordshire Unitary Development Plan Revised Deposit Draft May 2004

H18 – Alterations and extensions

3. Planning History

None relevant.

4. Consultation SummaryStatutory Consultations

4.1 None.

Internal Council Advice

4.2 Transportation Manager - No objection to the grant of planning permission.

5. Representations

5.1 None received.

6. Officers Appraisal

6.1 The proposed extension is sited to the rear of the dwelling such that there would be no visual impact within the street scene. The depth of the proposed single storey extension is considered appropriate being only three metres. This ensures that the occupiers of the dwelling retain a sufficient rear garden area.

6.2 The limited depth of the extension and its limited height, being only single storey, ensures that the neighbours at number 8 Brooke Road do not suffer any undue massing affect or loss of light. In addition, given that no windows are proposed in the north-eastern flank elevation and a close boarded fence of some 1.8 metres exists along the north-eastern boundary of the site, ensures that the occupiers of number 8 Brooke Road would not suffer any loss of privacy.

6.3 The proposed extension is subordinate to the original dwelling and respects the original building and is considered to comply with relevant policy.

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 - B02 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

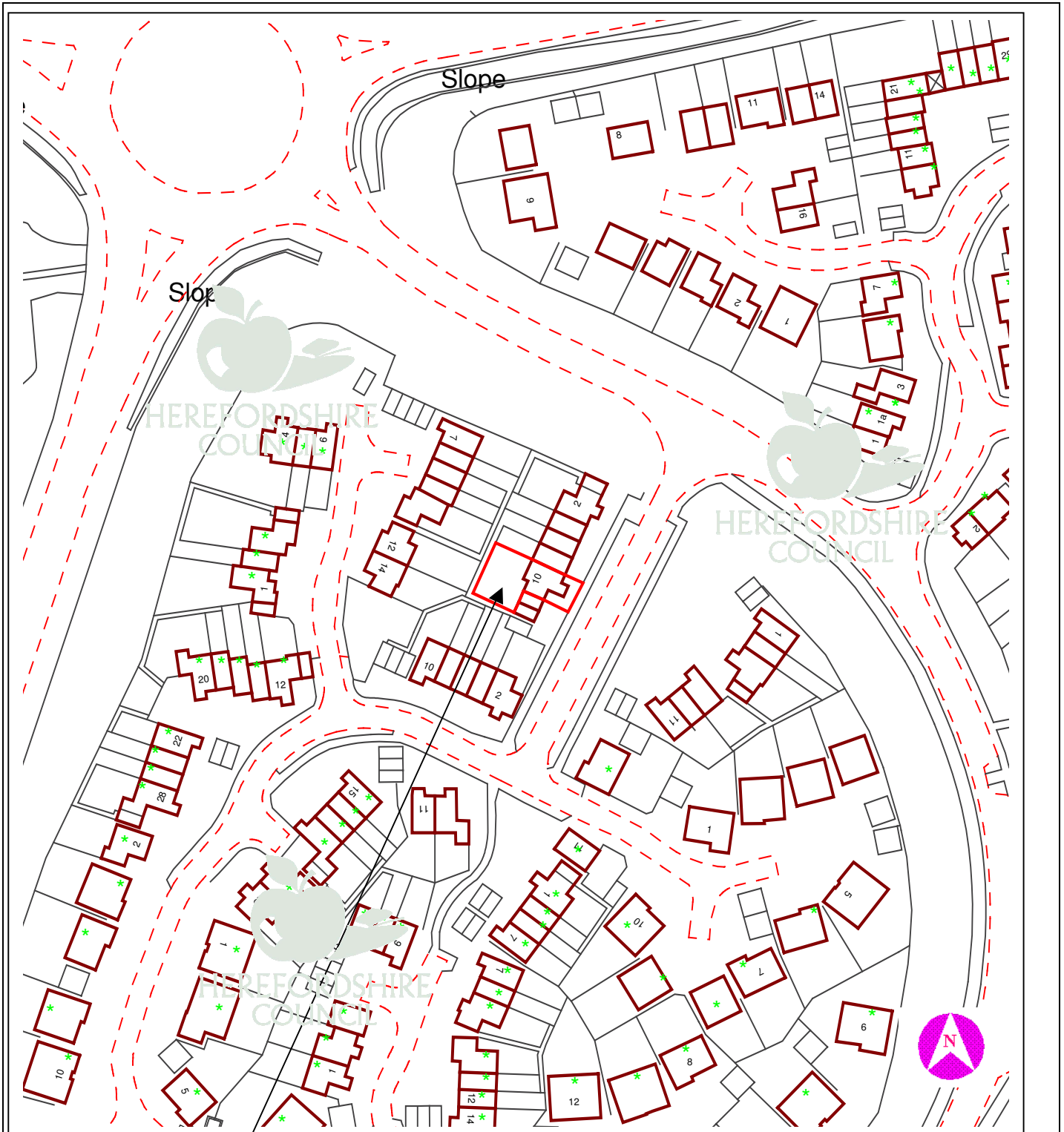
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/1048/F

SCALE : 1 : 1250

SITE ADDRESS : 10 Brooke Road, Ledbury, Herefordshire, HR8 2UP

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8A DCNC2006/1030/F - DEMOLITION OF EXISTING WAREHOUSE AND ERECTION OF 2 NO. COTTAGES AT REAR OF 23 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE

8B DCNC2006/1031/C – AS ABOVE

For: Mr K Handley per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA

Date Received:

3rd April 2006

Expiry Date:

29th May 2006

Local Member: Councillors P Dauncey and B Hunt

Ward: Bromyard

Grid Ref:

65392, 54639

1. Site Description and Proposal

- 1.1 The site is located centrally in Bromyard, accessed to the rear of the Bay Horse Public House.
- 1.2 The site is currently a vacant commercial warehouse of modern construction with attached brick office building.
- 1.3 The proposal is to demolish the warehouse building and to construct two semi detached dwellings with a decrease in 50% of roof area and equivalent reduction in the footprint of the new buildings and to provide 7 two-car parking spaces.
- 1.4 The existing warehouse building has a site area of 148m², whilst that which is proposed has a site area of 73.625m². This represents a 50.52% reduction in building area.
- 1.5 The proposed semi-detached dwellings would each have a living room/kitchen, separate downstairs WC, and first floor bedroom and bathroom.

2. Policies

2.1 Malvern Hills District Local Plan

Environment Policy 1 – Location of Development

Environment Policy 12 – Disposal of Foul Sewage, Trade Effluent and Surface Water

Employment Policy 2 – The Retention of Existing Industrial Land

Housing Policy 2 – Development in Main Towns

Housing Policy 3 – Settlement Boundaries

Housing Policy 17 – Residential Standards

Conservation Policy 1 – Preserving or Enhancing Conservation Areas

Conservation Policy 2 – New Development in Conservation Areas

Conservation Policy 3 – Setting of Conservation Areas

Conservation Policy 4 – Demolition of Unlisted Buildings in Conservation Areas

Conservation Policy 11 – The Setting of Listed Buildings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S3 – Housing
S4 - Employment
S10 – Waste
DR1 - Design
DR2 – Land Use and Activity
H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H16 – Car Parking
E5 – Safeguarding Employment Land and Buildings
TCR1 – Central Shopping and Commercial Areas
TCR2 – Vitality and Viability
HBA4 – Setting of Listed Buildings
HBA6 – New Development within Conservation Areas
W11 – Development – Waste Implications

3. Planning History

- 3.1 DCNC2005/3211/C - Demolition of warehouse to allow for redevelopment of the site - Withdrawn 8th November 2005
- 3.2 DCNC2005/3210/F - Demolition of warehouse to allow for redevelopment of the site and erection of 3 cottages as an extension to remaining brick structure - Withdrawn 8th November 2005

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water had not responded to the consultation at the time of writing the report.
- 4.2 English Heritage recommend that the application be determined in accordance with national and local policy guidance.

Internal Council Advice

- 4.3 The Transportation Manager has no objection to the proposal.
- 4.4 The Conservation Manager has no objection to the demolition of the warehouse, and comments that this provides an opportunity to enhance the area. Conditions are requested.

5. Representations

- 5.1 No responses have been received from local residents.
- 5.2 The Town Council objects to the proposal to construct 2 cottages at the rear of 23 High Street, but has no objection to the demolition of the existing single storey warehouse.

5.3 The objection is on the grounds that:

"To grant permission at the present time in advance of the upgrading of the town's sewage disposal works would be at variance with recent advice from Welsh Water."

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

6. Officers Appraisal

The agent has carried out a lengthy pre-application process prior to this application.

6.1 The key issues of these applications are:-

- Drainage
- Development in a Conservation Area
- Change of use
- Amenity/parking

Drainage

6.2 The Town Council's objection is noted. However, at the time of compiling this report, no response had been received from the Water Authority. They have been contacted and a response is pending.

6.3 In addition, the agent has confirmed that the proposed development has a roof area 40% less than that which currently exists. This means that the proposal will provide a 40% decrease in storm water disposed in the mains drains. The proposal will therefore enhance the drainage capacity in the immediate area.

Development in a Conservation Area

6.4 The Conservation Manager has no objection to either the proposed demolition or the proposed cottages. There is also no policy reason to object on this ground, it being, in your Officers opinion, an enhancement to the Conservation Area. In addition, the Conservation Manager requests no demolition be permitted until a redevelopment scheme is also proposed, in the interests of this sensitive historic location.

Change of Use

6.5 This being a town centre site, warehousing is not deemed an essential land use in this location, and the proposed change of use is considered by your Officer both appropriate and an enhancement.

Amenity/Parking

6.6 Parking spaces and gardens have been provided for the 2 proposed dwellings, and no objections have been received on this issue. In this town centre location the proposal is considered acceptable on both parking and amenity issues.

RECOMMENDATION

DCNC2006/1030/F

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 - **A06 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - **B01 (Samples of external materials)**

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

- 4 - **No dwelling hereby permitted shall be occupied until the new openings to the Bay Horse car park have been gated with gates designs submitted and approved by the local planning authority.**

Reason: To safeguard the character and appearance of the Conservation Area and adjacent Listed Buildings.

Informatives:

- 1 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**

DCNC2006/1031/C

That Conservation Area Consent be granted subject to the following condition:

- 1 - **C01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

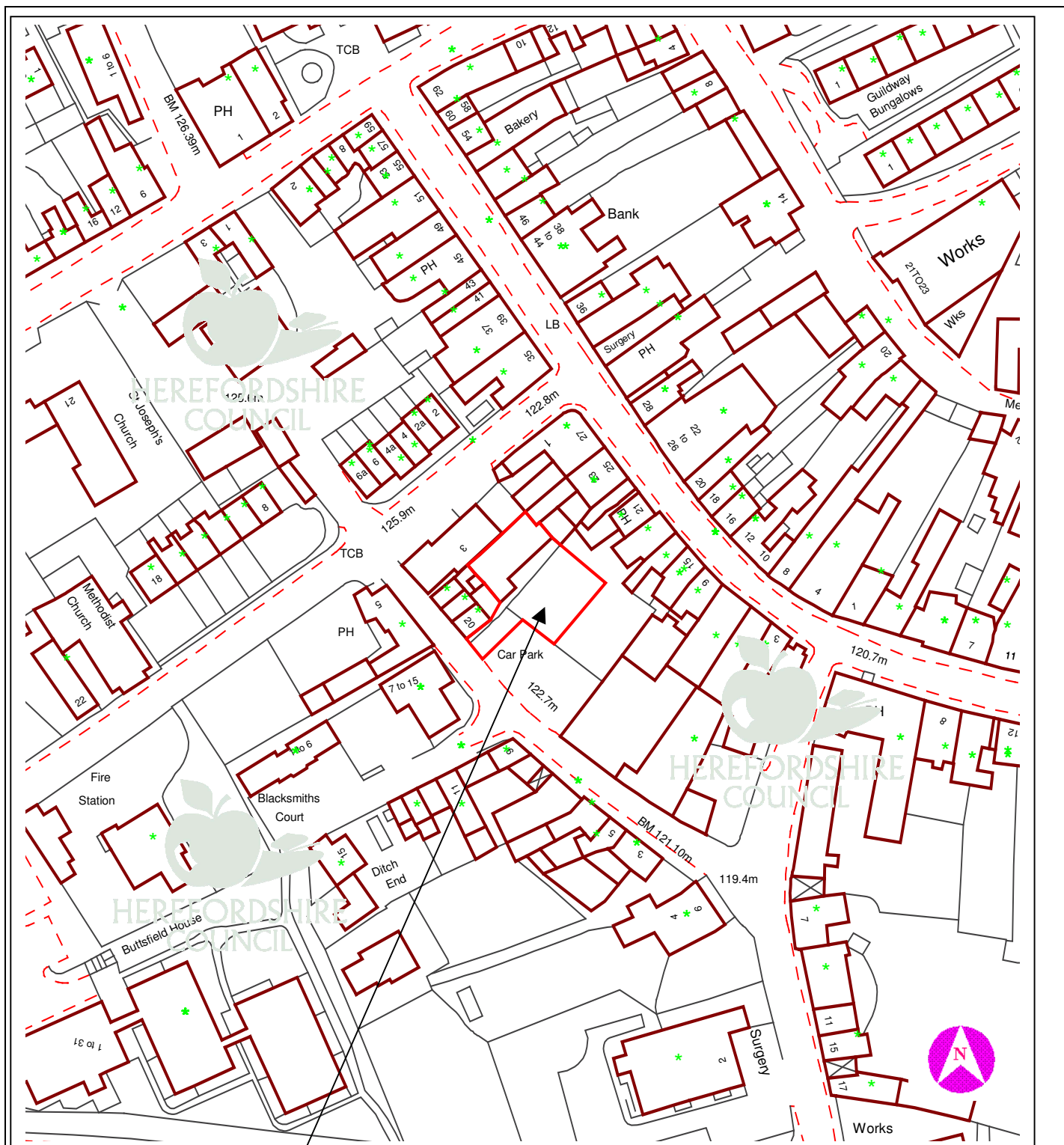
- 1 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/1030/F

SCALE : 1 : 1250

SITE ADDRESS : Rear of 23 High Street, Bromyard, Herefordshire, HR7 4DE

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9 DCNC2006/0817/F - DEMOLITION OF EXISTING HOUSE AND GARAGE AND RESIDENTIAL DEVELOPMENT COMPRISING OF 4 APARTMENTS, 3 TOWNHOUSES WITH 7 PARKING SPACES AT 55 NEW ROAD, BROMYARD, HEREFORDSHIRE, HR7 4AL

For: C L H Industries Ltd, Boughton Butler Architects, Design Studio, 6 Sansome Walk, Worcester, WR1 1LH

Date Received:
15th March 2006

Ward: Bromyard

Grid Ref:
65133, 54466

Expiry Date:
10th May 2006

Local Member: Councillor P Dauncy & Councillor B Hunt

1. Site Description and Proposal

- 1.1 The site lies within the market town of Bromyard, within an established residential area and the Settlement Boundary, on the A44.
- 1.2 The proposal is to demolish the house and garage at number 55 New Road and to construct four apartments and three houses. Two of the apartments will be single bedroomed units, and the remaining five units will be two bedroomed.
- 1.3 The existing dwelling uses the local mains drainage for all its surface and foul waste disposal. The proposal would use existing servers for foul waste only, and a soak-away for all surface water disposal. The total predicted foul water drainage to the mains sewer is far less than that currently disposed for the existing dwelling surface and foul waste combined.
- 1.4 The walls are proposed to be constructed from facing brick with slate roofs.
- 1.5 Parking spaces are provided, with one space per dwelling, and the existing access is to be slightly adjusted in accord with the Transportation Manager's recommendation.
- 1.6 This is a 0.09 ha site with a proposal for seven dwelling units. The existing dwelling takes up 135.72m² of land whilst the proposal takes up 255.7²m, an increase of nearly double the building site plan. The proposal removes the garage and reflects the design of buildings opposite.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy 2 – Development in Main Towns
 Housing Policy 3 – Settlement Boundaries
 Housing Policy 17 – Residential Standards
 Environment Policy 13 – Water Resources
 Landscape Policy 8 – Landscape Standards

Transport Policy 3 – Provision for Pedestrian and Cyclists
Bromyard Housing Policy 1

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
S2 – Development Requirements
S3 – Housing
DR1 - Design
H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H15 - Density

2.3 National Policy

Planning Policy Guidance 3 – Housing
Planning Policy Statement 6 – Planning for Town Centres

3. Planning History

- 3.1 DCNC2005/1992/F - Proposed erection of a detached 4 bedroom dwelling - Approved 11th January 2005
- 3.2 DCNC2004/3449/O - Outline application for site for detached house with garage, new vehicular and pedestrian access - Approved 9th December 2004
- 3.3 DCNC2004/3187/F - Proposed first floor extension and conservatory to the east - Approved 4th November 2004

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water initially objected to the proposal, but withdraw their objection for the following reasons:

"Further to our consultation response dated 30th March 2006 to the planning application for the above development, we would wish to offer the follow comments:-

From recent investigations on-site, it has established that surface water run-off from the existing property discharges to the public combined sewerage system. On demolition of the existing property, the developer has agreed to discharge the surface water from the new developments to soakaways, which we can confirm is sufficient to offset the increase in foul flows to the public sewerage system.

We are now satisfied that the development will not result in an increase in flows to the public sewerage system and would request that our objection be withdrawn to the planning application. However, we would ask that the following conditions and advisory notes be incorporated within any planning consent:-

Foul water and surface water discharges must be drained separately from the site.
Reason: To protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment."

Internal Council Advice

- 4.2 The Transportation Manager raises no objection subject to the applicants revised drawings of 6th April 2006 amending the width of the access roads to 3.5m and adding cycle storage provision.

5. Representations

- 5.1 A total of 8 letters of objection have been received to the proposal from, one which is from two couples:-

- A Evans, unknown address
- Mr & Mrs M Bishop, 5 Lower Westfield, Bromyard, HR7 4EN
- Mr & Mrs P Kyte, 7 Lower Westfield, Bromyard, HR7 4EN
- Mr John R Hartwright, 1 Jenks Orchard, New Road, Bromyard, HR7 4AL
- R C Perry, Bank House, 62 New Road, Bromyard, HR7 4AN
- Mr & Mrs Mantle, 4 Stonehill Close, Bromyard, HR7 4XD
- Mr & Mrs Mann, 2 Jenks Orchard, New Road, Bromyard
- D W James, 61 New Road, Bromyard, HR7 4AL
- Brigid Hughes, Newlands, 58 New Road, Bromyard, HR7 4DY

- 5.2 The concerns raised can be summarised as follows:-

- Demolition of a focal Bromyard dwelling
- Overdevelopment
- Highway safety and traffic access
- Drainage problems
- Lack of parking
- Recommendation to List Kerrioth House
- Overlooking and loss of privacy amenity issued
- Inadequate recreation facilities/amenity space proposed on site

- 5.3 Bromyard Town Council state:

"My Town Council's Planning Committee resolved not to support this application. My Council could not support this proposal for the following reasons:-

- The development proposed represents an overdevelopment of the site which is unsympathetic in terms of density and design with that of neighbouring dwellings.
- Welsh Water in a letter dated 27th March 2006 to a concerned local resident state that "as a result of the recent sewage flooding" its Network Development Consultant has "requested that the Local Planning Authority oppose any further development in Bromyard, as a result of the demands this would place on the

sewerage system". To grant permission for this redevelopment at the present time, which involves an increase in the number of dwellings on this site from 1 to 7, would be at variance with that advice.

- The site layout plan shows that vehicular access is proposed at the junction of a private drive with the Bromyard Bypass (A44) in close proximity with its junction with the B4214 road. The increase in vehicular traffic generated by the development proposed, would not be in the interest of the safety and flow of traffic.
- The Council also recommend that consideration be given to listing the existing detached house on this site."

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

6. Officers Appraisal

6.1 The application is clearly locally sensitive with a wide range of concerns identified and summarised above. It is considered that the key issues for consideration in the determination of the application are as follows:-

- a) the principle of demolition of the existing dwelling
- b) the impact of the scale and character of the proposal on the site and its surroundings
- c) potential for listing Kerrioth House, the existing dwelling
- d) the impact on residential amenity of neighbouring occupiers
- e) highway safety and access issues
- f) on-site parking
- g) drainage issues
- h) lack of recreation facilities on site

a) Principle of Demolition

The dwelling is neither a listed building, nor sited within Bromyard Conservation Area. Consequently, it is not considered that there are any sustainable grounds to prevent demolition of this property..

b) Impact of Scale and Character of the Proposal

The proposal is located in an existing, established residential area of Bromyard by the busy A44 road. There are detached dwellings adjacent and terraced and semi-detached dwellings opposite. The proposal is in accordance with Planning Policy Guidance 3: Housing, density recommendations. It this Officer's opinion, there is no policy objection on that ground.

c) Listing

The Conservation Manager has been alerted to the suggestions from consultees. The Case Officer is advised, that unless English Heritage officially decide to investigate the property for listing, no policy objection can be made on this ground.

d) Impact on Local Amenity

This is an existing residential area, and local residents and Town Councils objections are noted.

Overlooking is a concern expressed by residents regarding this proposal, however it is clear both on paper and on site that the current property has a similar frontage and it is only the proposed additional rear footprint and building on which these concerns can be raised.

The proposed 3 town houses are all recessed back from the main frontage of the building and are further from the new dwelling in No. 55's garden than the current Kerrioth House. In addition, they are over 25m from numbers 4 and 61 New Road. The proposal is also over 15m from number 1 Jenks Orchard and has no direct views to this property, having no windows on the southern elevation.

It is important to note that though a 3-storey proposal, the third storey is within dormers and gables, and with sloping site levels this is lower than both 1 Jenks Orchard and the new adjacent 2-storey dwellings.

Within the terms of current local and national policy guidance, in your officer's opinion this is not considered of sufficient amenity loss to merit a refusal.

e) Highway Safety and Access Issues

The objections from local residents and the Town Council are noted. However the Transportation Manager has no objection to the revised access scheme and, though noted, these concerns are not considered to be so substantial as to warrant refusal.

f) On-site Parking

The proposal includes seven off street parking spaces, within a town centre location. Within the terms of current policy guidance there is no requirement for off-street parking in towns and parking is not considered a sufficient reason for refusing the proposal in this location.

g) Drainage Issues

When the initial objection for Welsh Water arrived, the applicant was advised that a refusal would result. However, the applicant discovered that currently the existing Kerrioth House uses sewers for both surface water and foul drainage. Welsh Water has no objection to the proposal if the applicants use a soak-away for all surface run-off and only the main drainage for foul drainage. Therefore, in your officer's opinion, no refusal is sustainable on drainage grounds.

h) Lack of Recreation Facilities

A proposal of this scale is not required to provide for recreational facilities on or off-site. The three houses will have private gardens. The four apartments will have a parking space only. In your officer's opinion, this is not a sustainable reason to refuse planning permission for the proposal.

6.2 Conclusion

Given all these factors, there are no sustainable reasons to refuse planning permission for the proposal and it is therefore recommended for approval subject to conditions.

RECOMMENDATION

That planning permission be recommended for approval subject to 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 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

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

4 - Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the Public Sewerage System.

5 - No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

6 - No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

7 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

8 - Individual cycle parking storage for each dwelling is required. Secure and covered storage adjacent or incorporated into each dwelling.

Reason: To mitigate the parking and traffic impact of development.

9 - G01 (Details of boundary treatments)

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

10 - G04 (Landscaping scheme (general))

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

11 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

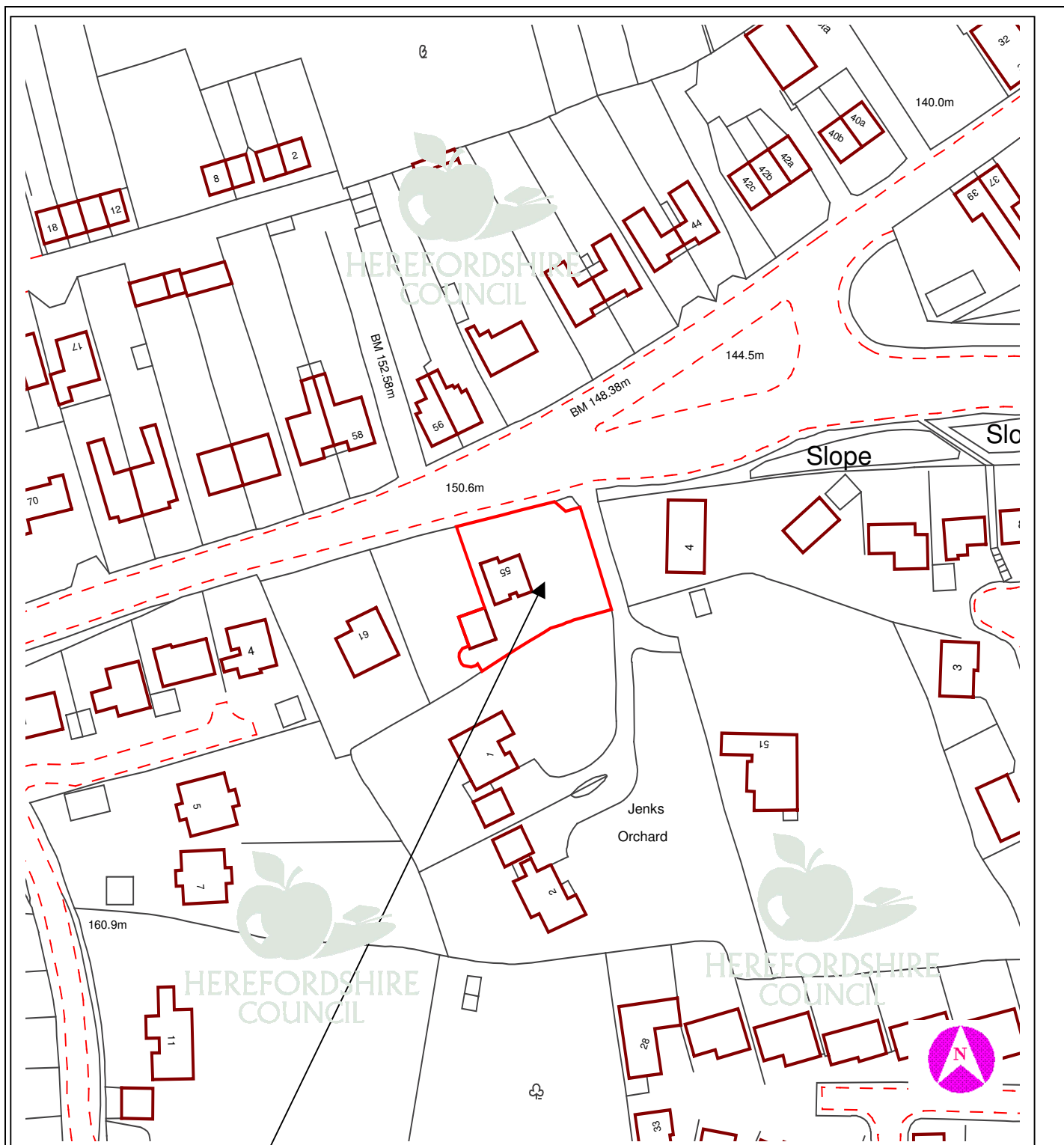
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0817/F

SCALE : 1 : 1250

SITE ADDRESS : 55 New Road, Bromyard, Herefordshire, HR7 4AL

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10 DCNC2006/0966/F - PROPOSED 5 NEW HOLIDAY LODGES AND BIKE STORE AT BROCKINGTON HALL GOLF CLUB, BODENHAM, HEREFORD, HEREFORDSHIRE, HR1 3HX

For: Brockington Hall Golf Club per Barton Hasker Architects 1620 High Street Knowle Solihull West Midlands B93 0JU

Date Received:
27th March 2006

Ward: Hampton Court **Grid Ref:**
54648, 51150

Expiry Date:
22nd May 2006

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 The site is located on the A417 road between Leominster and Gloucester near the village of Bodenham, outside the settlement boundary.
- 1.2 The application proposes 5 new holiday lodges and bike store at Brockington Hall Golf Club, Bodenham, HR1 3HX.
- 1.3 The full extent of the application site measures 11.6 ha.

2. Policies

2.1 Leominster District Local Plan

A1 – Managing the District’s Assets and Resources
 A2 – Settlement hierarchy
 A9 – Safeguarding the Rural Landscape
 A24 – Scale and Character of Development
 A25 – Protection of Open Areas and Green Spaces
 A35 – Rural Employment and Economic Development
 A38 – Rural Tourism and Recreational Activities
 A39 – Holiday Chalet, Caravan and Camp Sites
 A53 – Protection from Encroachment into the Countryside
 A61 – Community, Social and Recreational Facilities

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development
 S2 – Development Requirements
 S4 – Employment
 S11 – Community Facilities and Services
 H7 – Housing in the Countryside outside Settlements
 H16 – Car Parking
 E11 – Employment in the Countryside

T11 – Parking Provision
RST11 – Golf Courses
RST12 – Visitor Accommodation
RST13 – Rural and Farm Tourism Development
RST14 – Static Caravans, Chalets, Camping and Touring Caravan Sites
CF5 – New Community Facilities
CF6 – Retention of Existing Facilities

2.3 National Policies

PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas
PPG13 - Transportation

3. Planning History

DCNC04/3367/F - Application for an extension to the club house, new groundsman's hut and proposed holiday lodges and new treatment plant. Withdrawn 2.10.04.

DCNC05/1372/F - Alterations and extension to club house, proposed holiday lodges, new groundsman's shed and new treatment plant. Withdrawn 13.7.05.

DCNC05/2214/F - Alterations and extensions to the club house, new groundsman's shed and new treatment plant. Approved 23.8.05.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: No objection subject to conditions.

4.3 Conservation Manager (Landscape): No response.

4.4 Tourism Manager: The Tourism Manager reports as follows: 'I did support this application on the proviso that the accommodation was used in the main to accommodate groups staying at the Golf Club. Self-catering accommodation in Herefordshire is at a premium and although log cabins do not currently make up a high percentage of the self-catering accommodation **there is an increase in the number of similar applications for log cabin development which will ultimately have a detrimental effect on the economy of the area and in particular the self-catering sector.**'

5. Representations

5.1 Parish Council: There has been no response from the Parish Council at the time that this report went for typing.

5.2 Supporting statement: The applicant's supporting statement states that this proposal represents the next stage in the development process of the golf course and its facilities. This statement describes the past planning history and the policy framework,

particularly sustainability and tourism policies. The statement describes the history of the golf club.

Paragraph A5.6 states that Brockington Hall will become Mr Stevens' (applicant) private residence, which has on occasion been let on a short-term basis, for holiday use.

The proposal details are described, and responses to the last application also noted. This proposal is claimed to be subservient and directly related to the Golf Club, with a proposed increase in staffing levels to 15-20 full and part-time employees.

No business plan is included in this so no information is available to explain how these increases and expansions are to be funded or sustained.

5.2 No representations have been received from any neighbours.

6. Officers Appraisal

6.1 The main issues arising from this application are as follows:

- a) New build in the open countryside
- b) Sustainability of the development
- c) Tourism provision
- c) Transportation

6.2 The application site lies alongside the A417 and is outside the settlement boundary for Bodenham and as such lies in the open countryside in a policy context.

a) New build in the open countryside

6.3 There are serious reservations with regards to the proposed holiday lodges which in policy terms are in the open countryside and as such would be required to comply with Policy A9 of the Leominster District Local Plan in respect of their visual impact on the landscape qualities of the site and surroundings. In addition, Policy A36 states that employment generating enterprises wishing to locate in existing rural buildings will be permitted where conversion does not lead to dispersed activities on such a scale as to prejudice town and village vitality.

6.4 The proposal fails this policy test in that it is considered inappropriate by reason of its scale and design and is thereby contrary to the Local Plan Policies A1, A35 and A38.

b) Sustainability of the development

6.5 Policies A1 and A38 of the Local Plan and PPS1 and PPS7 require the proposal to be sustainable.

6.6 The previous application under DCNC2005/1372/F had a section entitling itself independently A Business Plan. However, the current proposal does not. The planning history details are housed within the planning application supporting statement.

6.7 At the time of going to print this report had no business development plan or redevelopment plan. There is no evidence on which to base any aspect of

sustainability of the proposal, and in the absence of this evidence the proposal is clearly contrary to Policies A1 and A38 of the Local Plan and PPS1 and PPS7.

c) Transportation

6.8 The Head of Transportation has no objection subject to conditions in this application. There are no additional transportation implications for the proposal.

d) Tourism provision

6.9 The Tourism Manager does not support the proposal for fears of overprovision of this style of accommodation. However, competition is not a valid reason to object to the proposal in planning terms.

Summary

6.10 To conclude, the proposal represents a considerable investment in the expansion of the site in the open countryside. In support of this proposal there is a number of plans and a planning document. However, there is no current Business Development Plan and no support from Tourism any longer and no letters of support. The details included with the application fail to prove the sustainability and viability of the proposal.

6,10 By reason of its scale, siting and location the proposal is contrary to Leominster District Local Plan policies and also to Planning Policy Statements 1 and 7.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1 This enterprise is considered inappropriate by reason of its scale and design. Furthermore, in the absence of evidence to prove the viability and sustainability of the proposal it is contrary to Leominster District Local Plan (Herefordshire) Policies A1, A2(d), A35, A38 and A39, and Herefordshire Unitary Development Plan (Revised Deposit Draft) S1 and E11 and thereby also contrary to Planning Policy Statements 1 and 7.**
- 2 It is considered that the proposal is contrary to the Leominster District Local Plan Policies A2 and A24 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H7 in that the development will be detrimental to the visual amenity of the area.**

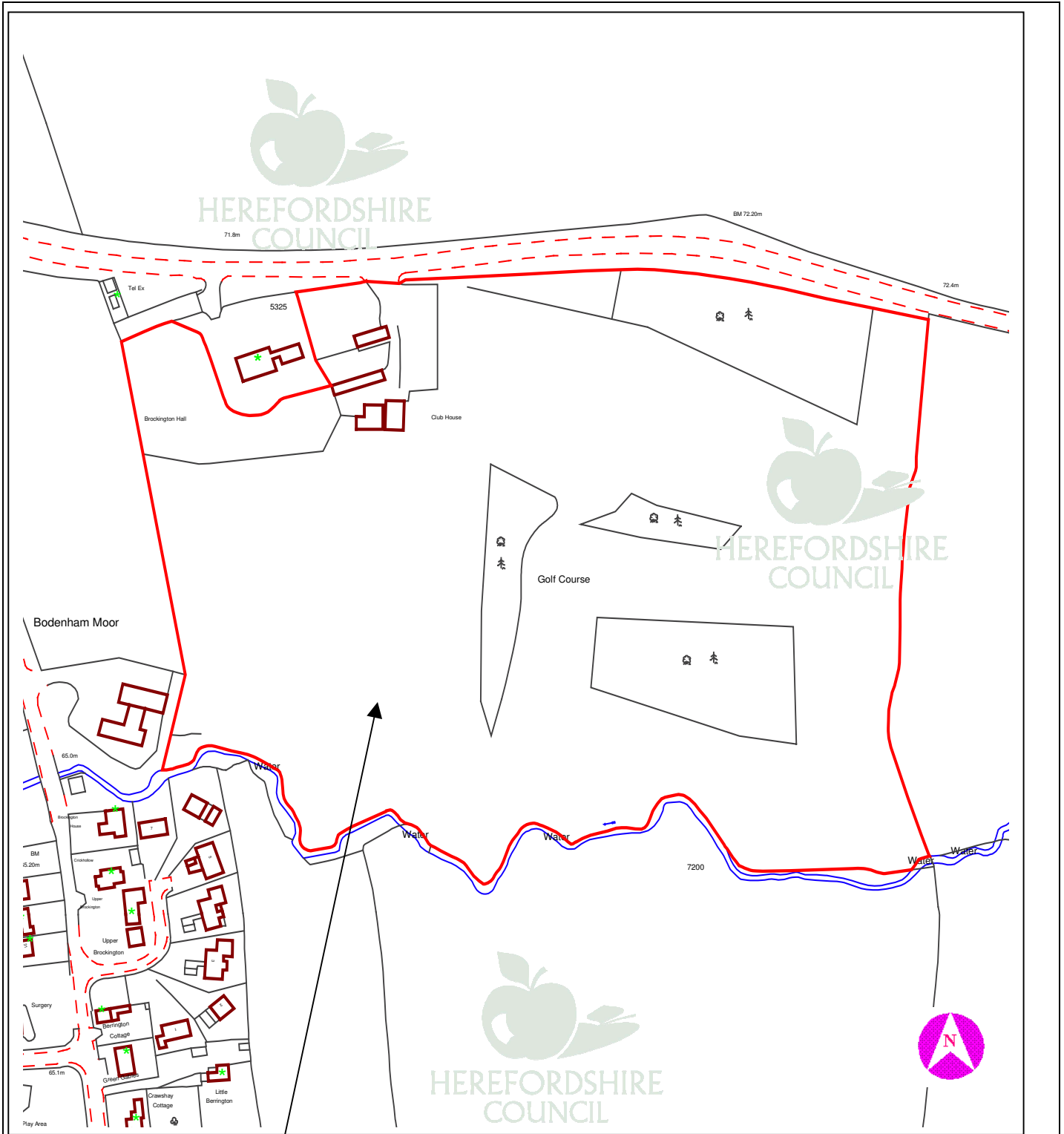
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/0966/F

SCALE : 1 : 2500

SITE ADDRESS : Brockington Hall Golf Club, -, Bodenham, Hereford, Herefordshire, HR1 3HX

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