

# A G E N D A

## Central Area Planning Sub-Committee

Date: **Wednesday, 7 January 2009**

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Time: **2.00 p.m.**

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

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

*For any further information please contact:*

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# AGENDA

## for the Meeting of the Central Area Planning Sub-Committee

To: Councillor JE Pemberton (Chairman)  
Councillor GA Powell (Vice-Chairman)

Councillors PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, SPA Daniels, H Davies, GFM Dawe, PJ Edwards, DW Greenow, KS Guthrie, MAF Hubbard, TW Hunt (ex-officio), MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, RV Stockton (ex-officio), AP Taylor, AM Toon, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward

	Pages
<p><b>1. APOLOGIES FOR ABSENCE</b></p> <p>To receive apologies for absence.</p>	
<p><b>2. DECLARATIONS OF INTEREST</b></p> <p>GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS</p> <p>The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.</p> <p>A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.</p> <p>Whether an interest is prejudicial is a matter of judgement for each Councillor. What Councillors have to do is ask themselves whether a member of the public – if he or she knew all the facts – would think that the Councillor's interest was so important that their decision would be affected by it. If a Councillor has a prejudicial interest then they must declare what that interest is and leave the meeting room.</p>	
<p><b>3. MINUTES</b></p> <p>To approve and sign the minutes of the last meeting.</p>	1 - 20
<p><b>4. ITEM FOR INFORMATION - APPEALS</b></p> <p>To be noted.</p>	21 - 22
<p><b>5. ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS</b></p> <p>To be noted.</p>	23 - 26

## Planning Applications

To consider and take any appropriate action in respect of the planning applications received for the central area and to authorise the Head of Planning and Transportation to impose any additional and varied conditions and reasons considered to be necessary. 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.

- |   |         |
|---|---------|
| <b>6. DCCE2008/1758/F - 129 AYLESTONE HILL, HEREFORD, HR1 1JJ</b>   | 27 - 38 |
| Construction of three detached dwellings.   |         |
| <b>7. DCCW2008/2035/F - BRITISH TELECOM BUILDING, BARTON ROAD, HEREFORD, HEREFORDSHIRE, HR4 0JT</b>   | 39 - 44 |
| Change of use from B1 offices to Police offices (Retrospective).  |         |
| <b>8. DCCW2008/2578/F - TESCO STORES LTD, ABBOTSMEAD ROAD, BELMONT, HEREFORD, HEREFORDSHIRE, HR2 7XS</b>  | 45 - 50 |
| Removal / variation of condition 10 of planning application DCCW2001/1848/F.  |         |
| <b>9. DCCW2008/2775/F - 29 WHITEFRIARS ROAD, HEREFORD, HR2 7XE</b>  | 51 - 54 |
| Demolish existing garage and replace with single storey extension and minor alterations to off road parking area.   |         |
| <b>10. DCCW2008/1681/F - 9-11 TOWER ROAD, HEREFORD, HEREFORDSHIRE, HR4 0LF</b>  | 55 - 64 |
| Conversion of existing retirement residential home and self contained basement flat into nine self contained flats/apartments.  |         |
| <b>11. DCCE2008/1533/F - PRICKETTS PLACE, BOLSTONE, HEREFORD, HEREFORDSHIRE, HR2 6LZ</b>  | 65 - 70 |
| Alterations and two storey extension to existing house.   |         |
| <b>12. DCCE2008/2816/F - 10 KYRLE STREET, HEREFORD, HEREFORDSHIRE, HR1 2ET</b>  | 71 - 76 |
| Continuation of use of yard at 10 Kyrle Street for the storage, movement and operation of 4 mobile coffee carts, 1 freezer cart, 1 fridge cart and 4 non HGV associated support vehicles. |         |
| <b>13. DATES OF FUTURE MEETINGS</b>   |         |
| 4 February 2009   |         |
| 4 March 2009  |         |
| 1 April 2009  |         |

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## **COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL**

**BROCKINGTON, 35 HAFOD ROAD, HEREFORD.**

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HEREFORDSHIRE COUNCIL

**MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 3 December 2008 at 10.00 a.m.**

**Present:** Councillor JE Pemberton (Chairman)  
Councillor GA Powell (Vice-Chairman)

Councillors: PA Andrews, AJM Blackshaw, ACR Chappell, H Davies, GFM Dawe, PJ Edwards, KS Guthrie, MAF Hubbard, MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, AP Taylor, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward

**In attendance:** Councillors TW Hunt (ex-officio) and RV Stockton (ex-officio)

**75. APOLOGIES FOR ABSENCE**

Apologies for absence were received as follows:

For both the morning and afternoon parts of the meeting: Councillors WU Attfield, DJ Benjamin, SPA Daniels, DW Greenow and AM Toon.

For the morning part of the meeting: Councillors GFM Dawe, PJ Edwards, MAF Hubbard, MD Lloyd-Hayes, NL Vaughan, WJ Walling and DB Wilcox.

For the afternoon part of the meeting: Councillors RI Matthews and SJ Robertson.

**76. DECLARATIONS OF INTEREST**

5. DCCW2008/1832/N - Upper House Farm, Moreton-on-Lugg, Hereford, Herefordshire, HR4 8AH [Agenda Item 5].

Councillor AJM Blackshaw; Personal and Prejudicial; Left the meeting for the duration of the item.

Councillor PJ Edwards; Personal and Prejudicial; Declared the interest before the meeting and, therefore, did not attend the morning part of the meeting.

Councillor KS Guthrie; Personal.

6. DCCE2008/2266/F - Land to the West of Veldo Farm and East of the A465 at Nunnington, Hereford, Herefordshire, HR1 3QB [Agenda Item 6].

Councillor H Davies; Personal.

Councillor KS Guthrie; Personal.

Councillor MD Lloyd-Hayes; Personal.

Councillor AP Taylor; Personal.

Councillor WJ Walling; Personal.

11. [A] DCCW2008/2616/F and [B] DCCW2008/2617/L - St. Andrews Church, Bridge Sollars, Hereford, Herefordshire, HR4 7JH [Agenda Item 11].

Councillor DB Wilcox; Personal.

**77. MINUTES****RESOLVED:**

**That the minutes of the meeting held on 5 November 2008 be approved as a correct record and signed by the Chairman.**

**78. ITEM FOR INFORMATION - APPEALS**

The Sub-Committee received an information report about the Council's position in relation to the planning appeals for the central area.

**PART A - 10.00AM****79. DCCW2008/1832/N - UPPER HOUSE FARM, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8AH [AGENDA ITEM 5]**

*Construction and operation of an open windrow greenwaste composting facility: office / welfare facility, storage building, weighbridge, hardstanding process area, car parking, ancillary infrastructure and landscaping.*

At the start of the item, the Head of Planning and Transportation referred to some of the critical factors, as follows:

- ◆ the national, regional and local policy background;
- ◆ the complicated and technical nature of the scheme and the consultee responses;
- ◆ the public speaking time had been increased as this was a major application;
- ◆ the Sub-Committee needed to consider the policy issues and material considerations and give appropriate weight to the various factors;
- ◆ the Council was the responsible authority for waste but this application was by a private company and the site was private land;
- ◆ attention was drawn to paragraphs 4.1 and 6.1 which confirmed that the proposal would require an Environmental Permit from the Environment Agency and this '*could only be granted if the site were capable of complying with the appropriate Regulations*';
- ◆ in response to objectors' concerns about potential pollution and impact on air quality, paragraphs 6.33 to 6.41 detailed the environmental considerations;
- ◆ paragraphs 6.42 to 6.46 outlined issues in respect of other sites and technologies.

The Principal Planning Officer (Minerals and Waste) presented the officer's report and highlighted some of the key issues, including:

- The proposal was for an open windrow composting facility exclusively for treating garden cuttings, no treatment of any other waste types was proposed as part of this application.
- The applicant had investigated 21 other sites but this was the first site that the applicant had deemed suitable and available.
- A full Environmental Statement was not required but the application included full and comprehensive environmental assessments.
- Herefordshire currently generated 7,000 tonnes of green waste per year and this was estimated to grow to around 12,000 tonnes per year by 2027, the application

proposed utilising spare capacity by initially supplementing Herefordshire's garden waste from Worcestershire.

- The access would be from the A49 (T) along a recently constructed track linked to a permitted sand and gravel extraction site on adjoining land at St. Donats Farm, the access also provided the sole access to Upper House Farm and associated poultry units.
- The parish boundary between Burghill and Moreton crossed the site at the point where the proposed access road would enter the development site.
- A revised plan for the sealed wastewater lagoon had increased capacity to account for a 1:1000-year extreme event plus climate change and the Environment Agency welcomed this amendment.
- The hardstanding process area would be raised and kerbed to ensure adequate drainage to the lagoon.
- The stockpiles and windrows would be up to 3 metres high, with landscaped earth bunding providing some screening.
- The size and height of the office/welfare facility would be restricted and would be painted green in order to reduce visual impact.
- Photographs of the site and views into the site from various vantage points were shown.
- It was noted that traffic and environmental considerations remained the key concerns for objectors.
- The daily trip generation was predicted at up to 14 in and 14 out, with fewer off-peak, and a table was given at paragraph 6.21 of the report which demonstrated the road miles saving when compared to delivery to the current facility at Hill & Moor, near Pershore.
- The Highways Agency had been consulted twice about the application and did not raise any objections or recommend any conditions. The Transport Manager had no objections either.
- Attention was drawn to the environmental considerations detailed in the report and the Sub-Committee was reminded that the planning system had a key role in determining suitable locations for development but should not try to duplicate controls properly exercised by other bodies under other legislation.
- In response to objectors' fears about potential health risks, Herefordshire Primary Care Trust had been consulted and no concerns or objections had been raised.
- Officers concluded that, although some elements of the scheme might conflict with local policies, there was a clear case for supporting this proposal.
- It was noted that 26 conditions were recommended and, in particular, attention was drawn to conditions: 8, requiring a scheme for the monitoring and control of dust and litter; 14, restricting the use of the site for agricultural purposes or the composting of green garden cuttings only; 16, limiting the amount of green garden waste to 12,000 tonnes per annum; 17, limiting the height of stockpiles, windrows or other stores of waste to no more than 3.5 metres high; and 22, restricting hours of working and of delivery vehicles.

The Central Team Leader provided details of updates/additional representations, received following the publication of the agenda, and are summarised below:

- A further representation had been received from Mr. A. Spong, Cuckoos Corner Campsite.
- A letter dated 20 August 2008, but not received until 28 November 2008 by e-

mail, had been received from Holmer & Shelwick Parish Council indicating that the Parish Council '*strongly objects to this proposal*', principally on highway safety grounds.

- A letter dated 1 September 2008, but not received until 2 December 2008 by e-mail, had been received from Wellington Parish Council raising concerns about the potential impacts on traffic, spread of odour and spores, risk to wildlife, and issues relating to the consultation process.

The following officer comments were made:

- ~ The distance from the north-westernmost point on the campsite boundary to the extreme south-easternmost point of the application was clarified. It was noted that the distance was well outside the 250 metres 'buffer' set by the Environment Agency.
- ~ It was agreed that the campsite was southeast of the site, not southwest.
- ~ It was reported that the recently received parish council comments reflected those made by other parish councils and objectors, and so had been taken into account in the report.
- ~ The traffic figures given in the application specified that they were calculated on the basis of the peak season in late summer.
- ~ Minor corrections to the report were noted as follows: paragraph 6.12, the cross-reference to paragraph 6.7 should read 6.9; paragraph 6.13, the reference to the caravan and camping site being southwest of the site should read southeast; condition 18, the date of the plans referred to should be Sept 08.
- ~ In response to a question from Councillor PA Andrews about a letter sent to members of the Sub-Committee, the Central Team Leader advised that the updates only included letters addressed to the Planning Services department.

In accordance with the criteria for public speaking, Mrs. Reynolds spoke on behalf of Burghill Parish Council and Mr. Gould spoke on behalf of Moreton-on-Lugg Parish Council. Mr. James, Mrs. Floyd and Mr. Spong spoke in objection to the application.

Councillor SJ Robertson, Local Member for the Burghill, Holmer & Lyde Ward, commented on a number of matters, including:

- She wished her thanks to the planning officers to be recorded for the assistance provided throughout the application process.
- The need to find appropriate solutions for the waste generated within the county was noted but she questioned whether this scheme was the best option.
- The input of the parish councils and the objectors was welcomed but she was disappointed that the applicants had not registered to speak.
- It was noted that alternative sites could occasionally be a material consideration and Councillor Robertson questioned the need to develop this greenfield site and the extent of the search for brownfield alternatives. She suggested that a suitable enclosed facility could be provided through the adaptation of unused chicken sheds.
- The loss of productive arable land was not considered acceptable and there was a responsibility to protect such land use.
- She was surprised at the lack of objections from the Highways Agency given the history of accidents in the locality, the damage caused to rural lanes by heavy and the cumulative impact of pending residential, livestock market, park and ride, and

other developments on the local road network.

- Referring to paragraph 6.25 of the report, Councillor Robertson questioned the application's assessment that views towards the site would be entirely or partially screened.
- It was noted that the County Archaeologist considered that the '*archaeological sensitivity of the area is high*' and '*the impact is likely to be moderately severe*'. Councillor Robertson considered that the site was of significant local importance and should be preserved. She added that the drainage arrangements could damage archaeological deposits.
- In respect of forward planning, Councillor Robertson noted a letter on file which suggested that the application conflicted with emerging policies and smaller sites in the market towns could be an appropriate answer, and could further reduce carbon footprint.
- The view of objectors that open windrow composting was an outdated method was noted and Councillors Robertson suggested that waste treatment could be combined with renewable energy technologies; adding that the authority might be able to attract European funding for such initiatives.
- In view of the concerns outlined above, Councillor Robertson proposed that the application be refused as being contrary to Herefordshire Unitary Development Plan 2007 policies W1 (New Waste Management Facilities), W3 (Waste Transport and Handling), E11 (Employment in the Smaller Settlements and Open Countryside), E12 (Farm Diversification) and E15 (Protection of Greenfield Land).

Councillor KS Guthrie, Local Member for the Sutton Walls Ward, commented on the following matters:

- The help provided by officers to the Local Members was acknowledged.
- The need for sustainable means to deal with waste was recognised.
- Councillor Guthrie commented on the volume and speed of traffic using the A49 (T), difficulties experienced at the access road junction and expressed surprise that there were no objections raised, or conditions recommended, by either the Highways Agency or the Transportation Manager.
- She considered that there were traffic hazard risks to vehicles at this location and noted that there had been several accidents in the vicinity of the access in November 2008 alone. It was noted that the Highways Department and the Highways Agency used different criteria for collating information about personal injury collisions and this gave a distorted picture of accident clusters, especially in rural areas. She considered that the additional traffic generated by this proposal would further compromise highway safety.
- Councillor Guthrie considered that this proposal would represent an industrial process in open countryside and was unacceptable, particularly given the potential impact on local amenity, on the landscape and on tourism. She commented on the need to protect, restore and enhance rural areas and, on this basis, supported refusal of planning permission; making specific reference to policies E15 (Protection of Greenfield Land) and PPS7 (Sustainable Development in Rural Areas).
- Councillor Guthrie, noting the concerns of objectors, commented that the temperature of compost heaps could reach over 80 degrees centigrade and this could represent a substantial fire risk.
- The professional advice relating to bio-aerosols was noted but Councillor Guthrie commented that particles could, nevertheless, travel substantial distances and pose a risk to human health.

Councillor RI Matthews noted the need for appropriate facilities but questioned whether this site was the best that could be identified during a ten-year search. He commented that a large proportion of the waste would come from areas south of the River Wye and suggested that a facility in that area would be better placed to take garden waste deliveries from Worcestershire. He also commented on the history of traffic accidents in the locality and considered that the Highways Agency's assessment was flawed.

In response to questions from Councillor PA Andrews, the Principal Planning Officer (Minerals and Waste) advised that: the planning permission relating to the extraction of sand and gravel at St. Donats Farm [DCCW2001/3140/M] had not yet commenced but was capable of being implemented; the applicant had used their own scoring criteria for the assessment of individual sites; and the list of the 21 alternative sites considered was read out, including the reasons given by the applicant for discounting each site. The Head of Planning and Transportation noted that the list highlighted that there had been an exhaustive search and that sites had been dismissed for a variety of reasons.

In response to questions from Councillor ACR Chappell, the Principal Planning Officer (Minerals and Waste) advised that: a further planning application would be required if the applicant intended to treat other waste types; it was noted that some similar facilities had closed elsewhere in the country but there were others that were well managed and the Environment Agency had advised that open windrow composting was a sustainable, low technology and low input method of dealing with this type of waste; the Highways Agency had been consulted on the access and traffic issues several times, the cumulative impact of quarry and farming traffic had been taken into account, and questions had been asked about the accident record but the Highways Agency still raised no objections to the application; the application indicated that operational activities would only be undertaken during daylight hours and lighting in and around the structures would be controlled through conditions. Councillor Chappell congratulated the officer for the comprehensive report. Given other existing and potential future developments in the area, he did not consider that this proposal would have a significant adverse impact on the area which would warrant refusal of planning permission in this instance. He noted the need for diversification and regeneration in rural areas and considered this proposal to be acceptable; he added that agricultural practices could generate odours and noise in any case. He acknowledged the concerns of the local members but, given the consultation responses, questioned whether refusal of planning permission could be sustained on appeal.

In response to a question from Councillor H Davies, the Principal Planning Officer (Minerals and Waste) advised that the Highways Agency had not recorded any fatal road accidents in the vicinity of the access in the last twelve months. Councillor Davies said that this stretch of the A49 was fast and dangerous and this proposal would exacerbate highway safety problems. She also felt that the proposal should be sited on previously developed land.

Councillor AT Oliver said that home composting of garden waste was a safe and sustainable method of disposal and noted the assurances provided by consultees about this scheme; he also noted that farming was not a clean business. He commented on the significant mileage savings that could be achieved and the consequential reductions in vehicle movements. However, noting that a number of members were absent from this meeting and given that principle of open windrow composting was in question, he suggested that consideration of the application be deferred and a site visit to a similar facility be undertaken.

Councillor GA Powell noted the value of the input from the public speakers and the local members and supported the view that greenfield land should not be lost and planning permission should not be granted for this site.

Councillor SJ Robertson commented on the potential to generate energy from biodegradable waste and felt that this should be explored further.

In response to a question from Councillor JD Woodward about traffic movements, the Central Team Leader advised that the site's capacity would be up to 12,000 tonnes of green waste per year and the trip calculations were based on this figure. Councillor Woodward also questioned the market for the compost produced.

Councillor AP Taylor felt that the wastewater lagoon could be hazardous to people and wildlife, particularly given its proximity to the River Lugg Site of Special Scientific Interest (SSSI).

Councillor Andrews welcomed the suggestion of a site visit in order to view a similar operation functioning. The Principal Planning Officer (Minerals and Waste) said that officers had visited the current facility at Hill & Moor and were not aware of any particular odour or air quality problems. The Head of Planning and Transportation noted that a number of members were opposed to the principle of the development and questioned the benefit of visiting another site at this stage.

A motion to defer consideration of the application for a site visit failed and the resolution below was then agreed.

**RESOLVED:**

**That**

- (i) **The Central Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal felt to be necessary by the Head of Planning and Transportation) provided that the Head of Planning and Transportation does not refer the application to the Planning Committee:**

**Contrary to Herefordshire Unitary Development Plan 2007 policies:**

- **W1 (New Waste Management Facilities),**
- **W3 (Waste Transport and Handling),**
- **E11 (Employment in the Smaller Settlements and Open Countryside),**
- **E12 (Farm Diversification),**
- **E15 (Protection of Greenfield Land), and**
- **PPS7 (Sustainable Development in Rural Areas)**

- (ii) **If the Head of Planning and Transportation does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.**

[Note:

*Following the vote on this application, the Central Team Leader advised that, as the resolution was contrary to the officers' recommendation and the Sub-Committee's view might not be defensible if challenged, he was minded to refer the matter to the Head of Planning and Transportation.]*

**PART B - 2.00PM**

*[Note: To assist the Local Member, Agenda Item 11 (Minute 85) was considered before Item 6 (Minute 80) but the original agenda order is preserved in the minutes for ease of reference.]*

**80. DCCE2008/2266/F - LAND TO THE WEST OF VELDO FARM AND EAST OF THE A465 AT NUNNINGTON, HEREFORD, HEREFORDSHIRE, HR1 3QB [AGENDA ITEM 6]**

*Proposed erection of 14 hectares of polytunnels for soft fruit growing. New general purpose storage building. Associated hardstanding and access roadways. Balancing pond.*

The Principal Planning Officer provided details of updates/additional representations received following the publication of the agenda and are summarised below:

- Correspondence had been received from Withington Parish Council in response to amended plans, comments included: the development would be more appropriate in an industrial estate; some parts of the site were generally flat but the eastern part increased in height by around 15 metres; the need to achieve a balance between economic benefits and environmental loss was noted; the efforts made to reduce the impact of the development was recognised; the Parish Council withdrew its objection to the polytunnels on the lower part of the site; and the Parish Council welcomed the proposal to reduce the height of some areas of polytunnels and the fencing off of the footpaths.
- The Landscape Officer considered that the amended proposals satisfactorily mitigated the landscape and visual impact of the polytunnels and therefore it was not considered necessary to remove further rows of polytunnels from the eastern end of the site as suggested by Withington Parish Council.

The Principal Planning Officer advised that recommended condition 23 would control the areas where the polytunnel covers would remain and the amended plans identified the areas where the height of the polytunnels would be restricted.

The Chairman thanked the officer for the additional work on this proposal following the deferral of the item at the last meeting.

In accordance with the criteria for public speaking, Mr. Soutar spoke on behalf of Withington Parish Council, Mr. Wray spoke in objection to the application, and Mr. Hawkins spoke in support of the application.

Councillor MAF Hubbard noted that plastic structures in the countryside were unpopular but considered this proposal acceptable subject to a reduction in the number of rows from the eastern part of the site; it was noted that the Parish Council recommended the removal of 20 rows. He added that this would enable the proposed additional planting to mature, so that there would be an established screen if there were any further proposals to reinstate rows in the future.

In response, the Principal Planning Officer explained that the scheme had been adjusted in order to mitigate visual impact and, in particular, to avoid polytunnels breaking the skyline when viewed from various vantage points. This had resulted in a number of rows being removed from the proposal but officers did not consider it necessary to remove 20 rows. He commented that the economic assessment provided by the applicant had not been scrutinised independently but the figures were in line with those provided in a recent planning appeal case for another site.



Councillor PJ Edwards, noting the concerns raised, suggested that officers be authorised to determine the application subject to further consideration being given to the row numbers and heights, in consultation with the Local Member and the Chairman. Councillor ACR Chappell supported this suggestion and noted the importance of soft fruit growing to the local economy.

Councillor GFM Dawe questioned whether an Environmental Impact Assessment was necessary. The Principal Planning Officer responded by advising that the comments of Natural England had been reviewed and addressed by the Council's Ecologist who commented that '*...the proposed operations would not be a huge departure from its agricultural use*' and it was not anticipated that the proposal would have any detrimental impact on the River Lugg or on the integrity of the River Wye Special Area of Conservation.

Councillor AT Oliver commented that table top soft fruit production required less fertiliser and water and less land was needed to produce the same yield. Furthermore, with the introduction of bigger margins and new habitats, the ecological content of the site should be preserved.

In response to questions from Councillor KS Guthrie, the Principal Planning Officer: indicated the location of footpaths and the distances from the site to nearby properties; explained that a holding/balancing pond was proposed at the lowest part of the site to manage surface water runoff from the polytunnels; and advised that the workers' accommodation would form part of a separate application, as the applicant wanted the development to be planned properly.

In response to a question from Councillor WJ Walling, the Principal Planning Officer advised that the raising and lowering of the polytunnels was required to maximise growing conditions. Councillor Walling noted concerns about the visual impact of such developments but also acknowledged the economic benefits of intensive growing methods.

Councillor DB Wilcox drew attention to the detailed comments of the Parish Council and, given that the application was finely balanced and to ensure the delivery of the best scheme possible, felt that the delegation to officers in the terms outlined above was appropriate in this instance.

Councillor MD Lloyd-Hayes commented on the need for agricultural diversity and drew attention to ecological and biodiversity considerations.

**RESOLVED:**

**That officers named in the Scheme of Delegation to Officers be authorised to determine the application subject to further consideration being given to the row numbers and heights, in consultation with the Local Member and the Chairman, and subject to the following conditions and any additional 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. **E03 (Site observation - archaeology).**

**Reason: To allow the potential archaeological interest of the site to be investigated and recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.**

**3. G10 (Landscaping scheme).**

**Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.**

**4. G11 (Landscaping scheme - implementation).**

**Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.**

**5. G14 (Landscape management plan).**

**Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.**

**6. G02 (Retention of trees and hedgerows).**

**Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan**

**7. H03 (Visibility splays).**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**8. H05 (Access gates).**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**9. H06 (Vehicular access construction).**

**Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**10. H13 (Access, turning area and parking).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan**

**11. H21 (Wheel washing).**

**Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**

**12. H29 (Secure covered 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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

13. 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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

14. I14 (Time restriction on music).

Reason: In order to protect the amenity of occupiers of nearby properties and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

15. Surface water generated from the site shall be limited to the equivalent Greenfield run-off rate for the site with storage attenuation provided to cater for the 1% plus climate change (20% peak rainfall event) or greater, in accordance with the 'Surface Water Strategy' dated 2008 including 'run-off calculations'. The surface water run-off shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To prevent the increased risk of flooding and ensure the provision of a satisfactory means of surface water disposal.

16. I33 (External lighting).

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

17. I41 (Scheme of refuse storage (commercial)).

Reason: In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

18. I55 (Site Waste Management).

Reason: In the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policies S10 and DR4 of Herefordshire Unitary Development Plan.

19. K4 (Nature Conservation - Implementation).

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policies NC1, NC5, NC6 and NC7 of Herefordshire Unitary Development Plan.

20. No development shall commence until a scheme for the enhancement and future maintenance of the existing Public Rights of Way Nos. WT9 and WT9A and WT10 adjacent to and within the locality of the application has been submitted to and approved in writing by the local planning authority. A scheme of enhancement shall be completed prior to first use

of the polytunnels hereby permitted.

**Reason:** To ensure the useability of nearby Public Rights of Way are enhanced in accordance with the requirements of Policy T6 of the Herefordshire Unitary Development Plan.

**21. H08 (Access closure).**

**Reason:** To ensure the safe and free flow of traffic using the adjoining County highway and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

**22. In the event of the polytunnels hereby permitted becoming redundant for the growing of soft fruit on the application site, the polytunnels including the supporting structures shall be permanently removed from the application site within a period of 6 months.**

**Reason:** To ensure the polytunnels that are redundant for agricultural purposes do not remain in the landscape unnecessarily.

**23. Prior to the commencement of the development, a scaled plan shall be submitted for the approval in writing of the local planning authority identifying the area of polytunnels where the covering will remain permanently in place. The covering shall be removed outside of the growing season in all other areas.**

**Reason:** To minimise the landscape impact of the development during the winter months and to comply with policy LA6 of the Herefordshire Unitary Development Plan.

**Informatives:**

1. HN05 - Works within the highway.
2. HN10 - No drainage to discharge to highway.
3. HN25 - Travel Plans.
4. N15 - Reason(s) for the Grant of PP/LBC/CAC.
5. N19 - Avoidance of doubt - Approved Plans.

**81. DCCE2008/2385/F - HAUGHLEY COTTAGE, MORDIFORD, HEREFORD, HR1 4LT [AGENDA ITEM 7]**

*Retention of replacement dwelling, less conservatory, front canopy, side porch and rear lean-to utility, cloakroom and rear entrance.*

The Chairman, speaking in her capacity as the Local Member, explained the reasons for the delay in the receipt of Fownhope Parish Council's comments. It was noted that Fownhope Parish Council and Mordiford Parish Council had expressed concerns about certain elements of the development but acknowledged the need for compromise and for pragmatic solutions.

Councillor PJ Edwards asked a number of questions, including: whether, with the removal of the external elements identified, there would be a requirement to reinstate

areas of hardstanding to its original earth/garden state; whether conditions could require the removal of the additional level of habitable area within the garage; and, given the scale of the unauthorised development, whether a suitable planning obligation could be secured. The Central Team Leader responded by advising that: it was reasonable to expect a hard surface outside the backdoor to a dwelling but officers could review the external surface treatments as necessary; as an internal structure, the additional level in the garage could be used as long as it remained ancillary to the main dwelling; and the purpose of planning obligations was to mitigate the direct impact of new development and, therefore, obligations were not usually sought for replacement dwellings with a similar number of bedrooms to the original property. Councillor Edwards felt that the significant increase in dimensions would result in more intensive use and, therefore, considered that a planning obligation to mitigate the impact of the development on local infrastructure would be reasonable in this instance. The Chairman noted that Fownhope Parish Council would support this suggestion.

Councillor GFM Dawe said that the site was in a tremendously sensitive location, being in a prominent position within an Area of Outstanding Natural Beauty and Site of Special Scientific Interest, and considered that the building constructed was not comparable in size and scale with the original cottage, even with the removal of external elements.

Councillor ACR Chappell noted concerns about the retrospective nature of the application, the suggestion by Fownhope Parish Council that a planning obligation should be imposed, and did not consider the application to be acceptable without an appropriate contribution towards local facilities to moderate the impact of the unauthorised development.

Councillor MD Lloyd-Hayes commented on the landscape considerations and said that the authority had to be consistent in its approach to planning obligations.

The Legal Practice Manager explained that the same criteria had to be applied to retrospective applications as for regular applications and no element of punitive action could be considered. He also explained the risks that developers took when building unauthorised structures.

Councillor PA Andrews did not consider that this proposal had addressed the fundamental policy objections given as reasons for refusal in respect of the last application for the retention of the building and should be refused due to the mass, size and design of the property.

Councillor Edwards questioned whether the authority would be able to sustain refusal on appeal and suggested that delegation to officers, in consultation with the Local Member and the parish councils, might secure local benefits through an appropriate planning obligation.

The Central Team Leader explained the approach of officers to this application, including public interest considerations. He also outlined the options available to the applicant.

A motion to approve the application failed and the resolution below was then agreed.

**RESOLVED:**

**That**

- (i) The Central Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal felt to be necessary by the Head of Planning and Transportation) provided that the Head of Planning and Transportation does not refer the application to the Planning Committee:

Notwithstanding the proposed removal of the conservatory, front canopy, side porch and rear lean-to, the local planning authority consider that the resultant dwelling is not comparable in size and scale with the original cottage. The development is therefore contrary to Policy H7 of the Herefordshire Unitary Development Plan 2007 and advice contained in Planning Policy Statement 7: Sustainable Development in Rural Areas.

- (ii) If the Head of Planning and Transportation does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.

[Note:

*Following the vote on this application, the Central Team Leader advised that, although the resolution was contrary to the officers' recommendation, he was not minded to refer the matter to the Head of Planning and Transportation given the reasons put forward by members.]*

**82. DCCE2008/2437/F - 5 ST. DAVIDS RISE, LITTLE DEWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 6PL [AGENDA ITEM 8]**

*Two storey extension to side to form garage on ground floor with bedroom & en suite bathroom above. Single storey rear extension to form utility & kitchen.*

The Planning Officer reported that a further letter had been received from the occupant of 4 St. David's Rise, withdrawing an initial objection to the proposal.

Councillor GFM Dawe, the Local Member, did not consider that there were any material planning reasons against the proposal and he supported the officer's recommendation.

Councillor MD Lloyd-Hayes felt that the development would be an improvement and noted that the only objection had now been withdrawn.

Councillor PJ Edwards, referring to the Traffic Manager's comment that 3 car parking spaces were required, commented on the need to ensure that there was satisfactory room to manoeuvre vehicles when parking.

**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 (Development in accordance with the approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

**3. C03 (Matching external materials (general)).**

**Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

**4. F15 (No windows in side elevation of extension).**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**5. H10 (Parking - single house).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

**Informatives:**

- 1. N03 - Adjoining property rights.**
- 2. HN01 - Mud on highway.**
- 3. HN05 - Works within the highway.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 5. N19 - Avoidance of doubt - Approved Plans.**

**83. DCCE2008/1758/F - 129 AYLESTONE HILL, HEREFORD, HR1 1JJ [AGENDA ITEM 9]**

*Construction of three detached dwellings.*

The Principal Planning Officer reported that Welsh Water had confirmed that there was capacity for mains drainage connection.

In accordance with the criteria for public speaking, Mr. Clifford, Mrs. Watkins and Mrs. Temperley spoke in objection to the application and Mr. Pearce spoke in support of the application.

In response to a concern raised by an objector, the Principal Planning Officer reported that, whilst it was understood that the applicant had a legal right to connect to an existing private system associated with Burcott House, the applicant now intended to pursue connection to the mains drain.

Councillor NL Vaughan, a Local Member, felt that the existing access was unsafe and noted that, even with the proposed widening, the access would not be up to full adoptable standards. The Principal Planning Officer advised that the site did not need to be served by an adopted road and the proposed minimum width of 4.5m was

not untypical of residential estate roads and was wide enough to enable two vehicles to pass simultaneously.

Councillor DB Wilcox, the other Local Member, said that connection to mains drainage should be the investigated first as a preferred option for new developments. He felt that the impact of the proposal had to be given careful consideration, particularly given the position of the site within the Conservation Area and adjoining Aylestone Park. He proposed that a site inspection be undertaken, particularly as the steepness of the slope towards the site was not apparent from the photographs shown. He also noted local residents' concerns about the access arrangements. In response to a question, the Principal Planning Officer advised that Aylestone Park Association had commented on the application but the points arising were incorporated into the objectors' responses, rather than quoted separately.

**RESOLVED:**

**That consideration of the application be deferred for a site inspection for the following reason:**

- **the setting and surroundings are fundamental to the determination or to the conditions being considered.**

**84. DCCE2008/2568/F - SPEEDY HIRE, HOLME LACY ROAD, HEREFORD, HR2 6EH [AGENDA ITEM 10]**

*Installation of new palisade fencing to boundary to replace dilapidated wooden fence. Application in retrospect.*

The Senior Planning Officer reported that a further letter had been received from the occupants of 7 Redbrook Close in response to amended plans; the amended plans were accepted but it was suggested that larch lap panels be used rather than ply wood sheets. The Planning Officer recommended an additional condition (condition 3 below) in respect of the materials to be used.

Councillor ACR Chappell, a Local Member, acknowledged the need for improved security at the premises and, subject to appropriate materials, supported the recommendation of approval. Councillor AT Oliver, also a Local Member, concurred and noted that Lower Bullingham Parish Council had no objections to the application.

**RESOLVED:**

**That planning permission be granted subject to the following conditions:**

**1. B03 (Amended plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

**2. CO8 (Colour of cladding).**

**Reason: To protect the visual amenities of the area and to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

**3. Details of the materials to be used on the internal fencing shall be submitted to and approved in writing by the local planning authority prior**



to its construction.

**Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.**

**Informatives:**

1. **N19 - Avoidance of doubt - Approved Plans.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

**85. [A] DCCW2008/2616/F AND [B] DCCW2008/2617/L - ST. ANDREWS CHURCH, BRIDGE SOLLARS, HEREFORD, HEREFORDSHIRE, HR4 7JH [AGENDA ITEM 11]**

*New disabled access provision to support church re-ordering to include drop off area, new all weather path to extend entrance of building. Installation of trenches to provide ground source heat and Trench Arch foul drainage system.*

The Principal Planning Officer provided details of updates/additional representations received following the publication of the agenda and are summarised below:

- Conservation Manager (Landscape), concerns regarding the impact of the lay-by on the landscape and the setting of the church.
- Conservation Manger (Historic Buildings), no objection subject to conditions.
- Conservation Manager (Archaeology), no objection subject to conditions.
- English Heritage, had been involved in this proposal and was supportive of the principle subject to no concerns on archaeology grounds.

The Principal Planning Officer advised that discussions had been held with the agent and local residents regarding the removal of the lay-by from the scheme to overcome the objections. It was noted that the Transportation Manager would raise no objection to the removal of the lay-by from the plans. The Principal Planning Officer confirmed that the applicants were willing to remove this element; the applicant had also emphasised the need for a swift determination to assist with the funding process. Therefore, it was recommended that officers be authorised to determine the application on receipt of amended plans removing the lay-by from the proposal.

In accordance with the criteria for public speaking, Mrs. Redshaw spoke on behalf of Bishopstone and District Parish Council, Mr. Ridout spoke on behalf of local residents and Mr. Macklin spoke on behalf of the applicants.

Councillor AJM Blackshaw, the Local Member, welcomed the comments of the speakers and noted that, especially with the removal of the lay-by element, the principle of the development was supported within the local community. He endorsed the recommendation and, noting that time was short to meet funding requirements, asked that he be kept informed of progress as the Local Member.

A number of members noted that this was an interesting scheme and spoke in support of the application.

**RESOLVED:**

**That officers named in the Scheme of Delegation to Officers be authorised to**

determine the applications on receipt of amended plans removing the lay-by from the proposal, subject to the following conditions and any additional conditions considered necessary by officers.

1. In respect of DCCW2008/2616/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. G09 (Details of boundary treatments).

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

3. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

Informatives:

1. N19 - Avoidance of doubt - Approved Plans.
2. N15 - Reason(s) for the Grant of PP/LBC/CAC.

2. In respect of DCCCW2008/2617/L that the Secretary of State be informed that the Local Planning Authority are minded to grant Listed Building Consent subject to the following conditions:

1. D01 (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. D02 (Approval of details).

Reason: To ensure that the work is carried out in accordance with the details that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

Informatives:

1. N19 - Avoidance of doubt - Approved Plans.
2. N15 - Reason(s) for the Grant of PP/LBC/CAC.

**86. DATES OF FUTURE MEETINGS**

7 January 2009  
4 February 2009  
4 March 2009

The meeting ended at 4.22 p.m.

**CHAIRMAN**



## ITEM FOR INFORMATION - APPEALS

### APPEALS RECEIVED

#### Application No. DCCE2008/1057/F

- The appeal was received on 5 December 2008.
- 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. R. Jones.
- The site is located at 44 Bodenham Road, Hereford, Herefordshire, HR1 2TS.
- The development proposed is Replace existing building with four storey building containing nine apartments.
- The appeal is to be heard by Hearing.

**Case Officer: Rebecca Jenman on 01432 261961**

#### Application No. DCCE2008/1094/C

- The appeal was received on 5 December 2008.
- 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. R.A. Jones.
- The site is located at 44 Bodenham Road, Hereford, Herefordshire, HR1 2TS.
- The development proposed is Demolition of house.
- The appeal is to be heard by Hearing.

**Case Officer: Rebecca Jenman on 01432 261961**

### APPEALS DETERMINED

None determined.

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



<b>ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS</b>
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**Planning Ref:** DCCE2008/0747/F

**Address:** 2 Eign Road, Hereford

**Proposal:** Conversion to 2 flats

**Date Approved:** 14 May 2008

**Summary of Contributions:**

Amount	Purpose
£0 Car free	Restriction on the new occupiers to apply for residential parking permits

**Case Officer:** Ben Lin on 01432 261949

**Planning Ref:** DCCE2008/1145/F

**Address:** 5 Aylestone Hill, Hereford

**Proposal:** 6 Apartments

**Date Approved:** 20 June 2008

**Summary of Contributions:**

Amount	Purpose
£3,885	Highways
£1,737	Open space
	Sport England
£359	Community
	Education/Young People

**Case Officer:** Russell Pryce on 01432 260756

**Planning Ref:** DCCE2008/1709/F

**Address:** Old School House, Dinedor

**Proposal:** New Dwelling

**Date Approved:** 8 September 2008

**Summary of Contributions:**

Amount	Purpose
£1,966	Highways
£731	Open space
	Sport England
£146	Community
£2,951	Education/Young People
£116	2% Monitoring

**Case Officer:** Ben Lin on 01432 261949

**Planning Ref:** DCCW2008/1749/F  
**Address:** Haywood Industrial Estate, Wellington  
**Proposal:** Office building to replace portacabin  
**Date Approved:** 3 September 2008  
**Summary of Contributions:**

Amount	Purpose
£6,087	Highways
	Open space
	Sport England
	Community
	Education/Young People

**Case Officer: Kevin Bishop on 01432 261946**

**Planning Ref:** DCCE2008/0708/F  
**Address:** 29 Nelson Street, Hereford  
**Proposal:** Alterations etc to create 8 flats  
**Date Approved:** 26 September 2008  
**Summary of Contributions:**

Amount	Purpose
£1,465	Highways
£601	Open space
	Sport England
£120	Community
	Education/Young People

**Case Officer: Russell Pryce on 01432 261957**

**Planning Ref:** DCCE2007/1230/O  
**Address:** 40-42 Newton Road, Hereford  
**Proposal:** Erection of three dwellings (contribution to Canal Trust)  
**Date Approved:** 6 October 2008  
**Summary of Contributions:**

Amount	Purpose
£250 per property per year in perpetuity	Contribution to Canal Trust

**Case Officer: Russell Pryce on 01432 261957**



**Planning Ref:** DCCE2008/2203/F  
**Address:** The White House, Whitestone  
**Proposal:** One new dwelling  
**Date Approved:** 15 October 2008  
**Summary of Contributions:**

<b>Amount</b>	<b>Purpose</b>
£2,949	Highways
£3,013	Open space
	Sport England
£198	Community
£2,932	Education/Young People
£182	2% for monitoring

**Case Officer: Russell Pryce on 01432 261957**

**Planning Ref:** DCCW2008/2005/F  
**Address:** Church Farm Barns, Wellington  
**Proposal:** Two residential units  
**Date Approved:** 23 October 2008  
**Summary of Contributions:**

<b>Amount</b>	<b>Purpose</b>
£5,160	Highways
£634	Open space
£1,343	Sport England
£396	Community
£2,104	Education/Young People

**Case Officer: Kevin Bishop on 01432 261946**

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



**6 DCCE2008/1758/F - CONSTRUCTION OF THREE DETACHED DWELLINGS AT 129 AYLESTONE HILL, HEREFORD, HR1 1JJ**

**For: Mr. M. Gwilliam per JBD Architects, Mortimer House, Holmer Road, Hereford, Herefordshire HR4 9TA**

**Date Received: 4 July 2008**

**Ward: Aylestone**

**Grid Ref: 52225, 41413**

**Expiry Date: 29 August 2008**

Local Members: Councillors NL Vaughan and DB Wilcox

### **Introduction**

**The application was deferred to allow members to inspect the site.**

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

- 1.1 The site is an undeveloped rectangular shaped parcel of land located to the rear (west) of three detached bungalows, Nos 125 - 129 Aylestone Hill. The site is accessed via an unmade track leading directly onto the A465 (Aylestone Hill). Ground levels fall relatively steeply within and around the site from west to east and to a lesser extent, south to north. The northern, western and southern boundaries of the site adjoin Aylestone Park and to the west on Aylestone ridge is a viewing platform. The site boundaries are presently enclosed by a mixture of iron railings, close boarded fencing and post and wire fencing.
- 1.2 The site falls within Hereford City Settlement Boundary and Aylestone Conservation Area and is shown as White Land within the Herefordshire Unitary Development Plan 2007 (UDP). The surrounding land forming part of Aylestone Park is protected open space within the UDP.
- 1.3 Planning permission is sought for the construction of three detached single storey dwellings with integral garages and associated gardens, parking and vehicle manoeuvring areas along with a nature conservation area. The scheme has been amended during the course of the application reducing the number of proposed dwellings from four to three.

### **2. Policies**

#### **2.1 Planning Policy Guidance Notes:**

- PPS 1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG15 - Planning and the Historic Environment
- PPS1 - Planning and Climate Change
- PPS9 - Biodiversity

#### **2.2 Herefordshire Unitary Development Plan 2007:**

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR5	-	Planning obligations
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H15	-	Density
H16	-	Car parking
T6	-	Walking
T7	-	Cycling
T8	-	Road hierarchy
LA6	-	Landscaping schemes
NC1	-	Biodiversity and development
NC7	-	Compensation for loss of biodiversity
NC8	-	Habitat creation, restoration and land enhancement
HBA6	-	New development within conservation areas
HBA9	-	Protection of open areas and green spaces
CF2	-	Foul drainage

### **3. Planning History**

3.1 No history.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Welsh Water:  
The applicant intends utilising private drainage facilities and Welsh Water therefore have no comment to make on the planning application.
- 4.2 Sport England:  
We are satisfied that the application does not affect any playing field and Sport England therefore has no comments to make.

#### Internal Council Advice

- 4.3 Traffic Manager:  
Due to the length of the private drive and the number of properties to be served, intervisible passing bays should be provided. The initial length of the drive up to the boundary between 125 and 127 should be widened to give 4.5 metres minimum width. A full size turning head should be provided to the size requirements given in our Highway Design Guide to enable delivery and other vehicles to turn round. The amended plans address this requirement.

The access would not be to our full adoptable standards as a service strip is not proposed and therefore would not be adopted.

In accordance with the SPD a contribution should be sought to be used for improvements to sustainable and public transport facilities including park and ride.

#### 4.4 Conservation Manager - Building Conservation

The proposal will have minimal impact on the setting of the nearby important building and the general conservation area. Although the designs are not in keeping with the character of the area they are of interest and would add to the architectural canon of the area being a good example of early 21st Century design. We believe that high quality architecture would benefit the conservation area and hopefully ensure that the high standard of building in the Aylestone Hill area is continued. Therefore we believe that these proposals are acceptable subject to details of materials and landscaping to be submitted for approval.

#### 4.5 Conservation Manager - Ecology:

I have reviewed the Ecological Report by Wildway dated 6th October, 2008. I note the habitat is mostly coarse grassland with scrub and that there is no evidence of badgers or reptiles found during the surveys in September 2008.

There will be an impact upon wildlife as a result of these developments but this can be mitigated and compensated for through the inclusion of a Section 106 Agreement in order to secure post development habitat protection and enhancement of the site. Part of the site will need to be designed for nature conservation.

#### 4.6 Conservation Manager - Landscape:

The site in its current state – unmanaged, semi-improved grassland containing a few small native and ornamental trees – makes no major contribution to the character or setting of either the local environment or the city at large. In the form of ‘open space’ the site provides some relief in the general settlement pattern, but due to the dispersed nature of settlement in the area, does not stand out as significant. The site appears more as an encroachment of open countryside into the edge of the city rather than a distinct space in an otherwise developed area. However, the elevated nature of the site on one of the main approaches into the city makes the site sensitive to change and visually prominent development.

As such I consider the proposed development to be a well considered response to the existing characteristics of the site and a valid alternative to traditional dwellings. Visually prominent development in the form of traditional dwellings would have resulted in an unacceptable change in the edge of the main settlement, although it is arguable that the site could have accommodated an ‘eye-catcher’ development in the form of a unique and high quality architect designed dwelling. However, the constraints presented by overlooking of neighbouring dwellings would have made this alternative near impossible to realise.

The proposed development utilises the topography of the site to provide semi-subterranean dwellings. The common problem of acquiring natural light is overcome through the orientation of internal courtyards to the south and optimising available morning light from the east. The simple, low profile of the resultant ‘green’ roofs will not result in a significant change in the character of the site when viewed from the surrounding public domain.

My only areas of concern are the future management of the ‘communal’ open spaces surrounding the dwelling; the remnants of the grassland site. Domestication of these areas through the introduction of garden fences, sheds, washing-lines and other paraphernalia as well as ornamental landscaping would introduce incongruous

elements into the landscape. I am satisfied that this can be controlled through legal agreement, requiring a long-term management strategy that would provide for both private amenity and an increase in biodiversity.

I am satisfied that the proposed development meets the test of the UDP in respect of policies related to design and landscape – principally policies DR1, LA2 and LA3; however, detailed landscaping proposals will need to be provided to meet the criteria contained in policy LA4.

4.7 Parks and Leisure Services Manager:

Using the SPD on planning obligations, the threshold of 1-10 dwellings requires appropriate levels of open space on a pro rata basis. A Sport England contribution is also required on all dwellings as per the SPD based on Sport England's facilities calculator model. These contributions are required as a result of increased demand for community sports facilities created by new developments and increased population.

The contribution would be used towards the development of Aylestone Park for both informal areas of open space and towards the development of sports facilities.

4.8 Conservation Advisory Panel:

The proposal is a good approach to design in this area. Concerns exist regarding access to the development.

4.9 Children & Young People Directorate:

The educational facilities provided for this development site are North Hereford City Early Years, Broadlands Primary School, St Francis Xavier RC Primary School, Aylestone Business and Enterprise College and Hereford City Youth Service.

The Children & Young People's Directorate would be looking for a contribution to be made towards Children and Young People in the above schools (except Broadlands primary and Aylestone College where capacity exists) that would go towards enhancing deficiencies in educational infrastructure that would only be exacerbated by the inclusion of additional children.

## 5. Representations

5.1 Hereford City Council:

The City Council has no objections to the application and commends the innovative design.

5.2 Twenty-six letters of objection have been received in response to both the original and further consultation. The representations include a letter from Aylestone Park Association. The main points raised are:

1. The existing access is unsafe to accommodate additional traffic due to its width, visibility and speed of traffic.
2. The site and surrounding area cannot accommodate surface water soakaway systems.
3. Inadequate foul drainage exists to serve the development and therefore the development should be required to connect to the public sewer.
4. The development will be a scar on the landscape when viewed from Aylestone Viewing Point and Aylestone Park.
5. The development is inappropriate in the conservation area.

6. The development will run contrary to the Compulsory Purchase of Aylestone Park which had the intention to preserve the green skyline of the Hill as an approach to the city and provide recreational resource for the use of the whole community.
7. Extra traffic on the access road will be dangerous for existing residents.
8. The development will lead to increased dust, noise and pollution.
9. The proposed dwellings will be incongruous in their setting.
10. The development will lead to a loss of local wildlife.
11. The proposed dwellings will directly overlook neighbouring properties.
12. Connection to Burcott House drainage system would cause considerable disruption to residents of Burcott House.
13. A tarmac turning area would be more appropriate than gravel.
14. Boundary treatments need to be carefully considered to ensure they are low and natural looking.

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

## **6. Officer's Appraisal**

- 6.1 The site falls within Hereford City settlement boundary as defined in the Herefordshire Unitary Development Plan 2007 (UDP) where the principle of residential development is acceptable under the terms of Policy H1 of the UDP. The UDP identifies the site as being white land, which effectively means the site has no specific land use or designation. This also therefore means the principle of residential development on the site can be supported subject to compliance with other policies within the Development Plan.
- 6.2 The site falls within a sensitive location in landscape terms due to its elevated position near Aylestone Ridge and therefore the need for a more innovative format of development is recognised. The proposal seeks to achieve the construction of three four bedroom detached single storey dwellings. Although this represents a very low density of development by modern development standards, it is considered that this number of units will harmonise with the existing character and pattern of development in the area, in density terms.
- 6.3 The design of the proposal and the dwellings particularly have been based around the principles of achieving a low impact development that is sustainable and energy efficient. Around 50% of each of the dwellings will be subterranean being excavated into the rising ground level, each incorporating a full natural (grass) roof. Excavated material will be used to raise levels on the lower side by around 1.5 metres which will be seeded with wild flower and meadow grass seed mix. Subject to the re-grading of the site being undertaken in a sympathetic and natural manner, these measures will greatly assist in assimilating the dwellings into the site and landscape. The deletion of one of the dwellings from the proposal also enables greater landscaping and green space to be achieved between and around each of the dwellings.
- 6.4 The majority of objectors have expressed concerns regarding the impact of the development on the adjoining Aylestone Park and particularly views from Aylestone viewing point. These concerns are reinforced by Aylestone Park Association. Whilst the development will undoubtedly be visible from the viewing point, with the design and format of development proposed including the grass roofs and proposed landscaping, it is not considered the proposal will detract from the outlook from this viewing point

and moreover, will largely be seen from views to the west in the context of existing built development adjoining the site. Views of the site are available from further afield to the east but again, with the design of the development proposed and the existing mature trees in the area it is not considered that the development will detract unacceptably from the character and appearance of the landscape.

- 6.5 The site also falls within Aylestone Conservation Area. Firstly, the fact the site falls within a Conservation Area does not preclude it from being developed. Secondly, the Conservation Manager comments that the design of the development benefiting the Conservation Area and successfully maintains the high quality character of the area. It is therefore not considered the proposal will detract from the character and appearance of the Conservation Area and has a potential to enhance the Conservation Area.
- 6.6 All the dwellings are orientated south which will assist in maximising solar gain. Each dwelling also has an enclosed courtyard, utility and garden area commensurate with the size of the property. The siting and orientation of the properties also means that no windows are required in the eastern elevations overlooking neighbouring properties and due to the difference in levels any outlook that will be available from the dwellings will be naturally above rather than directly over existing properties. Furthermore, the nearest dwelling is some 22 metres from existing properties, this being above the nationally recognised minimum property-to-property distance of 10 metres.
- 6.7 The proposed dwellings have been designed and constructed to minimise their carbon footprint with regard to future energy use in particular. The walls are to be constructed to achieve a greater thermal mass incorporating significant insulation to enable heat retention in the winter and cooling in the summer. The walls are to be clad with untreated locally sourced oak cladding board, which will achieve a soft end appearance for all the exposed elevations. The grass roof will assist in water retention and enhance the biodiversity and rainwater harvesting is to be incorporated into the design, which along with permeable surfaces throughout will reduce surface water runoff. Solar panels are proposed which will provide around 60% of the yearly supply of hot water with a heat recovery system will retain and recycle warm air. A secure store will be available for cycle storage and separate waste storage for different recyclables and compost bins will also be provided. All of these provisions will assist in reducing the environmental impact of the development, the ambitious aim being of achieving Code Level 4 of the Code for Sustainable Homes.
- 6.8 The Traffic Manager confirms that the access is acceptable in terms of visibility and geometry to accommodate further traffic associated with the development and amended plans have been provided identifying the widening of the access track to enable two cars to pass simultaneously which will be a highway improvement. The scale of the turning head has been reduced with no tarmac proposed to reduce the visual impact of the parking areas for each dwelling. The access and access track including the turning head will now be constructed to an adoptable standard but cannot be adopted as no service strip can be accommodated.
- 6.9 An Ecological Survey has been undertaken which does not identify any protected species or other significant biodiversity interest on the site that would prevent the development from taking place. Nevertheless, the proposed development will inevitably impact on the nature conservation interest of the site and therefore to compensate for this, the remainder of the site will be managed for nature conservation and controlled, through a Section 106 Agreement, to prevent it from being used as private garden by any of the dwellings. Part of the area will also be set aside for



communal vegetable patches for use by each of the three properties. These measures will at the very least ensure there is no loss of biodiversity and are likely to result in the potential enhancement of on-site biodiversity in accordance with Policy NC7 of the Unitary Development Plan.

- 6.10 A number of objectors have commented on the means of foul drainage to serve the development. The applicants have legal rights to connect to the existing foul drainage system associated with Burcott House (formerly Quarry House) north east of the site. However, it has not been confirmed that this system has sufficient capacity to accommodate the development. The applicants have subsequently obtained confirmation from Welsh Water that the newly installed main foul drain along Aylestone Hill has sufficient capacity to accommodate the development. In light of this, a condition is recommended requiring a mains drain connection. Surface water drainage will be controlled through rainwater harvesting with overflow to a balancing pond with the likely run-off rate reduced below existing green field run-off rates from the site.
- 6.11 The applicants have also agreed to a Section 106 Heads of Terms as appended to this report, all of which is in accordance with the Adopted Supplementary Planning Document on Planning Obligations. The Section 106 will also include restrictions on the nature conservation area in terms of its future management and usage.
- 6.12 Whilst the format of the development and the design of the dwellings is a little unusual, the proposal will result in a sustainable development which will successfully integrate into the local environment without harming the landscape character of the site and its surroundings including the Conservation Area, the residential amenity of neighbouring properties or interest of highway safety. Other matter such as drainage and ecology can be controlled by condition or through a Section 106 Agreement. The proposal is therefore considered acceptable.

#### **RECOMMENDATION:**

- 1. The Legal Practice Manager be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 as set out in the Heads of Terms appended to this report and any additional matters and terms as he considers appropriate.**
- 2. Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional 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 C01 (Samples of external materials).**  
**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**
  - 3. D02 (Approval of details).**

**Reason: To ensure that the work is carried out in accordance with details that are appropriate to the safeguarding of the architectural or historic interest of the site as one which is in a conservation area, or of local interest and to comply with the requirements of Policy HBA12 and HBA13 of Herefordshire Unitary Development Plan**

**4. F05 (Restriction on hours of construction).**

**Reason: In order to protect the amenity of occupiers of nearby properties and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

**5. F14 (Removal of permitted development rights).**

**Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.**

**6. F15 (No windows in side elevation of extension).**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**7. G01 (Earthworks).**

**Reason: (Special Reason but to include - in order to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan).**

**8. G09 (Details of Boundary treatments).**

**Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.**

**9. G10 (Landscaping scheme).**

**Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.**

**10. G14 (Landscape management plan).**

**Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.**

**11. The alterations to the vehicular access and access road as identified in drawing no. 5706-02 Revision B shall be completed in accordance with the specification to be submitted and approved in writing by the local planning authority prior to any other work commencing on the construction of the dwellings hereby permitted.**

**Reason: In the interest of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of the Herefordshire Unitary Development Plan 2007.**

**12. H13 (Access, turning area and parking).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

**13. H27 (Parking for site operatives).**

**Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**

**14. I18 (Scheme of mains foul and surface water drainage disposal prior to commencement).**

**Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of Herefordshire Unitary Development Plan.**

**15. I32 (Details of external lighting).**

**Reason: To safeguard local amenities and to comply with Policy DR14 of Herefordshire Unitary Development Plan.**

**16. I42 (Scheme of refuse storage (residential)).**

**Reason: In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.**

**Informatives:**

- 1. N02 - Section 106 Obligation.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 3. N19 - Avoidance of doubt - Approved Plans.**

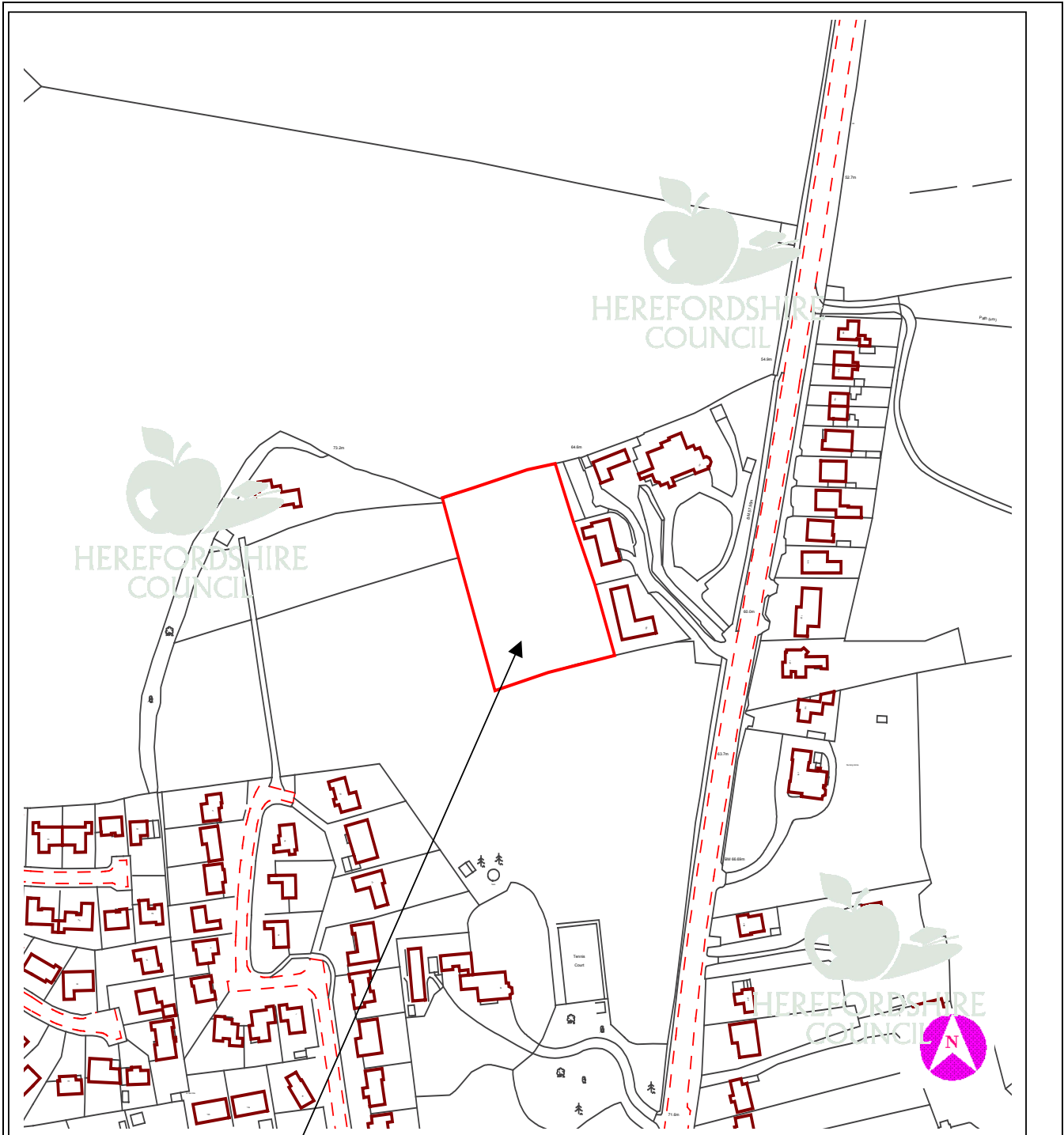
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/1758/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** 129 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ

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**HEADS OF TERMS**  
**Proposed Planning Obligation Agreement**  
**Section 106 Town and Country Planning Act 1990**

Planning Application – DCCE2008/1758/F

This Heads of Terms has been assessed against the adopted Supplementary Planning Document on Planning Obligations dated 1 April 2008

Construction of 3 four bedroom detached dwellings

Land west of 129 Aylestone Hill, Hereford

1. The developer covenants with Herefordshire Council, in lieu of a deficit in the provision of play, sport and recreation facilities on site to serve the development to pay Herefordshire Council the sum of £3,612 (contribution based around the requirements of policy H19 of the UDP and Sport England Sports Facilities Calculator). The money shall be used by Herefordshire Council for the provision of new play, sport and recreational facilities at Aylestone Park. The contribution includes 15 years maintenance costs.
2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £15,007 to provide enhanced educational infrastructure at North Hereford City Early Years, St Francis Xavier Primary Schools, Hereford City Youth Service with 1% allocated for Special Education Needs (excludes Aylestone School where capacity exists).
3. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £10,320 for off site highway works and improved sustainable transport infrastructure (excluding that required to facilitate the development i.e. new access arrangements).
4. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
  - a) Traffic calming and improved signage
  - b) North Hereford Park and Ride
  - c) Contribution to improved bus service
  - d) Contribution to Safe Routes for Schools
  - e) Improved bus shelters/stops in the locality of the application site
  - f) Improved pedestrian and cyclist connectivity with the site
  - g) Improved pedestrian and cyclist crossing facilities
  - h) Initiatives to promote sustainable transport
5. The developer covenants with Herefordshire Council to maintain and enhance the biodiversity interest of the site through the management of the undeveloped land around the dwellings in the interests of nature conservation. The nature conservation plan shall also ensure the land is jointly managed and owned by all three dwellings and shall not be used as garden or informal recreation space with the exception of an area for the growing of vegetables.

6. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £723 towards the enhancement of existing community services in Hereford City.
7. The developer covenants with Herefordshire Council to pay Herefordshire Council an additional administration charge of 2% of the total contributions detailed in this Heads of Terms to be used toward the cost of monitoring and enforcing the Section 106 Agreement.
8. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1, 2, 3 and 6 for the purposes specified in the agreement within 10 years of the date of this agreement, and unless otherwise agreed in writing with the Council, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
9. All of the financial contributions shall be Index linked and paid on or before commencement of the development.
10. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
11. The development shall be designed and constructed to meet a minimum of Code Level 4 of the Code for Sustainable Homes - A Step Change in Sustainable Home Building Practice. Independent certification shall be provided prior to the commencement of the development and following occupation of the last dwelling confirming compliance with the required standard.

Russell Pryce - Principal Planning Officer  
18 November 2008

**7 DCCW2008/2035/F - CHANGE OF USE FROM B1 OFFICES TO POLICE OFFICES (RETROSPECTIVE) AT BRITISH TELECOM BUILDING, BARTON ROAD, HEREFORD, HEREFORDSHIRE, HR4 0JT**

**For: West Mercia Police per Mr. C. Watkinson, West Mercia Police, Estate Services, Hindlip Hall, PO Box 55, Worcester, WR3 8SP**

**Date Received: 6 August 2008      Ward: St. Nicholas      Grid Ref: 50267, 39769**

**Expiry Date: 1 October 2008**

Local Members: Councillors DJ Benjamin and JD Woodward

Members will recall that this planning application was deferred pending completion of the Travel Plan and to investigate the possibility of a Section 106 contribution.

The Travel Plan has now been completed and the Council's Traffic Manager has confirmed that the document is acceptable. Regarding the Section 106 contribution, the size of the offices that warrant the submission of the application are below the threshold laid down in the SPD Planning Obligations.

The previous report is produced below and has been amended to reflect the completed Travel Plan.

**1. Site Description and Proposal**

- 1.1 The British Telecom building is located on the northern side of Barton Road immediately adjacent to the west side of Great Western Way and opposite the junction of Broomy Hill road.
- 1.2 Planning permission is sought to change the use of part of the premises from 'B1' office to a police office. The use is already in operation, therefore the planning application is retrospective.
- 1.3 The planning application has been submitted following investigation and discussions with West Mercia Constabulary.
- 1.4 The applicants have 47 car parking spaces on site together with an equivalent to three car parking spaces for motor cycles. 40 bicycle spaces are available and an informal agreement with Sainsbury's provides an additional 10 car parking spaces. BT still use the building as a telephone exchange with only 1700 sq.m. used by the Police (approximately 37%).
- 1.5 The offices are not open to the general public and there is no manned reception or front counter. Apart from back office staff a small uniformed team comprising one sergeant, two constables and CSOs operate from the building. A total of 102 people work at the building.

**2. Policies**

## 2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy E7	-	Other Employment Proposals Within and Around Hereford and the Market Towns
Policy E8	-	Design Standards for Employment Sites
Policy TCR10	-	Office Development
Policy TCR11	-	Loss of Existing Offices
Policy T6	-	Walking
Policy T7	-	Cycling
Policy T11	-	Parking Provision

**3. Planning History**

- 3.1 HC950368PF Remove five existing metal windows and provide softwood timber liners/louvres for fresh air cooling units. Approved 14/11/95.
- 3.2 HC960179PF Erection of CCTV pylons. Approved 25/07/96.
- 3.3 SC980508PF Installation of 1.8m diameter microwave radio dish on roof. Approved 23/10/98.
- 3.4 CW2000/1550/F Erect three directional pole mounted antennas. Approved 03/10/00.
- 3.5 CW2001/1086/F To erect three directional pole mounted antennas. Approved 06/06/01.
- 3.6 CW2003/1152/F Installation of a white 1.2m diameter, flat roof mounted satellite dish antenna. Approved 12/06/03.
- 3.7 DCCW2007/3126/F Erection of new boundary fence to replace existing. Approved 03/12/07.
- 3.8 DCCW2007/3929/F Proposed cycle shelter. Approved 28/01/08.

**4. Consultation Summary**Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Confirms no objections.
- 4.3 Conservation Manager: The change of use will not affect the character or appearance of the adjacent Conservation Area, therefore no objection.



4.4 Public Rights of Way Manager: No objections.

## **5. Representations**

5.1 Hereford City Council: No objection.

5.2 Fourteen letters of objection have been received, the main points raised are:-

1. Since July 2006 the residents of Broomy Hill and Breinton Road have been troubled by all day parking.
2. Driveways are often obstructed or blocked by cars.
3. This is a residential area, roads are narrow, visibility restricted and no pavements on one side of Broomy Hill. The constant parking prevents gutters being swept and drains are frequently blocked.
4. There are often empty spaces at the Police building and the large area of grass could be used for parking.
5. Now is the time for a formal parking policy to be made for the area as a Residents Parking Only.
6. Damage to roadside walls has occurred due to indiscriminate parking.
7. Canteen and social areas on site are open to all Police personnel not just those based at these offices.
8. Health and safety issues due to the number of staff on site.
9. Fatal accidents have occurred in the area due to parking problems.
10. Houses along Breinton Road have no parking and need roadside parking which is prevented.

5.3 The applicants have confirmed the following information:

1. The initial use of the premises by back office staff did not require planning permission which was confirmed by the Local Planning Authority and the use has only marginally increased.
2. For the avoidance of doubt there is no manned reception, access is via a secure door with controlled access. There are no facilities for public access and the premises are not used as an operational Police station.
3. The lease of the premises provides us with 47 car parking spaces, motor cycle space equivalent to 3 car parking spaces, 40 cycle spaces.
4. There has been no breach of the terms of the lease nor Health and Safety matters.
5. The canteen is the same as provided previously by BT and is still used by BT and West Mercia Constabulary when on-site.

6. There are no 'social area'.
7. We recognise that parking in the area is a problem and have made arrangements with Sainsbury's for an additional 10 spaces on an informal basis. In addition we are working with the Council in developing a sustainable Travel Plan. Part of this project has been the installation of a sheltered cycle rack.
8. Prior to our use we have been advised that approximately 200 worked on-site for BT. In the year before we moved in approximately 120 worked on site. At present 115 people including BT work on site.

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

#### **6. Officer's Appraisal**

- 6.1 This planning application has arisen following the increased use of the premises by the applicants. The original use of the premises was considered to be compatible with the authorised use of the premises.
- 6.2 It is evident from the objections received that the only cause of concern is the use of roads adjacent to the site for the parking of vehicles. The applicants have authorised space for 47 cars and have negotiated a further 10 spaces in the adjoining Sainsbury's car park. In addition the Travel Plan now completed seeks to change the mode of travel to and from the offices. This plan has been developed in full consultation with the Council's Green Transport Planners and incorporates car sharing, use of public transport, walking and cycling together with measures to ensure facilities are available at the office. This includes cycle parking now available on site for 40 cycles. However despite these additions objectors are still concerned over the indiscriminate parking occurring in both Breinton Road and Broomy Hill. This 'free parking' so close to the premises and the city centre is obviously used not only by workers at the building but other workers in the city. In addition a residents parking area would further negate the parking problems in the area. It should also be noted that the Traffic Manager raises no objection.
- 6.3 Accordingly, it is considered that the use of the premises is acceptable, particularly bearing in mind that a general office use can be operated from the site without planning permission.
- 6.4 In addition the Council's Traffic Manager will be requested to actively pursue a residential parking plan for the area.

#### **RECOMMENDATION**

**That planning permission be granted:**

#### **Informatives:**

1. **N19 - Avoidance of doubt - Approved Plans.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

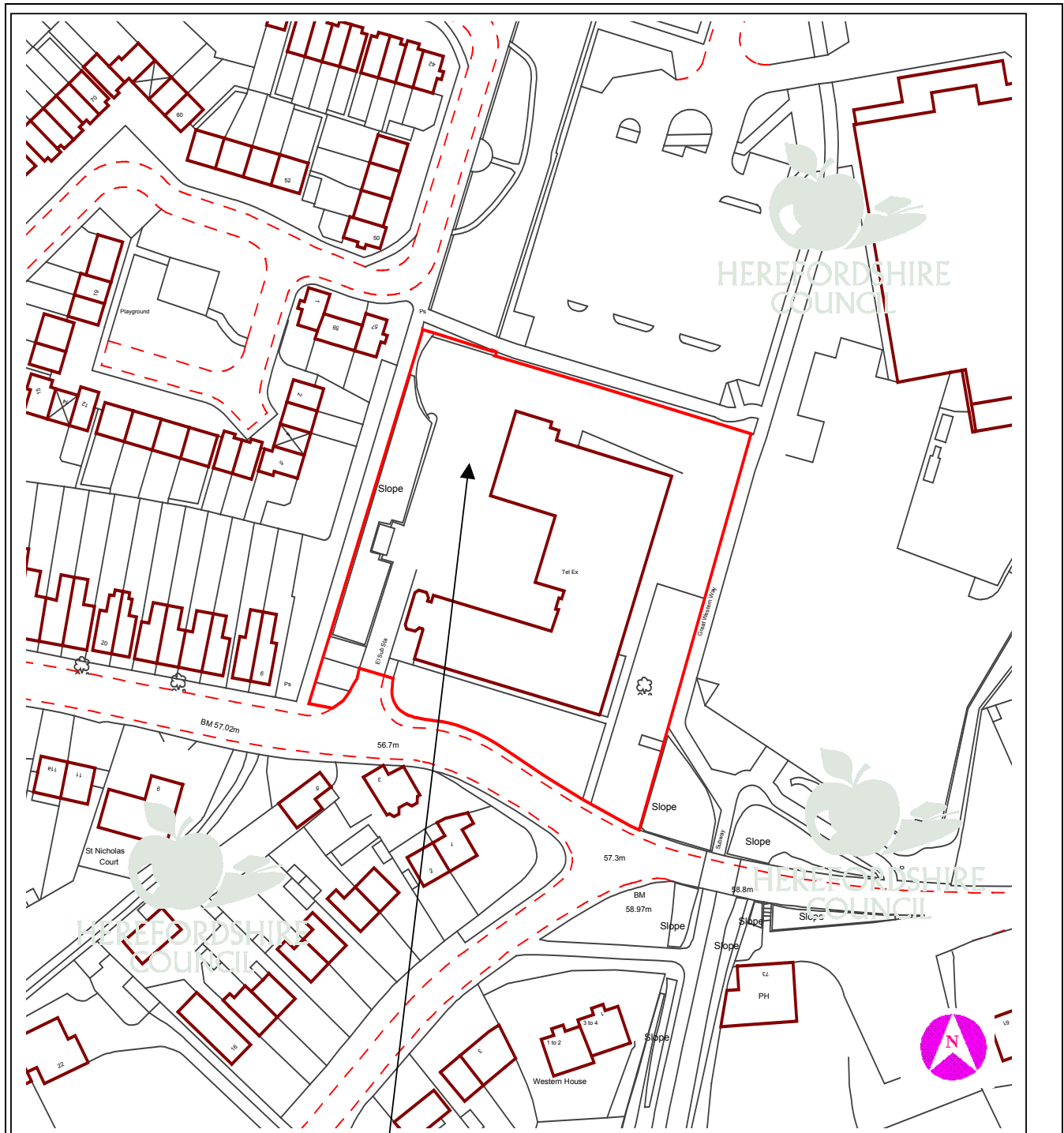
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2008/2035/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** British Telecom Building, Barton Road, Hereford, Herefordshire, HR4 0JT

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**8 DCCW2008/2578/F - REMOVAL/VARIATION OF  
CONDITION 10 OF PLANNING APPLICATION  
DCCW2001/1848/F AT TESCO STORES LTD,  
ABBOTSMEAD ROAD, BELMONT, HEREFORD,  
HEREFORDSHIRE, HR2 7XS**

**For: Tesco Stores Ltd. per DPP LLP, 14 Windsor Place,  
Cardiff, CF10 3BY**

**Date Received: 13 October 2008 Ward: Belmont Grid Ref: 49184, 38415**

**Expiry Date: 8 December 2008**

Local Members: Councillors H Davies, PJ Edwards and GA Powell

**1. Site Description and Proposal**

1.1 Tesco's Petrol Filling Station is located on the northern side of the A465 Hereford to Abergavenny road adjacent to Tesco supermarket, Belmont, Hereford. Residential development abuts the northern and western boundaries.

1.2 The proposal is to vary the time periods when deliveries can be made. Presently they are controlled by condition no. 10 which restricts delivery times to:

0800 - 1800 hours Monday – Friday

0800 - 1300 hours Saturdays

No deliveries on a Sunday, Bank or Public Holidays.

1.3 Subsequently an appeal was allowed in 2006 (DCCW2004/2611/F) which permitted one fuel tanker delivery on a Sunday between the hours of 1000 - 1600 hours.

1.4 The new times requested by this application are:

0700 - 2200 hours Monday - Friday

0700 - 2100 hours Saturday

0900 - 1600 Sundays, Bank/Public Holidays

1.5 The justification of the increase is to enable Tesco to meet basic operational requirements and customer demand at the petrol filling station. Current restrictions have raised concerns at the ability to maintain adequate fuel stocks at the petrol filling station, particularly over Bank Holiday weekends.

**2. Policies**

2.1 National Planning Policy:

PPG24 - Noise

2.2 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR13	-	Noise

### 3. Planning History

The main history files are:-

- 3.1 DCCW2001/1848/F Extension to existing supermarket and storage area, provision of cage marshalling area. Relocation of existing Petrol Filling Station, alterations of car park layout. Approved 8 September 2003.
- 3.2 DCCW2004/2611/F Variation of condition 10 of planning permission CW2001/1848/F to allow for one tanker delivery to petrol station on Sundays between 10 a.m. and 4 p.m. Refused 14 December 2004. Appeal allowed 9 March 2006.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None.

#### Internal Council Advice

- 4.2 Traffic Manager: Raises no objection.
- 4.3 Head of Environmental Health & Trading Standards: I can confirm that I have had opportunity to consider the above application and the associated noise report which concludes that proposed extension of delivery times can be undertaken without 'harming the amenity of local residents'. Whilst any increase in deliveries is bound to introduce additional noise and therefore have an affect on the amenity, it is unlikely, considering the nature of the neighbourhood that the extension of delivery times would have an unacceptable detrimental effect. I would add that the removal of the restriction of only one delivery on a Sunday would in my opinion only have a limited impact because of the constraints of on site fuel storage capacity. I would therefore not wish to raise any objection.

### 5. Representations

- 5.1 Belmont Parish Council: "Belmont Rural Parish Council has considered this application and wishes to object to the proposed variation on the following grounds:

The petrol filling station referred to in this application is in the middle of a residential area with housing within a few metres of the site. This application proposes extending the period during which deliveries of petrol and diesel can be received by an additional 35 hours per week and permit an unlimited number of deliveries during that period, compared with one permitted delivery during Sundays and Bank Holidays as per the current amended permission. We believe such an extension will have a detrimental impact on the peace and tranquility of neighbouring properties from noise and fumes resulting from deliveries of fuel. We note that no local environmental assessment of the impact of fuel vapours has been supplied.

We can see no business reason for the request to extend deliveries and have not been aware of the petrol filling station running out of fuel to justify extending deliveries.

We also have concerns that in permitting this extension, the applicants may seek to extend current opening hours to a full 24 hour opening which would also also oppose strongly.”

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

## **6. Officer’s Appraisal**

- 6.1 The main aspect to consider with this proposal is the impact on residential amenity of the proposed increase in hours for delivery vehicles to enter and leave the site.
- 6.2 The noise assessment report identifies that the noise associated with the delivery events is generally 8dBA below the general background noise levels of the petrol filling station measured between the hours of 0700 – 2200 Monday – Friday, 0700 – 2100 Saturday, 0900 – 1600 – Sundays. The background noise levels equates to at least 50dBA.
- 6.3 The Council’s Environmental Health Officer has assessed the noise report submitted with the application and is satisfied with its conclusion which confirms that there will be no discernible increase in noise levels to the detriment of adjoining residential property. In addition PP24 identifies time periods for day and night time and the extended hours requested are still within the daytime period (0700 – 2300).
- 6.4 Accordingly the proposal to extend the time period for delivery is considered to be acceptable.

## **RECOMMENDATION**

**That planning permission be granted subject to the following condition:**

1. **The permission hereby granted is an amendment to planning permission CW2001/1848/F dated 8 September 2003 and, otherwise than is altered by this permission, the development shall be carried out in accordance with that planning permission and the conditions attached thereto.**

**Reason: For the avoidance of doubt and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

2. **The loading and unloading of service and delivery vehicles to the petrol filling station together with their arrival and departure from the site shall not take place outside the hours of 0700 to 2200 hours Mondays to Fridays; 0700 to 2100 hours on Saturdays and 0900 to 1600 Sundays, Bank or Public Holidays.**

**Reason: To safeguard the amenities of the locality and comply with the requirements of Policies DR1, DR2 and DR13 of the Herefordshire Unitary Development Plan.**

**Informatives:**

1. N19 - Avoidance of doubt - Approved Plans.
2. N15 - Reason(s) for the Grant of PP/LBC/CAC.

Decision: .....

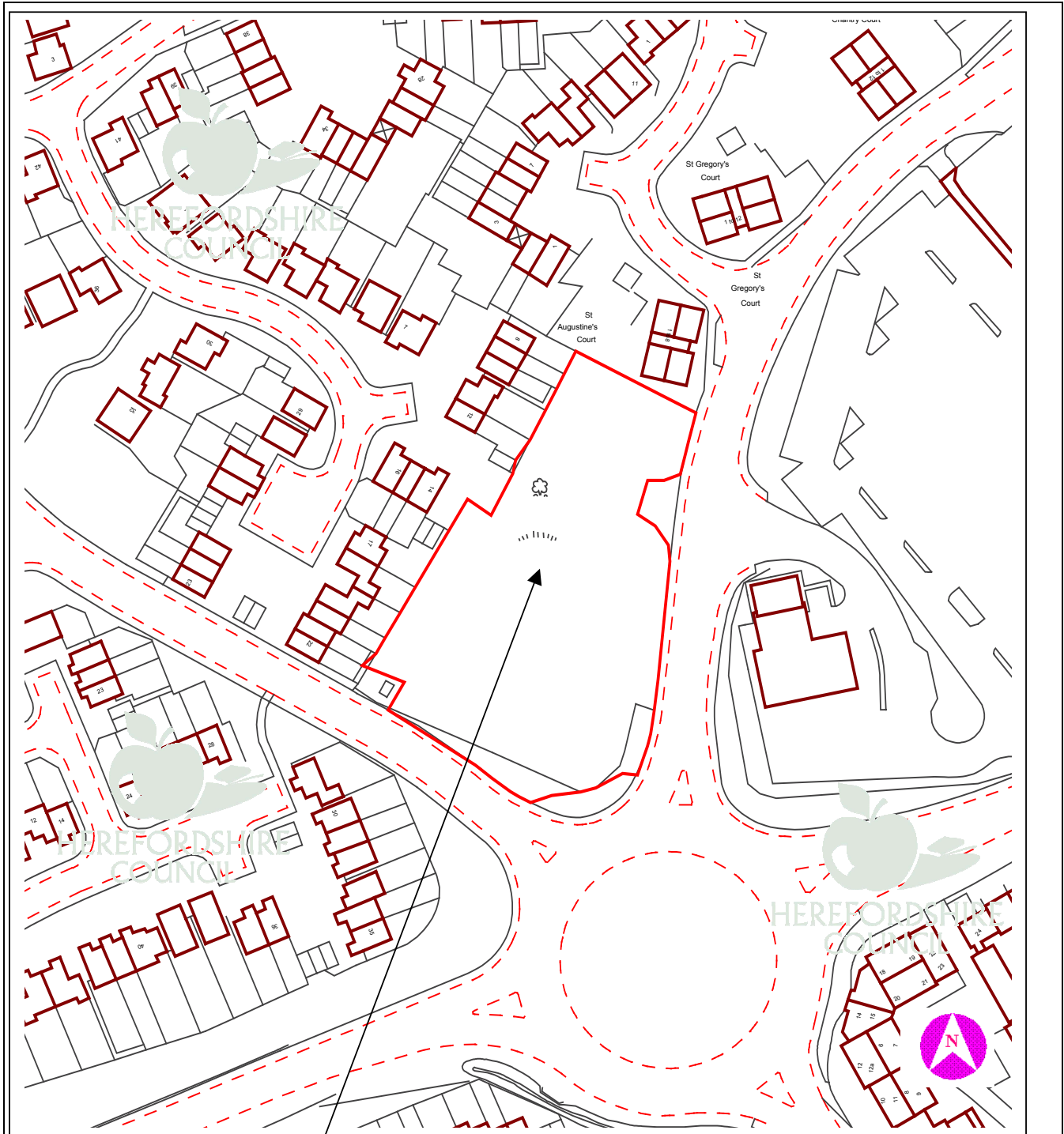
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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCCW2008/2578/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Tesco Stores Ltd, Abbotsmead Road, Belmont, Hereford, Herefordshire, HR2 7XS

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**9 DCCW2008/2775/F - DEMOLISH EXISTING GARAGE AND REPLACE WITH SINGLE STOREY EXTENSION AND MINOR ALTERATIONS TO OFF ROAD PARKING AREA AT 29 WHITEFRIARS ROAD, HEREFORD, HR2 7XE**

**For: Mr. N. Jones, 29 Whitefriars Road, Hereford, HR2 7XE**

**Date Received: 13 November 2008      Ward: Belmont      Grid Ref: 49517, 38662**

**Expiry Date: 8 January 2009**

Local Members: Councillors H Davies, PJ Edwards and GA Powell

**1. Site Description and Proposal**

- 1.1 29 Whitefriars Road is located at the junction with Buckfast Close, Belmont, Hereford. The property is semi-detached with an attached garage with access off Buckfast Close.
- 1.2 The proposal is to demolish the garage and construct a single storey extension along the full width of the dwelling comprising a family room, utility and garden store. Part of the front garden will be removed to provide an additional parking space. The access onto Buckfast Close will be enlarged by approximately 1.8 metres towards the junction with Whitefriars Road. External materials proposed are brick and tile to match.

**2. Policies**

- 2.1 Herefordshire Unitary Development Plan 2007

Policy DR1	-	Design
Policy H18	-	Alterations and Extensions
Policy T11	-	Parking Provision

**3. Planning History**

- 3.1 DCCW2008/1394/F Demolish garage and replace with single storey extension and minor alterations to off road parking area. Refused 22 July 2008.

**4. Consultation Summary**

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Raises no objection subject to a condition requiring that two parking spaces are laid out prior to occupation of the extension.

## 5. Representations

- 5.1 Belmont Parish Council: "With reference to the above planning application, Belmont Rural Parish Council notes that this is the second application for this development at this location. Despite some alteration to the proposed development (a reduction in height), none of the issues addressed in our letter of 19th June in respect of application reference DCCW2008/1394, has been addressed and the new proposals will occupy a similar footfall and create problems with off street parking. The exit/entrance remains, in our opinion, too close to the busy T-junction.

We would wish to reiterate the following comments:

The proposed development is close to a junction and the new provision for off road car parking may impede the line of vision for vehicles or pedestrians at the junction, creating a hazard. It should be noted that Whitefriars Road is a particularly narrow road which permits parking on the road and is also a bus route. In particular the bus operating company has indicated that bus drivers have experienced several instances where inconsiderate parking on Whitefriars Road has resulted in buses not being able to pass.

The reduction in off road parking (by conversion of the garage to living accommodation) may lead to difficulties in parking for visitors. We note that the photographs submitted with this application clearly show a vehicle adjacent to the entrance to the property which is parked on the footpath.

The proposed alterations to the vehicle entrance bring it nearer to the junction which we feel will be hazardous

The revised plans state "no tree removal" yet the drawn plan shows a tree to be retained "if possible". This is contrary to the rural nature of the local environment."

- 5.2 One letter of objection has been received from Mr. George, 27 Whitefriars Road, Belmont, Hereford. The main points raised are:
1. Reservations regarding the parking situation with vehicles being parked near the junction obscuring the view of traffic turning out of the junction.
  2. The environmental loss of green space in a residential area.

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

## 6. Officer's Appraisal

- 6.1 The single storey extension is subservient to the main dwelling, in matching external materials and has no detrimental impact on neighbours or the street scene.
- 6.2 The concerns raised by the Parish Council and local resident are noted and relate to the impact on highway safety of the enlarged parking area and access. In this respect Members will note that the Traffic Manager has raised no objection. The access will only be widened by 1.8 metres and conditions will be imposed to ensure a porous material is used to negate the loss of the green space. The proposal is therefore considered to comply with the relevant policies in the Development Plan.

**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. **C02 (Matching external materials (extension)).**

**Reason: To ensure the external materials harmonise with the existing building so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

- 3. **H10 (Parking - single house) (Porous material for new parking area).**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

**Informatives:**

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

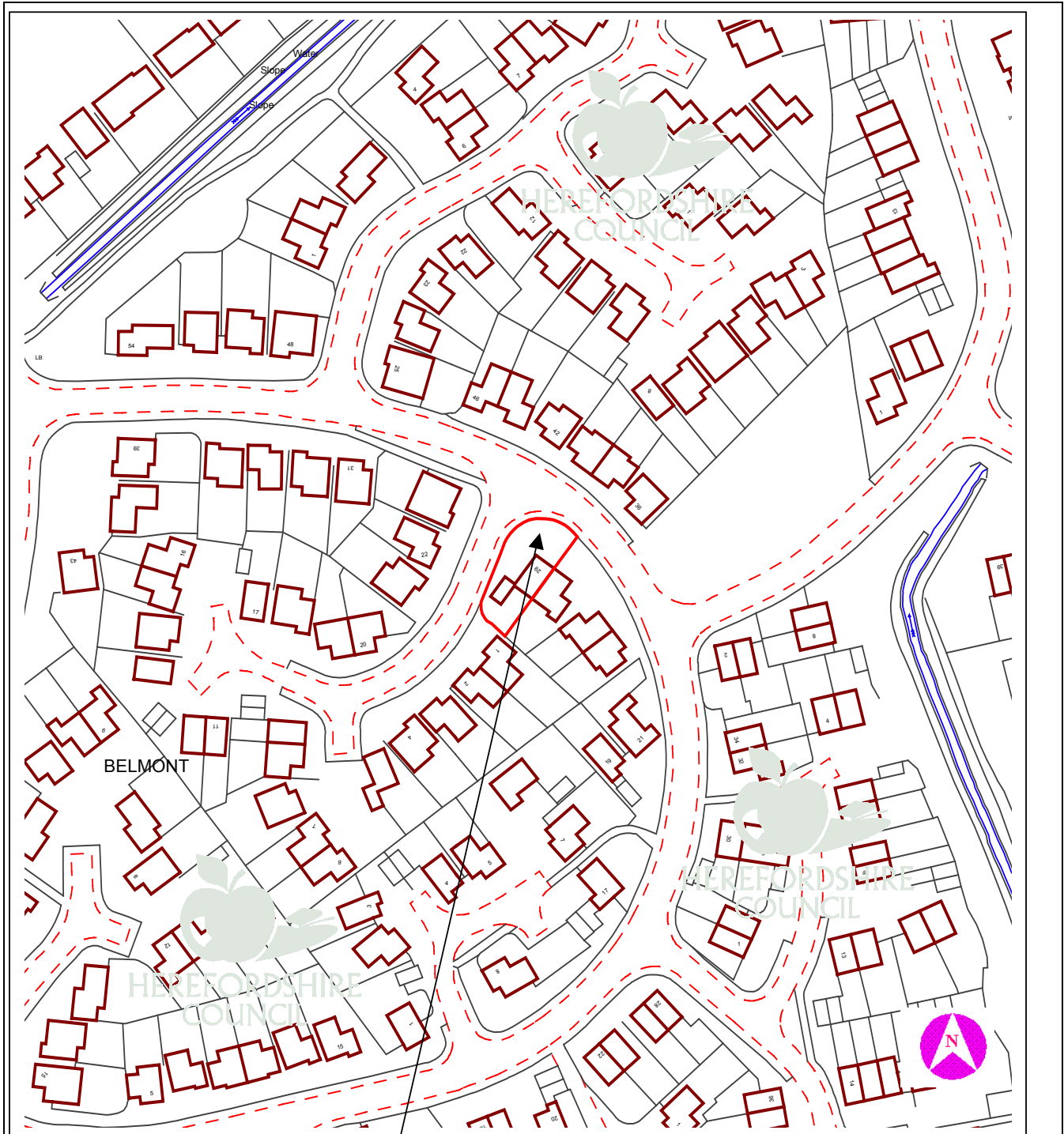
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2008/2775/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 29 Whitefriars Road, Hereford, HR2 7XE

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**10 DCCW2008/1681/F - CONVERSION OF EXISTING RETIREMENT RESIDENTIAL HOME AND SELF CONTAINED BASEMENT FLAT INTO NINE SELF CONTAINED FLATS/APARTMENTS AT 9-11 TOWER ROAD, HEREFORD, HEREFORDSHIRE, HR4 0LF**

**For: Mrs. H. Price per Colin Goldsworthy, MCIAT  
MaPS, 85 St. Owens Street, Hereford, HR1 2JW**

**Date Received: 25 June 2008      Ward: St. Nicholas      Grid Ref: 49925, 39683  
Expiry Date: 20 August 2008**

Local Members: Councillors DJ Benjamin and JD Woodward

**1. Site Description and Proposal**

- 1.1 Numbers 9 and 11 are located on the southern side of Tower Road, around 70 metres southwest of the junction with Breinton Road and Westfaling Street. The properties were occupied as a residential care home until approximately two years ago and have subsequently been occupied as a small scale house in multiple occupation. The care home when occupied was licensed for 18 occupants. The site is largely surrounded by detached two storey properties and directly opposite (north) is Broomy Hill Nursing Home. An existing vehicular access runs along the western boundary of the curtilage serving a tarmacked area to the rear of No. 11 with parking for around 4 vehicles. The rear of No. 9 is a larger area set out to garden. Ground levels fall generally from west to east with the immediately neighbouring detached dwelling being approximately one metre lower than the application site level.
- 1.2 The site falls within an established residential area as identified in the Herefordshire Unitary Development Plan. The southern boundary of the garden to No. 9 adjoins Broomy Hill Conservation Area, beyond which there are a number of listed buildings.
- 1.3 Planning permission is sought for the conversion of the former residential care home to create four one bedroom and five two bedrooms flats. More specifically, two one bedroom flats will be provided within the basement, one two bedroom and two one bedroom flats at ground floor, two two bedroom flats at first floor and two two bedroom flats at second floor. The basement flats would be accessed via two new access points on the front elevation, the remainder of the flats being accessed by existing doorways on the eastern and western gables.
- 1.4 An amended parking plan has been provided identifying off-street parking for eight vehicles along with a manoeuvring area to enable vehicles to enter and leave the site in a forward gear and conversion of an outbuilding to secure cycle storage.
- 1.5 Externally, the alterations amount to the removal of the more modern lift shaft associated with the previous care home use, removal of part of the rear extension and introduction of additional roof lights on the front and rear elevation and minor alterations to the fenestration.

**2. Policies**

## 2.1 Planning Policy Guidance:

PPS3 - Housing

## 2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR5	-	Planning Obligations
Policy DR13	-	Noise
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy H17	-	Sub-division of Existing Housing
Policy T6	-	Walking
Policy T7	-	Cycling
Policy T8	-	Road Hierarchy

## 2.3 Supplementary Planning Document – Planning Obligations

**3. Planning History**

- 3.1 HC/870972/PF Change of use to residential home for the elderly (No. 11). Approved 4 January 2008.
- 3.2 HC/890320/PF Change of use to residential home for the elderly (No. 9). Approved 8 August 1989.
- 3.3 HC/890547/PF Proposed lift shaft, head extension on roof, passageway from No. 9 to No. 11, increase residents from 7 to 11 at No. 9. Approved 13 November 1989.
- 3.4 HC/94/0504/PF Proposed rear extension to nursing home to form staff utility room, office and store. Approved 11 January 1995.
- 3.5 CW2006/4011/F Sub-division of existing nursing home to form three dwellings. Approved 7 February 2007.
- 3.6 CW2007/ 3538/F Change of use of residential home for the elderly to house in multiple occupation. Refused 27 December 2007. Appeal dismissed 5 November 2008.



#### 4. Consultation Summary

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Traffic Manager:

Based upon the amended parking plan, I am satisfied that eight parking spaces individually accessible can be provided as identified. This is significantly less than our maximum standards for nine apartments which would require fourteen spaces based on an average of 1.5 spaces per dwelling. However, although I would not wish to see displacement of parking onto the street, these are maximum figures and may not substantiate a refusal on grounds of lack of parking alone, bearing in mind that the site is within walking distance of the city centre and cycle storage is also provided. I therefore do not object on parking grounds to the proposal.

4.3 Private Sector Housing:  
No comments received.

4.4 Parks and Countryside Manager:  
No objection subject to contributions in line with the supplementary planning document on Planning Obligations towards off site open space, sport and recreational facilities.

4.5 Children and Young Services Manager:  
No objection subject to a financial contribution to be used towards the provision of new and enhancement of existing educational infrastructure at north Hereford City Early Years, Lord Scudamore Primary School, Whitecross Sports College and Hereford City Youth Service.

4.6 Cultural Services Manager:  
No objection subject to a contribution towards library services within Hereford City.

4.7 Conservation Manager: No response.

#### 5. Representations

5.1 Hereford City Council: No objections to the application subject to clarification that there are separate bathrooms for flats 8 and 9.

5.2 Seven letters of objection have been received, the main points raised are:

1. The creation of nine flats is out of keeping with the character of the area.
2. Inadequate parking would be provided and there is no capacity for on street parking.
3. Increased noise pollution.
4. Increased disturbance (the police have already been called to the property associated with the existing HMO use).
5. Development would devalue property prices.
6. Additional parking will obstruct the highway preventing access by emergency vehicles.
7. Inadequate garden and amenity space for the number of occupants.

8. Conversion to a smaller number of quality apartments would be more appropriate.
9. The proposed location of parking and cycle storage to the rear of the property would adversely impact upon amenity of neighbouring properties.
10. Concerned with the stability of the proposed driveway and impact it would have on neighbouring property.
11. The existing frontage is already used for hanging out washing and as a smoking area detracting from the character of the area. Therefore, no parking should be permitted on the frontage which will further deteriorate the character of the area.

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

## **6. Officer's Appraisal**

- 6.1 The site falls within an established residential area and settlement boundary of Hereford City where the principle of new residential development is acceptable. Policy H17 of the Herefordshire Unitary Development Plan sets out the main criteria for the assessment of applications relating to the conversion of properties to flats. The three criteria being:
1. Car parking
  2. Standard of accommodation
  3. Impact on the character and amenity of the area

### Car Parking

- 6.2 The applicants have provided an amended plan, which now identifies eight parking spaces to serve nine flats. The parking bays would be accessed via a one-way system entering the site along the eastern boundary and exiting along the western boundary. This will enable all vehicles to enter and leave the site in a forward gear and reduce the amount of manoeuvring movements and consequential impact of the parking area on the amenity of the neighbouring dwellings. Whilst the number of spaces proposed is below the maximum standard of 1.5 spaces per unit set by Policy H16, this policy sets no minimum standard and the Traffic Manager is satisfied that the parking provision is acceptable given the sustainable location of the site and accessibility to public transport. As such Criteria 1 of Policy H17 is satisfied.

### Standard of Accommodation

- 6.3 The properties were historically two semi-detached properties and are typical of properties of their era. The proposed layouts on ground, first and second floors will achieve relatively spacious self-contained flats of both one and two bedroom in size. The flats will be either accessed from the eastern or western gables to two central stairwells resulting in each flat effectively having their own front door.
- 6.4 Minor concerns exist with regard to the basement flats which although spacious will have reduced amounts of natural daylight. However, planning permission was approved on the 7 February 2007 for the conversion of the basement to a two bedroom flat and this permission remains extant and therefore it is not considered that a refusal could be justified on these grounds in light of this planning permission.
- 6.5 Externally, an area of garden to the rear of No. 9 will be retained for communal use, barbeques, drying of clothes etc. along with a separate area for refuse storage and conversion of outbuilding for cycle storage. Although modest, this area is considered

adequate given the location of the site and accessibility to other public open space. Therefore the requirements of Criteria 2 of Policy H17 are satisfied.

#### Impact on the Character and Amenity of the Area

- 6.6 With the exception of the existing residential care home directly opposite the site, the area is predominantly characterised by detached and semi-detached family housing. Whilst the introduction of flats would therefore result in a different type of accommodation than presently exists in the area, this in itself is not sufficient grounds to warrant withholding planning permission.
- 6.7 Firstly, the proposal will have no adverse impact on the setting of the Conservation Area or listed buildings. The sub-division into nine flats will inevitably generate additional activity and vehicle movements over and above that is likely to have existed with the residential care home use. The alternative that presently exists is the extant planning permission from 2007. This effectively would subdivide the property into two dwellings, each of up to eight bedrooms in size and a two bedroom basement flat. The likely activity associated with dwellings of this size including the number of occupants could be similar to that associated with this proposal.
- 6.8 With regard to the property itself, the proposed removal of the lift tower, alterations to the fenestration and the introduction of traditional railings along the roadside frontage will generally enhance the appearance of the site and property. The creation of the parking spaces to the frontage will have an impact on the appearance of the site when viewed from the road but the new boundary treatment will partially screen the parked cars.
- 6.9 Therefore considering the fallback position and notwithstanding the number of flats proposed, it is not considered the format of the accommodation, the scale of the proposal or physical alterations/works will individually or cumulatively result in a harmful impact on the character of the area justifying refusal of planning permission.
- 6.10 Whilst the occupation of the property over the last 12 months as a house in multiple occupation has generated complaints regarding noise, there is no evidence to indicate that the occupation of the dwelling as private flats would cause such disturbance. The impact on the amenity of the area is also therefore considered acceptable. Other concerns expressed by objectors such as the structural integrity of the boundary wall and associated driveway construction, refuse and cycle storage can be addressed through conditions.
- 6.11 A Section 106 Heads of Terms is appended to this report in accordance with the adopted Supplementary Planning Document on Planning Obligations. The applicants are yet to agree to the heads of terms. This proposes financial contributions for off site community infrastructure to mitigate the direct impact of the development including contributions towards transportation, sustainable transport, education and public open space, sport and recreational facilities.
- 6.12 The proposal with the revised parking layout now satisfies the requirements of Policy H17 of the Herefordshire Unitary Development Plan in particular and it is considered acceptable.

**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. **G09 (Details of Boundary treatments).**

**Reason:** In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

3. **H13 (Access, turning area and parking).**

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

4. **Before development commences, full details including scaled plans and/or structural details shall be submitted for the approval in writing of the local planning authority in order to maintain and/or enhance the structural integrity of the existing eastern boundary sufficient to support the construction of a new access drive. The access drive and associated works to the boundary wall shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.**

**Reason:** To ensure the driveway is constructed to an appropriate standard and safeguard the amenity of neighbouring dwelling and comply with the requirements of Policies DR1 and DR3 of the Herefordshire Unitary Development Plan.

5. **H29 (Secure covered 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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

6. **I42 (Scheme of refuse storage (residential)).**

**Reason:** In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

**Informatives:**

1. **N02 - Section 106 Obligation.**
2. **N19 - Avoidance of doubt - Approved Plans.**

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

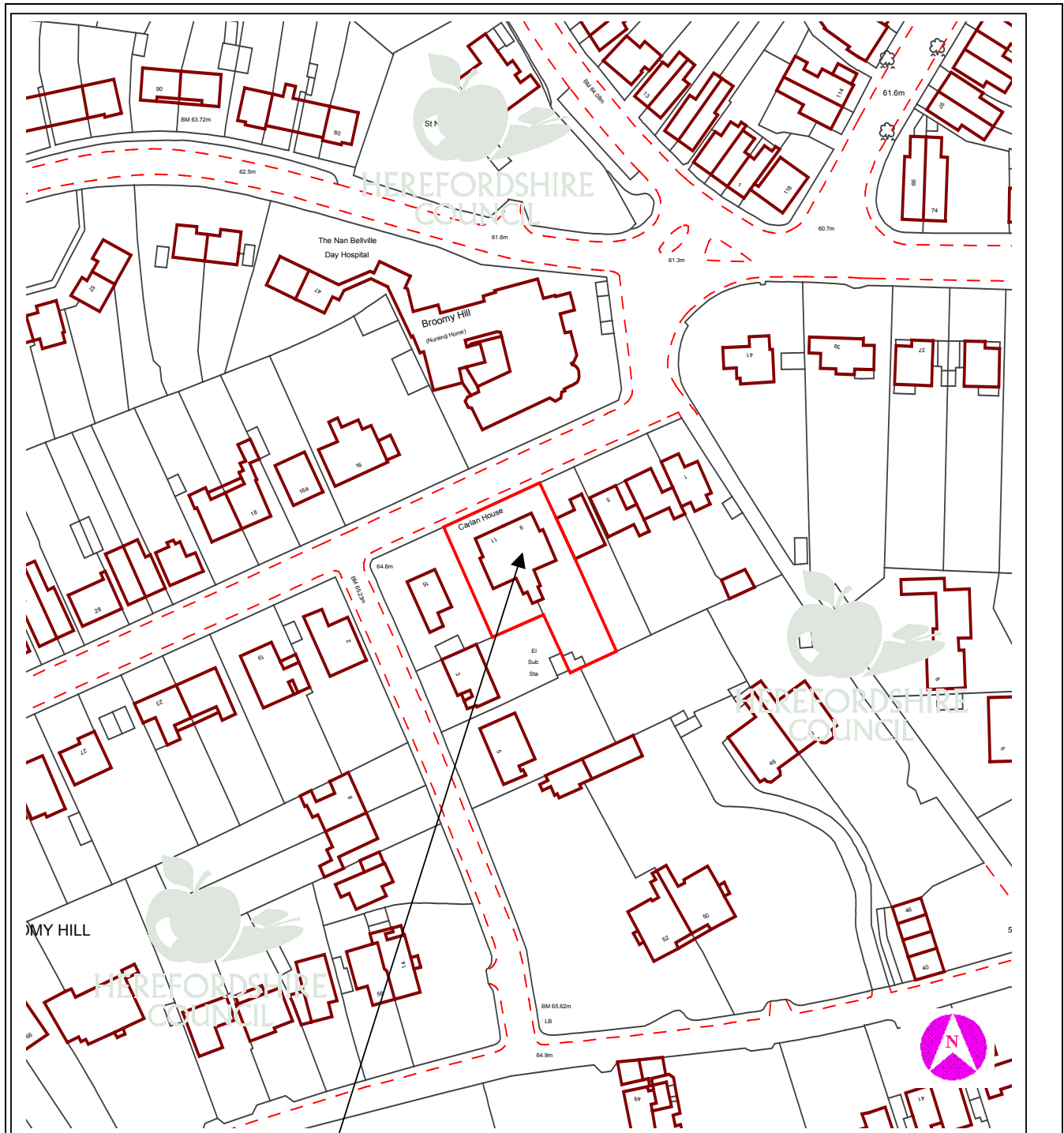
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2008/1681/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 9-11 Tower Road, Hereford, HR4 0LF

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**HEADS OF TERMS**  
**Proposed Planning Obligation Agreement**  
**Section 106 Town and Country Planning Act 1990**

Planning Application – DCCW2008/1681/F

This Heads of Terms has been assessed against the adopted Supplementary Planning Document on Planning Obligations dated 1 April 2008

Conversion of retirement home into 9 one and two bedroom self contained flats

9-11 Tower Road, Hereford, HR4 0LF

1. The developer covenants with Herefordshire Council, in lieu of a deficit in the provision of play, sport and recreation facilities on site to serve the development to pay Herefordshire Council the sum of £5,159 (contribution based around the requirements of policy H19 of the UDP and Sport England Sports Facilities Calculator). The money shall be used by Herefordshire Council for the provision of new play, sport and recreational facilities in the locality. The contribution includes 15 years maintenance costs.
2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £14,225 to provide enhanced educational infrastructure at North Hereford City Early Years, Lord Scudamore School, Whitecross Sports College and Hereford City Youth Service with 1% allocated for Special Education Needs.
3. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £13,185 for off site highway works and improved sustainable transport infrastructure (excluding that required to facilitate the development i.e. new access arrangements).
4. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
  - a) Traffic calming and improved signage
  - b) Traffic Regulations Order(s) to reduce speed limits and impose localised parking restrictions
  - c) Localised junction improvements
  - d) North Hereford Park and Ride
  - e) Contribution to improved bus service
  - f) Contribution to Safe Routes for Schools
  - g) Improved bus shelters/stops in the locality of the application site
  - h) Improve lighting to highway routes leading to the site
  - i) Improved pedestrian and cyclist connectivity with the site
  - j) Improved pedestrian and cyclist crossing facilities
  - k) Initiatives to promote sustainable transport
5. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £1210 towards the enhancement of existing community services (library facilities) in Hereford City.

6. The developer covenants with Herefordshire Council to pay Herefordshire Council an additional administration charge of 2% of the total contributions detailed in this Heads of Terms to be used toward the cost of monitoring and enforcing the Section 106 Agreement.
7. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1, 2, 3 and 5 for the purposes specified in the agreement within 10 years of the date of this agreement, and unless otherwise agreed in writing with the Council, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
8. All of the financial contributions shall be Index linked and paid on or before commencement of the development.
9. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.

Russell Pryce - Principal Planning Officer  
12 December 2008



**11 DCCE2008/1533/F - ALTERATIONS AND TWO STOREY EXTENSION TO EXISTING HOUSE. PRICKETTS PLACE, BOLSTONE, HEREFORD, HEREFORDSHIRE, HR2 6LZ**

**For: Mrs. B. Litherland, Humberts, The Estate Office,  
106 High Street, Marlborough, Wiltshire, SN8 1LT**

**Date Received: 10 June 2008      Ward: Hollington      Grid Ref: 55372, 33019**

**Expiry Date: 5 August 2008**

Local Member: Councillor GFM Dawe

**1. Site Description and Proposal**

- 1.1 This site is located on the north side of the Class III road that runs northeast from Little Dewchurch towards Holme Lacy.
- 1.2 Pricketts Place is a detached cottage that is constructed in natural stone with a slate roof. It is a two storey building with to the rear a single storey lean-to in similar materials. The accommodation comprises kitchen, dining, lounge and bathroom to the ground floor with three bedrooms above. In addition there are two sheds attached to the cottage.
- 1.3 This application is for alterations and extensions. The extension would be two storey and to the west side and with a two storey link to the existing cottage. The extension would provide a kitchen and living room on the ground floor with two en-suite bedrooms above, together with halls and stairs. The existing cottage would provide a study, hall and utility with one en-suite bedroom above.

**2. Policies**

2.1 National Planning Policy:

- PPS1 - Delivering sustainable development  
PPG7 - Sustainable development in rural areas

2.2 Herefordshire Unitary Development Plan 2007:

- DR1 - Design  
LA2 - Landscape character and areas least resilient to change  
H7 - Housing in the countryside outside settlements  
H18 - Alterations and extensions

**3. Planning History**

- 3.1 DCCE2008/0072 - Alteration and extension. Withdrawn 19 February 2008.

**4. Consultation Summary**

Statutory Consultations

- 4.1 Ramblers Association: No objection.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
- 4.3 Public Rights of Way Manager: No objection.

**5. Representations**

- 5.1 The applicant's agent has submitted a Design Statement, which can be summarised as follows:

- The cottage is a simple 19th Century two bedroom structure.
- The accommodation is limited and some of the structure is in poor condition.
- The gross floor is 80 Sq M, the lean-to is 21 Sq m and the annexe 35 sq m.
- The property was purchased in 2007 prior to which enquiries were made to as to the feasibility of a substantial extension.
- The first application took account of this advice but despite this was considered by Officers to be unacceptable.
- There were further discussions prior to the submission of this application but again the proposal was considered unacceptable.
- There have been further discussions which have resulted in the current scheme.
- The scheme has been based around a requirement to provide a family home in a peaceful location. The applicant's husband has suffered a stroke and her father would also need to be accommodated.
- The existing cottage requires substantial extension to meet the needs and is based on retaining the cottage largely unaltered.
- The design solution is the provision of a separate but linked structure positioned so that it does not impose on the exiting. The floor of the cottage is to be lowered to maintain level access and to enable the extension to appear subservient.
- The materials and detailing are to echo those existing.

- 5.2 Holme Lacy Parish Council: The Parish Council's response on the revised scheme is as follows:

“Happy with the plans and especially the use of stone which is more in keeping with the original cottage than the previous application using wood. Pleased to see the care taken to fit in with the surroundings.

For the original proposal they commented that the extension was very large when compared to the original cottage and the style does not appear sympathetic.

- 5.3 Bolstone Parish Council: The Parish Council's response on the revised scheme is awaited. For the original proposal they had no objection.
- 5.4 Seven letters have been received in support of the proposal. All bar one pre-date the receipt of the current scheme. They point out that there has been a lengthy delay, the extensions are to make the cottage suitable for use particularly for the disabled and the extension is sympathetic.

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

## **6. Officer's Appraisal**

- 6.1 The site is in a relatively isolated location in an attractive area of countryside. Indeed the boundary of the Wye Valley AONB is on the opposite side of the road and there is a special wildlife site adjoining to the north (Lower Bolstone Wood).
- 6.2 The cottage is two storey with a rear lean-to and is built in stone with a slate roof. It is small and there have been no previous extensions. The original cottage has a floor area of some 102 sq m. The agent refers to an attached annexe. Attached to the rear of the cottage is a further structure of some 35 sq m but on the submitted survey plans this is described as a shed and it does not appear to have formed part of the living accommodation.
- 6.3 The extension proposes a separate wing aligned at a right angle and set back from the existing and with a two storey link. The floor area proposed would be of the order of 160 sq m. It would be constructed in stone with a natural slate roof.
- 6.4 The most relevant policy is H18 which allows for extensions to dwellings so long as the original building remains the dominant feature; the proposal is in keeping with the character of the existing in terms of scale, mass, siting, detailed design and materials; the proposal would not be cramped and would not have an adverse impact on neighbouring property and the level of parking is appropriate.
- 6.5 There has been a lengthy period of discussion with Officers on this proposal ranging from advice prior to submission, and during the consideration of the applications. Most recently these have been on the basis of the current scheme.
- 6.6 The cottage has not previously been extended and it is an attractive structure. However it is small and the accommodation is limited. As Policy H18 makes clear there is no objection in principle to extending the property but the criteria do impose limitations on the size and design. Indeed the preamble to the policy advises that in rural areas extensions to the traditionally smaller dwellings should be modest in scale so as to ensure the provision of this type of accommodation is continued. The recent discussions have concluded with the advice that concern does remain as to the size of the extension. However it is acknowledged that the applicant's requirements are a significant constraint on a further reduction in size.
- 6.7 The proposal does not comply with Policy H18. The extension would more than double the size of the existing building and, despite being set back from the building line, would be the dominant feature particularly as the ridge height exceeds that of the existing. I acknowledge that significant efforts have been made to reduce the size of the extension, by breaking up its apparent bulk, and to integrate its design to reflect that existing. It is also the case that those remaining small cottages in Herefordshire are a particular challenge when designing extensions that meet the policy constraint and also provide a suitable level of accommodation. However I consider that an exception should not be made in this case.
- 6.8 However the conclusion can only be that the proposal is contrary to policy and should not be permitted.

**RECOMMENDATION**

That planning permission is refused for the following reason:

1. Having regard to Herefordshire Unitary Development Plan Policies H7 and H18 and the size and scale of the existing cottage the proposal is considered to be unacceptable. The proposed extension by virtue of its scale and mass would not be in keeping with the character of the existing dwelling which would also not remain the dominant feature.

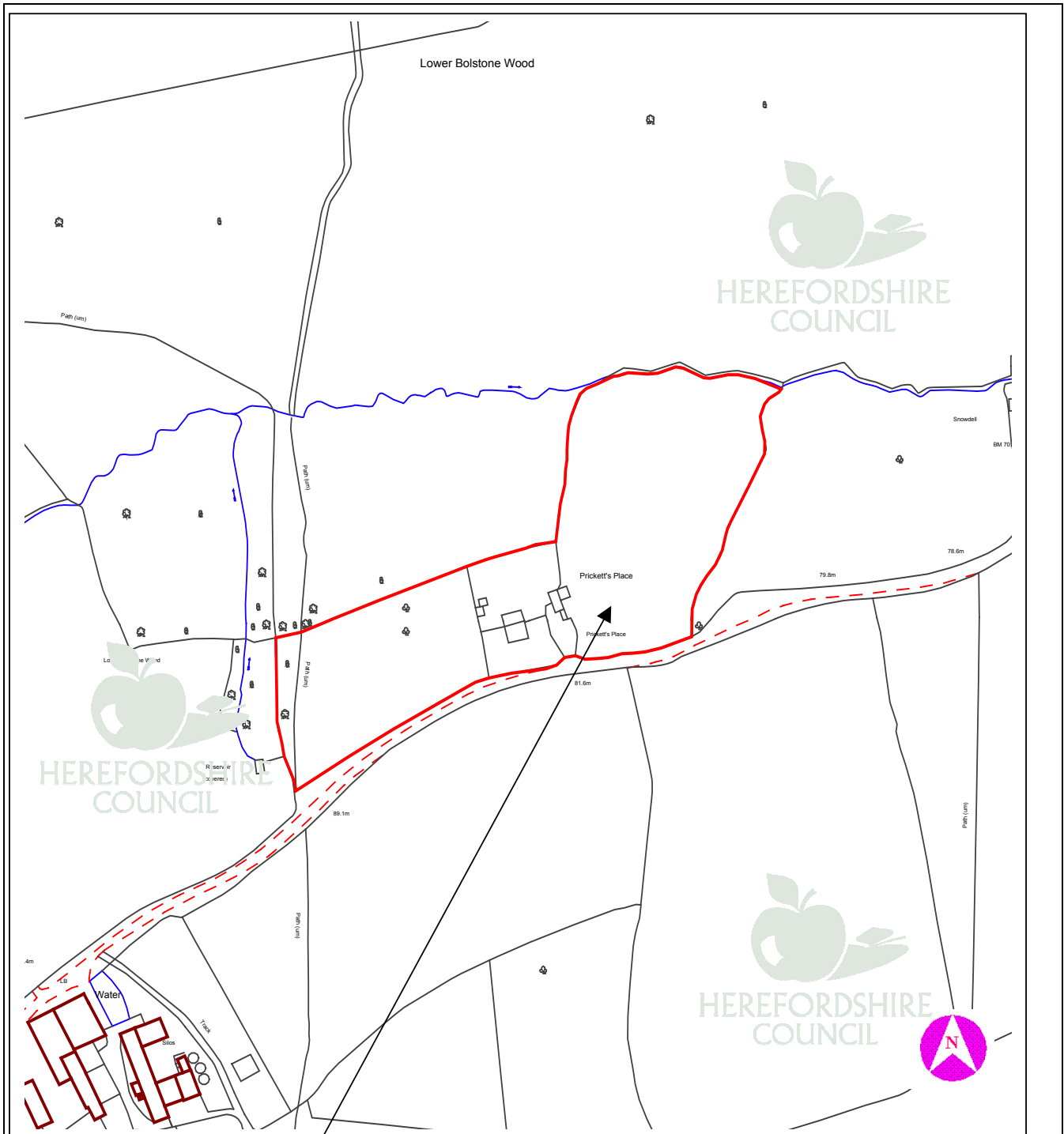
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/1533/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Pricketts Place, -, Bolstone, Hereford, Herefordshire, HR2 6LZ

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**12 DCCE2008/2816/F - CONTINUATION OF USE OF YARD AT 10 KYRLE STREET FOR THE STORAGE, MOVEMENT AND OPERATION OF 4 MOBILE COFFEE CARTS, 1 FREEZER CART, 1 FRIDGE CART AND 4 NON HGV ASSOCIATED SUPPORT VEHICLES. 10 KYRLE STREET, HEREFORD, HEREFORDSHIRE, HR1 2ET**

**For: Mr. Gardner, CGMS Limited, Burlington House, Lypiatt Road, Cheltenham, GL50 2SY**

**Date Received: 17 November 2008      Ward: Central      Grid Ref: 51445, 40094**

**Expiry Date: 12 January 2009**

Local Member: Councillor MAF Hubbard

**1. Site Description and Proposal**

- 1.1 The application site is within the curtilage of 10 Kyrle Street, Hereford, which is a semi-detached residential property owned and occupied by Mr. & Mrs. H. Gardner. Their son, James Gardner, owns the Coffee Cart Co, which has operated from the site for just over nine years. The Company specialises in the provision of continental style, mobile cappuccino bars, primarily to permanently licensed sites in pedestrianised town centres and shopping malls. Over the years the company have become a permanent fixture to Hereford High Town.
- 1.2 Activities on the site originally commenced following planning permission granted by virtue of application CE1999/2467/F which allows an area of the hard standing for a mixed residential/commercial parking use and the use of existing residential sheds for conducting a sign writing business. A subsequent application, DCCE2003/0405/F, secured permission to vary this permission to allow for storage of four coffee bar trailers and one swing boat trailer as opposed to the previous arrangement which allowed for two coffee bar trailers and one swing boat trailer.
- 1.3 In 2006 the applicants then applied to vary the conditions attached to application DCCE2003/0405/F to permit storage of 4 mobile coffee carts, 1 freezer cart, 1 fridge cart and 4 non HGV associated vehicles. Permission was granted on the 25 September 2006. However a condition was attached stating that the 'consent shall expire on the 25 September 2007, unless further consent is granted in writing by the local planning authority'. A subsequent application, DCCE2006/3614/F, secured permission until the 17 January 2009, with an additional permission to allow for the movement of one cart and associated support vehicle in the yard, and into and out of the yard between 6.00am and 10.00pm.
- 1.4 The site contains an enclosed yard of 219sqm which is secured behind large wooden double gates and a single pedestrian gate which fronts onto Kyrle Street. The yard provides a level, tarmac surface with electric hook-up points for the use of carts and vehicles, with storage shed and covered car port sited along its eastern boundary.

Immediately to the south of the site are two tyre businesses and hairdresser. To the north and west a mix of residential and commercial uses are found fronting onto Kyrle Street. Immediately opposite the access to the site is a driveway, which serves properties and businesses which front onto Commercial Road. The neighbouring property, 12 Kyrle Street operates as a stonemasons yard and is of similar scale.

- 1.5 The development hereby proposed by this application seeks to continue the current permission to use of the yard at 10 Kyrle Street by the Coffee Cart Co. The key issue addressed by this application is to replace a temporary nature of the most recent consents, and their relationship with older permissions, with a new single, permanent, all encompassing planning permission. Therefore, the application proposal seeks continuation of use of the yard for the storage, movement and operation of 4 coffee carts, 1 fridge cart, 1 freezer cart and 4 non-HGV support vehicles. It should be noted also that the application proposes the same operational hours restrictions as currently apply to the use of the yard by The Coffee Cart Co.

## 2. Policies

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S2	-	Development requirements
DR2	-	Land use and activity
DR13	-	Noise
E7	-	Other employment proposals within and around Hereford and the market towns
E8	-	Design standards for employment sites
E9	-	Home based businesses

## 3. Planning History

- 3.1 CE1999/2467/F - New hard standing for both residential and commercial (non-HGV) parking to include a 16ft trailer mounted set of swingboats. Use of existing residential shed for conducting family sign writing business. Approved 19 January 2000.
- 3.2 DCCE2003/0405/F - Retention of existing sheds and variation of Condition 2 of planning permission CE1999/2476/F to permit storage of mobile coffee bars and trailer mounted swing boats. Approved 11 June 2003.
- 3.3 DCCE2006/2424/F - Variation of Conditions 1 and 2 of planning permission DCCE2003/0405/F to permit the storage of 4 mobile coffee carts, 1 freezer cart, 1 fridge cart, and 4 non-HGV support vehicles. Approved 25 September 2006.
- 3.4 DCCE2006/3614/F - Variation of Condition 4 of planning consent DCCE2006/2424/F to permit movement of one cart and associated support vehicle in the yard, and into and out of the yard between 6.00am and 10.00pm. Approved with conditions on 17 January 2007.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 None.



Internal Council Advice

4.2 Environmental Health Manager: No response.

4.3 Traffic Manager: No objections.

**5. Representations**

5.1 Hereford City Council: No objection.

5.2 Local Residents:

5.2.1 Support:- The applicant has undertaken an element of local consultation on the development proposal and has submitted a letter signed by 5 local residents on Kyrle Street and Vaughan Street, which states that 'as a neighbour of Mr. and Mrs. Gardner we have no objection to their application for the continuation of them using their yard for their coffee business in the same manner as they have done so for the last nine years.'

5.2.2 Objection:- A Letter of objection has been received from 67 St Guthlac Street, with a further letter of objection has also been received on behalf of number 12 Kyrle Street. The comments of the two letters can be summarised as follows:

1. Over intensification of the site - It is not believed that other sites have been considered, and with the applicant and his parents occupying 10 Kyrle Street, and the business now using 26 Vaughan Street, the traffic and intrusive nature of the business results in over intensification of the site compared with the long established adjoining residential occupancy.
2. Noise disturbance - The out of hours operation of the business which causes staff movement, traffic and noise to be generated at the property 7 days a week has an adverse impact on the residential amenity of the occupiers of 12 Kyrle Street and surrounding residential properties.
3. Traffic Movement - The location is in a quiet area which is primarily residential and located some distance from main roads.

5.3 A letter has been received from the applicants agent in response to the neighbours concern. The comments of the letter can be summarised as follows;

1. Over intensification of the site – By moving the administrative functions of the Coffee Cart Co to 26 Vaughan Street the applicant has actually reduced the 'intensity' of business activity (such as visitors on business matters) at the application site. The location of the administrative functions of the Coffee Cart Co at 26 Vaughan Street does not constitute intensification of business use in the wider Kyrle Street / Vaughan Street locality, as if the Coffee Cart Co did not occupy 26 Vaughan Street, another business most likely would.
2. Noise levels outside of normal working hours - The applicant accepts there is a right to complain, though also understands that the need to safeguard residential amenity is the very reason why conditions relating to operational hours for the use of the yard at 10 Kyrle Street have been attached to previous planning consents. Such conditions have been accepted by the applicant.

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

## **6. Officer's Appraisal**

- 6.1 The existing permission that was granted under application DCCE2006/3614/F was for a temporary period to enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period had expired.
- 6.2 A mixture of residential properties and small business uses surround the application site. Of particular note is the two tyre business to the south of the site. Both Policy E9 and Policy E7 of the Herefordshire Unitary Development Plan contain relevant criteria to be considered in this application. The policies require proposals not to lead to adverse impacts on residential amenity or the character of the area through its scale, nature of operation, access and parking provision, noise or traffic generated including visitors, staff and deliveries. The applicant has stressed in the supporting statement that this application does not propose to change or increase the existing permission. Having traded from the site for the last 9 years, the applicant has stated that the 'company has now reached a point of consolidation', with no further business plans to expand operations from the site.
- 6.3 The nature of the business requires operations to commence on site early. However, during the day, there is very little activity on site. Any visitors are directed to the office on 26 Vaughan Street, which neighbours the yard. Of particular note is the operating of a coffee cart in Hereford High Town. This is in accordance with a licence from Herefordshire Council. This operation commences on site at 7am weekdays, necessitating a departure from the application site at 6am. It was on this basis in particular that in the previous application DCCE2006/3614/F the Environmental Health Manager recommended that one trailer be given more flexible hours of operation.
- 6.4 The Environmental Health Manager has confirmed previously that although complaints have been received regarding this business, these have not been substantiated following investigation. The applicant has submitted email correspondence from the Council's Environmental Health and Trading Standards Department to the applicant in response to a personal query. This correspondence confirms that in the two years during which the temporary permission has been running, only two complaints are on their system, which refer to no. 10 Kyrle Street. The first in March 2007, which was a complaint relating to noise and fumes from a generator at the site, which was investigated with no statutory nuisance established. The second was in October 2008 regarding light nuisance from the site. Again this was investigated with no statutory nuisance established. The applicant has confirmed that the only reason why the generator was on the site was due to a power cut, and it was only running for an hour.
- 6.5 It is not considered that there are sufficient grounds for refusal in respect of noise and disturbance, especially given the mixed characteristics of the surrounding area. The Traffic Manager has raised no objection to the proposal. The neighbours' concerns with staff movement, traffic and noise have been noted, however given the location of the site and the surrounding area, it is not considered that the existing operations generate staff movements, traffic and noise that adversely impact on the character of the area or the residential amenity of neighbour residential properties. It is recommended that a condition controlling times of delivery vehicles, still be attached to the permission, as well as a condition controlling the movement of coffee carts and support vehicles into and out of the yard.

6.6 On balance and given the 2-year 'trial period', the proposal is not considered to prejudice the amenity or continued use of adjoining land and buildings. Therefore it is recommended that permanent permission be granted to the Coffee Cart Co. for the use of the yard at 10 Kyrle Street for the storage, movement and operation of four mobile coffee carts, one freezer cart, one fridge cart and four non HGV associated support vehicles.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. **F02 (Restriction on hours of delivery).**

**Reason: To safeguard the amenities of the locality.**

- 2. **Notwithstanding the connections of the freezer and fridge carts to a mains power supply, the coffee carts and support vehicles described in the description of development shall not be moved or operated in the yard or moved into or out of the yard before 7am or after 9pm on any day except in the case of emergency with the exception of one cart and its associated support vehicle which shall be permitted to be moved into and out of the yard between 6am and 10pm.**

**Reason: To safeguard the amenities of the locality.**

**Informatives:**

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 4. **N19 - Avoidance of doubt - Approved Plans.**

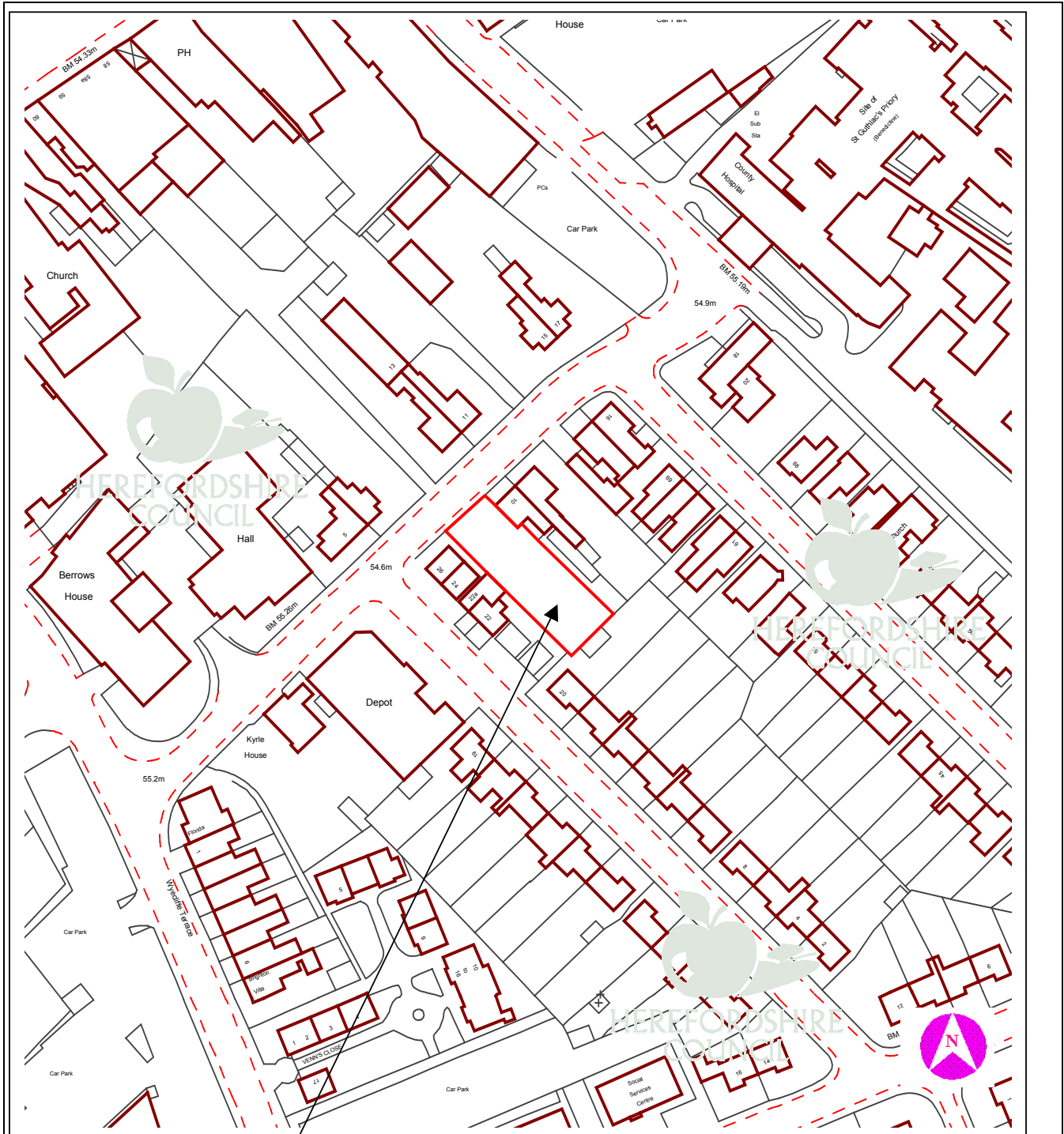
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/2816/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 10 Kyrle Street, Hereford, Herefordshire, HR1 2ET

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