

6 DCSE2006/3637/F - EIGHT DWELLING UNITS LAND AND BUILDINGS AT, 1 BROAD STREET & 43 NEW STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DZ.

For: H. M. Chan per Ian Murray Associates, The Granary, Wormington Farm Barns, Nr. Broadway, Worcester, WR12 7NL.

**Date Received: 14th November, 2006 Ward: Ross-on-Wye Grid Ref: 59917, 24201
West**

Expiry Date: 9th January, 2007

Local Members: Councillor M.R. Cunningham and Councillor G. Lucas

1. Site Description and Proposal

1.1 Site is an "L"-shaped plot that extends from the rear of 1 Broad Street, a vacant shop unit previously occupied by Going Places, to the Chiropractic Clinic a single storey building that is between 43 New Street and Clytha House, 44 New Street, together with outbuildings and yard areas. 1 Broad Street and Clytha House are Grade II Listed buildings. The site is located in the Ross-on-Wye Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. It is also within a central shopping and commercial area as shown on Inset Map ROSS2 in the Herefordshire Unitary Development Plan (Revised Deposit Draft).

1.2 This application proposes the conversion of a range of 2-storey outbuildings to form 7 residential units, and the demolition of the Chiropractic Clinic that will be replaced by a 2-storey dwelling. No car parking is proposed. Foul drainage will be by way of a new separate drainage system, which will drain into the public sewer system.

2. Policies

2.1 Planning Policy Statement

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment
PPG16	-	Archaeology and Planning

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S6	-	Transport
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement

DR4	-	Environment
H1	-	Hereford and the market towns: Settlement boundaries and Established residential areas
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H16	-	Car parking
T6	-	Walking
T7	-	Cycling
T11	-	Parking provision
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape character and areas least resilient to change
HBA4	-	Setting of Listed buildings
HBA6	-	New development within conservation areas
HBA7	-	Demolition of unlisted buildings within conservation areas
ARCH1	-	Archaeological assessments and field evaluations
CF2	-	Foul drainage

2.3 South Herefordshire District Local Plan

GD.1	-	General development criteria
C.5	-	Development within Areas of Outstanding Natural Beauty
C.8	-	Development with Areas of Great Landscape Value
C.20	-	Protection of historic heritage
C.23	-	New development affecting conservation areas
C.24	-	Demolition in conservation areas
C.25	-	Demolition and redevelopment
C.29	-	Setting of Listed buildings
C.43	-	Foul sewerage
Part 3		
Policy 5	-	Policy 3

2.4 Hereford and Worcester County Structure Plan

H16	-	Ross and rural sub-area
H16A	-	Housing in rural areas development criteria
CTC1	-	Development within Areas of Outstanding Natural Beauty
CTC2	-	Development within Areas of Great Landscape Value
CTC7	-	Development and features of historic and architectural importance
CTC9	-	Development criteria

3. Planning History

3.1	SH910309PF	Housing and retail units	-	Approved 10.07.91
	DCSE2005/0128/F	8 dwellings	-	Withdrawn
	DCSE2006/2045/F	8 dwellings	-	Refused 18.08.06

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water recommends conditions.

Internal Council Advice

- 4.2 Traffic Manager recommends that any permission should be subject to condition.
- 4.3 Conservation Manager:
- (a) Building Conservation Officer: No objection in principle.
 - (b) Archaeological Advisor: There is no in principle objection to the development, I am concerned by the ground disturbance - in a sensitive location - that is likely to occur. This application site is within the recorded medieval core of Ross, as defined in the Central Marches Historic Towns Survey of 1996. Accordingly I consider the development as proposed is likely to damage significant archaeological deposits and features. This damage needs to be mitigated by a firm archaeological condition (PPG16, Section30), ensuring that the site is archaeologically recorded prior to/during development. With the proposal it is recommended that condition D01 (site investigation) is attached to any forthcoming planning permission.

5. Representations

- 5.1 The applicant's agent has submitted a Design and Access Statement as follows:
- a) The proposal seeks to convert existing outbuildings to residential accommodation using the existing openings, rooflines and doorways;
 - b) While a small number of openings are proposed together with a single storey extension to one of the outbuildings it is proposed that these new features will not detract from the existing character of the buildings;
 - c) The buildings are to be restored using natural materials sympathetic to the original building fabric;
 - d) To improve the setting of the adjacent Listed buildings fronting New Street it is proposed to demolish a single storey shop unit and redevelop with a traditionally proportioned 2-storey cottage that will be subservient to the scale of the adjacent building; and
 - e) No car parking is proposed. The site is in the centre of a busy town with many local amenities within short walking distance. Public transport serves the site.
- 5.2 Ross Town Council: More residential development would exacerbate an already overloaded public sewage system. There is no provision for parking in a congested area with insufficient parking. Reliance on public car parks reduces the availability of parking for visitors/shoppers. Recommend refusal.

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

6. Officer's Appraisal

- 6.1 The site is located in the Ross-on-Wye Conservation Area where special attention must be given to the desirability of preserving or enhancing the character and appearance of the area. This part of the conservation area is derived from a variety of architectural styles including the height and scale of buildings, use of materials and detailing. This is a sensitive site within the conservation with adjoining Listed buildings where the 2006 revised Ross conservation area character appraisal states, "in the

north-western part (particularly New Street and Kyrle Street), the area is more obviously residential in character. Here, closely packed early 19th Century terraced cottages, town houses and commercial premises, many rendered in stucco under slate roofs, are interspaced with open car parks and courtyards.” Although the site is located within a central shopping and commercial area the proposal does not affect the primary shopping or secondary shopping frontages. Accordingly, there are no, in principle, objections to the residential development of the site, which would revitalise existing vacant buildings in the town centre.

- 6.2 The application also proposes the demolition of an unprepossessing single storey flat roofed building, which in the opinion of your Officers makes no positive contribution to this part of the conservation area or to this part of New Street, with a 2-storey dwelling. The replacement building will be prominent in this part of New Street. Nevertheless the scale and form of the replacement building is considered acceptable.
- 6.3 The site is at the heart of Ross-on-Wye. This makes the site ideally suited to a car free development. Advice contained in within both Planning Policy Statement 3 and Planning Policy Guidance 13 fully advocates such a proposal in the appropriate location. PPS3 advocates the cutting of carbon emissions by focusing new development in locations with good public transport accessibility and to ensure housing is developed in suitable locations, which offer a range of community facilities, and with good access to jobs and key services. Furthermore, PPG13 states that the availability of car parking has a major influence on the means of transport people choose for their journeys. Studies suggest that even in areas well served by public transport, if parking is provided people will choose to travel by car. Therefore, if this option is removed, people are less likely to travel by car thereby creating a more sustainable environment. A car free development is unlikely to be appropriate with most sites but I consider that this site is ideally suited to such a proposal; there is public car parking within walking distance of the site further along New Street, which would meet the parking needs of this development.
- 6.4 Welsh Water has raised no objection to this application. In doing so they consider the method of disposing foul waste and surface water from the site into the public sewer will not result in an increase in flows to the public sewer as the surface water will be disposed of via soakaways.

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. B01 (Samples of external materials)

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

3. H29 (Secure cycle parking provision)

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

4. C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5. C07 (Painted finish to windows/doors)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6. C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

8. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

9. W02 (No surface water to connect to public system)

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

10. W03 (No drainage run-off to public system)

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

Informative(s):

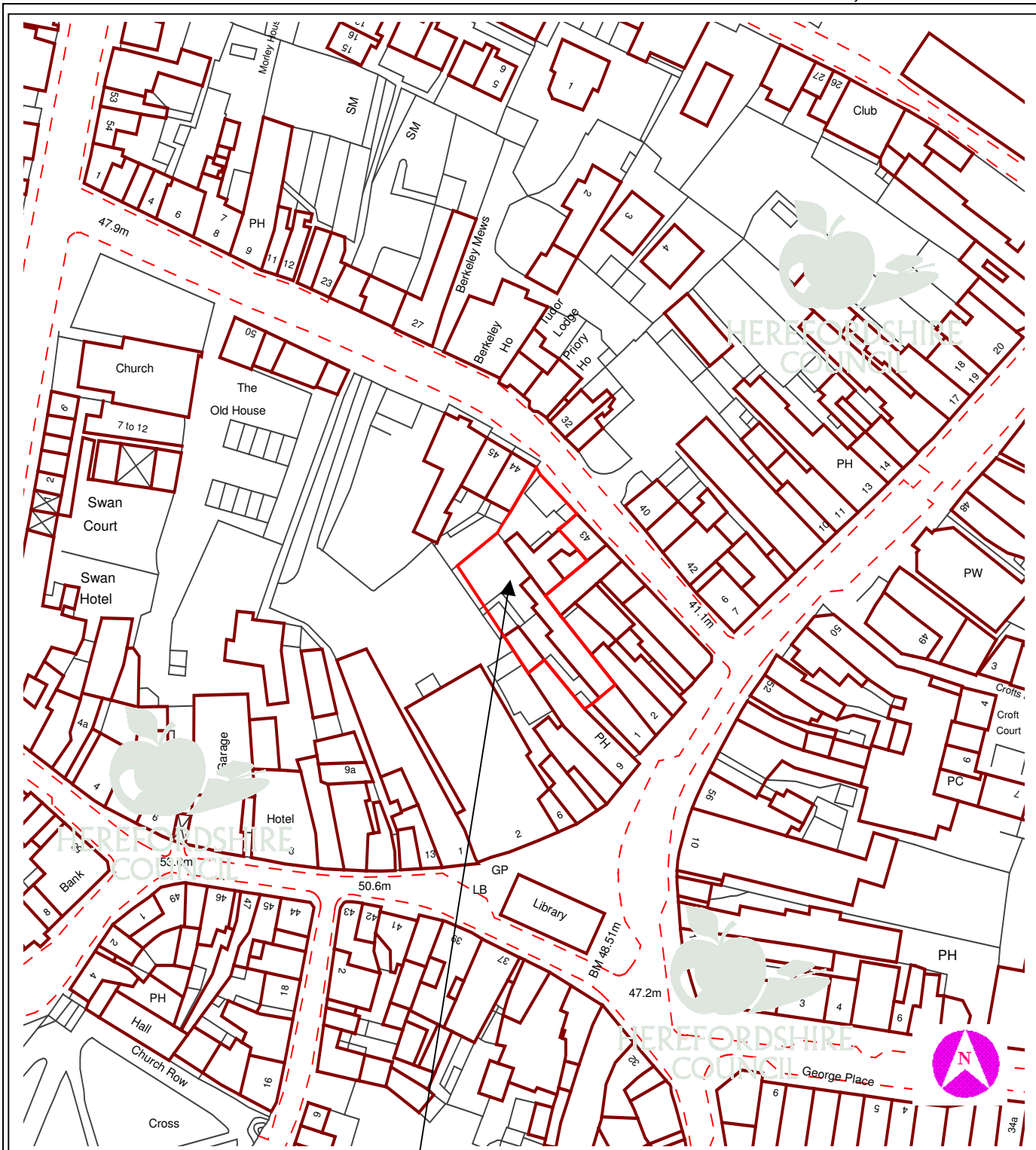
- 1. W01 - Welsh Water Connection to PSS
- 2. N06 – Listed Building Consent
- 3. N19 - Avoidance of doubt
- 4. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/3637/F

SCALE : 1 : 1250

SITE ADDRESS : Land and buildings at, 1 Broad Street & 43 New Street, Ross-on-Wye, Herefordshire, HR9 7DZ

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