

5A DCSE2007/0645/F - DEMOLITION OF EXISTING BUILDING, CONSTRUCTION OF FOUR FLATS AT THE OLD CANOE STORE, MILL POND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AP.

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**For: M.F. Freeman Ltd per James Spreckley, MRICS
FAAV, Brinsop House, Brinsop, Herefordshire,
HR4 7AS.**

**Date Received: 28th February, 2007 Ward: Ross-on-Wye East Grid Ref: 60162430
Expiry Date: 25th April, 2007**

Local Members: Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 The building, which currently occupies the application site has been used most recently as a store for canoes when occupied, together with the adjoining site by PGL. It is situated at the rear of terraced houses in Station Road and has a narrow frontage to Millpond Street, between the retail shop at 1 Millpond Street and a terrace of houses (2-4 Millpond Street). The remainder of the PGL site has been developed as retirement apartments by McCarthy and Stone. The existing canoe store is understood to be a twentieth century industrial building. Attached to the north-west corner of the building are some smaller stone buildings.
- 1.2 It is proposed to demolish the store and erect a building of similar rectangular outline. This would be about 2 m narrower than the existing canoe store but with a symmetrical ridge roof with eaves on the northern boundary (abutting the rear garden of 2 Millpond Street) about 0.5 m higher and a similar increase at ridge level. The additional height would facilitate a two-bedroom flat partly within the roofspace, with two further flats on the ground floor and the fourth flat within the hipped roofed old building. The main windows would be in the gable end walls of the new building plus 3 ground floor windows in the south elevation, plus two roof lights. Vehicular access would be off Millpond Street with 2 car parking spaces. A ramped pedestrian access is proposed to protect the units from flooding, and along a pedestrian route to the south of the building, leading to a small amenity area to the front of the flat within the smaller, existing building.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy S3 - Housing

Policy H2	-	Hereford and the Market Towns: Housing Land Allocations
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR7	-	Flood Risk
Policy DR10	-	Contaminated Land

3. Planning History

3.1	SE2003/2242/F	Proposed Retirement Homes	-	Withdrawn 22.10.03
	SE2003/2245/C	Demolition works to accommodate construction of retirement homes.	-	Withdrawn 22.10.03
	SE2003/3862/F	Three storey sheltered accommodation.	-	Withdrawn 23.03.04
	SE2006/2484/F	Demolition and construction of 5 flats.	-	Withdrawn 21.9.06
	SE2006/2485	Demolition and construction of 5 flats.	-	Withdrawn 21.9.06

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency points out that parts of the proposed development site are located within flood zone 3 (1% annual probability flooding), based on our flood zone maps. The LPA should be satisfied on the Sequential Test, in this instance, in line with Annex D (paragraph D5) of PPS 25 and thereafter information to fulfill parts a and b of the Exception Test. Further to our telephone conversation on 13 March 2007, we require a Flood Risk Assessment (FRA) in line with PPS 25 to comply with part c of the Exception Test.
- 4.2 Welsh Water request that conditions are included with regard to drainage of the site.
- 4.3 Traffic Manager notes that this proposal is now for 4 flats. He has concerns that the turning/manoeuvring space for the 2 car spaces appears minimal and the spaces may be awkward to access and exit from. The proposal is acceptable subject to adequate cycle parking provision for the 4 flats; this should be provided as 4 secure and covered cycle lockers within the site, and the necessary space should be made available. Conditions are recommended.

Internal Council Advice

- 4.4 Conservation Manager comments as follows:

"Although the proposed scheme occupies a site which is not prominent from public vantage points, it has been designed with a refreshing level of care and attention to detail. The adoption of a form which echoes the original industrial unit is an intelligent

response and permits more generous, flexible units than the conventional domestic designs generally proposed for backland sites in Ross, which rarely fit in such contexts."

5. Representations

5.1 The applicant's agent points out that:

- (i) the canoe store is not listed, is of no architectural or historic merit and detracts from the visual appearance of the Conservation Area
- (ii) the new building has been designed to complement both the immediate context and other nearby developments
- (iii) in addition the amenity of adjacent residents would be greatly enhanced by removal of the B1 building
- (iv) the new building meets PPG3 requirements relating to the most efficient use of land, density and development of brownfield site and part of larger site allocation in UDP as housing land with existing permission.

In addition a Design and Access Statement has been submitted which provides an architectural/historical context for the development with the key design factors being:

- (i) scale of the block will not have overbearing effect on neighbours and be visually subservient to Millpond Street cottages
- (ii) to ensure flats would not be flooded
- (iii) a public sewer crosses the site and requires 2 m easement
- (iv) internal arrangement created to minimise impact on surrounding properties
- (v) external material reflect the context: stone perimeter walls of site retained and blockwork walls rendered; brick side elevations and front and rear elevations finished in a render similar to McCarthy and Stone scheme; slate tiles.

5.2 Town Council's observations are as follows:

"There is insufficient parking and turning space. Vehicles entering the development would need to reverse out on to a busy road. The access is too narrow to facilitate emergency vehicles. The development would exacerbate an already overloaded sewage system and it is considered to be cramming. Recommend refusal."

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 Although Policy E5 seeks to retain employment land and buildings this site is part of an area allocated in UDP for housing purposes and as noted above most of the site has already been developed for retirement flats. In addition in this location, hemmed in on 3 sides by residential development, I consider there would be benefits in development for residential purposes. The building has a mixture of materials and the Conservation

Officer accepts that it would be preferable to redevelop the site. The main issues are therefore the effect on the amenities of neighbours and on the character and appearance of the Conservation Area.

- 6.2 The submitted scheme is a revision of that submitted in 2006 (SE2006/2484/F and SE2006/2485/C) which was for a taller 2-storey building. The current proposal is slightly higher than the existing building but this would not have a significant adverse impact on adjoining residents, in particular the occupants of 2 Millpond Street. There would be no window in the north elevation and the existing boundary wall should adequately protect the privacy of Station Street houses in relation to the ground floor window; the cill of the roof lights would be about 2 m above the floor level of the upper flat, obviating direct line of sight with first floor window in the Station Street houses. Adequate lighting of the 3 flats would be achieved through the large windows in the gable end walls.
- 6.3 The scheme is in a modern style but retaining some of the character of the building it would replace. The Conservation Officer considers that the design is both appropriate and attractive, and would make a positive contribution to the character and appearance of this part of Ross on Wye Conservation Area.
- 6.4 It is accepted that parking and turning space is limited. This is however a site close to the town centre and the main bus terminus in Cantilupe Road. The Traffic Manager is satisfied subject to provision of secure cycle parking that the proposals would be acceptable.
- 6.5 A flood risk assessment is currently being undertaken. Based on previous assessments for this site the Environment Agency anticipates that once the necessary information has been submitted "it is likely that we would have no objection" to the proposal. Subject to confirmation in this respect, I consider that the proposed flats would comply with the Council's adopted policies and contribute towards meeting the housing requirements of Ross on Wye.

RECOMMENDATION

In respect of DCSE2007/0645/F:

Subject to the Environment Agency withdrawing its holding objection with regard to flooding 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 B01 (Samples of external materials)

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

3 G01 (Details of boundary treatments)

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

4 F49 (Finished floor levels (area at risk from flooding))

Reason: To protect the development from flooding.

5 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

6 H14 (Turning and parking: change of use - domestic)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

7 H29 (Secure cycle parking provision)

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

INFORMATIVES:

1 N19 - Avoidance of doubt

2 HN01 - Mud on highway

3 HN05 - Works within the highway

4 HN10 - No drainage to discharge to highway

5 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

In respect of DCSE2007/0643/C:

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

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

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

2 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.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Conservation Area Consent

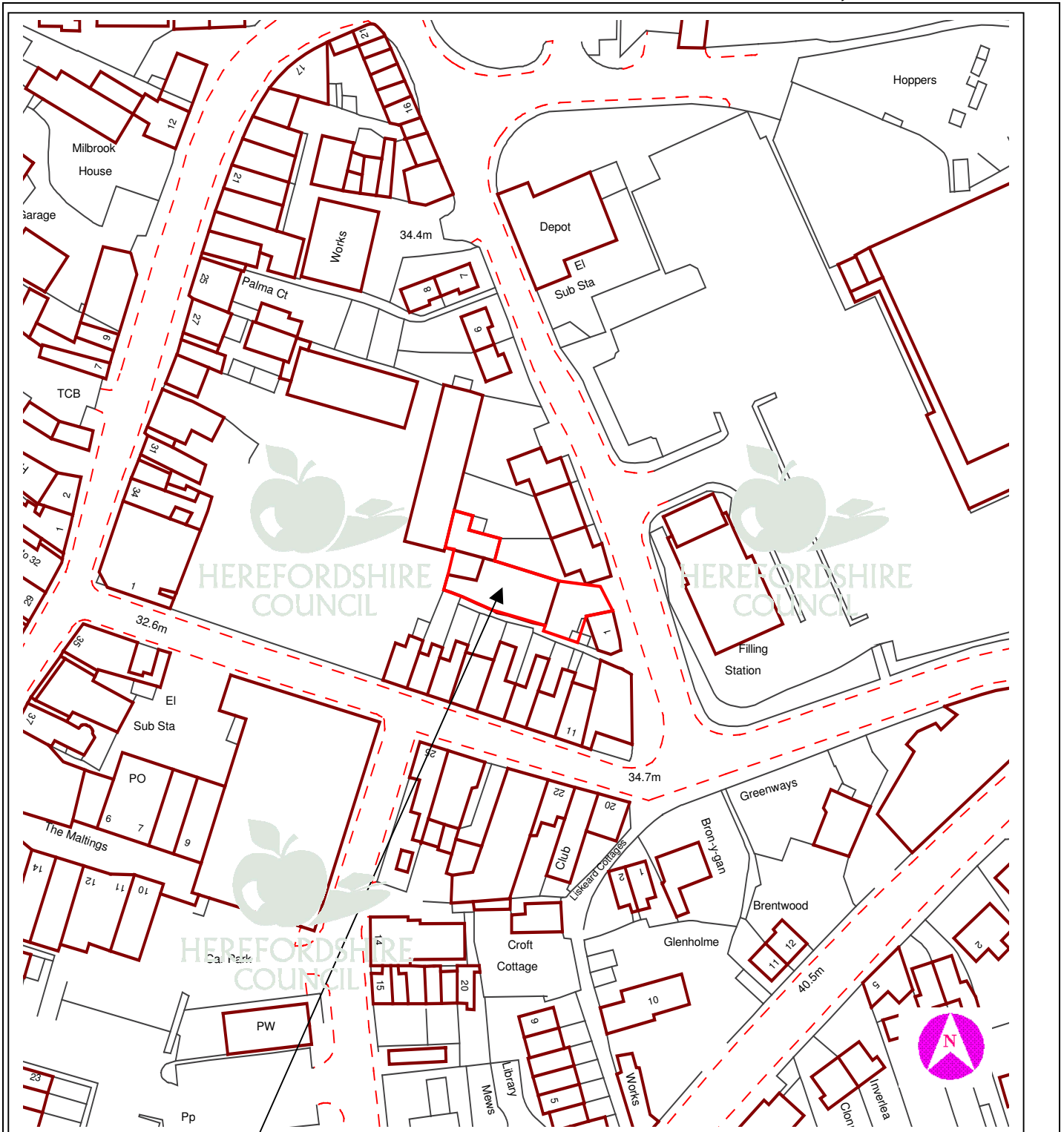
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0643/C

SCALE : 1 : 1250

SITE ADDRESS : The Old Canoe Store Mill Pond Street, Ross-on-Wye, Herefordshire, HR9 7AP

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