

13 DCCW2007/0362/F - PROPOSED CHANGE OF USE OF LAND TO CAR PARKING AT HOLMER PARK, CLEEVE ORCHARD, HOLMER, HEREFORD, HEREFORDSHIRE, HR1 1LL**For: Mr. D. Edwards per David Edwards Associates,
Station Approach, Barrs Court, Hereford, HR1 1BB****Date Received: 2nd February 2007****Ward: Burghill,
Holmer & Lyde****Grid Ref: 50768, 42273****Expiry Date: 30th March 2007**

Local Member: Councillor S.J. Robertson

1. Site Description and Proposal

- 1.1 Holmer Park Spa and Health Club is located at the northern end of Cleeve Orchard, Holmer. Access is via Cleeve Orchard onto Roman Road opposite Inco Alloys. Attwood Lane adjoins the northern boundary from which pedestrian and cycle access is available for members of the club.
- 1.2 Planning permission is sought to extend the car parking with 34 permanent and 4 temporary spaces (grasscrete surface) to the west of the existing car park and retain the temporary (grasscrete) parking area to the east of the driveway near the entrance.
- 1.3 The plans have been amended since submission to reduce the amount of temporary parking adjacent to the main car park.
- 1.4 The form and layout of the car parking will match the existing car parking. Additional trees will be planted on the southern boundary.
- 1.5 A Business Travel Plan has also been submitted in support of the application.

2. Policies**2.1 Herefordshire Unitary Development Plan 2007:**

Policy S1	-	Sustainable Development
Policy S6	-	Transport
Policy S8	-	Recreation, Sport and Tourism
Policy DR1	-	Design
Policy T11	-	Parking Provision
Policy HBA4	-	Setting of Listed Buildings
Policy HBA8	-	Locally Important Buildings

3. Planning History

- 3.1 SC980298PF Change of use to Class B1 office with associated provision of car parking and landscaping. Approved 04/02/1999.

- 3.2 SC980299PO Site for residential home (amended scheme). Refused 18/11/1998. Appeal dismissed.
- 3.3 CW2000/2722/O Outline application for the erection of four detached dwellings. Approved 14/02/2001.
- 3.4 CW2001/2858/F Change of use from social club to D1(h) use in connection with public worship religious instruction. Approved 05/12/2001.
- 3.5 CW2002/0819/F Change of use of Wiggins Social Club to D2 (Health & Leisure Club) with extension to form a cardio-fitness training area and swimming pool with changing and plant rooms within underground extension. Approved 19/10/2002.
- 3.6 DCCW2007/0187/F External fire escape staircase from ground floor to first floor (retrospective). Approved 25/04/2007.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
- 4.3 Conservation Manager (Landscape): "The grounds of Holmer Park contain a number of visually significant trees protected by the provisions of a Tree Preservation Order (TPO). Whilst I acknowledge the attempts made by the applicant to avoid any detrimental impact on these trees when considering the layout of the proposed parking, I am concerned that a small number will encroach into the rooting areas of the trees.

BS5837: Trees in Relation to 'Construction, 2005 provides a simple formula for calculating Root Protection Areas (RPSs) or areas where development should be avoided. In this situation the western most bay (or two) of each line of parking would fall within the RPA of a TPO tree and are considered unacceptable. I do not consider a reduction by six (resultant total 89) in the number of parking bays applied for to be unreasonable, the applicants own parking survey demonstrates a maximum number of cars at 87 at the busiest times.

I would recommend attaching a condition to any permission given requiring a 'no-dig' method of construction to be employed for the new parking areas. This is often a quicker and cheaper method of surfacing and will ensure no detrimental impact on the specimen trees in proximity to the parking areas results. Furthermore the opportunity should be taken to require the planting of at least two new trees as part of the scheme to help reduce the visual impact of the increase in the number of cars occupying the site and ensure continuity of tree cover for the site."

- 4.4 Conservation Manager (Historic Buildings Conservation): "As a car park already exists between application site and listed building, this proposal to extend the parking area is unlikely to affect setting of the summerhouse."

5. Representations

- 5.1 Holmer Parish Council: "The Parish would be concerned with regard to the extra lighting. The extension of the car park should be discouraged in view of the Inspector's comments when there was an application to build in this area."
- 5.2 One letter of objection has been received from the occupants of 58 Cleeve Orchard, Holmer.

The main points raised:

1. Members should question why there is a need to increase parking by over 100%.
2. Previous applications have mentioned conference facilities but this is omitted for this proposal. The website identifies conference facilities for up to 50 delegates. This I believe is the main cause for the present overcrowding of the existing car park.
3. No planning permission has been granted, if required, for the conference facilities.
4. The applicant's figures only confirm an average parking requirement of 43 spaces well within the original Traffic Assessment of 48.
5. The proposal is therefore not a sustainable development as required by the Herefordshire Unitary Development Plan 2007.
6. The original house and grounds are documented as being of local interest as far back as 1867. The parkland setting which is one of its features should therefore be retained and not developed. This is supported by covenant guidance and in a previous appeal in 1998, the Inspector considered that Holmer Park made an important contribution to the wider locality.
7. Trees are protected by a TPO and should not be impacted by the proposal.
8. It should also be noted that, in part, this application is retrospective and continues the creeping urbanization of this 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. Officers Appraisal

- 6.1 Holmer Park Spa & Health Club has now been open since the Spring of 2006 and the facility has developed and it is understood that the occasional conference and funeral wake has been accommodated. These uses are considered to be ancillary to the main Spa and Health use of the facility and therefore do not require planning permission. This occasional usage together with the increasing use of the establishment has in some instances resulted in a lack of car parking. The applicant tried to overcome this problem with the use of temporary surfacing and whilst this has been successful to the east of the driveway adjacent to the swimming pool, it has not been to the west of the existing car parking. Hence the submission of this planning application.

- 6.2 The small car park to the east of the driveway is approximately 6 metres deep by 21 metres wide and is constructed of “plastic grasscrete” (Turfguard). The nearest property is approximately 20 metres away behind trees, fencing and hedges. This small overspill car park is not considered to hinder the appearance of the main building, its parkland setting and trees or the amenity of adjoining neighbours.
- 6.3 The extension of the main car park follows the same form and design as the existing approach. The Council’s Landscape Officer has assessed the planning application and confirms that subject to suitable conditions the proposal is acceptable. The Historic Buildings Conservation Officer has also confirmed that there is no detrimental impact on the setting of the listed summerhouse. It is also considered that the car park extension will not intrude into the open setting of the parkland as it will still remain open to views. The appeal referred to by the objection related to the development of the parkland with a building and is therefore materially different to the current proposal.
- 6.4 Finally, the planning application has been fully assessed by the Council’s Traffic Manager who raises no objection and is supporting the applicant with the preparation of his Green Travel Plan.
- 6.5 In conclusion it is considered that expansion of car parking whilst increasing current parking capacity by over 100% can be achieved without detriment to the setting of the listed building, main building, parkland and neighbours. In addition, conditions controlling the construction will ensure protection of the trees.

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. None of the existing trees within the site shall be removed, felled, lopped or pruned or damaged in any way without the prior written consent of the local planning authority.**

Reason: In order to preserve the character and amenities of the area.

- 3. G16 (Protection of trees covered by a Tree Preservation Order).**

Reason: To ensure the proper care and maintenance of the trees.

- 4. G18 (Protection of trees).**

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

- 5. G21 (Excavations beneath tree canopy).**

Reason: To prevent the unnecessary damage to or loss of trees.

- 6. G04 (Landscaping scheme (general)).**

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

- 7. **G05 (Implementation of landscaping scheme (general)).**

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

Informatives:

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

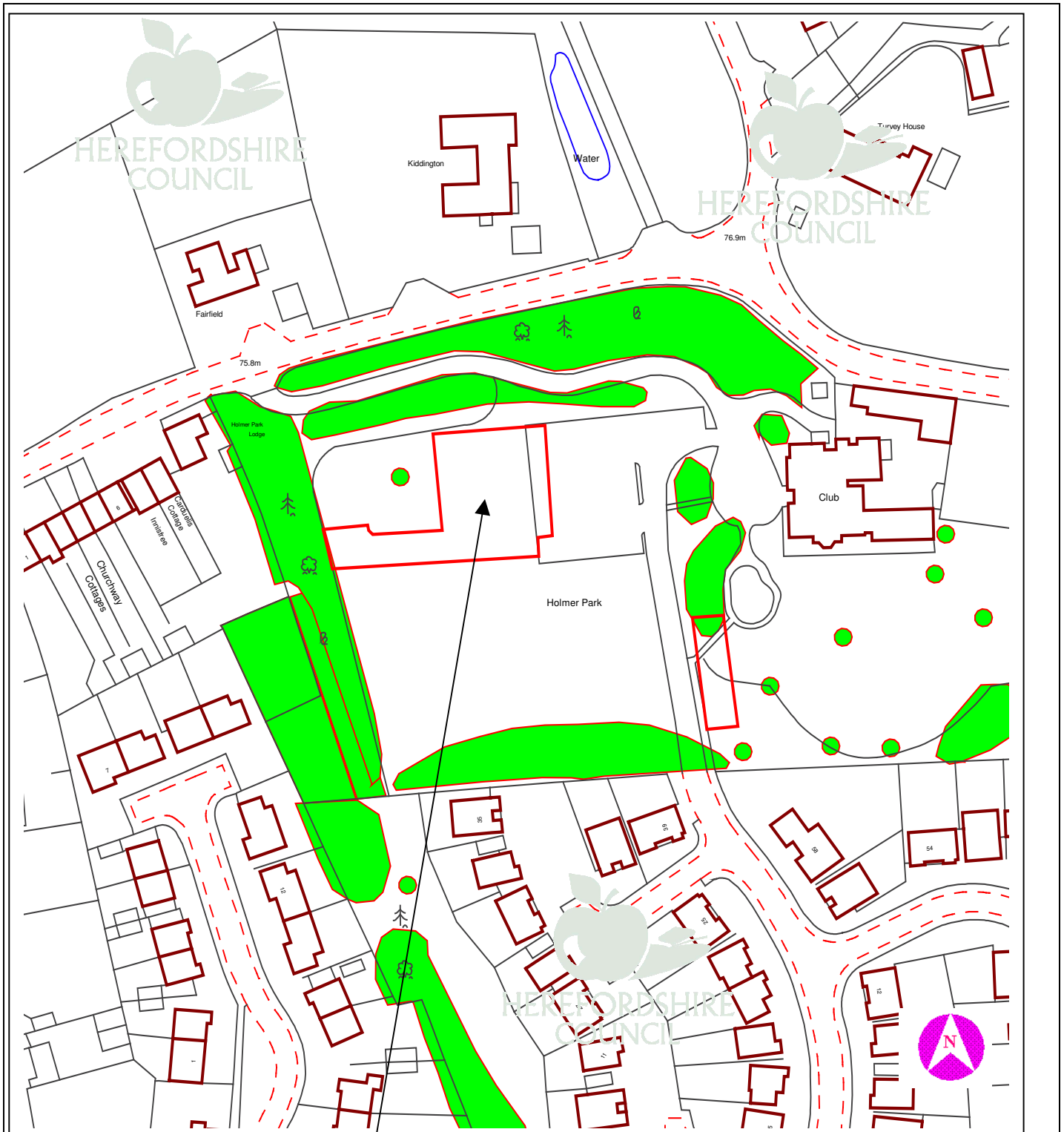
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2007/0362/F

SCALE : 1 : 1250

SITE ADDRESS : Holmer Park, Cleve Orchard, Holmer, Hereford, Herefordshire, HR1 1LL

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005