

10 DCSE2007/1391/F - ERECTION OF 6 APARTMENTS AND ASSOCIATED PARKING AT THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HR9 5LH.**For: Camanoe Estates Limited per Pegasus Planning Group, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH.****Date Received: 8th May, 2007 Ward: Ross-on-Wye East Grid Ref: 60286, 23921****Expiry Date: 3rd July, 2007**

Local Members: Councillors P.G.H. Cutter and A.E. Gray

1. Site Description and Proposal

- 1.1 The Chase Hotel occupies a large site of about 6 ha. situated close to the town centre. The main hotel building is located towards the west side of the site, with the access drive and parking area to the north and east and a formal garden immediately to the south. The main part of the site, east of the parking area, is parkland with scattered trees. There is a wider belt of trees along the southern and eastern boundaries of the site and a line of trees along the northern and western boundaries. Two ponds and a stream lie close to the eastern boundary. Most of the trees are covered by a Tree Preservation Order. The hotel grounds are surrounded by residential properties and are within Ross-on-Wye Conservation Area and the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 The two-storey building proposed would be sited to the north-west of the hotel building and separated by a service drive to the rear of the hotel. A tall laurel/conifer hedge defines the eastern boundary, with mainly pine trees along the Chase Road boundary. To the north are residential properties at Chase Mews, which are at a significantly lower level than the application site; to the south is the hotel's service yard. A large beech tree occupies the north-east corner of this 0.15 ha. site.
- 1.3 The proposed building would extend on a north-south axis with two wings at each end extending to the east, plus a matching central gable projecting about 1 m. On the main roof at this central point would be a clocktower. The upper floor would be partly within the roof slope and lit by dormer windows plus rooflights (in the rear and side elevations) and windows in the three gables. The style would be less formal than the main hotel building, akin to outbuildings to a large estate. The walls would be rendered with a slate roof and white windows to match the existing hotel complex. The overall width of the building would be about 33 m. with the wings extending forward about 8 m. 6 flats (4 with 3 bedrooms, 2 with 2 bedrooms) would be formed within the building.

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

Policy P.1	-	Sustainable Development
Policy P.7	-	Environment Protection and Enhancement
Policy P.8	-	Sustainable Land Use and Management
Policy S.1	-	Sustainable Development

Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.7	-	Natural and Historic Heritage
Policy DR.1	-	Design
Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy HBA.6	-	New Development within Conservation Areas
Policy HBA.9	-	Protection of Open Areas and Green Spaces
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.13	-	Sustainable Residential Design

3. Planning History

3.1	SH861345PO	Erection of 13 houses	-	Refused 18.02.87
	SH861355PO	Erection of sheltered housing (62 flats) and wardens house	-	Refused 18.02.87
	SH861356PO	New conservatory link, ballroom, conference facilities, 24 suites, dining room and entrance	-	Permitted 18.02.87
	SH911084PF	Addition to restaurant	-	Permitted 01.08.91
	SH950403PF	Change of use to staff accommodation	-	Refused 23.07.92
	SH980237PF	14 bedroom extension and retail store	-	Refused 09.09.98
	SE2001/2070/F	New offices	-	Withdrawn
	SE2001/2145/F	Residential dwelling and garage	-	Withdrawn
	SE2002/0008/F	Bedroom extension and leisure complex	-	Permitted 06.03.02
	SE2002/0522/F	Residential dwelling	-	Permitted 31.07.02
	SE2002/0527/F	New offices	-	Permitted 31.07.02
	SE2002/3511/F	3 apartment buildings (24 apartments)	-	Withdrawn
	SE2003/3240/F	2 apartment buildings (18 apartments)	-	Refused 16.12.03
	SE2005/0355/F	Erection of 18 apartments	-	Appeal dismissed 04.04.06
	SE2005/3142/F	Erection of 6 apartments	-	Withdrawn
	SE2006/2206/F	Erection of 9 Apartments and associated parking	-	Approved 27.9.06

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage does not wish to offer any comments on this occasion and recommend that the application be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.
- 4.2 Welsh Water recommend that conditions be included regarding drainage of the site.
- 4.3 Environment Agency has no objections in principle but recommends conditions to protect the groundwater from pollution.

Internal Council Advice

- 4.4 The Traffic Manager has no objection to the grant of permission but recommends demarcation of priority at internal junction.
- 4.5 The Conservation Manager points out that The Chase Hotel is one of Ross's more notable unlisted buildings and any development in close proximity must be complimentary to its setting. The site of the proposed flats is generally acceptable in this regard as it is to one side of the main approach axis and it is partly screened by a number of mature trees. The language of the development draws on a mixture of C19 almshouse and stable block typology and whilst there will always be an architectural debate over the revival of particular historic styles, the present design is at least an improvement over previous incarnations in that it accepts the size constraints of its precedents. The success or failure of this type of historicist approach lies in the faithfulness of the detailing and materials, and these will need to be closely controlled by conditions. In particular we will need to be convinced that the segmental brick arches over the windows can be reconciled with the finish plane of the render.

All of the trees on the site are protected by Tree Preservation Order 25 (1969). This is an Area order. The site is of historical significance, and has been added to the Council's Register of Historic Parks and Gardens of Local Importance.

With regards to the previous scheme for flats on this site, I had raised concerns that the apartment block would impinge on the protected trees on the western site boundary. I note that the footprint of the apartment block has been reduced. This means that there is approximately 2 - 3 metres space between the apartment block and the canopies of the trees on the western site boundary. There is less than one metre space between the apartment block and the canopy of the tree in the north-eastern part of the site. This tree is a beech tree, not an oak tree as indicated on the site plan.

There are two issues to consider: the minimum acceptable distance between the trees and construction operations (root protection areas) and the minimum acceptable distance between the trees and proposed structure that is necessary to avoid unreasonable interference with the use of the site, allowing for future growth.

Clearly there would be a requirement for the trees on the western site boundary and the beech tree to be protected by protective fencing. Such fencing should be erected 1 metre out from the edge of the canopy spread of the trees. If protective fencing were erected on this site, this would leave less than 2 metres working space, on the western

site boundary and virtually no working space at all around the north-eastern corner of the apartment block. The agent should assess whether it would be possible to construct the apartment block with the protective fencing in place.

If protective fencing could be erected in the correct position, 1 metre out from the canopy spread of all of the trees, then the apartment block could be constructed without having a direct impact on the trees. However, I am concerned about secondary impacts, such as shading from the beech and leaf fall. I am concerned that there could be pressure from residents of the apartment block to remove the beech tree in the future.

I recommend that if possible, the apartment block should be positioned further to the south, away from the beech tree. If this is not possible, then it is essential that protective fencing is erected in the correct position before construction works commence and that there are no incursions into the root protection areas of the trees, during the construction process.

If permission is granted for this development, condition G18: Protection of trees should be attached.

- 4.6 Land Drainage Engineer points out that as the Council is promoting a flood alleviation scheme in Ross-on-Wye care must be taken to ensure that additional flows into the local watercourse are kept to a minimum. In this instance I would request that details of the surface water drainage be submitted for consideration.

5. Representations

- 5.1 The applicant's agent has submitted both a Planning Statement and a Design and Access Statement. The former outlines the planning history of the site, describes the proposal, points out relevant Government advice and local planning policies and assesses the proposal. The latter in summary is:

1. The site comprises of an area which constitutes previously developed land, which is located within a sustainable location within the existing urban area of Ross on Wye.
2. Such sites are the sequentially preferable locations for residential development, in preference to urban extensions and new development around nodes in good public transport corridors and the proposed development is therefore consistent with national planning policy and the adopted UDP.
3. The site already benefits from planning permission for residential use. The approved office and residential development established the principle of residential use at this location and the proposed residential development at this site is therefore appropriate.
4. The siting and design of the proposed apartment block has been subject to pre-application discussions with Officers of the Authority and with English Heritage over the last 5 years. The design of the proposal of this application proposal was confirmed as acceptable by the Conservation Department in April 2007.
5. It is considered that the design of the proposal is of a high quality which enhances the character and appearance of the Conservation Area. In this respect the proposal is consistent with the Council's policies relating to design and

development requirements (S1, DR1, H15) as well as Policy HBA6 which relates to new development within Conservation Areas.

6. The proposed apartment building has a reduced footprint compared with previous proposals at this location. This reduction in width has reduced the overall mass of the building and pulled the proposal away from the existing tree belt to the rear.
7. The pitched roof and simple but elegant architectural features give the proposal the appearance of a stable or mews block associated with the original hotel building.
8. The scale and massing of the proposed development is sympathetic to the existing hotel and is screened from surrounding roads by existing mature landscape. The proposal does not inhibit views into the grounds of The Chase Hotel which are located to the east of the hotel complex itself. In this respect the proposal is compliant with the objectives of Policies LA4 and HBA9.
9. With regard to the openness of the site, the location of the proposed apartment building in the north east corner of The Chase Hotel complex and enclosed by built form on all sides has ensured that the proposal will not impact upon the open characteristics of the grounds to the east.
10. The proposal provides for ample areas of private and public amenity space for potential occupiers. The siting of the proposed building ensures that there is unlikely to be an issue in respect of overlooking with acceptable separation distances provided.
11. The location of the apartments is such that the existing operations relating to the hotel will not adversely affect the amenities of potential occupiers.
12. The natural screening which surrounds the application site will screen existing properties along Chase Road and Chase Mews from the apartment building therefore the proposal will not impact upon the amenities of existing residents within the area.

The conclusion of the Design and Access Statement is:

13. Overall the development is a high quality scheme that respects the setting and the surrounding area and preserves and enhances its character.
14. The use of sensitive materials following the pattern of the existing buildings will ensure the new apartments sit well on the site.
15. The design is influenced by local characteristics and by reference to the period building on the site. It will provide high quality dwellings to suit modern demands and will sit comfortably within the site and its surroundings.

5.2 Town Council has no objections but concerns were expressed about

- (i) biodiversity of area of the proposed development
- (ii) that the removal of trees and construction work does not cause any damage to the boundary wall at Chase Road.

5.3 4 letters of objection have been received. In summary the grounds of objection are:

- (1) The site is not designated for housing development.
- (2) Further development was predicted when permission granted for 9 apartments; part of larger plan to develop whole site and threaten the site's open space status;
- (3) Ross is a tourist destination with few green areas left, and a thriving upmarket hotel is important for the town, this urban green space is also important to the people of Ross.
- (4) Not in keeping with the Conservation Area.
- (5) Hotel is busy especially at weekends and is noisy with lots of traffic - proposed residential properties would conflict with this use.
- (6) Add to traffic problems in Gloucester Road.

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 Policy HBA9 protects important areas and green spaces which contribute to the distinctive spatial character, form and pattern of a settlement or neighbourhood. The whole of The Chase Hotel grounds are included within the scope of this policy. This does not mean however that all development is ruled out. Planning permission has been granted for 9 apartments to the south of the hotel, following an earlier appeal decision, and for an office and a house on the current application site. The latter, in combination, are of similar size and form to the current proposal. The principle of development for residential purposes has therefore been established. The outstanding issues are the effect on the protected trees and the character of the Conservation Area, and whether the site can be drained acceptably and the effect on neighbours' amenities.
- 6.2 The proposed building, although on higher land than the adjacent hotel, would be less tall and of a less imposing design. The design is considered to be acceptable by the Conservation Manager provided appropriate detailing and materials are used. This could be controlled by planning condition. The smaller scale of the building with existing planting would ensure that the flats would not compete visually with the hotel, the original part of which is a building of local interest. Similarly the secluded location to the west of the hotel would ensure that that the new building would not have a detrimental impact on the extensive parkland area to the east of the hotel, which is the main reason for the Chase Hotel being protected open space. The trees along the Chase Road boundary would ensure that the proposed development was not conspicuous from outside the hotel grounds. Provided therefore that the protected trees would not be adversely affected by the development there would be no harm to the character and appearance of the Conservation Area.
- 6.3 The trees could be damaged directly as a consequence of building works, or pressure for removal/pruning from future occupants particularly to achieve more light. Further response is awaited from the applicant's agent with regard to the concerns of the Conservation Manager. The flats most overshadowed by the beech tree would be those in the northern wing and the living/dining rooms in particular. However these

rooms have three windows (facing north, east and south) and even if one or two have limited lighting overall there would be adequate daylight and outlook, in my opinion. The main rear elevation would not be so close to the line of trees and the west facing windows would light bedrooms and kitchen/dining areas rather than living rooms. The 'problem' of fallen leaves could be a matter for a management committee which is normally set up to look after external spaces for blocks of flats. On balance therefore it is considered that if the construction problems can be overcome this development should not thereafter pose a significant threat to these important trees.

- 6.4 In response to the Drainage Engineer's concerns regarding drainage the applicant has submitted details of a surface water drainage scheme. This would involve an open infiltration pond of about 30 mm. diameter situated between the lakes, comprising a small full time pond surrounded by an area which would be mown grass until water levels rose during heavy rainfall. The impounded water would gradually soak away following the storm. The advice of the Drainage Engineer regarding this scheme is awaited.
- 6.5 The flats would be about 27 m. from the nearest houses in Chase Road and with the screen of trees (mostly evergreen) would not adversely affect the privacy of neighbours. Chase Mews to the north would be closer and without intervening planting. However the new flats would be set back from the common boundary by 14 m. and this is considered adequate to protect the privacy of occupants and ensure that the new building would not be overbearing.

RECOMMENDATION

That subject to being satisfied with regard to

- (i) the protection of trees during construction works and**
- (ii) the surface water drainage scheme**

the officers named in the Scheme of Delegation to Officers be authorised to approve the application 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 C02 (Approval of details)

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

3 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 E16 (Removal of permitted development rights)

Reason: To protect the open character of The Chase Hotel grounds.

7 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8 F48 (Details of slab levels)

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

9 F20 (Scheme of surface water drainage)

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

10 W01 (Foul/surface water drainage)

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

11 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.

12 W03 (No drainage run-off to public system)

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

13 If during development, contamination not previously identified, is found to be present at the site then no further development, unless otherwise agreed in writing with the local planning authority, shall be carried out until the developer has submitted and obtained written approval from the local planning authority, a Method Statement. The Method Statement must detail how this unsuspected contamination shall be dealt with. Thereafter development of the site shall be carried out in accordance with the approved Method Statement.

Reason: In the interests of protection of the water environment.

14 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

- 15 Notwithstanding the approved drawings, 14 car parking spaces shall be provided in accordance with details which have been submitted to and approved in writing by the local planning authority.

Reason: Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 16 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.

- 17 D01 (Site investigation - archaeology)

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

- 18 F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

INFORMATIVES:

- 1 Environment Agency advises that

- 1) In terms of surface water, roof water drainpipes should be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of open gratings. Soakaways should only be used in areas on site where they would not present a risk to groundwater.
- 2) The developers should adopt all appropriate pollution control measures, to ensure that the integrity of the aquatic environment, both groundwater and surface water, is assured. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at the specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

- 2 Welsh Water advises that two public sewers cross the proposed development site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the 305mm public combined sewer and 3.5 metres either side of the centreline of the 687mm public combined sewer.

- 3 N19 - Avoidance of doubt

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

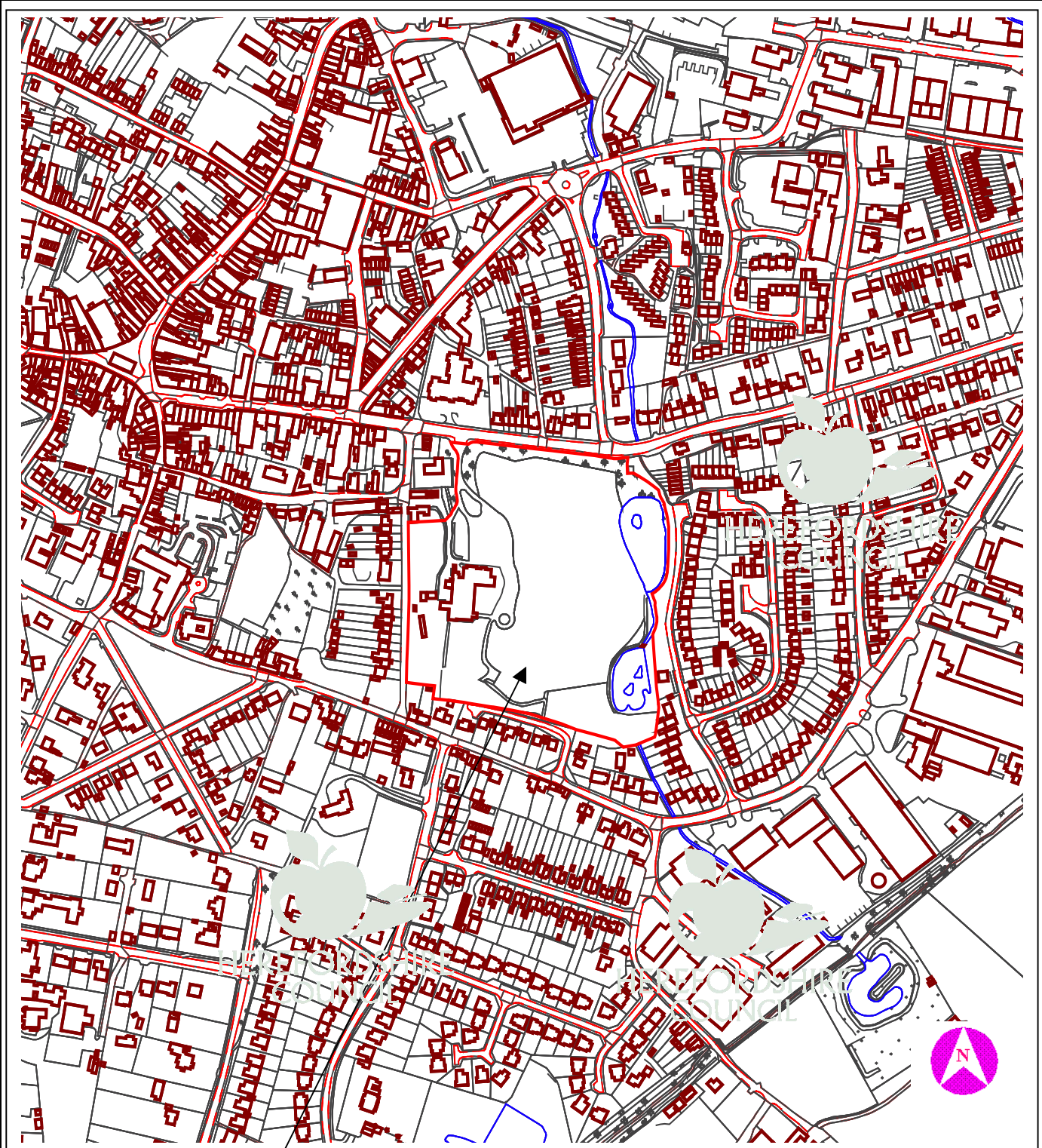
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1391/F

SCALE : 1 : 5000

SITE ADDRESS : The Chase Hotel, Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5LH

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