

**17 DCNC2007/1675/O - SITE FOR PROPOSED
RESIDENTIAL DEVELOPMENT AT RYELANDS
VETERINARY CLINIC, RYELANDS ROAD,
LEOMINSTER, HEREFORDSHIRE, HR6 8PN**

**For: Mr Prail per Baart Harries Newall, 1 Wilderhope
House, Pountney Gardens, Belle Vue, Shrewsbury,
SY3 7LG**

Date Received:
29th May 2007

Ward: Leominster South

Grid Ref:
49096, 58453

Expiry Date:
24th July 2007

Local Member: Councillor R B A Burke and Councillor RC Hunt

1. Site Description and Proposal

- 1.1 The application site relates to the veterinary surgery on Ryelands Road, Leominster. It currently comprises a range of buildings, of little architectural quality, set behind a wide expanse of car parking. It slopes slightly from west to east and is surrounded by residential development. The area is characterised by large dwellings set within well sized curtilages, including the development known as Ryelands Orchard that is to the west.
- 1.2 The application is made in outline with all matters reserved for future consideration and is for the erection of 4 dwellings.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 - Sustainable Development

DR2 - Land Use and Activity

DR3 - Movement

HR1 - Hereford and the Market Towns: Settlement boundaries and established residential areas

H14 - Re-using previously developed land and buildings.

H15 - Density

3. Planning History

- 3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Transportation Manager - Although the existing junction with Ryelands Road is not to the recommended standard, it would appear that the traffic generated by the proposed residential use should be less than the existing vets use. It will be necessary to provide details of the proposed layout at outline stage (Manual for Streets) to demonstrate how required standards can be achieved.

5. Representations

5.1 Welsh Water - Recommend the imposition of a condition to ensure that none of the dwellings are occupied prior to the completion of essential improvements to the public sewerage system scheduled for completion on 1st April 2008.

5.2 Leominster Town Council - Minded to approve but felt that housing density should be commensurate with other housing in the area.

5.3 Four letters of objection have been received from the following:

- Mr & Mrs Grice, Firtree Cottage, Ryelands Road
- Mr Hinsley, Leahurst, Ryelands Road
- Mr & Mrs Jones, 4 Ryelands Orchard
- Mrs Pawsey, Archer House, Ryelands Road

5.4 In summary the points raised are as follows:

- Concerns about potential loss of privacy and daylight.
- Concerns about the capacity of the existing sewerage system.
- Consider the proposal to be out of keeping with the area and represents over-development.
- Existing buildings should be converted.
- Dwellings should be single storey.
- Visibility onto Ryelands Road is inadequate. The developer should be required to improve it.

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

6. Officer's Appraisal

6.1 The site falls within the established residential area for Leominster and therefore the basic principle of residential development is accepted. It therefore falls to be assessed against other material planning considerations and these all appear to be raised in the objections summarised above. Each one will be dealt with in turn.

Amenity

6.2 The design and access statement accompanying the application advises that the dwellings will be 1½ storey with eaves at approximately 4-4.5 metres and ridge heights between 7-7.5 metres. The dwelling on plot 3 is shown to be approximately 19 metres from the closest elevation of Archer House and it is anticipated that the appearance of them will not be dissimilar to that of the development known as Ryelands Orchard.

- 6.3 It is your officer's opinion that the location of each of the dwellings and the indicative scale of them will ensure that they will not cause undue loss of privacy or daylight. Clearly this would be a key consideration of a reserved matters application.

Sewerage capacity

- 6.4 In light of the anticipated improvements, a condition to preclude occupancy before their completion addresses this concern.

Character/overdevelopment

- 6.5 As described above, the details contained in the design and access statement would suggest that the dwellings will be similar in their appearance to Ryelands Orchard, and this is considered to be acceptable. In terms of density, the proposal equates to 30 dwellings per hectare, the lower threshold as advised by PPS3 and Policy H15 of the UDP. Again this is acceptable.

Conversion of existing buildings

- 6.6 The application is for demolition and new development and therefore that is what must be considered. As stated earlier in the report, the buildings are not of any special architectural quality and their retention cannot be justified in this respect. Furthermore, the buildings lie in much closer proximity to existing dwellings, particularly Archer House, and any such proposal could give rise to an increased perception of overlooking.

Single storey development

- 6.7 This would not reflect the general character of the area and there is no reason to require such development on amenity grounds.

Highway safety/visibility onto Ryeland Road

- 6.8 The request for further information on parking layouts seems unreasonable when the anticipated traffic movements will be less than the veterinary surgery, and given that this is an outline application.
- 6.9 The land where visibility could be improved belongs to a third party and does not form part of the application site. In light of the fact that traffic movements are likely to be reduced from the current situation, it would seem unreasonable to refuse the application on these grounds.

- 6.10 It is therefore concluded that the proposal accords with policy and is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 - A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 - A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6 - 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.

7 - G01 (Details of boundary treatments)

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

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.

11 - None of the buildings hereby approved shall be occupied until essential improvements to the public sewerage system have been completed by Dwr Cymru Welsh Water, and the Local Planning Authority have been informed in writing of its completion. This work is scheduled for completion by 1st April 2008.

Reason: To mitigate the existing hydraulic overloading of the public sewerage system and ensure the local community and environment are not unduly compromised.

Informatives:**1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

2 - N19 - Avoidance of doubt

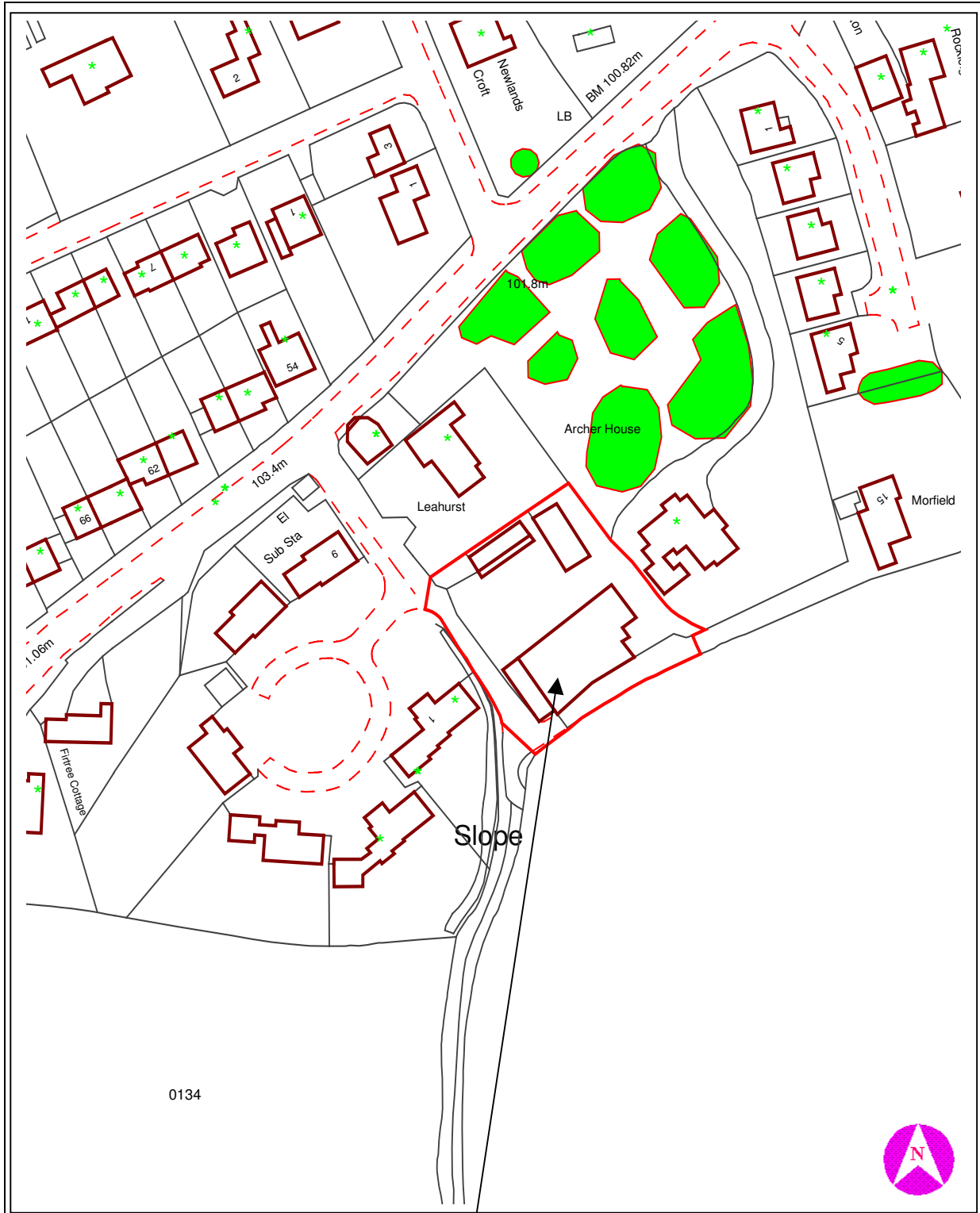
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



0134

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

APPLICATION NO: DCNC2007/1675/O

SCALE : 1 : 1250

SITE ADDRESS : Ryelands Veterinary Clinic, Ryelands Road, Leominster, Herefordshire, HR6 8PN

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