

20 DCNE2007/1658/F - CHANGE OF USE TO A CHIROPRACTIC OFFICE AT 11 THE MEWS, ORCHARD LANE, LEDBURY, HEREFORDSHIRE, HR8 1DQ**For: Dr. J Wilmshurst Smith, 10 Dart Close, Quedgeley, Gloucester, GL2 4SL****Date Received:**
24th May 2007**Ward: Ledbury****Grid Ref:**
70827, 38089**Expiry Date:**
19th July 2007

Local Member: Councillor ME Cooper, K Swinburne and PJ Watts

1. Site Description and Proposal

- 1.1 The application site is currently a rather small one-bedroomed bungalow with a very small garden area to the rear. That garden is overlooked and receives little sunlight. The bungalow has no existing parking within its curtilage although it appears that the previous occupiers of the bungalow have used an area of land to north-east for parking. The ownership of that land is unknown.
- 1.2 To the east of the bungalow is a three-storey building that forms part of the flatted 'The Mews' development. It appears that the surrounding 'The Mews' development involved the conversion of a former institutional building including the grade 2 listed Belle Orchard.
- 1.3 Whilst Belle Orchard and The Mews development form an attractive group of buildings, the bungalow the subject of this application is not of any architectural interest.
- 1.4 The proposal is to change the use of the dwelling to a chiropractic clinic. It is understood that Ledbury does not have a current chiropractic clinic. The existing living room would be used as a reception area and the existing bedroom as a consulting room. The applicant would not only practice but would also act as the receptionist. It is not his current intention to employ a receptionist. The opening hours would be:
 - 9am - 6pm Mondays to Fridays
 - 10am - 1 pm Saturdays
 - No time on Sundays, Bank or Public holidays.

The practice would operate on a half hour appointment basis only such that the maximum number of cars parking in the vicinity at any one time would be three (i.e. applicant's car, patient's car, waiting patient's car).

- 1.5 No changes are proposed to external appearance of the building.

2. Policies**2.1 Central Government Advice**

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 13 - Transport

2.2 Herefordshire Unitary Development Plan 2007

3. Planning History

3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Conservation Officer does not consider the setting of the Grade 2 listed Belle Orchard to be affected.

4.3 Transportation Manager – no objection.

5. Representations

5.1 Ledbury Town Council object to the proposed development on the basis of the lack of parking facilities and the additional traffic movements in this residential area.

5.2 The occupiers of numbers 2 and 120 The Mews object on the following summarised grounds: -

Lack of on-site parking; and
Loss of a small dwelling.

5.3 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. Officers Appraisal

6.1 It is understood that there is no existing chiropractic clinic within Ledbury. The provision of such a complimentary health facility within the market town would clearly be an asset.

6.2 The existing bungalow is not of any architectural merit. Furthermore its rear garden is limited, is overlooked and does not receive much sunlight. There is no policy within the adopted Herefordshire Unitary Development Plan safeguarding the existing housing stock.

6.3 Therefore the issue to be considered is that of parking. The existing bungalow has no on-site parking. The maximum parking requirement for such a dwelling is one space. With regard the proposed chiropractic clinic I would normally expect there to be a maximum of five parking spaces.

6.4 However, it must be stressed that the parking standards are maximum standards. The Central Government advice is that one mechanism to reduce reliance upon the private

motor vehicles, as a mode of transport, is to restrict the supply of car parking provision. This is very much dependant upon locational factors.

6.5 In this instance the proposed clinic is located within the settlement boundary of Ledbury, within walking distance of the Town Centre, public car parks, the railway station and bus stops. Furthermore it is located within the residential area that it is intended to serve. It is considered that many patients could visit the site by modes of transport other than the private motor vehicle or combine their trips with say a trip to the shops. As such, it is considered that the site is in a location where the maximum car parking standard should not be expected.

6.6 Furthermore, it is considered that there is ample space for cars visiting the practice to park upon the surrounding public highway that does not have any parking restrictions (e.g. Orchard Lane).

6.7 As a consequence the application is recommended for conditional approval.

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 - The use hereby permitted shall not be open to customers/patients outside the following times:

- 9am - 6pm Mondays to Fridays,
- 10am - 1pm Saturdays,
- nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of occupiers of surrounding residential properties.

Informatives:

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

2 - For the avoidance of any dobut the plans to which this decision relate are:

- Planning Application Site Plan (Scale 1:1250) received 24 May 2007 and
- Proposed Floor Plan received 24 May 2007.

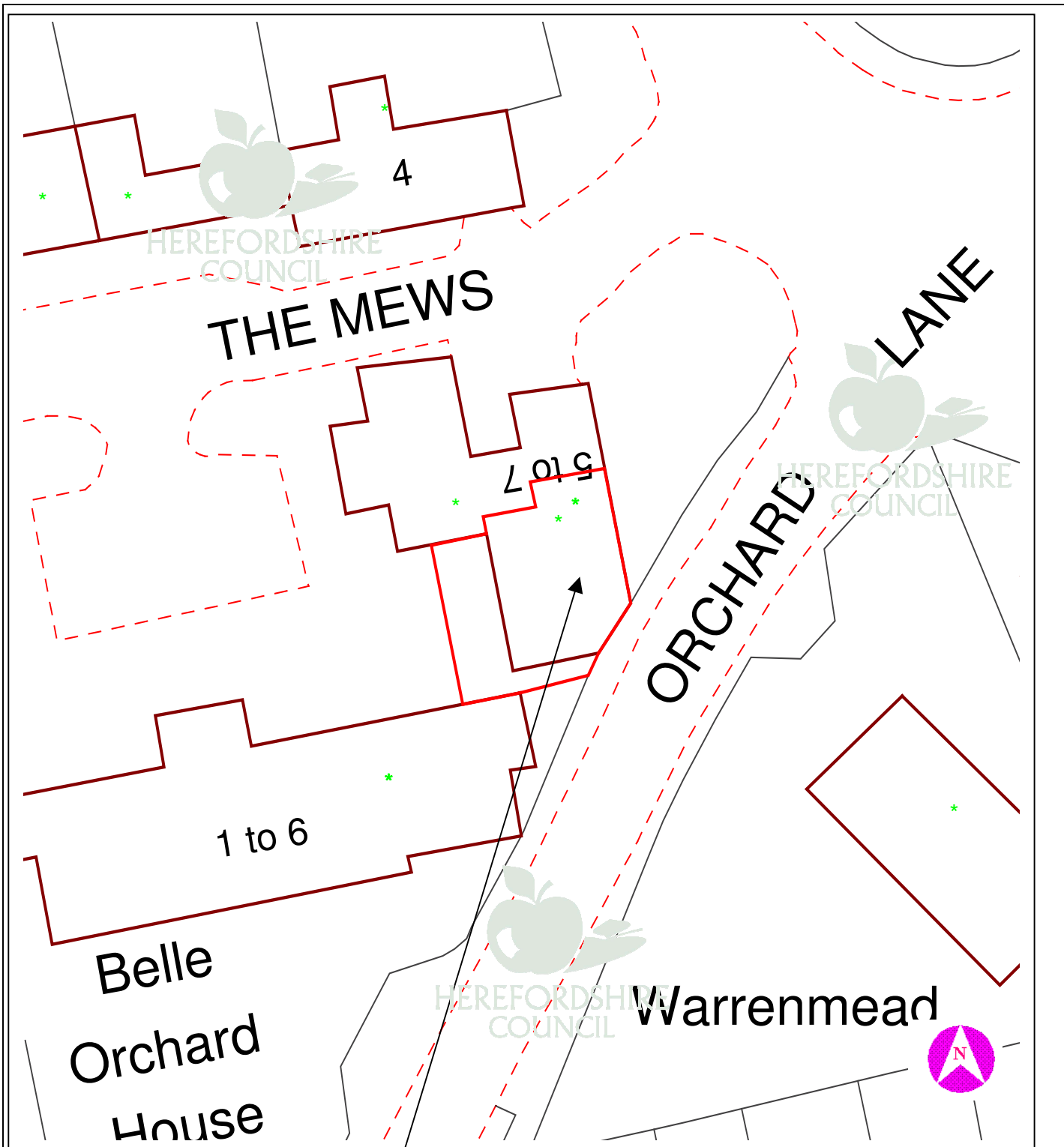
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/1658/F

SCALE : 1 : 328

SITE ADDRESS : 11 The Mews, Orchard Lane, Ledbury, Herefordshire, HR8 1DQ

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