

5 DCCE2007/3249/F - ERECTION OF NINE APARTMENTS WITH ASSOCIATED CAR PARKING AND LANDSCAPING AT HAMPTON GRANGE NURSING HOME, 48-50 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TH

For: Hampton Grange Nursing Home per Foxley Tagg Planning Ltd., Corinth House, 117 Bath Road, Cheltenham, Gloucestershire, GL53 7SL

Date Received: 17th October, 2007 Ward: Tupsley Grid Ref: 52806, 39170

Expiry Date: 12th December, 2007

Local Members: Councillors MD Lloyd-Hayes, AP Taylor and WJ Walling

Introduction

Members undertook a site visit in advance of this Sub-Committee meeting.

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a detached three storey building comprising nine two bed apartments on land adjacent to Hampton Grange Nursing Home, Hampton Park Road. The nursing home is served by a single point of vehicular access from the highway. This northern boundary is defined by a number of mature trees protected under tree preservation orders and a beech hedge. A mature western red cedar hedge forms the western boundary. It is approximately 6 metres tall and provides a dense and evergreen screen between the site and the neighbouring dwelling.
- 1.2 The wider area falls within the Hampton Park Conservation Area and The Grange itself is identified as a locally important building. Typically, development in the area consists of large residential properties set in spacious surrounds, although there is evidence of more intensive, modern development locally.
- 1.3 The site for the proposed apartments is an area of lawn to the west of The Grange, orientated so that the rear elevation would look south over the River Wye. The front and rear of the building is broadly coincidental with those of The Grange. In order to maintain as great a degree of physical separation from The Grange as possible, the building is located 10 metres from the west-facing elevation as close to the western boundary as possible.
- 1.4 The proposal is for a three-storey building, although excavation will result in only a part of the ground floor being visible from the front of the building. The objective of this approach is to reduce the height of the new development relative to The Grange. The internal layout is such that there would be three apartments on each floor. There is a personnel access at the front of the building, from where access to ground floor apartments, the stairs and lift to the upper floors is given. The apartments contain two bedrooms, open plan kitchen, dining and living areas, bathrooms and lockable stores,

large enough for cycles. They range from 91 to 100 square metres. A contemporary design approach has been adopted but the building exhibits the gabled projections apparent at The Grange. The design has been amended to incorporate chimneys in the flank elevations to add some vertical emphasis and architectural definition.

- 1.5 Vehicular access to the nine parking spaces associated with the apartments would be achieved via a new gravelled driveway, although the point of access to serve both the apartments and the nursing home would remain the same. In recognition of the sub-standard visibility splays it is proposed to remove and replace the existing hedgerow on a line where 2.4m x 90m in each direction can be achieved. In order to protect the retained trees on site a no-dig method of driveway construction is proposed, together with temporary protection measures during the construction phase.
- 1.6 Also proposed is a comprehensive overhaul of the existing parking and access arrangements for the nursing home, together with a new landscaping strategy. At present the approach to the nursing home is via a wide tarmac driveway. The existing hardstanding extends well within the root protection areas of protected trees, most notably the imposing Cedar directly in front of The Grange and is considered undesirable. It is proposed to remove the existing parking area and reinstate a large area of green sward beneath the canopy of the Cedar and two other nearby trees. The green sward would then be complimented with planting consistent with the setting. An appropriately proportioned footpath would be retained, which would lead to the front door of The Grange. A new driveway would sweep in on a southeast arc and provide access to a total of 14 parking spaces. A secure cycle store for nursing home employees is also proposed. A travel plan aimed at securing more sustainable transport choices amongst employees has been submitted as part of the application.
- 1.7 Land to the rear of the application site extends down to the River Wye. Its importance in nature conservation terms is recognised by a number of designations. The bank is a Site of Importance for Nature Conservation (SINC). The River Wye Site of Special Scientific Interest (SSSI) and Special Area of Nature Conservation (SAC) are national and international designations which extend onto the site along the southern boundary. As such, the application is accompanied by a Nature Conservation Management Plan, which has the objective of securing the management and enhancement of existing features of nature conservation in order to maintain ecological quality and promote biodiversity in the long-term.
- 1.8 The application is also accompanied by a Planning Statement, a Travel Plan, Landscape Strategy, Ecological Survey and Nature Conservation Management Plan.

2. Policies

2.1 Planning Policy Statements/Guidance:

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing
PPS9	-	Biodiversity and Geological Conservation
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
-----------	---	-------------------------

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR5	-	Planning Obligations
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking
Policy H19	-	Open Spaces Requirements
Policy NC1	-	Biodiversity and Development
Policy NC2	-	Sites of International Importance
Policy NC3	-	Sites of National Importance
Policy NC4	-	Sites of Local Importance
Policy NC5	-	European and Nationally Protected Species
Policy HBA6	-	New Development Within Conservation Areas
Policy HBA8	-	Locally Important Buildings

3. Planning History

- 3.1 HC94/0123PF Extension to existing nursing home to form new bedrooms, dayroom and laundry, including a new fire escape: Refused 28th April, 1994.
- 3.2 HC95/0132PF Extension to existing nursing home to form new bedrooms, dayroom and laundry, including a new fire escape: Approved 5th May, 1995.
- 3.3 CE2000/0698/F Renewal of HC95/0132PF (above): Approved 10th May, 2000.
- 3.4 CE2000/0817/F Alteration to existing nursing home to form 2 no. bedrooms with associated fire escape: Approved 15th June, 2000.
- 3.5 CE2002/2356/F Two-storey extension and relocation of bin store: Approved 30th October, 2002.
- 3.6 CE2003/2592/F Proposed two-storey extension: Approved 1st December, 2003.
- 3.7 CE2006/2075/J Crown lift 2 Common Limes and 1 Beech to approximately 6 metres, fell 1 Cherry, 1 Irish Juniper, 1 Western Red Cedar, 1 group of Ash trees and 1 group of Ash, Cherry and Sycamore trees: Consent granted.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection, but conditions relating to separate drainage and destination of foul and surface water discharges are recommended.

Internal Council Advice

- 4.2 Traffic Manager: No objection. Conditions relating to visibility splays, access and parking construction, site operative parking and cycle storage are recommended.
- 4.3 Conservation Manager (Conservation Areas): No objection. Original concern at the lack of vertical emphasis, particularly in the flank elevations has now been addressed with the introduction of the chimneystacks in the east and west elevations.
- 4.4 Conservation Manager (Ecology): Welcomes the recommendations of the ecological report and Nature Conservation Management Plan and is satisfied that they should deliver ecological enhancement on the site. As part of the slope to the rear of the application site is within a SSSI, it is recommended that the consultant ecologist consult Natural England to ensure that they are also satisfied.
- 4.5 Conservation Manager (Landscapes and Trees): The production of an Arboricultural Constraints report is acknowledged and welcomed. The information has been used to inform the layout of the site using the prescription for Root Protection Areas as described in BS5837: Trees in Relation to Construction, 2005. However, there are instances where 'development' clearly encroaches into these areas, principally in relation to driveway construction and the southwest corner of the building. Conditions are recommended to ensure that adequate measures are taken to ensure the safe retention of the affected trees.

The officer raised a number of concerns surrounding the originally proposed landscaping of the site. This has led to the submission of an amended landscape strategy plan, which has also incorporated the requirement to remove the existing beech hedge to the roadside and replant a replacement back behind the line of the required visibility splay. Moreover, inappropriate parking spaces within the root protection area of the Cedar tree have been removed and various components of the planting and hard landscaping improved to produce a meaningful demarcation between the Edwardian Grange and the proposed development.

5. Representations

- 5.1 Hereford City Council: No objection
- 5.2 Conservation Advisory Panel: The proposal is an acceptable architectural solution although the access for the two uses needs clearer definition.
- 5.3 A total of 13 letters of objection have been received from local residents. The content can be summarised as follows:
- The conservation area is characterised by large Victorian villas. A block of flats could not be considered as complimentary or in keeping with existing development;
 - Only one parking space per dwelling is not acceptable. Spillover parking on the highway would be undesirable and potentially dangerous;
 - The front elevation is a pastiche of the Arts and Crafts style of the nursing home and would not compliment or enhance the setting;
 - It should be questioned as to whether the site would retain sufficient amenities for the prospective inhabitants;
 - Allowing development of this nature will increase the likelihood of future pressure for this style of development within the conservation area;

- The development will increase noise, light and vehicle emission pollution;
- The development will reduce the quality of life enjoyed by nursing home residents by utilising a flat, open recreational area;
- The development should be linked both functionally and physically to the nursing home and used as sheltered housing;
- The housing offered by the development is not affordable to the majority of people;
- There is concern locally at the capacity of the mains foul sewerage;
- The development would obstruct bat flight paths and feeding paths associated with wildlife resident on the river bank;
- An increase in human activity is not compatible with the stated aims of protecting the local wildlife;
- The provision of south-facing balconies would overlook the amenity space of the adjoining dwelling;
- The detailed design, including the roof and window detailing is not compatible with the existing vernacular architecture of the conservation area.

5.4 In response to the objections, the agent has produced a 'rebuttal' to the main areas of concern. The content can be summarised as follows:

- The building is set back a considerable distance from the main road and is surrounded by strong boundaries characterised by dense tree and shrub planting;
- The position of the building has been dictated by the requirement to maintain light into the windows of the nursing home;
- The building is designed to be subservient to the nursing home, but build on and incorporate key characteristics of the nursing home;
- A travel plan for the nursing home seeks to increase the sustainability of travel patterns used by staff, residents and visitors;
- The provision of one space per unit is as per national guidance and will act to discourage car use;
- The development contributes further to sustainable transport initiatives by offering to contribute 1,465/unit for expenditure on sustainable transport initiatives in the area;
- The removal and replacement of the existing road fronting hedgerow will enable the provision of the required visibility splay 2.4m x 90m;
- Although covered by various nature conservation designations the area edged in blue on the site plan is in need of management and improvement, which will, according to the ecology report, "enhance the diversity of the site." The management plan will be fully adhered to as a result of its inclusion within the draft Unilateral Agreement.

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. Officer's Appraisal

6.1 The application raises several important material considerations. In summary these are as follows:

1. The principle of development having regard to the conservation area designation and proximity to a locally important building – Hampton Grange Nursing Home;
2. An assessment of the density, scale and detailed design relative to the architectural vernacular of the conservation area;
3. An assessment of the vehicular access, parking and travel plan arrangements;

4. An assessment of the impact of the development upon the local landscape, having regard to the proposed landscaping strategy;
5. The ecological management of the 'blue' land;
6. Planning obligations.

The Principle of Development within the Conservation Area

- 6.2 The site is located within the Hampton Park conservation area. The nursing home represents a good example of the type of building that is characteristic of the conservation area – a large Victorian house set in spacious, architecturally landscaped surrounds. The legislative background regarding new development within conservation areas is contained within The Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Act ensures that “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.” Case law has subsequently established that preservation is the equivalent of not causing harm to either character or appearance.
- 6.3 The Conservation Manager has expressed no objection to the principle of development at this location and is satisfied that the development will meet the statutory test as well as conforming to policies HBA6 (new development in conservation areas) and HBA7 (locally important buildings) of the Herefordshire Unitary Development Plan. No concern is expressed at the relative density of the proposal and the steps taken to promote the pre-eminence of the nursing home are considered successful. It should also be borne in mind that the building would be set back approximately 30 metres from the road to the north and that mature planting acts to provide an effective screen, even during the winter months.
- 6.4 Finally, consultation with the Commission for Social Care Inspection (the body responsible for regulating care homes) has confirmed that there is no minimum open space standard for nursing homes. Consequently it is considered that there is no sustainable objection to the loss of outdoor amenity space associated with the nursing home. The principle of residential development at this location is therefore acceptable.

Density, Scale and Detailed Design

- 6.5 The majority of the objection letters question the appropriateness of a block of apartments in this location, particularly when considering the wider characteristics of the conservation area. It is true to say that the development would represent a more intensive use of the site than an equivalent single dwelling. However, the development does represent a residential use within a wider residential context and policy H1 of the Unitary Development Plan requires that residential development should be directed to land within these areas. This aspect of compatibility cannot be queried. Moreover, the density of the development should not be considered in isolation or as a solitary reason for withholding permission. Planning should also be concerned with the appropriateness of the design, layout, parking, landscaping, impact upon amenity and other criteria set out under policy H13 (sustainable residential design) as well as ensuring the most efficient use of land is promoted.
- 6.6 In respect of the scale of the proposal, pre-application discussion resulted in the reduction in both the size, number of units and proximity to The Grange. The effect has been to produce a building that has greater physical separation from The Grange and this perception will be further enhanced by the major revisions to the landscaping of the site. The overall height of 9 metres is offset by the fact that 1.4m will be below

ground level when viewed from the north. The eaves height of the building is lower than that of The Grange, which also helps reinforce the impression that this is a subservient structure. In plan form the majority of the roof is flat, although the perception from the front and rear will be of a hipped roof. The flat area does provide ample opportunity for the introduction of solar panels as demonstrated on the architectural drawings.

- 6.7 The design is contemporary with key references drawn from the architectural form of The Grange. Most notable is the inclusion of projecting gables and chimneys. As mentioned above the Conservation Manager has no objection to the design and recommends the application for approval.

Vehicular Access and Parking

- 6.8 The use of the existing vehicular access from Hampton Park Road requires a significant improvement to the visibility splays. At present visibility is only 23 metres to the nearside kerb in each direction. The minimum requirement is 2.4m x 90m and this necessitates the removal of the existing predominantly beech hedge. Hedgerows are not protected under Tree Preservation Orders or Conservation Area legislation. As such, there would be little to prevent the removal of the hedgerow in question. However, the applicant is prepared to replant a beech hedge behind the line of the required visibility splay, which will ensure continuation of the screening referred to above. The work will represent a major improvement in safety terms both for the prospective inhabitants of the apartments and residents, staff and visitors to the nursing home. This improvement has satisfied the concern of the Traffic Manager.
- 6.9 Parking for the apartments is directly in front of the building. This location has been dictated by the desire to not put down hardstanding within the root protection areas of protected trees along the site frontage.
- 6.10 It is acknowledged that the provision of one space per unit is a minimum requirement. However, it is increasingly common for constrained provision to be used as a tool to persuade people to travel by means other than the private car. In conclusion, the officer is not convinced that a refusal could be sustained on the premise that one space per dwelling is insufficient, particularly given the proximity of the site to a bus route.
- 6.11 The relocation of the nursing home parking, including the removal of a large, unsightly storage shed is considered to represent a major visual enhancement of the site and helps restore the architectural landscaping to the front of The Grange. The result will be more reminiscent of the original layout than the existing tarmac drive and parking area, which mars the front elevation. This is also the element that is most prominent from the public realm, being directly in line with the vehicular access.

Landscaping and Protected Trees

- 6.12 The landscaping proposals have been revised in accordance with the input of the Conservation Manager. Specifically the transition and demarcation between the proposal site and The Grange have been reinforced.
- 6.13 Notwithstanding the content of the landscape strategy statement it is still considered essential to impose a condition requiring pre-commencement agreement of specific tree protection measures and the no-dig technique to be employed within the root

protection areas during the construction phase. A condition is also recommended regarding the exportation of excavated material. Depositing this material on site is not recommended in view of the impact that compaction could have upon the root systems of trees on site.

Ecological Enhancement and Continued Management of the 'Blue Land' – The Slope to the Rear of the Application Site

- 6.14 The development as proposed offers a significant opportunity to enter into a binding agreement with the developer to ensure that the land to the south of the application site – the slope down to the bank of the river – is managed effectively with a view to improving the biodiversity value. The Conservation Manager is satisfied that the comprehensive Nature Conservation Management plan will be effective and the enhancement of this area is a welcome element of the proposals.

Planning Obligations

- 6.15 During negotiation of the scheme agreement has been reached with the developer to make contributions via a unilateral agreement to education, open space and sustainable transport initiatives. The total equates to £36,855 and is payable prior to the first occupation of the development. The draft heads of terms is appended to this report. In summary the contributions disaggregate as follows:

Education:	£2,000 per unit
Public open space:	£630 per unit
Sustainable transport initiatives:	£1, 465 per unit.
Total	£4,095 per unit

- 6.16 All of the contributions are in line with the most recent draft supplementary planning document on planning contribution levels. The education contribution is justified on the basis of the acknowledged capacity shortfalls, infrastructure and facilities at both Hampton Dene Primary School and The Bishop of Hereford's Bluecoat School. The public open space contribution would be utilised in the improvement of the existing Wellington Place play area, whilst there are various viable sustainable transport initiatives in the locality.

Summary and Conclusions

- 6.17 The application site is within the Hereford city boundary and within an established residential area, where the principle of development is acceptable. However, the location within the Hampton Park Conservation Area and in such proximity to the nursing home – a locally important building – is also recognised.
- 6.18 Notwithstanding these constraints, officers consider the development, together with the review of the existing parking, access and landscaping at the nursing home an acceptable approach that will preserve the character and appearance of the conservation area and offer benefits to the acknowledged ecological designations to the south of the development site.
- 6.19 The application is therefore recommended for approval subject to conditions and the completion of a Section 106 agreement as per paragraph 6.16 (above).

RECOMMENDATION

1) The Legal Practice Manager be authorised to complete a planning obligation under Section 106 of The Town and Country Planning Act 1990 in accordance with the Heads of Terms appended to this report and incorporating any additional matters he considers appropriate.

2) Upon completion of the aforementioned planning obligation that officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any further 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. A09 (Amended plans).

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

3. B01 (Samples of external materials).

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

4. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

5. No surplus excavated top or sub soil shall be spread or deposited within the application site, but shall be disposed of carefully in accordance with a method statement that has first been submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the health of protected trees on the site in accordance with Policy LA5 of the Herefordshire Unitary Development Plan 2007.

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. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 90 metres in each direction along the nearside edge of the adjoining carriageway as per amended plan 2007-526/Sk003 Rev A. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

8. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

9. 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.

10. H27 (Parking for site operatives).

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

11. H29 (Secure covered cycle parking provision).

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

12. H30 (Travel plans).

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

13. In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority. All tree works shall be carried out in accordance with BS3998.**
- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.**

Reason: To ensure proper care and maintenance of trees.

14. No works or development shall take place or materials, plant or equipment brought on to site until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the local planning authority. This scheme shall include:

- a) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.**

- b) The details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
- c) A schedule of tree works for all the retained trees in paragraph (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
- d) The details and positions shown on the plan at paragraph (a) above of the Ground Protection Zones (section 9.3 of BS5837).
- e) The details and positions (shown on the plan at paragraph (a) above of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected to the satisfaction of the local planning authority prior to each construction phase commencing and remain in place and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- f) The details and positions (shown on the plan at paragraph (a) above of the Construction Exclusion Zones (section 9 of BS5837).
- g) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- h) The details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- i) The details of tree protection measures for the hard landscaping phase (section 13 and 14 of BS5837).
- j) The timing of the various phases of the works or development in the context of the tree protection measures.

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

15. A hedgerow shall be planted in replacement of the roadside hedgerow to be removed in accordance with details to be submitted to and agreed in writing by the local planning authority. Submitted details shall include clarification of plant species, age, number and location. Planting should take place within the first available planting season. Any plants, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Plants failing more than once shall continue to be replaced on an annual basis until the end of the five year defects period.

Reason: To protect the visual amenities of the Conservation Area.

- 16. Foul water and surface water discharges shall be drained separately from the site.

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

- 17. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the local planning authority.

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.

- 18. Land drainage run-off shall not be permitted to discharge, either directly or indirectly into the public sewerage system.

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

- 19. The development shall be occupied in accordance with the Travel Plan (Foxley Tagg Planning Ltd, October 2007) submitted as part of the planning application.

Reason: To ensure the promotion of sustainable modes of transport.

Informatives:

- 1. HN01 - Mud on highway.
- 2. HN04 - Private apparatus within highway.
- 3. HN05 - Works within the highway.
- 4. N02 - Section 106 Obligation.
- 5. N19 - Avoidance of doubt.
- 6. N15 - Reason(s) for the Grant of PP/LBC/CAC.

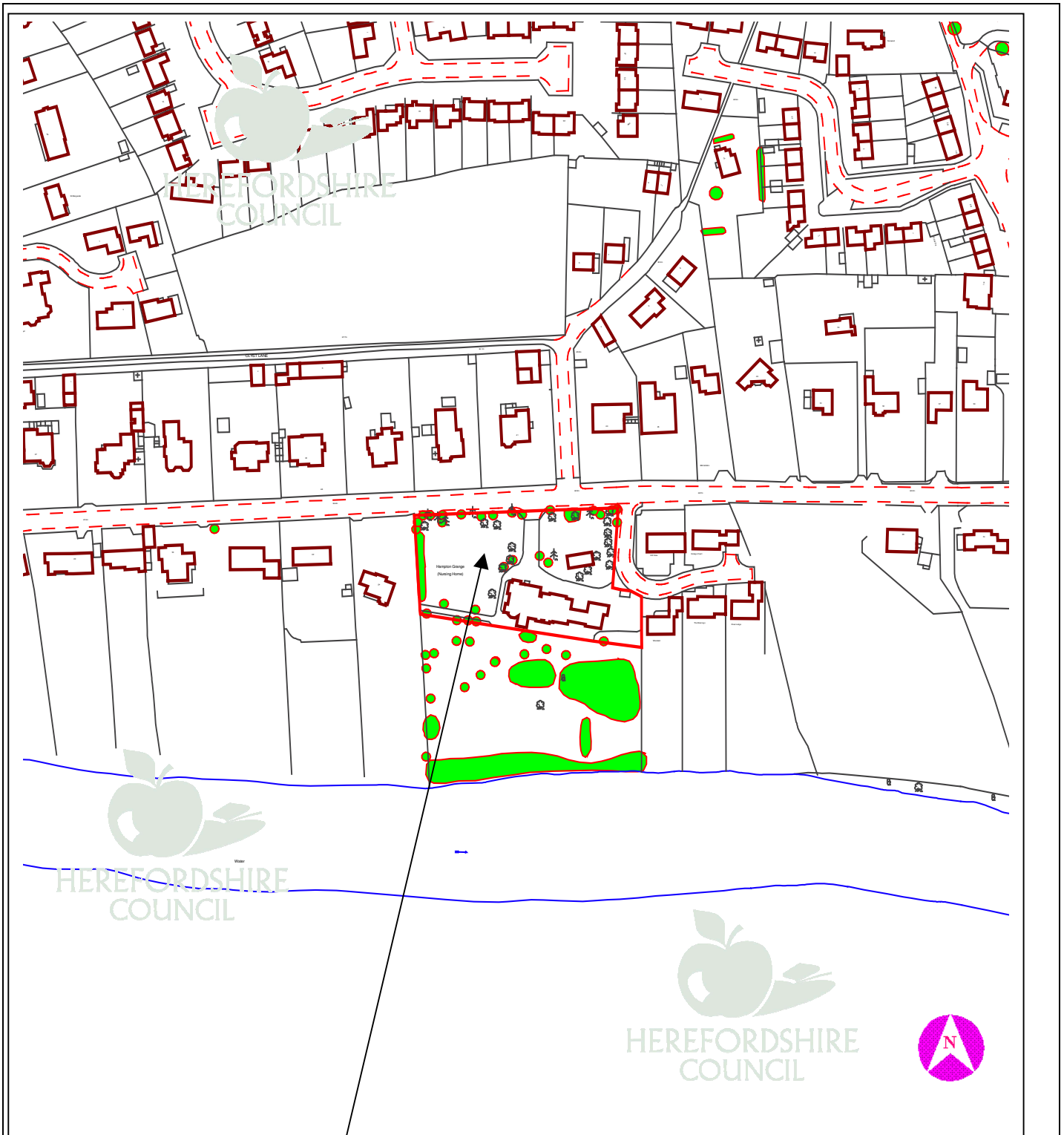
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCCE2007/3249/F

SCALE : 1 : 2500

SITE ADDRESS : Hampton Grange Nursing Home, 48-50 Hampton Park Road, Hereford, Herefordshire, HR1 1TH

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

HEADS OF TERMS
Proposed Planning Obligation Agreement
Section 106 Town and Country Planning Act 1990

Planning Application – DCCE2007/3249/F

- Residential development of nine apartments with associated car parking and landscaping at Hampton Grange Nursing Home, 48-50 Hampton Park Road, Hereford HR1 1TH

- 1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £5,670 (in accordance with the Sport England Sport Facility Calculator) for enhancement of existing sports facilities in the locality of the application site, which sum shall be paid on or before the commencement of the residential development.

- 2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £1,465 per residential unit, being a total of £13,185 for improved transport infrastructure in the locality of the application site and the promotion of sustainable means of transport, which sum shall be paid on or before the commencement of development.

- 3. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £18,000 (ratio of £2,000 per two bed unit) to provide enhanced educational infrastructure/facilities for Hampton Dene Primary School and The Bishop of Hereford's Bluecoat School which sum shall be paid on or before the commencement of the development.

- 4. The ecology and biodiversity of the land to the south of the application site (as edged in blue on plan...) shall be managed in accordance with the recommendations of Betts Estates Nature Conservation Management Plan for Hampton Grange Nursing Home dated October 2007.

(Monitoring to be subject to agreement between the parties)