

9A DCCE2008/0004/F - REDEVELOPMENT OF THE CATHEDRAL CLOSE WITH NEW LANDSCAPE PROPOSALS, LIGHTING, SEATING, PATHS, FENCES, RAILINGS AND GATES. THE CATHEDRAL CLOSE, HEREFORD, HEREFORDSHIRE, HR1 2NG

For: Hereford Cathedral Chapter, Robert Kilgour & Assoc, 4 Park Lane, Bewdley, Worcestershire, DY12 2EL

9B DCCE2008/0011/L - ERECTION OF NEW PIERS, RAILINGS AND GATES AT NOS. 1 & 2 CATHEDRAL CLOSE, RELOCATION OF CASTLE STREET GATE PIER. NEW GATE TO COLLEGE CLOISTERS, REPAIR OF THE CATHEDRAL BARN AT CATHEDRAL CLOSE, HEREFORD, HR1 2NG

For: Hereford Cathedral Chapter, Robert Kilgour & Assoc, 4 Park Lane, Bewdley, Worcestershire, DY12 2EL

Date Received: 2nd January, 2008 **Ward: Central**

Grid Ref: 51012, 39766

Expiry Date: 27th February, 2008

Local Member: Councillor MAF Hubbard

1. Site Description and Proposal

- 1.1 The applications seek planning permission and listed building consent for wide ranging redevelopment of Cathedral Close, including a comprehensive overhaul of the landscaping, lighting, seating, paths, fences, railings and gates. The applications are relevant to the wider setting of this part of the city centre and specifically the Cathedral, Nos. 1 & 2 Cathedral Close, The Lady Arbour and St. Johns Quad.
- 1.2 The application site extends to 1.1 hectares and includes the Cathedral, the open space to the north (bound by the Zimmerman Building and Nos. 1 & 2 Cathedral Close), the east and west (Castle Street and Broad Street respectively) and The Lady Arbour and St. Johns Quad (south of the Cathedral). The Cathedral Close is widely acknowledged as the foremost public open space in the city. It has, however, suffered from both heavy use and a lack of maintenance to the extent that surfaces have become degraded, the space has become poorly defined and the visual quality is as a result disappointing.

- 1.3 The design and access statement submitted with the applications states that the aim of the project is to "cement the role of the Close as a tranquil and contemplative public space in the city and at the heart of the rural community, linking various areas of the city and enhancing the setting of the Cathedral." The statement goes on to say that this will be carried out by:
1. Improving the definition of the Close and the spaces within it;
 2. Controlling vehicle access and parking;
 3. Improving the visual qualities of the space;
 4. Creating more opportunities for sitting and informal use of the open spaces;
 5. Improving disabled access, lighting, signage and providing CCTV.
- 1.4 The historical context analysis explains that the Close was the general burial ground for Hereford from the twelfth century and was enclosed in the late 14th century to prevent theft and secret burials. The site is within the Area of Archaeological Importance and the Central Conservation Area. The Cathedral is Grade I listed and all of the buildings surrounding the site (with the exception of the former telephone exchange) are listed. All work proposed also requires the consent of the Cathedrals Fabric Commission for England and the Diocesan Advisory Committee (for works in a closed burial).
- 1.5 The existing layout is little changed from the nineteenth century with the northern space set out in a wide lawn, framed by mature lime trees to the north and east (many of these are subject to Tree Preservation Orders). Tarmac paths bisect the space and comparison with nineteenth century plans indicates that these paths have widened over time.
- 1.6 One of the principal motives behind the current proposals is the improvement of the layout and surfacing materials in a bid to create a unified and high quality landscape. It is proposed that surfacing materials be completely overhauled throughout the close with the removal of the existing tarmac paths and replacement with a tar 'spray and chip' surface. In conjunction path widths will be narrowed set into the ground with a raised kerb on either side. In the northern close the paths would be realigned to improve pedestrian movement and a new paved entrance and gathering place is proposed outside the northern Booth porch. It is proposed that a border of trees be reinstated around the three sides of the northern close with seating interspersed beneath them. Lighting would be provided along pedestrian routes. Within this area a single Common Lime tree would be removed from in front of the Mason's Yard, although four semi-mature trees would be planted to fill existing gaps where trees lining the north road have failed.
- 1.7 It is also proposed to relocate the Elgar statue to the northeast corner of the northern close, planting a tree on the existing site. The Design and Access Statement states that under the proposals relocation is necessary as otherwise the statue would be stranded in a grassed area once the northern road has been narrowed.
- 1.8 The foreground at the west end of the Cathedral is currently formed by a lawn, tarmac area and planting. It is proposed that this be replaced with a new paved space with seats to be used as a semi-public space and an area for congregating when the west doors are in use. This space would incorporate new seating, lighting and artwork. Railings are proposed to the three entrance recesses at the west end in an attempt to reduce anti-social behaviour.

- 1.9 It is also proposed to reinstate cast iron railings along the Broad Street/ Palace Yard perimeter. The Design and Access Statement identifies the rationale for the reinstatement of the railings as being the enclosure of the space and improvement to the definition of the Close as a whole. The entrance outside the Knight Frank building would be defined with cast iron piers but without gates, to allow for ease of pedestrian access. New cast iron gate piers are proposed to "define and frame" the entrances from Church Street and St. John Street. The primary piers would follow the proportions of the Cathedral tower in height and width. No gates are proposed to the perimeter of the Close to assist in the free movement of pedestrian traffic. The Design and Access Statement refers to the existence of railings in the early part of the 20th Century. The Castle Street gates will be retained and adjusted to allow better access for vehicles for vehicles. The pedestrian entrances on either side will be retained.
- 1.10 It is proposed to redesign the landscape within the Lady Arbour Cloister (south of the Cathedral) and create what is described as a contemplative garden, incorporating new paths, seating, planting and routes through and around the space. A stone paved path will cater for the route into the Cathedral with an outer gravel path creating a circular walk alongside the planting. Seats would be provided in the south facing niches between the Cathedral buttresses. It is proposed to remove and replace the existing black Mulberry tree.
- 1.11 In the St. John's Quad the condition of the existing surfacing is particularly poor. It is proposed to resurface this area with a tar 'spray and chip' surface with stone setts used to define the area. Parking at the Castle Street entrance would be reorganised with spaces parallel to the paths edge. The existing oak tree would be replaced by three sweet gums, which are considered appropriate specimens for the area.
- 1.12 The redevelopment of the Close in terms of both hard and soft landscaping would be carried out in conjunction with a new regime for vehicle management. The Castle Street entrance, controlled by automatic retractable bollards, would allow access and egress on a daily basis. Restricted access would be allowed via St. John Street and Broad Street. Manual bollards are proposed to the two western entrances, which would allow access for outside broadcast and emergency vehicles.
- 1.13 The scheme also provides for the replacement of buildings in the Mason's Yard. Two structures are proposed. The smaller building to the east would be open, yet covered, to allow for visual access to passing visitors. The second larger building would have three open bays to the close, which could be closed at night. The buildings would be constructed of green oak and the existing picket fencing replaced with a cleft chestnut fence.
- 1.14 One of the key components of the listed building application is the grade II* Cathedral Barn at the northeast corner of the Close. It is proposed that the barn be used as a reception for educational visits and storage. Extensive repairs are necessary to the timber frame. Originally it was proposed to re-clad the southern elevation in timber boarded, as exists. It has subsequently been decided that wattle and daub infill panels would be more appropriate.
- 1.15 An Art Strategy is also described. A single artistic theme would link the three distinct areas i.e. the northern Close, the west end and The Lady Arbour garden. It is envisaged that the theme would centre upon the 'Mappa Mundi' with the artistic interpretation within the Close being expressed in terms of its existence in the past, present and future. Essentially, artistic expression would take place through two-

dimensional work engraved into the ground or kerbs within the north Close and west front. Within the Lady Arbour garden a centrally located three-dimensional piece of artwork combining three elements of peace, water and world is proposed.

- 1.16 The Design and Access Statement confirms that all surfaces will be appropriate for use by wheelchairs, pushchairs and the ambulant disabled.

2. Policies

2.1 Planning Policy Statements:

- PPG15 - Planning and the historic environment
- PPG16 - Archaeology and planning

2.2 Herefordshire Unitary Development Plan:

- S2 - Development requirements
- S7 - Natural and historic heritage
- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- LA5 - Protection of trees, woodlands and hedgerows
- LA6 - Landscaping schemes
- HBA1 - Alterations and extensions to listed buildings
- HBA4 - Setting of listed buildings
- HBA6 - New development within conservation areas
- ARCH1 - Archaeological assessments and field evaluations
- ARCH2 - Foundation design and mitigation for urban sites
- ARCH6 - Recording of archaeological remains
- ARCH7 - Hereford Area of Archaeological Importance
- T6 - Walking
- T7 - Cycling
- W3 - Waste transportation and handling

3. Planning History

- 3.1 DCCE2004/1331/F - Erection of a statue of Sir Edward Elgar: Approved with conditions 7th June, 2004.
- 3.2 DCCE2005/2942/L - CCTV security camera attached to no.1 Cathedral Close to overlook the Elgar Statue: Approved with conditions 13th October, 2005.

4. Consultation Summary

The following comments apply to both the planning and listed building applications.

Statutory Consultations

- 4.1 English Heritage: In the original response English Heritage expressed support for the project in principle, but advised that further archaeological information is required and that discussion should continue on the most appropriate form of treatment for the Cathedral Barn. The following is a direct quote.

"This scheme has the potential to give the Cathedral Church and its remarkable ancillary building a worthier setting, and to enhance the contribution the Cathedral Close makes to the quality and character of this fine historic city. The scheme promises to help people understand, enjoy and cherish this historic place."

English Heritage also expressed concern regarding the dominance of car parking within St. John's quad and to the west of Castle Street gates. The proposals to the west front are also scrutinized. It is concluded that the proposals give too much emphasis to the aisle doors rather than the main West Door.

English Heritage has subsequently been consulted on revised proposals for the Cathedral Barn. A formal response was not available at the time of writing.

- 4.2 Environment Agency: No objections. There are no works that would create a significant impact upon the functional floodplain.

Internal Council Advice

4.3 **Conservation Manager (Listed Buildings and Conservation Areas):**

Expresses strong support for the scheme and recommend approval. "We believe that it would be a major enhancement of the area, improve the listed buildings and their setting and restore one of the finest civic spaces in the city to a high standard. The designs and materials have been carefully contemplated and are appropriate and in keeping with the character of the historic environment. The landscaping would also provide a major enhancement, hopefully restoring the feel of the cloister area, inserting appropriate paths, which would sit more comfortably with the buildings, and opening up views across the close with the removal of the Lime tree. The rationalisation of the car parking would make a vast improvement to the approach to the Cathedral, in particular from Castle Street."

Concern was expressed at the treatment of the Cathedral Barn, which is described above now involves the introduction of wattle and daub infill panels, rather than weather boarding.

4.4 **Conservation Manager (Archaeology):**

The site forms the hub of the statutorily designated Hereford Area of Archaeological Importance and contains a wide range of exceptionally important archaeological remains and features. The Close was formally enclosed as a burial ground in the fourteenth century, but is known to contain very numerous human remains dating to well before this. During the construction of the Mappa Mundi building in 1993, a nationally important assemblage of more than one thousand burials dating to the Saxon period was encountered.

- 4.5 In light of the above the officer has expressed concern at the general level of information submitted as an archaeological assessment and evaluation, although on balance it is considered appropriate in light of the amount of data that already exists in relation to the Close - it is also acknowledged that more investigative trial trenches may be more damaging.

- 4.6 However, given the sensitivity of the site, the officer considers that there is inadequate information about the methodology (and hence level of disturbance) of the proposed ground works. A full and detailed method statement is required in order that the authority can properly assess and determine the likely level of ground disturbance.

- 4.7 The officer concludes that assuming the ground impact is eventually deemed as acceptable in principle, it is likely that the proposal would be considered acceptable in full, subject to the imposition of suitable conditions.
- 4.8 A detailed methodology, including indications of the level of ground disturbance, has been requested from the agent. A verbal update will be provided as appropriate at the Sub-Committee meeting.
- 4.9 **Conservation Manager (Landscapes):**
The significance of Cathedral Close as the most important public open space in the city is recognised. The Close is considered to be in a poor condition, with any previous design intentions degraded and eroded. The opportunity to refresh the space is welcomed and in general the proposals will result in a far more coherent and high quality space. Of particular value is the proposal to introduce a common standard of surfacing and edge treatment (kerb) throughout the Close, defining circulation routes and separating them from grassed areas popular for rest and reflection.
- 4.10 Although acknowledged as being contrary to policy LA5 (Protection of trees, woodlands and hedgerows) at face value, the officer considers that the removal of the Lime tree to the north of the 'masons yard' can be justified. This is on the basis that the proposals refer to historic evidence to inform the objectives. In this case, the tree proposed for removal represents the most recent and possibly the least significant layer of development. Compensation for this loss is provided by the introduction of four trees to the north and east of the Close, thereby reinstating the planting pattern evident from the mid-eighteenth century.
- 4.11 The scheme also proposes the removal of a small oak in St. John's quad. The tree is in sub-optimal condition. Again the proposal to remove a protected tree can be justified, in the officer's opinion, through the proposed replacement planting. The officer welcomes the formal landscaping to the front of Nos. 1 and 2 Cathedral Close. Again this draws heavily upon historic precedent.
- 4.12 The landscaping to the Lady Arbour Cloister draws heavily upon historic landscape and gardening principals and is acceptable. One area of concern surrounds whether the black Mulberry can in fact be relocated or whether a replacement specimen is more realistic.
- 4.13 Generally the 'hard landscaping' and street furniture proposed for the site is acceptable and contributes to the cohesiveness of the scheme. The benches interspersed with the trees along the northern road are considered a sensitive and complementary solution to public seating. The officer considers the relocation of the Elgar statue to contribute to the rationalisations of the space.
- 4.14 The officer recommends approval subject to detailed specifications being provided for the proposed planting and its ongoing maintenance and the translocation of the Mulberry in the Lady Arbour Cloister. The relocation/replacement of the black Mulberry tree is still under review.
- 4.15 **Principal Planning Officer (Minerals and Waste):**
No objection, although a site waste management plan is recommended in order to take account of waste arising from the landscaping and tree removal/relocation.
- 4.16 **Traffic Manager:**

Expresses concern at the narrowing of the paths, particularly as sinking them below grass level will make it more difficult for pedestrians to 'spill' onto the grass areas at times of peak flow. Concern is also expressed at the level of cycle parking provision, the narrowing effect of the railings in front of Nos. 1 & 2 Cathedral Close and the loss of informal seating along Broad Street with the introduction of the railing. The width between the automated and manual bollards is also considered too narrow. The Traffic Manager considers it likely that the railings along Broad Street will be used as informal cycle parking in the absence of specific provision for visitors.

- 4.17 In response to the cycle parking issue, the architect has confirmed that the parking space closest to the College Cloisters entrance will be converted to cycle parking. The architect has also given an undertaking that bollard widths will be increased to the minimum 1.2m widths as required by the DfT publication "Inclusive Mobility Guidance."

5. Representations

- 5.1 Hereford City Council: Has no objection to either the planning or listed building consent application.

- 5.2 A total of 5 letters of objection have been received. The key issues can be summarised as follows:

- Why spoil the unfettered views of the Cathedral across the Close with the introduction of iron railings? Could the money not be better spent elsewhere?
- There has been inadequate consultation regarding the proposals with the biggest user group - pedestrians and tourists;
- There have been queries concerning the status of the routes across the Close and whether they constitute Public Rights of Way. The denial of the existence of the general public's right to cross this space is indicative of the Chapter's attitude toward the common man;
- A 'tar spray and chip' gravel dressing applied to a tarmac base will be no less municipal than the existing tarmac;
- The artistic element of the proposal has the potential to produce something banal - a tasteless advertisement for the Mappa Mundi;
- The treatment of the south elevation of the Cathedral Barn (as originally proposed) is bland - the proposal has now been amended in this respect;
- The introduction of gates to the north porch and west front will render the Cathedral out of bounds to those who need refuge at night;
- The scheme does not appear to take sufficient account of cyclists, although it is acknowledged that cycling is technically not allowed within the Close. It would seem possible to link the Broad Street cycle route around the north side of the Close to Church Street and Castle Street.

- 5.3 Conservation Advisory Panel: The landscape proposals are very good with use of contemporary street furniture. The domestic enclosures are acceptable. Members voiced concern at the scale of the fence on Broad Street - this should be an open urban space - and queried the justification for this intervention. The Mason's Yard would benefit from review, with more imaginative designs for the buildings. There is a lost opportunity for the removal of car parking.

- 5.4 Although not in direct response to the planning application, the local planning authority has been made aware of correspondence from the Elgar in Hereford Group concerning the relocation of the Elgar statue. The Group is strongly of the opinion that the

optimum solution would be to leave the statue in its present location. However, there is an acceptance that there was a condition upon the original placing of the statue that it might have to be relocated. The Group expresses reservation at the proposal to remove the plinth and the Lime tree.

- 5.5 The Cathedral Close redevelopment proposals have also been presented to the Cathedrals Fabric Commission. The Commission approved the application with the exception of that part which relates to the refurbishment of the Cathedral Barn, on which a decision was deferred. This is indicative of the ongoing negotiations surrounding the treatment of the Barn. Approval was subject to a number of conditions requiring the prior approval of the Commission on a number of issues involving lighting, treatment of remains etc. These conditions are similar to planning conditions in content.
- 5.6 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 applications for planning permission and listed building consent involve major works to the Cathedral Close, which is commonly regarded as the most important public open space in the city. The site forms an integral part of the Central Conservation Area, is framed by nationally significant listed buildings and is also perhaps the most important element of the Area of Archaeological Importance. It is also an important means of access across the city, with heavy pedestrian and cycle use by people wishing to cross the city from Castle Street/John Street in the east to Broad Street to the west and vice versa.
- 6.2 Given the wide-ranging scope of the proposals there is a similarly wide planning policy context. Strategic policies S2 (Development requirements) and S7 (Natural and historic heritage) are relevant. Policy S2 is a criteria based policy requiring a high standard of design and layout which 'respects the townscape, landscape, ecological and historic character of the area.' Policy S7 requires the protection, restoration or where possible the enhancement of the County's historic heritage, including archaeology, buildings and area of historic or architectural importance. National guidance is bound up in PPG15 (Planning and the historic environment) and PPG16 (Archaeology and Planning).
- 6.3 More specifically, policies concerned with new development within Conservation Areas (HBA6) and alterations and extensions to listed buildings (HBA1) are also relevant. In respect of development affecting Conservation Areas it is a statutory requirement that 'special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.' Similar duties exist in relation to the setting of listed buildings.
- 6.4 It is considered that the key issues in the determination of this application are as follows:
- The impact of the proposals upon the Conservation Area and the setting of the Cathedral and associated listed buildings, including the wider public realm;
 - The impact of the proposals upon the Area of Archaeological Importance;
 - The impact of the proposals upon the movement of people and traffic within the Close.

Impact of the proposals upon the Conservation Area and setting of the Cathedral and associated listed buildings

- 6.5 Members will note that English Heritage express the view that the 'scheme has the potential to give the Cathedral Church and its remarkable ancillary building a worthier setting, and to enhance the contribution the Cathedral Close makes to the quality and character of this fine historic city.' Their advice is subject to caveats concerning the archaeological interest of the site, parking and the treatment of the exterior of the Cathedral Barn. These are all issues that are subject of ongoing discourse.
- 6.6 The Conservation Manager expresses strong support for the proposals, considering that the scheme would enhance the area, improve the listed buildings and their setting and restore one of the finest civic spaces in the city to a high standard. Implicit within this comment is that the detail of the proposal is also acceptable. Whilst it is acknowledged that objectors have queried the rationale for reinstating iron railings to the Broad Street and Palace Yard boundaries, there is strong support for this element from both English Heritage and the Conservation Manager. This element draws heavily upon the historic context and would be a key component in elevating the status of this area and redefining the 'sacred and the secular.' The height of a typical rail is 2.7m, whilst the main piers at the west front are 3.4m. This scale is considered appropriate given the proportions of the Cathedral. Concern has been expressed at the disruption to views across the Close and towards the Cathedral, although the railing design does incorporate wider spacing between the rails where commensurate with eye level to allow views through.
- 6.7 The Conservation Manager is satisfied that the detailed designs and materials have been carefully contemplated and are appropriate and in keeping with the character of the historic environment. It is also considered that the landscaping would also provide a major enhancement, restoring the feel of the Lady Arbour cloister area in particular. At present this area is particularly disappointing and the proposals would be successful in restoring it.
- 6.8 It is considered that the relocation of the Elgar statue would help to rationalise the space, particularly as this would enable the introduction of a further tree to help redefine the historic tree planting pattern around the northern Close.
- 6.9 The treatment of the Cathedral Barn has been subject to negotiation. Originally it was proposed to weatherboard the southern elevation. Discussion between the applicant, Conservation Section and English Heritage has informed the revised approach, which incorporates the introduction of wattle and daub infill panels. English Heritage has confirmed its support of this amendment and the general principle of the work, which would bring the Barn back into beneficial use. The precise scope of restorative works will be governed by condition.
- 6.10 The buildings within the Mason's Yard would be of oak frame construction with cedar shingle roof. The smaller of the two buildings would be entirely open to allow visitors and passing pedestrians visual interaction with the process. The larger of the buildings would have a covered canopy at the front to allow likewise. The proposed buildings are broadly commensurate with the existing in terms of footprint, although at 3.8m, the larger building is 70cm taller than the existing workshop. Overall the redevelopment of the Mason's Yard is considered to benefit the appearance of the area without adding an undesired air of permanence.

- 6.11 Elsewhere trees are only being removed where they are in poor condition or where their removal is required to facilitate enhancement works. However compensation planting is proposed in some instances on a 4:1 ratio. The principle of the tree removal and new planting also has the support of the Landscape Officer.
- 6.12 As a qualitative assessment it is considered that the proposal would enhance and restore the Close and provide the Cathedral with a worthier and more appropriate setting than presently exists. Accordingly the scheme is considered to enhance the character and appearance of this part of the Conservation Area and the setting of the respective listed buildings in accordance with policies HBA1 and HBA6 of the Unitary Development Plan.

The impact of the proposals upon the Area of Archaeological Importance

- 6.13 The scheme, through ground works, will have an impact upon the statutorily designated Area of Archaeological Importance. Policy ARCH7 of the Unitary Development Plan only permits development where either full preservation of remains in situ can be achieved or where sufficient archaeological investigation, conservation and post excavation work can be carried out.
- 6.14 The Council's Archaeological Advisor is not entirely satisfied with the provision of information pertaining to the potential ground disturbance. However it is acknowledged that if this information can be provided, any adverse impact upon the AAI could be adequately mitigated through the imposition of standard archaeological conditions. Further information regarding this matter will be reported to Members at Committee.
- 6.15 Subject to the provision of an appropriate methodology for the proposed ground works, the proposal is considered satisfactory in terms of its potential impact upon the AAI.

The impact of the proposals upon the movement of people and traffic within the Close

- 6.16 The Traffic Manager has expressed a number of concerns. Principally these revolve around the narrowing of paths widths and the resultant impact upon peak pedestrian flows. The lack of cycle parking is also highlighted as an issue. However, the latter has been addressed to an extent by the substitution of one of the parking spaces within St. Johns Quad for cycle parking. This substitution is meaningful as the space in question is the space closest to the College Cloisters entrance and is thus likely to be attractive to cycle users.
- 6.17 Although narrowed, the paths will measure between 3 and 4 metres in width for the vast majority of their length. The main link from Castle Street to Broad Street is 3.4m at its narrowest for the short section immediately south of the small grass area close to the north porch. Elsewhere it is 3.6m wide for the stretch from Castle Street to the area in front of the Mason's Yard. Moreover, the rationalised parking arrangement at the Castle Street entrance will aid pedestrian permeability. Two obvious pinch points are to the front of Nos.1 & 2 Cathedral Close, although the rationale for introducing the formal landscaping to the front of these listed buildings is considered sufficiently robust to justify this. In conclusion, it is considered that the narrowed path widths would not prove detrimental to the free flow of pedestrian and cycle traffic.
- 6.18 Objectors acknowledge that cycling may not be permitted formally within the Close. However, there is anecdotal evidence to suggest that rigid enforcement of a non-

cycling regime is not undertaken. The proposals do not introduce a physically demarked cycle route through the Close on the basis that this would prove detrimental to the visual quality of the scheme. However, there are components of the scheme that improve the interaction between cyclist and pedestrian. Specifically the realigned path in front of the north porch offers improved visibility, whereas the railings to the front of No. 2 give the pedestrian leaving Church Street the opportunity to detect if a cyclist is approaching from the St John's Road direction. To conclude, it would appear that the status quo regarding cycling in the Close would remain, albeit with improved sight lines as discussed above.

- 6.19 The scheme has the benefit of providing a more usable surfacing material, suitable for pedestrian traffic, cycles, wheelchairs, pushchairs and the ambulant disabled. At present the tarmacadam surface is degraded and potholed. Sections are also prone to becoming waterlogged. The introduction of a tar spray and chip gravel dressing is considered an improvement. It is understood that the proposed surface is also easier to maintain.
- 6.20 Whilst careful consideration has been given to the various minor components that contribute to the scheme, it is considered that prior approval of these items via planning conditions will be necessary. In particular, formal agreement of the furniture, lighting, bins, signage and artistic work is recommended prior to the commencement of development. This requirement coincides largely with the conditions imposed by the Cathedrals Fabric Commission and is thus not onerous.

Summary and Conclusions

- 6.21 The scheme is considered to enhance the character and appearance of the area surrounding the Cathedral in a manner that accords with the objectives of policies HBA1, HBA4 and HBA6. Whilst there are reservations concerning the archaeological evaluation of the site the Archaeological Advisor considers it likely that sufficient information can be provided so that any adverse impact upon archaeological remains can be adequately managed.
- 6.22 Subject to the imposition of appropriate conditions the applications for planning permission and listed building consent are recommended for approval. It will be necessary to refer the listed building application to the Secretary of State for formal determination so in effect the recommendation is expressed in terms that the local planning authority is 'minded to approve.'

RECOMMENDATION

DCCE2008/0004/F

That subject to the satisfactory resolution of outstanding archaeological issues, officers named in the Scheme of Delegation to officers be authorised to approved the application subject to the conditions below and any further conditions as 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. **D01 (Site investigation - archaeology).**

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

3. **D02 (Archaeological survey and recording).**

Reason: A building of archaeological/historic/architectural significance will be affected by the proposed development. To allow for recording of the building during or prior to development. The brief will inform the scope of the recording action.

4. **D04 (Submission of foundation design).**

Reason: The development affects a site on which archaeologically significant remains survive. A design solution is sought to minimise archaeological disturbance through a sympathetic foundation design.

5. **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.

6. **Development shall not commence until amended plans demonstrating revised bollard widths have been submitted to and approved in writing by the local planning authority. Development to be carried out in accordance with the approved details.**

Reason: To accord with Department for Transport Inclusive Mobility guidance and Policy DR3 of the Herefordshire Unitary Development Plan 2007.

7. **Notwithstanding the approved plan, prior to installation on site, the final detail for of all cast iron railings details throughout the development shall be submitted to and approved in writing by the local planning authority. Submitted detail shall include reference to detailed design, colour, finishes and fixings. Development shall be carried out in accordance with the approved details.**

Reason: In order to safeguard the character and visual amenities of the Close and adjacent listed buildings in accordance with Policies HBA4 and HBA6.

8. **G04 (Landscaping scheme (general)).**

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

9. **G05 (Implementation of landscaping scheme (general)).**

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

10. **B01 (Samples of external materials).**

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

11. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

12. H27 (Parking for site operatives).

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

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. The 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 paragraphs (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 in 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. Prior to the commencement of development samples of all surfacing materials to be employed throughout the application scheme including the path colour, stone edging, setts and flagstones, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and maintained thereafter as such.

Reason: In order to safeguard the character and visual amenities of the Close and adjacent listed building in accordance with Policies HBA4 and HBA6.

16. Prior to the commencement of development the final details for the artistic commissions integral to the development (for the northern Close, the west end paved space and the Lady Arbour garden shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and visual amenities of the Close and adjacent listed buildings in accordance with Policies HBA4 and HBA6.

17. The timing of the various phases of development shall be submitted to and approved in writing by the local planning authority. Phases shall include the following:

- The introduction of the railings, gates and piers throughout the scheme;
- The renovation of the Lady Arbour garden;
- The formation and laying out of the new paths and other hardstandings throughout the Close;
- The redevelopment of the Mason's Yard;
- The introduction of furniture, lighting, signage, bins and CCTV;
- The introduction of the artistic commissions;
- The renovation of Cathedral Barn

Insofar as is reasonably practical development shall proceed in accordance with the agreed timetable unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the character and visual amenities of the Close and adjacent listed buildings in accordance with Policies HBA4 and HBA6.

18. No development shall take place until a Site Waste Management Plan has been implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of pollution prevention and waste minimisation and management, in accordance with the Waste Hierarchy and Herefordshire Unitary Development Plan Policies S10, W11 and DR4.

Informatives:

1. ND02 - Area of Archaeological Importance
2. HN04 - Private apparatus within highway
3. HN05 - Works within the highway
4. N15 - Reason(s) for the Grant of PP/LBC/CAC
5. N19 - Avoidance of doubt

DCCE2008/0011/L

That officers named in the Scheme of Delegation to Officers be authorised to refer the application to the Secretary of State with a recommendation for approval, subject to the conditions below and any further conditions as considered necessary by officers:

1. C01 (Time limit for commencement (Listed Building Consent).

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. C02 (Approval of details).

- (a) Sample panel of the proposed wattle and daub infill panels for the Cathedral Barn;
- (b) Roofing materials to be used on the Cathedral Barn;
- (c) Rainwater goods to be used on the Cathedral Barn;
- (d) The detail, colour, finishes and fixings to all iron railings

Reason: To safeguard the character and appearance of the Grade II* listed building and the setting of all affected listed buildings.

3. Prior to the commencement of work a full schedule of work for the repair and renovation of the Cathedral Barn shall be submitted to and approved in writing by the local planning authority in consultation with English Heritage. Work shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Grade II* listed building.

- 4. A detailed photographic record of the Cathedral Barn prior, during and post restoration shall be submitted to the local planning authority. A nominated representative of the local planning authority shall also be afforded reasonable access to the Cathedral Barn to enable recording as necessary.

Reason: To enable a record to be made of this building of historic and architectural interest.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

