

8 DCSW2008/0282/F - ERECTION OF 4 NO. SINGLE STOREY HOTEL ACCOMMODATION SUITES, PILGRIM HOTEL, MUCH BIRCH, HEREFORD, HR2 8HJ.

For: Pilgrim Hotel per RRA Architects Ltd, Packers House, 25 West Street, Hereford, HR4 0BX.

Date Received: 5th February, 2008

Ward: Pontrilas

Grid Ref: 49989, 30813

Expiry Date: 1st April, 2008

Local Member: Councillor RH Smith

1. Site Description and Proposal

- 1.1 This site is located on the southern side of A49 Trunk adjacent to the northern limits of Much Birch. The Pilgrim Hotel is set within extensive grounds, extending up to 1.6 hectares, the major part of which is to the rear of the building. The original building is of stone construction with a slate roof. This has been extended primarily on either end in brick with tile roofs to provide additional accommodation and space for functions. To the front is a large car parking area. The access arrangements operate as a one-way system. The site is entered from the A49 but exited onto Tump Lane.
- 1.2 The site adjoins open fields on its south-west and north-west sides but with the south-east boundary formed with recently built housing.
- 1.3 This detailed application relates to an area next to the hotel itself and adjacent to the south-east boundary. It is proposed to construct a single storey building to provide four accommodation suites. The structure would be 20m by 9m, with an eaves height of 2.5m and ridge height of 4.7m. In addition there would be a corridor link to the main hotel building. The external materials would be brick and tile to match those on the existing building.

2. Policies

2.1 National Planning Policy

PPS1 - Delivering Sustainable Development
 PPG7 - Sustainable Development in Rural Areas
 Good Practice Guidance for Planning on Tourism

2.2 Herefordshire Unitary Development Plan 2007

Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR3 - Movement
 Policy DR4 - Environment
 Policy T11 - Parking Provision
 Policy LA2 - Landscape Character and Areas Least Resilient to Change
 Policy LA3 - Setting of Settlements
 Policy LA5 - Protection of Trees
 Policy LA6 - Landscaping Schemes

Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST12	-	Visitor Accommodation
Policy CF2	-	Foul Drainage

3. Planning History

Most recent only

- | | | | | |
|-----|-----------------|--|---|--------------------|
| 3.1 | DCSW2005/3946/F | Single storey restaurant extension | - | Approved 26.01.06 |
| | DCSW2006/1753/F | Conversion of roof space to manager's flat | - | Approved 24.07.06 |
| | DCSW2007/0344/F | Erection of 8 single storey hotel accommodation suites | - | Withdrawn 05.02.08 |

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency has no objection. They comment that there will be some further vehicle movements but this should not significantly the safety or free-flow of vehicles on the A49 in this location and that the Tump Lane junction satisfies the required visibility standard.
- 4.2 Welsh Water requests that if permission is granted that conditions be imposed. These would ensure that foul and surface water is drained separately and that no surface water drainage connects to the public system.

Internal Council Advice

- 4.3 The Traffic Manager has no objection subject to conditions.
- 4.4 The Head of Environmental Health has no objection.
- 4.5 Conservation Manager - Landscape Officer comments:

"From a landscape perspective, the proposed scheme is a significant improvement on the previous scheme. The fact that the new building is an extension means that it relates closely to the main hotel building and impinges much less on the parkland character of the hotel grounds.

There are, however, arboricultural issues that will need to be addressed. The extension extends underneath the canopy of two mature trees and the impact of the extension on the trees and vice versa needs to be addressed.

In terms of the form of the extension, I support the concept. With regards to the mature tree which is adjacent to the main hotel building, I acknowledge that there is already an area of hard standing under this tree and that the use of a single storey linking corridor will help to reduce the impact of the new building on the tree. However, I am concerned that the new accommodation block extends underneath the canopy of this tree and that it extends under the canopy of the mature tree further down the site boundary. The impact of the new building on the root system of the trees and on their

branch structure needs to be addressed. It is important to note that impacts on the trees may be greater due to the need for construction working space.

It is possible to site a new building in close proximity to existing trees, but only if the design of the foundations, the form of the building and working space requirements are properly considered. I advise therefore that the agent will need to submit a tree constraints plan, an arboricultural implications assessment and a tree protection plan, *as part* of the planning application. This information must be in accordance with British Standard 5837: 2005 - Trees in relation to construction. It would not be acceptable to submit this information after the design has been finalised. I did state that this arboricultural information would be needed in my memo dated 23rd March 2007, which related to the previous application. The design of the extension may have to be modified in the light of this information.

I would strongly recommend that the agent obtains this advice from an arboricultural consultant. Input from an arboricultural consultant would ensure that the new extension is compatible with the retention of the mature trees and that the trees do not damage the extension. I have attached a list of arboricultural consultants operating in Herefordshire. Once the arboricultural issues have been properly addressed, I would offer my support to the proposed development.

I do have one query regarding the design of elevation 03. The best views are to the south-west, so it would be advantageous to have windows in this elevation, to capitalise on the views and to strengthen the relationship between the extension and the wider landscape setting.”

5. Representations

5.1 The applicant's agent has submitted a Design and Access Statement, which can be summarised as follows:-

- The intention is to sympathetically extend the hotel
- The proposal is for "lodge" style self contained units for tourists
- Access would be from the current car park
- There would be level access to the units
- The building is low minimising the impact of the built form
- The design is sympathetic to, and the existing views of, the landscape
- The principle views are away from the adjacent dwellings

5.2 Much Birch Parish Council support

5.3 Letters of representation have been received from 2 Old Rectory Gardens, Walnut House, 3 Old Rectory Gardens and Councillor R Smith (on behalf of the owner of The Laurels).

The main points raised are: -

- Do not feel any further extension is justified.
- Boundary hedge must be retained but it is no barrier to noise and excessive lighting.
- Do not want vehicle access adjacent to boundary because of nuisance.
- Extra traffic will result and will put further pressure on Tump Lane.
- Concern about pollution from exterior lighting.

- Doubts as to as to how services (sewage, waste disposal, heating fuel) are to be provided.
- Concern over future use of suites.
- Will extension harmonise with hotel.
- Social activity at hotel needs to be managed sensibly.
- The proposed water and sewage connections onto the current system for Walnut House, Karinya and The Laurels will cause further problems including disruption and inconvenience and the soak away system may also cause problems.
- The building will be overbearing and there will be overlooking.
- Concern as to impact on mature trees.

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

6. Officer's Appraisal

- 6.1 The Pilgrim Hotel has been established at this location for many years and previously permission has been granted for extensions both for additional accommodation and extended facilities. This proposal follows from a previous application in 2007 which proposed eight accommodation suites along the south-east boundary separate from the hotel. That application was withdrawn following concern as to the impact on the parkland landscape. There were negotiations on alternative locations of which the current proposal was one.
- 6.2 The proposal is described as accommodation suites but is for four additional bedrooms which would be linked to the hotel. Each would contain a bedroom and bathroom together with an external patio. This differs from the 2007 application when the accommodation suites were larger and each contained a kitchen and living space.
- 6.3 Firstly it is necessary to consider whether the principle of the development accords with planning policy. There is encouragement for the provision of visitor accommodation in Policy RST12. This provides that within an identified settlement visitor accommodation can be permitted but outside of these accommodation will only be permitted where it involves the re-use of a building. Much Birch is an identified smaller settlement and although on its edge the Pilgrim Hotel could be considered to be outside the settlement. However this proposal involves the further development of an established hotel business and it would seem unreasonable to require that any further expansion can only be through the re-use of a building, not that there are any in this case. I consider therefore that in principle the provision of new build accommodation is acceptable.
- 6.4 There are a number of detailed issues to consider. Firstly is the acceptability of the location of the building. The open ground to the rear of the Pilgrim is extensive and comprises a lawn interspersed with some specimen trees. Although the access drive cuts across this space it does not unduly impinge on its character. There are panoramic views from the hotel and I consider it important that these and the parkland quality of the site remain uninterrupted. This proposal places a new building adjacent to the existing building and, apart from a siting to the front side of the building, I consider this to be the most suitable if there is to be any extension. In this position the intrusion onto to parkland and views will be minimised.
- 6.5 However in this position the building will be underneath the canopies of two of the mature trees. It is possible to erect new buildings in such positions but the impact on the trees must be carefully considered. The advice from the Landscape Officer

provides more detail on this issue. A tree constraints plan, arboricultural implications assessment and tree protection plan were not included with the application but have been requested. The application should not be favourably determined until these have been submitted and considered.

- 6.6 Notwithstanding the above there are a number of other material issues. With regard to the design the proposal is for a functional structure of single storey with a pitched roof and to be in materials to match those existing. I consider that the proposal in terms of its scale and design of a scale and design that is appropriate.
- 6.7 Adjacent to the hotel boundary on this south-east side are existing houses. These have their access from Tump Lane. The proposed building would be some 5.5m from the common boundary. The boundary line is formed by a mix of hedging (deciduous and conifer) and fencing and there are changes in levels across the two areas. In terms of its height the proposed building at its closest point to the boundary would have a height of 2.5m (eaves). The highest part of the building is the ridge which is 4.7m but this would be some 10m from the boundary. I do not consider that the building would cause overshadowing or loss of light to the adjoining dwellings to an unacceptable degree. With regard to any overlooking that side of the building that would face the boundary would contain six windows but these would be providing light to the service corridor. I do not consider that there would be overlooking of the adjoining dwellings to any unacceptable degree. On both these issues it would be important that the current boundary treatment is retained. The rooms would have patio doors to allow access onto an external patio with this to be on the side furthest away from the boundary. I do not consider that any noise generated should adversely affect the amenity of the adjoining dwellings.
- 6.8 The proposal does not involve the provision of vehicle access directly to the accommodation. Confirmation has been sought that the car parking requirement would be met by the existing car park to the front of the hotel and that there is no intention to vary the current traffic system. Whilst there will be an increase in traffic this should not cause a problem with the capacity of either Tump Lane or its junction with the A49.
- 6.9 The representations raises issues with regard to service provision, notably sewage and surface water disposal. The application is not explicit on these matters and clarification has been sought. On both these issues it is important to ensure that adequate provision is made on the site (unless foul sewage is to be linked to the main sewer) without any detriment to the adjoining dwellings.
- 6.10 In conclusion there are a number of outstanding issues the most significant of which is the impact on the trees. Further details have been requested from the agent. Were further details to be submitted which demonstrate that there would be no detrimental impact on the trees and the other issues of drainage, boundary treatment, access and car parking can be resolved then the proposal would accord with policy and a permission would be appropriate.

RECOMMENDATION

That subject to the submission of detailed measures demonstrating that the existing trees will not be adversely affected and clarification on the matters of access, car parking, foul and surface water drainage and boundary treatment, the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. B01 (Samples of external materials)

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

3. The accommodation hereby permitted shall be used solely as additional letting accommodation for the Pilgrim Hotel and shall not be used as a separate unit or units of residential accommodation.

Reason: In order to define the terms of this permission and to comply with Policies RST1, H6 and H7 of Herefordshire Unitary Development Plan.

Informative(s):

1. N19 - Avoidance of doubt

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

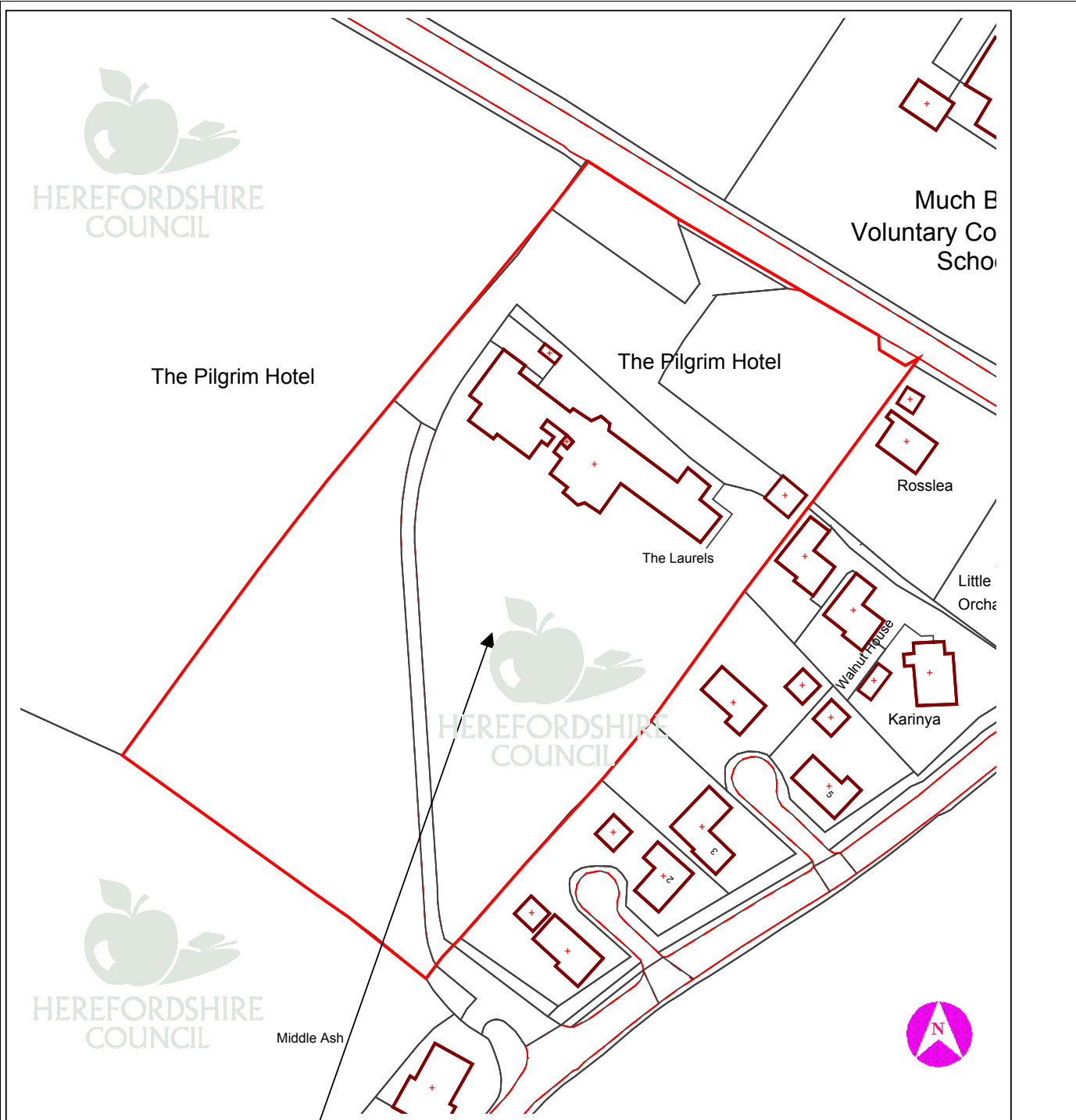
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/0282/F

SCALE : 1 : 1250

SITE ADDRESS : Pilgrim Hotel, Much Birch, Hereford, Herefordshire, HR2 8HJ

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