

8 DCNW2008/1371/F - PROPOSED LIVE/WORK DEVELOPMENT AT SCHOOL HOUSE CRAFTS, HIGH STREET, LEINTWARDINE, CRAVEN ARMS, HEREFORDSHIRE, SY7 0LQ

For: Mr & Mrs K. Smith per Shepherd D5 Architects LLP 71-77 Coventry Street Birmingham B5 5NH

Date Received: 22nd May 2008 Ward: Mortimer Grid Ref: 40348, 74455
Expiry Date: 17th July 2008

Local Member: Councillor LO Barnett

1. Site Description and Proposal

- 1.1 The site is located within the development boundary of Leintwardine and adjacent to the northern tip of the Conservation Area boundary.
- 1.2 The site is adjoined on its eastern boundary by the A4113 public highway, on opposite sides of which are mostly semi-detached dwellings. To the rear of the site, alongside its western boundary is the Local Health Centre. To both the north and south of the site are other dwellings of various scale and character.
- 1.3 The application site itself contains a single storey concrete block externally constructed building under a sheeted asbestos roof.
- 1.4 The application proposes demolition of this building and construction of a live/work unit of external stone and timber construction under a natural zinc roof.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 - Sustainable Development
S2 - Development requirements
DR1 - Design
DR2 - Land use and activity
DR3 - Environment
DR5 - Planning obligations
H4 - Main villages: settlement boundaries
H13 - Sustainable residential design
H14 - Re-using previously developed land and buildings
E9 - Home based businesses
E10 - Employment proposals within or adjacent to main villages
HBA6 - New development within Conservation Areas.
LA2 - Landscape Character and areas least resilient to change.

2.2 Herefordshire Supplementary Planning Document

- Leintwardine Village design statement.
- Planning obligations

3. Planning History

- 3.1 NW01/2066/F - Change of use to picture framing workshop and retail gallery - Approved 25th September 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 The Economic Regeneration Manager raised no objections to the proposed development
- 4.3 The Transportation Manager recommends a condition with regard to access, turning area and parking within the site be attached to any subsequent approval notice issued.
- 4.4 The Conservation Manager raises no objections to the proposed development.

5. Representations

- 5.1 Leintwardine Parish Council has responded to the application with no objections, although comments that the vision splay from Jays Lane needs safeguarding.
- 5.2 The full text of this letter can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 In policy terms this proposal is considered to be acceptable in principle. In practical terms the proposal raises no concerns of highway safety or amenity for neighbours. Similarly, the contemporary design is also considered acceptable and there is no conflict with policy on these matters. Limiting the use of the workshop element to B1 and/or D1 uses (light industrial/non-residential institutions) will preserve local amenity.
- 6.2 Under the terms of the new Planning Obligations SPD contributions are required for open spaces £317, libraries £198, recycling £120 and children and young children £4,900. The applicants, as part of their application, have requested deferment of payment, with regard to the Children and Young People Community infrastructure payment.
- 6.3 A demonstrated need has been provided by the Children and Young People's Directorate in this instance, as both Leintwardine Primary School and Wigmore High School are operating at capacity in some school years or over capacity in other years.
- 6.4. The applicants have requested, in a letter dated 19th May 2008, in support of their application, that the requested education payment be subject to a Planning Obligation deferring payment until such a time as a child becomes resident in the proposed new

dwelling. Their rationale to this request is the fact that they themselves have no dependant children that would occupy the premises and, therefore, funding for education would not arise as a consequent of the development.

- 6.5 On that basis this application fails to comply with Policy DR5: Planning Obligations, as future community impact of the proposed development has not been sufficiently addressed in accordance with that policy and the supplementary planning guidance on Planning Obligations.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The community impact of the proposed development has not been adequately addressed in accordance with guidance and Policy DR5 of the Herefordshire Unitary Development Plan and Herefordshire Supplementary Planning Guidance on Planning Obligations.**

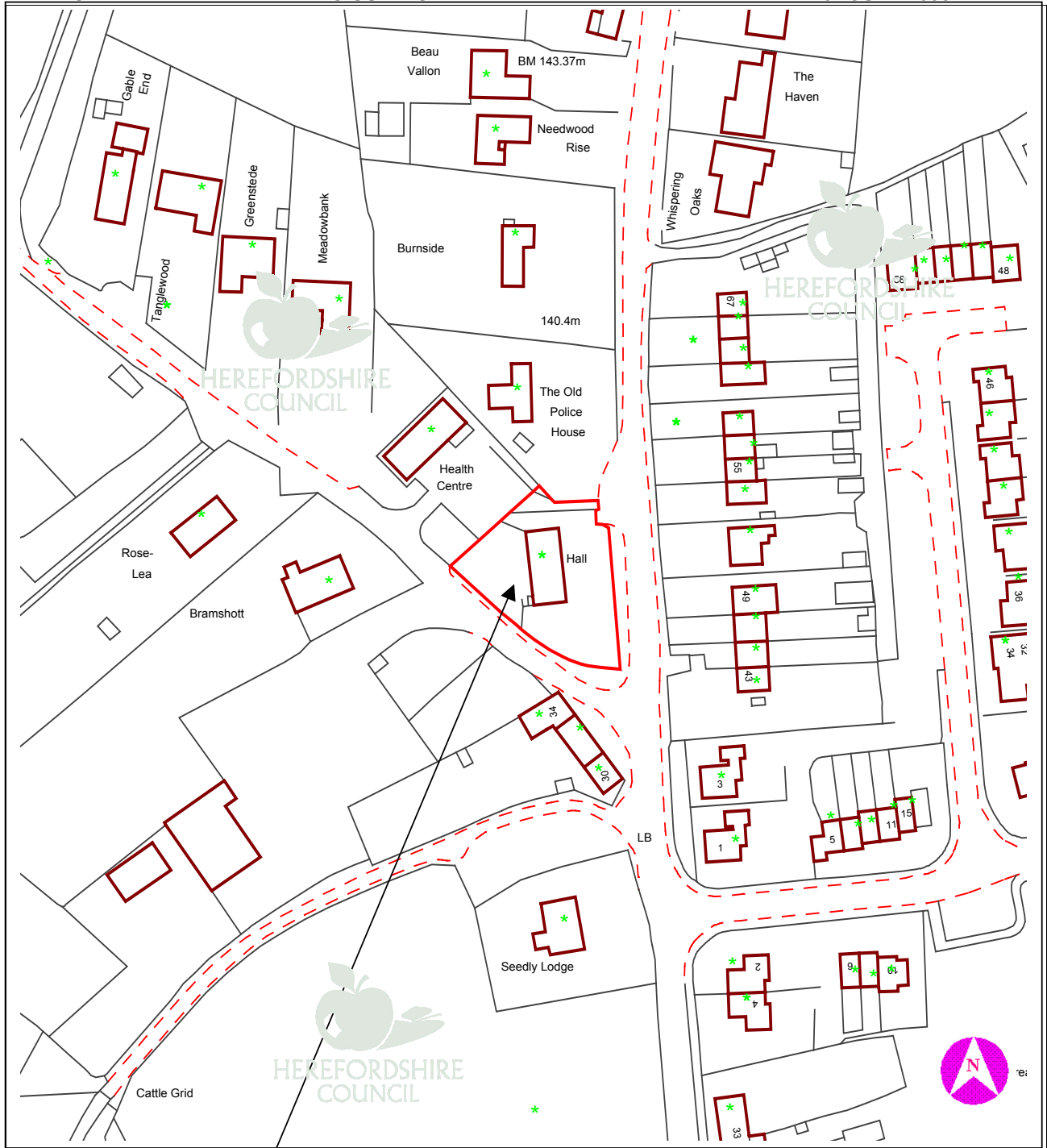
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2008/1371/F

SCALE : 1 : 1250

SITE ADDRESS : School House Crafts, High Street, Leintwardine, Craven Arms, Herefordshire, SY7 0LQ

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