

**11A DCCW2008/2616/F - NEW DISABLED ACCESS PROVISION TO SUPPORT CHURCH RE-ORDERING TO INCLUDE DROP OFF AREA, NEW ALL WEATHER PATH TO EXTEND ENTRANCE OF BUILDING. INSTALLATION OF TRENCHES TO PROVIDE GROUND SOURCE HEAT AND TRENCH ARCH FOUL DRAINAGE SYSTEM. ST. ANDREWS CHURCH, BRIDGE SOLLARS, HEREFORD, HR4 7JH**

**For: New Bridge Community Centre per Communion Ltd., Studio 1, The Grange, Shelwick, Herefordshire, HR1 3AW**

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**For: New Bridge Community Centre per Communion Ltd., Studio 1, The Grange, Shelwick, Herefordshire, HR1 3AW**

**Date Received: 17 October 2008    Ward: Wormsley Ridge    Grid Ref: 41472, 42617**

**Expiry Date: 12 December 2008**

Local Member: Councillor AJM Blackshaw

## **1. Site Description and Proposal**

- 1.1 St. Andrews Church is located on the southern side of the A438 Hereford to Brecon road approximately 240 metres north east of Bridge Sollars bridge. Witchwater Cottage is to the south, Knapp Farm to the west and open fields to the east. A small pull-in provides the only parking which also provides access to the adjoining field. Access to Witchwater Cottage adjoins this pull-in.

- 1.2 The proposal seeks to provide an enhanced pull-in/layby facility off the C1098 Bridge Sollars road adjacent to Witchwater Cottage access. The layby will be 18 metres long and a maximum depth of 7 metres. In addition a new disabled access path, re-ordering within the church to provide for enhanced community use including toilet facilities and ground source heat trenches.
- 1.3 A Rowan (Mountain Ash) tree will need to be removed as a result of the new layby.

## 2. Policies

### 2.1 National Planning Policy:

PPG15 - Planning and the Historic Environment

### 2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S7	-	Natural and Historic Heritage
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy T11	-	Parking Provision
Policy T16	-	Access for All
Policy HBA1	-	Alterations and Extensions to Listed Buildings
Policy HBA4	-	Setting of Listed Buildings
Policy HBA12	-	Re-use of Rural Buildings
Policy CF2	-	Foul Drainage
Policy CF5	-	New Community Facilities

### 2.3 Bishopstone Parish Plan

## 3. Planning History

- 3.1 None.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 English Heritage: Comments awaited.

### Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Conservation Manager - Historic Buildings: This is an exemplary scheme that will allow the new elements to sit within the historic fabric without disturbing it, whilst at the same time having enough presence to add a new visual element to the building. The proposed drop off point will not affect the setting of the listed building due to the difference in ground levels from road to building and the wall being rebuilt to match the existing. I would request further details on the method of fixing the screen to the truss tie, the design of the new lighting and the finish and edging of the paving.

4.3 Conservation Manager - Landscape: Comments awaited.

4.4 Conservation Manager – archaeology: Comments awaited.

## **5. Representations**

5.1 Bridge Sollars Parish Council: Our community will benefit - it is part of the Parish Plan. Time is short as lottery funding depends on a December determination.

5.2 Twelve letters/e-mails of objection have been received against the planning application and ten letters/e-mails against the Listed Building application, the main reasons for which are:-

1. Concern expressed over the size of the drop-off point now described as a layby. The existing space already provides good space for disability access with excellent sight lines.
2. Loss of a significant hedgerow and its associated biodiversity amounting to almost 40 metres.
3. The character of the area will be significantly changed by the proposed external works and will not be sympathetic to the nature of the area and therefore detrimental to the setting of the Grade I Church.
4. The submitted plans differ from those used on the consultation day.
5. The hedge does not impinge on visibility and therefore there is no need to remove.
6. No proven need for disabled access at present.

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 No objections have been received to the enhanced usage of the church and indeed the majority of letters received support the alterations to enable the improved access and use.

6.2 All of the concerns relate to the new layby together with the loss of the roadside hedge. The new layby will encroach into the churchyard but does not impact upon any graves. The removal of the hedge is required to provide the necessary visibility. In this location there is no roadside verge, the hedge forms the boundary with the road. Due to the difference in levels the churchyard will be held back with a new stone wall to match. A stock proof fence is proposed above and a condition requiring replacement hedge will be recommended. The layby will have a maximum depth of 7 metres and a length of approximately 18 metres tapered to the road. This will ensure safe access and parking.

6.3 Whilst the loss of the hedge is regretted, this must be balanced against the overall benefits that the layby and disabled access will provide in conjunction with the enhanced use of the church. In this instance it is considered that these benefits outweigh the retention of the hedgerow.

- 6.4 The improvements in the church will provide a small kitchen, toilet and small meeting area and will support the greater use of the nave as a community space.
- 6.5 Finally, Members will note the comments of the Conservation Manager who confirms that the proposal is an “exemplary scheme” that allows the new elements to sit into the historic fabric without disturbing it but adding a positive new visual element to the building. The setting of the Listed Building is also not detrimentally impacted upon by the proposal.
- 6.6 The loss of the Rowan Tree is not considered significant to warrant refusal of the application for Listed Building Consent.
- 6.7 Due to the development affecting a Grade I Listed Building, the proposal is required to be forwarded to the Secretary of State for determination and the recommendation will be framed accordingly.

### RECOMMENDATION

1. In respect of DCCW2008/2616/F that planning permission be granted subject to the following conditions:

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

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

2. G09 (Details of boundary treatments).

**Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.**

3. 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.**

#### Informatives:

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

2. In respect of DCCCW2008/2617/L that the Secretary of State be informed that the Local Planning Authority are minded to grant Listed Building Consent subject to the following conditions:

1. D01 (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. D02 (Approval of details).**

**Reason:** To ensure that the work is carried out in accordance with the details that are appropriate to the safeguarding of the special architectural or historical interest of the building and to comply with the requirements of Policy HBA1 of Herefordshire Unitary Development Plan.

**Informatives:**

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

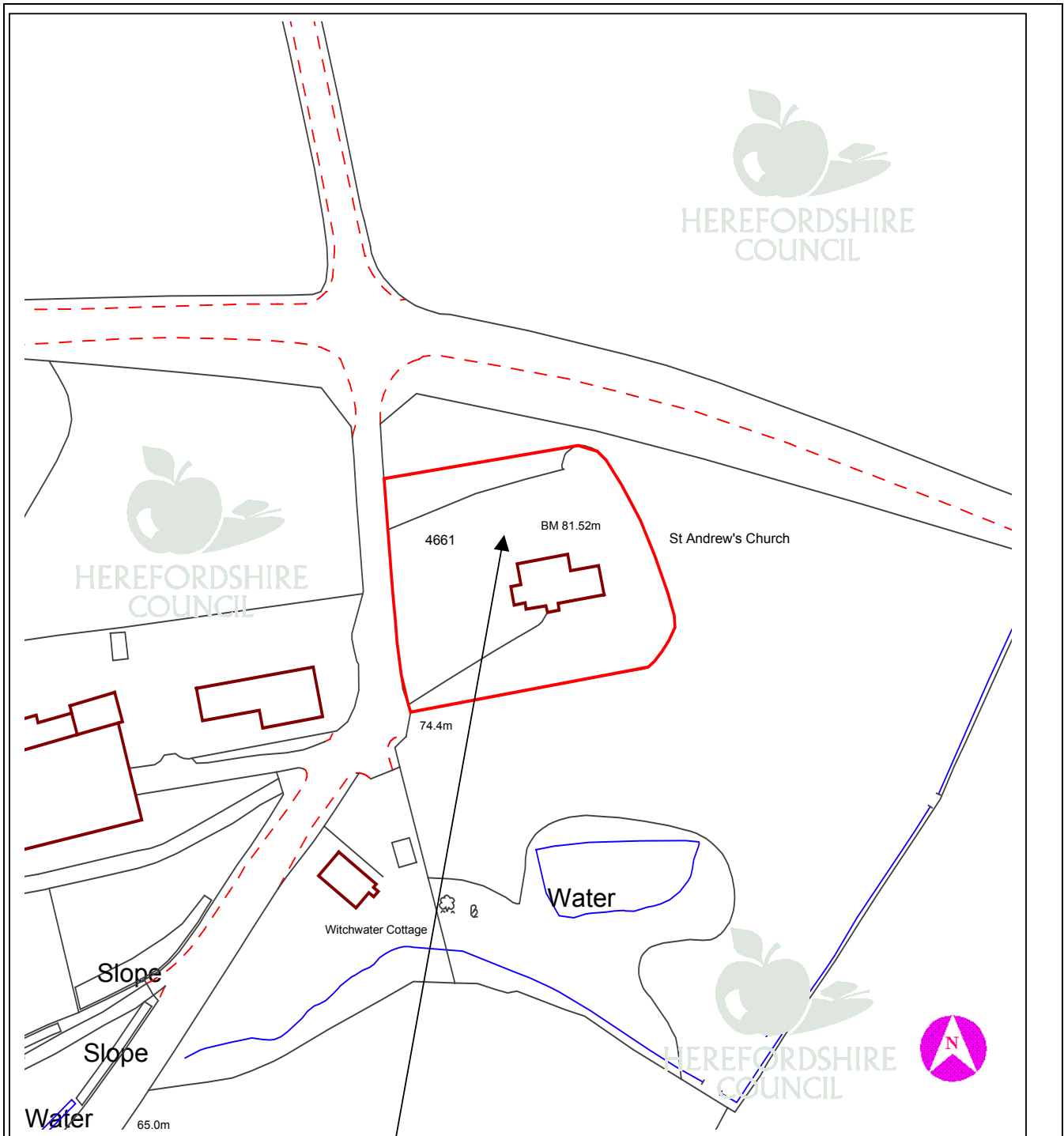
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NOS:** DCCW2008/2616/F and DCCW2008/2617/L

**SCALE :** 1 : 1250

**SITE ADDRESS :** St. Andrews Church, Bridge Sollars, Hereford, Herefordshire HR4 7JH

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