

13 DCNC2003/2955/F - CREATION OF VEHICULAR ACCESS AT 65 MILL STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8EE**For: Mr B Hampsey at same address****Date Received:**
29th September 2003**Ward:**
Leominster North**Grid Ref:**
49943, 59514**Expiry Date:**
24th November 2003

Local Member: Councillors Brig P Jones CBE and Mrs J French

1. Site Description and Proposal

- 1.1 The application property is a semi-detached house which stands on the north side of Mill Street close to the level crossing for the railway line.
- 1.2 The application is retrospective and seeks the retention of a new access to provide off-street parking.

2. Policies**Leominster District Local Plan (Herefordshire)**

A24 – Scale and Character of Development

A56 – Alterations, Extensions and Improvements to Dwellings

3. Planning History

No recent planning history.

4. Consultation SummaryInternal Council Advice

- 4.1 Head of Engineering and Transport: No objection. There are dropped kerbs across the whole of the frontage of the property. As such no further works would be required for an access.

5. Representations

- 5.1 Parish Council: Recommend refusal as there is insufficient information to reach a decision. There is no indication of where the parking area is to be located or does the applicant wish to make the whole of his site a parking area.
- 5.2 A letter of representation has been received from M S Bird, 67 Mill Street, Leominster.

The main concerns raised are:

- Parking space would be extremely dangerous to the public and passing vehicles due to close proximity to trunk road
- Vehicles would be manoeuvring over the existing footpath
- Turning circle should be provided to minimise the risk of causing accidents.

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

6. Officers Appraisal

6.1 The formation of the access was done following a vehicle demolishing a front boundary wall which previously ran along the back of the pavement edge. The only other works, which have taken place, has been the hard surfacing of the garden to the side and front with pea shingle.

6.2 The site is located within a conservation area, however the formation of the access and opening up of the site does not have an adverse impact upon the character or appearance of the conservation area. The access is in keeping with provision at adjacent properties and no other engineering works are required.

6.3 It is proposed to use the area for the parking of a single vehicle and amended plans have been requested to illustrate the exact position of the parking space.

6.4 Subject to amended plans indicating a satisfactory layout in terms of highway safety, it is not considered that the parking area will have a materially adverse impact on the amenities of neighbours or the character of the area and as such can be supported.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - The parking of vehicles on the site shall be in accordance with the amended plans received on and shall not thereafter be used for any other purpose than the parking of domestic vehicles.

Reason: in the interest of highway safety and to ensure the free flow of traffic using the adjacent highway.

2 - The existing side boundary wall shall be retained and shall not be removed without the prior written consent of the local planning authority.

Reason: To safeguard the character and amenities of the area.

Decision:

Notes:

Background Papers

Internal

departmental

consultation

replies.