

8 DCSE0009/1433/F - PROPOSED TEMPORARY OVERFLOW CAR PARKING AREA AT THE CROWN INN, WOOLHOPE, HEREFORD, HR1 4QP.**For: Mr M Slocombe, The Crown Inn, Woolhope, Hereford, HR1 4QP.****Date Received: 30 June 2009****Ward: Old Gore****Grid Ref: 61145, 35718****Expiry Date: 25 August 2009**

Local Member: Councillor BA Durkin

1. Site Description and Proposal

- 1.1 The Crown Inn is situated at the core of the smaller settlement of Woolhope, within the village Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. To the east and northeast of the public house lies St George's Church, which is a Grade II* listed building. To the southwest and northwest of the site there are residential properties. Land levels generally rise from the south up to the north in the locality.
- 1.2 The public house is a well established business and the site comprises the building together with parking provision and outdoor seating area to the front and access driveway to the east of the building leading to a car parking area to the rear. Adjacent to the main car park and the rear of the building there is a beer garden.
- 1.3 It is proposed to provide an additional area for car parking in the northerly section of the existing beer garden, approximately 12 metres by 21 metres in area. At present the area is laid to lawn. The proposal includes the levelling of the land, which has been carried out, and the provision of a matting system laid over the grass. To gain access into the area from the existing tarmaced car park existing fence panels would be removed. It is proposed to use the additional parking area at busy times.

2. Policies**2.1 Department of Environment**

- PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Part 1

- Policy S1 - Sustainability
Policy S7 - Natural and Historic Heritage
Policy S11 - Community Facilities and Services

Part 2

- Policy DR1 - Design
Policy DR2 - Land Use and Activity
Policy DR3 - Movement
Policy DR4 - Environment
Policy T11 - Parking Provision

- Policy LA1 - Areas of Outstanding Natural Beauty
- Policy HBA6 - New Development within Conservation Areas
- Policy RST2 - Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

3. Planning History

- | | | | | |
|-----|---------------|--|---|--------------------|
| 3.1 | MH96/1353 | Extension to form new kitchen area with internal alterations including extension to existing restaurant area | - | Approved
6.1.97 |
| | NE2000/1884/F | Proposed replacement porch | - | Approved
5.9.00 |
| | SE2007/0700/F | Conversion of first floor flat to bed and breakfast accommodation | - | 23.4.07 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Conservation Manager: No conservation objection.
- 4.3 Traffic Manager: Development should be conditioned to keep the spacing to the Council's Design Guide requirements.

5. Representations

- 5.1 Woolhope Parish Council:

- The immediate neighbours are looking at cars as previous screen has been removed.
- Noise pollution.
- Lack of screening – light pollution
- Should it be approved there should be some sort of screening put up to meet these requirements – no consultation taken place with immediate neighbours.
- Letter of objection received from parishioner.

- 5.2 A letter of objection has been received from B.J Whaley, The Hollies, Woolhope. The main points raised are:

- Strongly object to the proposal, very little valid evidence of need, current spaces are currently largely unused.
- Tree screening between my property and site has been removed, would question motive for this.
- Proposal would result in light and noise pollution.
- We are already overlooked on three sides of our property.
- The applicant did not consult with us prior to the application.
- Ground work already completed, so application is part retrospective.
- Reduction of the garden area for table and chairs would result in little area for children to play in safely.

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 main considerations in the determination of this application are the impact of the proposal on the character and appearance of the Conservation Area and Wye Valley Area of Outstanding Natural Beauty, highway safety and the effect on the residential amenity of neighbouring properties.
- 6.2 In the determination of proposals for development in Conservation Areas it is a statutory requirement to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Policy HBA6 further endorses this requirement and stipulates that, amongst other criteria, the development must be of a type or use that complements existing uses and helps to preserve or enhance the character of the area, surfaces should remain consistent with and be appropriate to the area and important vistas and landmarks should be safeguarded. The proposal is for limited operational development. The levelling already carried out comprised the removal of some 20 centimetres of earth at the highest level. The area has subsequently been re-grassed and has no significant impact upon the surrounding area. The matting system would be laid over the existing grass without the need for a sub-base. In terms of its siting, to the rear of the public house, it is bounded on all sides by existing development. It is considered that the proposal would preserve the character and appearance of the Conservation Area as a whole. The Conservation Manager has raised no objections to the proposal.
- 6.3 With regards the impact of the proposal upon the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty, by reason of the location of the site, within the core of the village, surrounded by development and the small scale of the proposal it is considered that it would not be harmful.
- 6.4 Turning to highway safety, it is asserted by the applicant that the additional parking provision is required to alleviate traffic congestion from the road in the village, which gets very busy in the summer months. The objector appears to dispute this and states that the existing car park spaces are largely unused. The proposal would result in the provision of an additional five spaces; two spaces would be lost in the existing car park to gain access into the new parking area. The applicant is of the view that these additional five spaces would be advantageous and would be used either by patrons or employees. The Traffic Manager considers the proposal to be acceptable provided that spaces are set out in accordance with the Council's Design Standards. Furthermore, it is considered that the provision of additional car parking spaces would only support the viability of the public house, which is a community facility. Therefore, in highway terms the proposal is considered to be acceptable.
- 6.5 Any impact upon the neighbouring properties would result from the manoeuvring of vehicles in closer proximity to the common boundaries. It should be noted, however, that planning permission would not be required to use the area for parking if the land levelling and matting system were not proposed. The objector's property, a two storey dwelling, lies to the northeast of the site and the gable end faces the site. There are no first floor windows in the property. A close boarded fence, approximately two metres in height, defines the boundary between the site and the objector's property. Due to the sloping land levels the area proposed for parking is lower than the bottom of the fence panels. Taking these points into account and the existing use of the area as a beer garden, it is considered that the proposal would not materially alter the residential amenity of the area.
6. It is considered that the proposal is acceptable in planning policy terms and would not adversely impact upon the Conservation Area, Area of Outstanding Natural Beauty or residential amenity.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))
- 2 Prior to the installation of the grass matting system a sample or trade description of the matting shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

- 3 Prior to the first use of the car parking area hereby approved a site plan indicating the positions and sizes of the car parking spaces together with the manner in which they will be demarked on site shall be submitted to and approved in writing by the local planning authority. The car parking spaces shall be laid out in accordance with the approved plan.

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety 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 Planning Permission

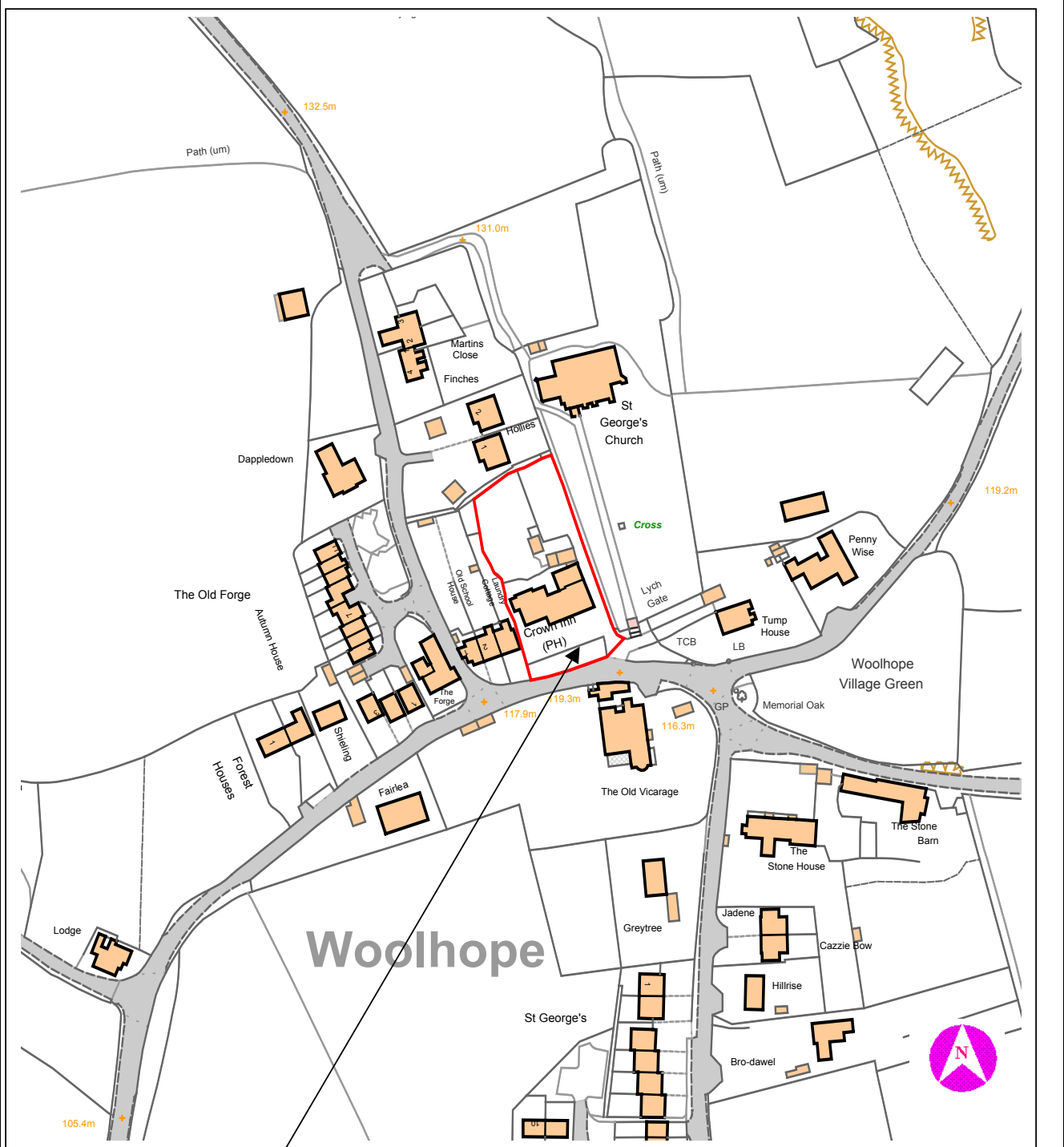
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1433/F

SCALE : 1 : 2012

SITE ADDRESS : Crown Inn, Woolhope, Hereford, Herefordshire, HR1 4QP

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