

**DCCW0009/1990/CD DCCW/092151/CD - AMENDMENT
TO PLANNING CONDITION 2 OF CW2000/1575/F, TO
ALLOW PARKING FOR CHRISTMAS PARK & RIDE
SERVICE AT HEREFORD RACECOURSE, ROMAN
ROAD, HOLMER, HEREFORDSHIRE, HR4 9QU**

**For: Herefordshire Council, Integrated Transport
Team, Plough Lane, Hereford, HR4 0LW**

**Date Received: 10 September 2009 Ward: Three Elms Grid Ref: 350100,242154
Expiry Date: 5 November 2009**

Local Members: Cllrs PA Andrews, SPA Daniels and AM Toon

1. Site Description and Proposal

- 1.1 The application site is comprised of an area of land extending to approximately 0.35 hectares, which forms part of a total of 3.6 hectares of open amenity ground serving Hereford Racecourse, located immediately adjacent to and directly accessed from the Roman Road (A4103).
- 1.2 In November 2000 planning permission was granted for engineering works to put down hard standing to facilitate the parking of vehicles; mostly horse transporters, on this parcel of land to prevent them damaging the grass during periods of inclement weather. In granting that permission, a condition was imposed limiting the use of this improved parking area, to only those days when racing was taking place.
- 1.3 The present application seeks to vary this condition to additionally allow the hard standing to be used for the parking of vehicles in connection with a public Christmas Park and Ride service which will operate during November and December 2009

2. Policies

2.1 Herefordshire Unitary Development Plan:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S5	-	Town Centres and Retail
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy DR7	-	Flood Risk
Policy TCR2	-	Vitality and Viability
Policy T2	-	Park and Ride

3. Planning History

- 3.1 CW2000/1575/F Proposed hardstanding for parking of vehicles at racecourse. Approved 1 November 2000.

4. Consultation SummaryStatutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection, the proposals involve utilising the racecourse car park on non race days and to a level which will create less traffic than on a race day. The proposal will also be beneficial in reducing traffic travelling into the City Centre.

5. Representations

- 5.1 Hereford City Council: No objection.

- 5.2 Letters of objection have been received from Mr Smart, 18 Aylesbrook Road, Mr Sisley, 17 Aylesbrook Road, Mr Beddard, 16 Aylesbrook Road and Mr Busby, 21 Aylesbrook Road which are summarised as:

- Impact of vehicle movements on footpath HER2 which runs across the site.
- Will the car park be lit.
- What about toilet facilities
- If this is allowed how can you enforce the condition that the car park is only to be used on race days.
- The lease for the racecourse requires them to ask permission from the Chief Executive before they are allowed to use the land for any other purpose.
- Will this lead to pressure to hard surface the remaining open space.
- The land has not been used for several years as a park and ride, as this was located at the old Denco car park on Holmer Road before it moved to the racecourse last year without permission.
- Extra traffic will make it difficult to exit Aylesbrook Road.
- Drivers will be tempted to use the land as a shortcut to Highmore Street.
- Roman Road is at capacity and cannot cope with any more traffic.
- This will result in a loss of open amenity space.

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

6. Officer's Appraisal

6.1 Having regard to the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- Access and Highways Issues
- Residential Amenity
- Flood Risk

Principle of Development

6.2 One of the overarching objectives of the development plan is to secure sustainable forms of transport. Therefore, the proposal to provide a seasonal park and ride service to reduce the demand for those vehicles to go on into the City Centre is considered to be acceptable in principle, subject to other material considerations being satisfactorily resolved.

Access and Highways Issues

6.3 The application site, combined with the remaining amenity land is already lawfully used as a car park, albeit limited by restrictive condition, served by a properly constructed and laid out access, which has capacity to accommodate a far greater number of vehicles than proposed in this application. Therefore, whilst the comments about the perceived impact on highway capacity and safe use of the footpath which crosses the site are noted, in the absence of any objection from the Traffic Manager they are not considered to give rise to defensible grounds for refusal in this instance. However, in order to retain an appropriate degree of control over the future use of the land, an appropriate amendment to condition 2 is recommended, rather than its complete removal.

Residential Amenity

6.4 Having regard for the lawful use of the amenity land serving the racecourse, the additional use of the application site as a seasonal park and ride service on weekends running up to Christmas is not considered to give rise to such a material impact on the levels of residential amenity presently enjoyed as to give rise to defensible grounds for refusal in this instance.

Flood Risk

6.5 The western edge of the application site lies just within a designated flood and as such the local planning authority have an obligation to consider the impact of flooding.

6.6 In this particular case, the site is already used as a car park and no physical alterations are proposed in the form of engineering works or building operations. Consequently it is not considered that there is any material change in terms of flood risk which would justify either the refusal or the inclusion of any mitigation measures to protect the development from future flood events.

Conclusion

6.7 Overall the proposal complies with the relevant development plan policies and as such approval is recommended.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any other conditions considered necessary by Officers:

- 1 B04 Amendment to existing permission (CW2000/1575/F and 1 November 2000).**
- 2 The land shall be limited to the parking of vehicles only on:**
 - a) days when race meetings are being held and/or**
 - b) any Saturday or Sunday on or between 7 November 2009 and 3 January 2010****and for no other purpose**

Reason: In order to define the terms under which this permission is granted.

Informatives:

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

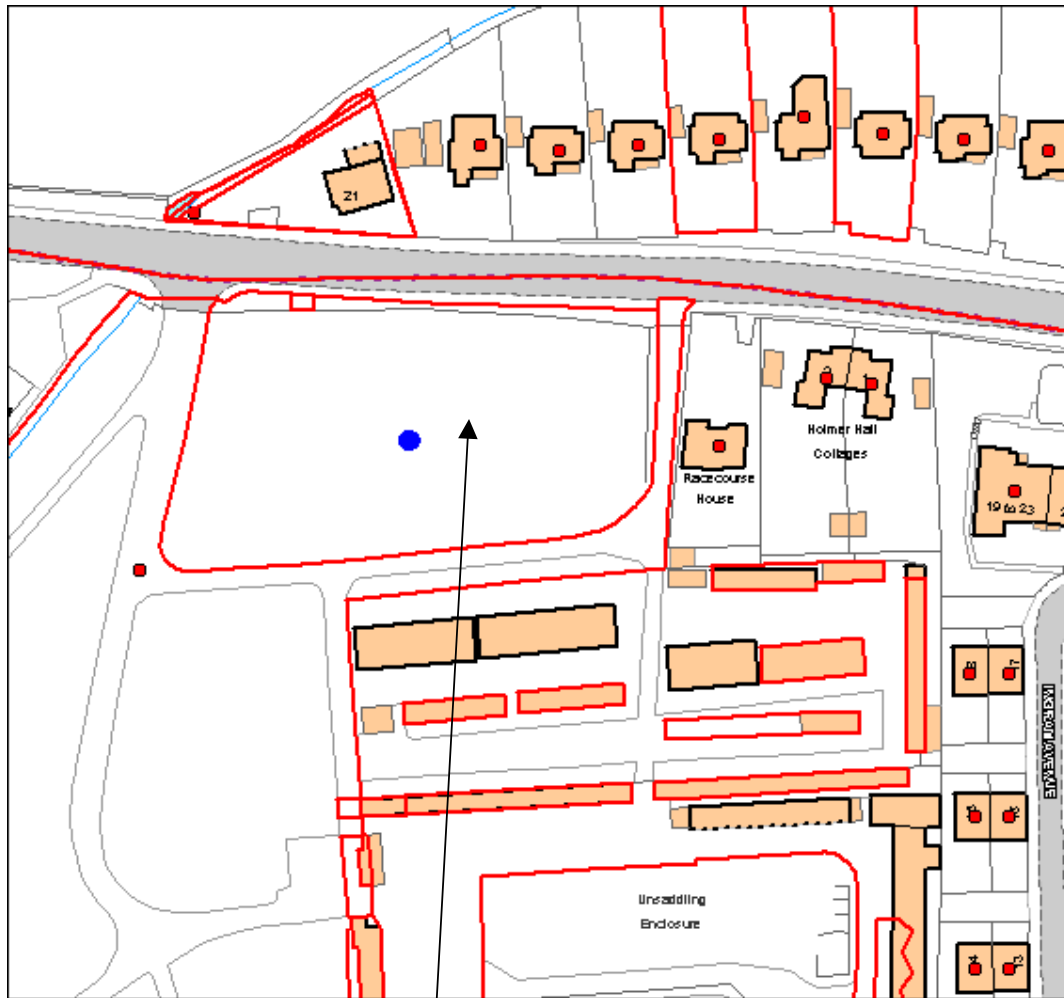
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : HEREFORD RACECOURSE, ROMAN ROAD, HOLMER, HEREFORD, HEREFORDSHIRE, HR4 9QU

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