

MEETING:	PLANNING COMMITTEE
DATE:	14 APRIL 2010
TITLE OF REPORT:	<p>DMCE/091754/F - ERECTION OF FREE STANDING TIMBER DECK TO FRONT OF PUBLIC HOUSE, DECK TO INCLUDE AMBULANT STEPPED ACCESS. PROVISION OF SATELLITE DISH TO BUILDING FRONTAGE AT NEW INN, BARTESTREE, HEREFORD, HR1 4BX</p> <p>For: Ms Bird Per Ms Penny Bird, New Inn (Public House), Hagley Hill, Bartestree, Hereford, HR1 4BX</p> <p>DMCE/091755/L - ERECTION OF FREE STANDING TIMBER DECK TO FRONT OF PUBLIC HOUSE, DECK TO INCLUDE AMBULANT STEPPED ACCESS. PROVISION OF SATELLITE DISH TO BUILDING FRONTAGE AT NEW INN, BARTESTREE, HEREFORD, HR1 4BX</p> <p>For: Ms Bird per Ms Penny Bird, New Inn (Public House), Hagley Hill, Bartestree, Hereford, HR1 4BX</p>

Date Received: 23 July 2009

Ward: Hagley

Grid Ref: 356039.0,241208.0

Expiry Date: 21 December 2009

Local Members: Councillor DW Greenow

Introduction

This application was deferred at the Planning Committee on 10 February 2010 to allow further discussions with the applicant with regards to the landscaping, the colour and finish of the decking and disabled access.

Amended plans have been received to incorporate a disabled access which meets the Disability Discrimination Act standards and also identifying the existing decking and hand rails will be painted a chestnut brown. The amended plans also identify further landscaping in the form of a new hedge which wraps around the decking. Further consultations are taking place and these will be reported at the meeting. The report has been updated accordingly.

1. Site Description and Proposal

- 1.1 The New Inn is located in the heart of the village of Bartestree to the north of the A438 which runs through the village. The building is set back from the highway and is a large detached red brick building. It represents a particularly fine neo-gothic villa, and has been used as a public house since the 1950's. The building is grade II listed and has arched heads to all the windows and bands of decorative tiling. To the front and west of the building are grassed areas used in the summer as a beer garden, with car parking to the east. The site has two separate accesses from the A438.
- 1.2 This application is retrospective for the decking which has been constructed to the front of the building, which links the building to the grassed beer garden. The decking was constructed in May 2009 and since then there has been an on-site meeting between officers and the applicant. The application also seeks retrospective permission for a satellite dish which has been constructed in the middle of the front of the building.
- 1.3 The decking is raised to the porch landing level and is currently accessed on the western side by steps and the eastern side by a ramp. The existing ramp measures 3.6 metres and has a slope of 655mm, which does not meet the Disabled Discrimination Act (DDA) standards. The amended plans which have been received now show an extended ramp which extends the whole length of the deck in an attempt to meet with DDA standards. The ramp is split into 3 sections and has landing areas between each section. The decking projects 7.6m out from the front elevation of the building and extend 8.2m in width; however the amended plans show the ramp extending a further 3.1m across. The decking stands 0.7m high from the ground, with the softwood handrails having a maximum height of 3m from the ground.
- 1.4 The deck frame is currently stained blue, however it is indicated on the amended plans that the proposal is to re-stain the structure in a chestnut brown which represents a more subdued and sympathetic colour.
- 1.5 The amended plans have identified further landscaping on the site in the form of a new hedge which will wrap around the existing decking and proposed extended ramp. The hedge will comprises a mix of Holm Oak, Cherry, Flowering Semi Evergreen, Beech and Evergreen.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
DR3	-	Movement
H16	-	Car Parking
HBA1	-	Alterations and Extensions to Listed Buildings
HBA4	-	Setting of Listed Buildings

2.2 Planning Policy Statement 5: Planning for the Historic Environment

3. Planning History

- 3.1 DCCE2007/0086/F – Change of use of land within curtilage of public house to site 4 no. temporary touring caravans for occasional occupation. Refused 7 March 2007.

4. Consultation Summary

Statutory Consultations

4.1 English Heritage have made the following comments:

1. The satellite dish should not be on a visible part of the building.
2. If the decking is to be retained, conditions should be imposed requiring your council's prior approval to finishes and of planting to reduce its visual impact.

Comments on the revised proposals are awaited.

Internal Council Advice

4.2 Traffic Manager: No objections. Comments on the revised proposals are awaited.

4.3 Conservation Officer: Objects to the proposal and recommends refusal. The timber decking has a major detrimental impact on the main façade of this important listed building as it is completely alien, very visually intrusive and damaging to the character of the building. Its domestic, suburban appearance disrupts the entrance and is completely at odds with the high quality materials, detailing and finishing found on the rest of the façade. The proposal is therefore considered contrary to the Herefordshire UDP Policy HBA4. It should be noted that we suggested an alternative location for the decking to the west of its current location. It was also noted that the current ramp did not meet DDA standards and the agent was advised that an extended ramp to the decking to meet the standards would only add to the intrusive nature of the development.

Comments on the revised proposals awaited.

5. Representations

5.1 Lugwardine Parish Council: 'The structure as it is does not blend in with its surroundings, partly because of the colour. In addition it hardly enhances the appearance of the New Inn. On a positive note wheelchair access has now been provided, although we do not know to what extent it will be used. The committee was divided on the application. It is recognised that there is a need to support diversification and a need for change in the licensing trade, given the current climate.

With regards to the application to site a satellite dish on the front of the building we do not support this aspect. However should it be sited say on the side of the building in a discrete location, we would support that, but we would expect the site to be chosen with care.

Comments on the revised proposals awaited.

5.2 One letter of support has been received from G. Brunt, 26 Frome Court, Bartestree and a petition in support of the development has been submitted by the applicant and contains 182 signatures. The comments are summarised as follows:

- The location of the decking gives the building more presence and permits people to see the detail of the stone work features.
- The decking does not affect any neighbouring properties.
- It allows for good observation of the children's play area.
- It is easily serviced for food and drink, all being at the same level.
- The deck improves access for all into the pub.

- The decking has been a great success to the business serving both new and old customers to the building.

5.3 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 The New Inn is a designated grade II listed building and the Herefordshire Unitary Development Plan 2007 and Planning Policy Guidance 15 recognises that there is scope for alterations and extension to listed buildings providing the components which make up the special interest of the building, its features and setting are all preserved. Therefore the main consideration in the determination of this application is whether the proposal would have an adverse impact upon the listed building or the surroundings.

6.2 Following its construction in May 2009, enforcement action was commenced and there followed a site meeting with the agent and officers. At this meeting advice was given that in its existing location the decking and the satellite dish were considered detrimental to the character and appearance of the building and its setting and alternative locations were discussed. This advice appears to have been ignored, and this application proposes to keep both in their existing locations, however the design and scale of the decking is altered to incorporate a disabled ramp which meets DDA standards.

6.3 The application site is in a prominent position in the heart of the village of Bartestree, with the building clearly visible from the adjoining A438 highway. Policy HBA4 of the Herefordshire Unitary Development Plan states that 'development proposals which would affect the setting of a listed building will not be permitted'. The impact of such proposals should be judged in terms of scale, massing, location, detailed design and the effects of its uses and operations.

6.4 The siting of both the decking and the satellite dish are in the most prominent locations being on the front elevation. Whilst an attempt has been made to reduce the visual impact of the decking by changing the blue colour to an oak stain, its location and that of the of the satellite dish is the cause for concern. Both are considered to have a detrimental impact on the main façade of the building and are visually damaging to the character of the building. The amended plans with the enlarged ramp and proposed hedge are considered to add to the overall visual intrusion of the development and its impact on the setting of the Listed Building.

6.5 Whilst all comments relating to the positive impacts the decking has had on the business have been considered, its location and that of the satellite dish is considered to have such a major detrimental impact on the important building, as to warrant a refusal, especially as there is considered to be alternative locations within the site where both could be located to minimise the impact on the building and its setting. The applications are therefore recommended for refusal for the reason given below.

RECOMMENDATION

In respect of DMCE/091754/F that planning permission be refused for the following reason:

- 1 The design, massing, scale and the siting of the development, is considered to represent a visually intrusive form of development, which is detrimental to the overall character and appearance of the Grade II Listed Building and its setting, and is therefore contrary to Policies DR1, HBA1 and HBA4 of the Herefordshire Unitary Development Plan 2007 and Planning Policy Guidance 15.**

In respect of DMCE/091755/L that Listed Building Consent be refused for the following reason:

- 1 The design, massing, scale and the siting of the development, is considered to represent a visually intrusive form of development, which is detrimental to the overall character and appearance of the Grade II Listed Building and its setting, and is therefore contrary to Policies DR1, HBA1 and HBA4 of the Herefordshire Unitary Development Plan 2007 and Planning Policy Guidance 15.

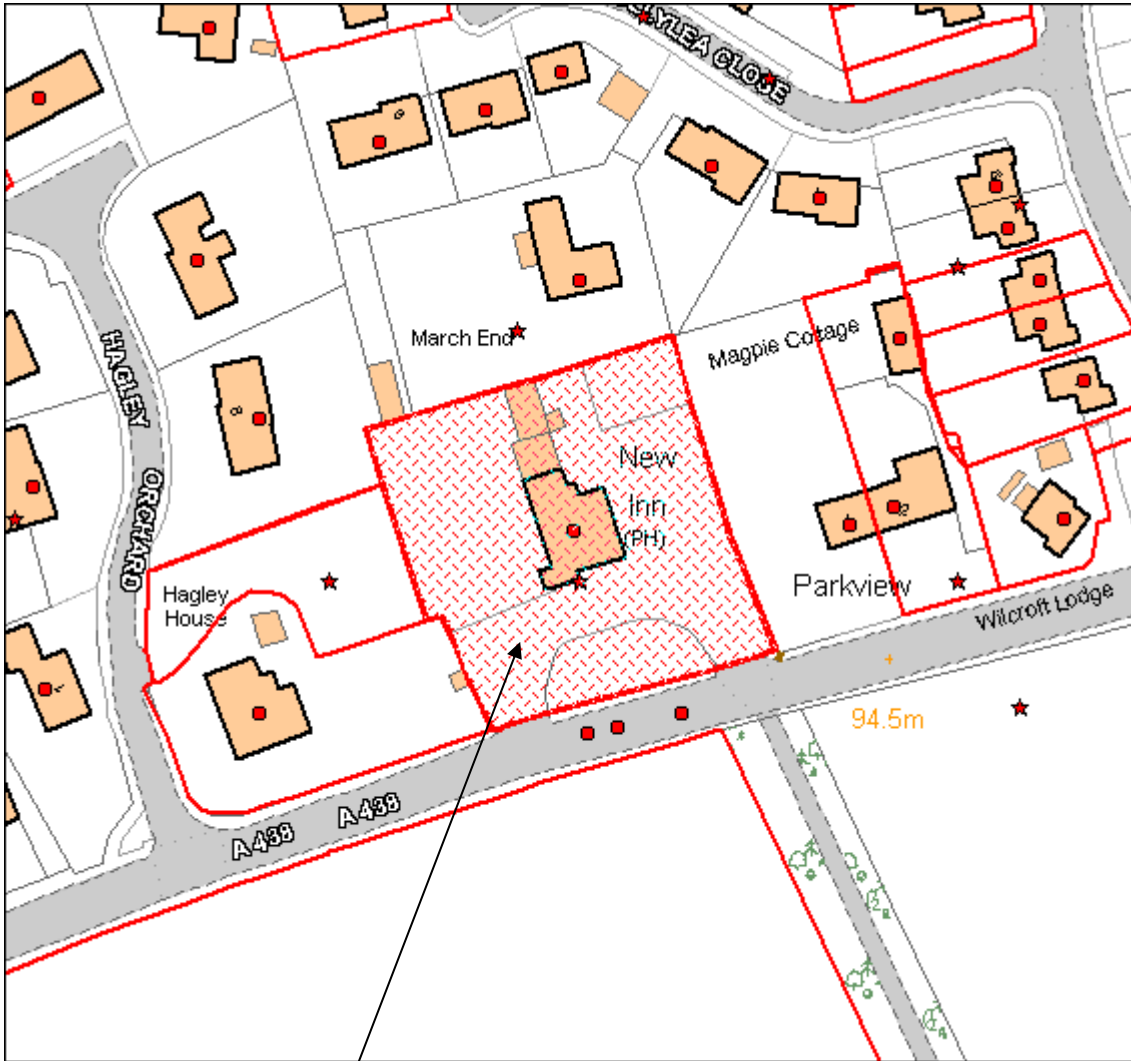
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMCE/091754/F

SITE ADDRESS : NEW INN, BARTESTREE, HEREFORD, HR1 4BX

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