

2 DCNC2003/3805/F - REFURBISHMENT & EXTENSION TO EXISTING CONVENIENCE STORE AT HATTON PARK STORES, HATTON PARK, BROMYARD, HEREFORDSHIRE**For: Mr M Cockayne per Amber Project Management Ltd, c/o 27 High Street, Bromyard HR7 4AA****Date Received:****19th December 2003****Ward:****Bromyard****Grid Ref:****64658, 54343****Expiry Date:****13th February 2004**

Local Member: Councillors P Dauncey and B Hunt

Introduction

This application was deferred at the Northern Area Planning Sub-Committee on 25 February 2004 in order for a site visit to be carried out. The site visit took place on 9 March 2004.

1. Site Description and Proposal

1.1 Hatton Park Stores is located on the south side of the A44, almost opposite Panniers Lane, Old Road, and A44 crossroads. Hatton Park, a private road, runs along the eastern side of the shop. The shop is also occupied by a Chiropractor and hairdressing salon. There is vehicle parking to the front of the shop, and storage area along the western boundary of the site. The site is located in a residential area, and within the town boundary of Bromyard as shown on Inset Map No. 13.0, Bromyard in the Malvern Hills District Local Plan.

1.2 The application proposes the refurbishment and extension of the stores; replacing the storage area on the western side to provide additional retail space, replacing the hairdressing salon with a cold room and toilets, and a single storey store to the rear of the former hairdressing salon, which is to be used by the applicant for domestic storage purposes.

2. Policies

2.1 PPG1 Planning Policy and Principles
PPG6: Town centres and retail development

2.2 Malvern Hills District Local Plan

Shopping Policy 7: Retail development outside the principal shopping and commercial areas

Shopping Policy 9: Local shopping provision

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

TCR2 – Vitality and viability

TCR13 – Local and neighbourhood shopping centres

3. Planning History

MH91/1459 - Single storey extension to enlarge hairdressing salon. Approved 10 December 1991.

MH93/0583 - Extensions. Approved 3 August 1993.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Environmental Health: "No comment."

5. Representations

5.1 Bromyard and Winslow Town Council: 'Council agreed unanimously to object to this application on the grounds that the site of the extension of the store room is accessed only by a private cul-de-sac and the proposed extension and refurbishment would cause increased obstruction and parking in Hatton Park Road and loss of parking already available for the Stores.'

5.2 The Town Council has also forwarded letters of objection from:

Mrs T Preece, 10 Hatton Park, Bromyard
L R Edwards, Lyndhurst, 1 Hatton Park, Bromyard
W Wood, 4 Hatton Park, Bromyard
D L Davies, Ashfield Croft, 19 Hatton Park, Bromyard

- a) The extension will be on to a very limited area which will inevitably mean a loss of car parking.
- b) The extension will be close to Hatton Park.
- c) The extension will be an infringement on my privacy and goods delivery will be a noise nuisance.
- d) Hatton Park is a private road and is regularly used for parking by customers to the shop.

5.3 A petition, strongly opposing this application for the above reasons, from the residents of Hatton Park with signatures has also been received.

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

6. Officers Appraisal

6.1 Small local shops form an important role in meeting local shopping needs and it is the objective of shopping policies to ensure that the availability of shopping opportunities for all members of the community exist.

- 6.2 This application proposes the refurbishment of a local shop, increasing the retail floor space by some 71m². The increase in size of the shop will safeguard this local shopping provision and reduce the need to travel by car to other shopping centres. However, it is acknowledged that increasing the size of the retail area will attract more passing trade by those travelling the adjoining A44. In terms of parking, the Head of Transportation has raised no objection to the application but in doing so has justified his comments by saying that "Herefordshire Council standards indicate that there should be 13 spaces for the extended store gross floor area. The applicant proposes 11. In view of the standards now being seen as maximum, and current policy regarding the promotion of sustainable modes by the restriction of parking provision, this level of parking is considered to be acceptable."
- 6.3 A further contributory factor to parking problems, as highlighted by the Town Council and the 4 letters from neighbours, is caused by the applicant's practice of displaying bulky goods, plant pots, garden ornaments etc. on the car park. Inevitably, this reduces the amount of space for customers and delivery vehicles to park. This in turn leads to vehicles parking in Hatton Park, which is a private road and not a public highway, causing nuisance to the residents of Hatton Park. Given the problem of parking in this area, it is recommended that a condition restricting the car park be used for this purpose only, without any outside storage including the display of items for sale.-
- 6.4 In terms of visual appearance, the alterations are considered acceptable so as not to cause any demonstrable harm to the local environment.

RECOMMENDATION

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 - A09 (Amended plans) (23 January 2004)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B02 (Matching external materials (extension))

Reason: To ensure the external materials harmonise with the existing building.

4 - H15 (Turning and parking: change of use - commercial) (11 cars)

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

5 - There shall be no open storage/display of goods for sale.

Reason: In the interests of highway safety.

Informative:

**1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
Malvern Hills District Local Plan
Shopping Policies 7 and 9**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.