

8 DCNC2003/2699/F - CONSTRUCTION OF SIX NEW DWELLINGS AT FORMER ENGINEERING SITE, PINSLEY ROAD LEOMINSTER HEREFORDSHIRE**For: R.M Caldicott & Sons Ltd per Mr N La Barre 38 South Street Leominster Herefordshire HR6 8JG****Date Received:**
5th September 2003**Ward:**
Leominster South**Grid Ref:**
50100, 59015**Expiry Date:**
31st October 2003

Local Members: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is located on the east side of Pinsley Road between the old Primrose Coach Depot and the entrance leading to Pinsley Mill. It is the site of the former Pinsley Engineering. The site is some 0.12 hectares in area. Pinsley Mill, a three storey high building is to the north and the railway line is further to the east. The boundary of the Leominster River Meadows Conservation Area runs along the eastern boundary of the site but does not itself lie within it. It is also in a flood plain.
- 1.2 To the rear of the site is a long narrow single storey building used as an indoor rifle range.
- 1.3 This is a full application for 6 semi-detached houses. It has been amended from an original application for 8 terraced houses. Each house will provide lounge, kitchen/dining room, utility, W.C and entrance hall on the ground floor with three bedrooms and a bathroom at first floor level. A car park for 12 vehicles is to be located behind the houses that will be accessed from a new entrance onto Pinsley Road.

2. Policies

Planning Policy Guidance Note 1 – General Policy and Principles
Planning Policy Guidance Note 3 – Housing
Planning Policy Guidance Note 13 – Transportation
Planning Policy Guidance Note 15 – Planning and the Historic Environment
Planning Policy Guidance Note 25 – Development and Flood Risk

Leominster District Local Plan

Policy A1 - Managing the District's Assets and Resources
Policy A2 - Settlement Hierarchy
Policy A15 – Development and Watercourses
Policy A18 – Listed Buildings and their Settings
Policy A21 - Development within Conservation Areas
Policy A29 – Loss of Employment Sites Outside Industrial Estates
Policy A30 – Redevelopment of Employment Sites to Alternative Uses
Policy A54 - Protection of Residential Amenity
Policy A55 - Design and Layout of Housing Development
Policy A70 - Accommodating Traffic from Development

Herefordshire Unitary Development Plan (Deposit Draft)

H1 – Hereford and the Market Towns; Settlement Boundaries and Established Residential Areas

H2 – Hereford and the Market Towns; Housing Land Allocations

H13 – Sustainable Residential Design

H15 – Density

H16 – Car Parking

HBA4 – The Setting of Listed Buildings

HBA6 – New Development within Conservation Areas

DR1 – Design

DR7 – Flood Risk

S1 – Sustainable Development

S3 - Housing

3. Planning History

None.

4. Consultation SummaryStatutory Consultations

4.1 Environment Agency- No objection in principle subject to conditions.

4.2 Hyder/Welsh Water – no objections.

Internal Council Advice

4.3 Chief Conservation Officer – no objection in principle.

4.4 The Environmental Health Officer – no objection in principle.

4.5 Public Rights of Way Officer – no objections.

5. Representations

5.1 Leominster Town Council – comments on original plan as follows:

‘Recommend refusal as this is considered over development of this site. Council would be minded to make a favourable recommendation for less dwellings and increased parking space per dwelling. Council believe there is already significant roadside policy in that area and feels that this development would increase the problem.’

5.2 Leominster Town Council comment on amended plan – recommend approval.

5.3 Nine letters of objection were received to the original plans in that the proposal represented an over development of the site and the application would disrupt on-street parking in Pinsley Road

5.4 A letter of objection to the amended plan has been received from Dr A Rowanchild and Ms J M Preston, 129 Etnam Street, Leominster who comment as follows:

- a) Our greatest concern is the impact of the proposal on parking and access. Pinsley Road is access only.
- b) Pinsley Road is a narrow and continues in a tortuous fashion past a childrens play area to the town centre.
- c) The stretch fronting the site provides essential parking for 5 houses in Etnam Street that have no alternative available parking.
- d) Parking is particularly prevalent during the evening and at weekends.
- e) On-street parking reduces the width of the road.
- f) The proposal would significantly reduce the available on-street parking due to the position of the proposed access and inevitably increased amount for on-street parking.
- g) Although parking from the new houses is at the rear of the site and a courtyard of limited size manoeuvring would be difficult. As a result residents and visitors will use Pinsley Road adding to congestion.
- h) Access should be created by using the existing access point on land immediately to the north of the site.
- i) The proposal is still an over development.
- j) The site should be developed in conjunction with adjoining land owners to the north and south.
- k) The housing layout is cramped with poor amenity space for occupiers.
- l) The design of the houses is standard fare but does not lift the area.

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

6. Officers Appraisal

6.1 The site is the former Pinsley Engineering, now demolished, it is a brown-field site, located in a primarily residential area as shown on Inset Map no.1 Leominster in the Leominster District Local Plan. The Government in its Planning Policy Guidance Note 3 is committed to maximising the use of previously developed land for housing in order both to promote regeneration and minimise the amount of greenfield land to be taken for development. Given that the site has been in previous use, the EHO considers that the site may be contaminated and recommends that a contamination condition should be included in any permission that may be granted. In terms of principle the re-development of this site for residential purposes is considered acceptable in this location.

6.2 This application proposes 6 semi-detached houses it has been amended from the original scheme for 8 terraced houses. In terms of density, 6 houses are considered appropriate, meeting the lower end of density targets advocated in PPG3. It is considered that the proposal represents the efficient use of land. It is proposed to gain access the development off Pinsley Road. The access has been designed in co-operation with the Transportation Manager and takes into the account the on-street parking that takes place in this part of Pinsley Road. The Transportation Manager considers that the design of the entrance will allow vehicles to manoeuvre into and out of the site without being restricted by vehicles parked in Pinsley Road.

6.3 The site is close to the Leominster River Meadows Conservation Area. Although not within the Conservation Area the site is close enough to the Conservation Area to effect views into and out of the area. PPG15 considers this to be a situation where attention must be given to the desirability of preserving or enhancing the characteristics of the area. In terms of housing character, the area has a wide mix of

house styles ranging from Victorian dwelling through to modern terraced housing. The Chief Conservation Officer has commented that the site is in a derelict state shielded from the Conservation Area by existing buildings and railway line and given the mix of house styles has no objection in principle to the proposal. However, the car park will need to be landscaped and a wall or hedge should be erected along the rear boundary of this site.

- 6.4 It has been suggested that the site should be developed in conjunction with adjoining land, the former bus depot, which is on the corner of Pinsley Road and Etnam Street, and the former Mill site so as not to prejudice the comprehensive redevelopment of this wider area. Ideally that would be the case. However, officers do not accept this argument in that the layout of the proposal is such that the redevelopment of the adjoining land would be so prejudiced to the extent that a reason for refusal would be justified on those grounds.

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)(14 January 2004)**

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

- 3 - B04 (Matching brickwork)**

Reason: In the interests of visual amenity.

- 4 - H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 5 - G02 (Landscaping scheme (housing development))**

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 6 - G03 (Landscaping scheme (housing development) - implementation)**

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 7 - No development shall be commenced until**

- a) A site investigation has been designed for the site using the information from the desk top study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
- a risk assessment to be undertaken relating to the receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off site that may be affected, and
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.
- b) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment undertaken.
- c) A Method Statement detailing the remediation requirements using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health.

- 8 - The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with the approved details in the interests of protection of the environment and harm to human health.

- 9 - If the development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

Reason: Reason: To ensure that the development complies with the approved details in the interests of protection of the environment and harm to human health.

- 10 - Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediation site has been reclaimed to an appropriate standard.

- 11 - Soakaways shall only be used in areas on site where they would not present a risk to groundwater. If permitted their location must be approved in writing by the Local Planning Authority.**

Reason: To prevent pollution of controlled waters.

- 13 - No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage and regulation has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with the details approved by the Local Planning Authority prior to the construction of any impermeable surfaces draining into the system.**

Reason: To prevent the increased risk of flooding.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.