

13 DCNC2004/0430/F - PROPOSED NURSERY & FAMILY CENTRE OFF CONINGSBY ROAD, LEOMINSTER, HEREFORD.**For: Surestart per Herefordshire Council Property Services Franklin House 4 Commercial Road Hereford HR1 2BB****Date Received:**
13th February 2004**Ward:**
Leominster South**Grid Ref:**
49758, 58616**Expiry Date:**
9th April 2004

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The site is a flat, grassed area on the main pedestrian approach route from the car park off Coningsby Road to the Leominster Leisure Centre and Minster College. The Leominster Community Hospital lies to the west with the proposed associated parking provision being located to the east on the resurfaced former youth club car park.
- 1.2 There are trees bordering the path to the Minster College and hedgerow along parts of the northern and eastern boundary of the site.
- 1.3 The proposal building is of modern design, constructed in contrasting bricks and cladding to the walls and slate on the roof.
- 1.4 The use of the building will be divided between two user groups. A Nursery will occupy the rooms to the south and the Family centre, accommodation to the north.

2. Policies**2.1 Leominster District Local Plan (Herefordshire)**A1 – Managing the District's Assets and Resources
A61 – Community, Social and Recreational Facilities**2.2 Unitary Development Plan**Policy DR1 Design
S11 Community facilities and services
CF5 New community facilities**3. Planning History**

- 3.1 None on this site, though the new swimming pool is to be built opposite.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - No objections subject to the imposition of conditions relating to foul and surface water drainage.
- 4.2 Ramblers - no response recieved
- 4.3 Care Standards Commission - No response received.
- 4.4 Open Spaces - No response received.

Internal Council Advice

- 4.5 Head of Engineering and Transport: No objection subject to the imposition of conditions.
- 4.6 Environmental Services - no comment
- 4.7 Archaeology - Awaiting comments
- 4.8 Public Rights of Way - no response received

5. Representations

- 5.1 Leominster Town Council: 'Recommend refusal. The Council feels that the proposed centre, along with existing and planned facilities, will constitute over development of this location. Members express concern over the significant increase in traffic which will accrue in Coningsby Road, particularly bearing in mind the surrounding accommodation for the elderly and sheltered accommodation. Members feel that the road is already over used and congested , particularly at certain times of day.'
- 5.2 A letter of representation has been received from Mrs A Holman, 14 Coningsby Road, Leominster, with a petition signed by local residents

The main concerns are:

- The additional volume of traffic which will be generated
 - Congestion of parking areas
 - Heavy traffic along narrow access road - Coningsby Road and congestion at peak times
- 5.3 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 The proposed development will meet an identified local need and provide a purpose-built community family centre with daytime nursery facilities, under one roof.

- 6.2 The building has been designed to minimise the impact on adjacent development with only secondary windows facing the side boundary, which will be screened by timber fencing. The Leominster Community Hospital has accommodation overlooking the site. The proposed building has been sited away from the main hospital block, and adjacent to outbuildings to safeguard the amenities of patients and staff. The main activity and nursery room accommodation faces towards the Minster School and Leisure Centre buildings.
- 6.3 The development will as such be well related to existing complementary uses, thereby minimising the number of vehicle movements by allowing combined trips to drop off and collect children and visitors using the various facilities on the wider site area. The proposal will not as such result in material impact in terms of traffic congestion.
- 6.4 The application includes the provision of additional off street parking, by resurfacing the former car park to the now demolished youth club. The appearance of this area will be improve as a result of the proposed development and additional landscaping will help integrate the development and soften the impact upon the wider residential area.
- 6.5 The site as a whole is close to residential areas and is well located in terms of its links to surrounding public footpath networks, allowing safe and easy access to the site for pedestrians. Access on foot is to be encouraged in terms of achieving the objectives of sustainable development.

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 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - 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.

4 - H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

5 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

6 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

7 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

8 - G06 (Scope of landscaping scheme)

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

9 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

Informatives:

1 - HN19 - Disabled needs

2 - N15 - Reason(s) for the Grant of PP

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.