

1 DCNC2004/0101/F - CONSTRUCTION OF 3 NO. 2 BED COTTAGES AND 2 NO. 2 BED FLATS. SITE AT JUNCTION OF PUMP STREET AND LITTLE HEREFORD STREET, BROMYARD, HEREFORDSHIRE

2 DCNC2004/0102/C – DEMOLITION OF WALLS AT SAME ADDRESS

For: Rocrest Limited per Linton Design Group, 27 High Street, Bromyard, Herefordshire, HR7 4AA

Date Received:
12th January, 2004

Ward:
Bromyard

Grid Ref:
65433, 54592

Expiry Date:
8th March, 2004

Local Member: Councillors P.J. Dauncey and B. Hunt

Introduction

This application was deferred at the last meeting to enable a site inspection to be undertaken. This report has been updated.

1. Site Description and Proposal

- 1.1 The application site is located in the Bromyard Conservation Area and within the principal shopping and commercial area of Bromyard as shown on Inset Map No 13.1 in the Malvern Hills District Local Plan. A listed building stands to the south, with its main elevation facing down Pump Street.
- 1.2 The site is currently vacant and is bounded to Pump Street and Little Hereford Street by a brick retaining wall. Adjoining the site to the north east along Little Hereford Street is a recent residential development for 8 apartments and 1 cottage on the site of the former social club.
- 1.3 The proposal is to demolish the existing boundary walls and erect three 2-bed cottages and two 2 - bed flats. The two storey units will stand hard on the back of the pavement and will have associated amenity, bin storage and cycle storage to the rear. There is no off street parking associated with the development.

2. Policies

- 2.1 Planning Policy Guidance Note 3 Housing
Planning Policy Guidance Note 13 Transport
Planning Policy Guidance Note 15 Planning and the Historic Environment

2.2 Malvern Hills District Local Plan

HOUSING POLICY 2 – DEVELOPMENT IN MAIN TOWNS
HOUSING POLICY 3 – SETTLEMENT BOUNDARIES
HOUSING POLICY 17 – RESIDENTIAL STANDARDS
SHOPPING POLICY 2 – PRINCIPAL SHOPPING AND COMMERCIAL AREAS
SHOPPING POLICY 3 – RESTRICTIONS ON DEVELOPMENT WITHIN PRINCIPAL SHOPPING AND COMMERCIAL AREAS
CONSERVATION POLICY 2 – NEW DEVELOPMENT IN CONSERVATION AREAS
TRANSPORT POLICY 8 – CAR PARKING AND SERVICING REQUIREMENTS
BROMYARD HOUSING POLICY 2
BROMYARD SHOPPING POLICY 1
BROMYARD CONSERVATION POLICY 2

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

POLICY H1- SETTLEMENT BOUNDARIES AND ESTABLISHED RESIDENTIAL AREAS
POLICY H13- SUSTAINABLE RESIDENTIAL DESIGN
POLICY H14- RE-USING PREVIOUSLY DEVELOPED LAND AND BUILDINGS
POLICY H15- DENSITY
POLICY H16- CAR PARKING
POLICY TCR1- CENTRAL SHOPPING AND COMMERCIAL AREAS
POLICY TCR2- VITALITY AND VIABILITY
POLICY HBA6- NEW DEVELOPMENT WITHIN CONSERVATION AREAS

3. Planning History

3.1 No relevant history on site.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: no objection subject to imposition of conditions regarding foul and surface water drainage.

Internal Council Advice

4.3 Head of Engineering and Transport: No objection subject to the imposition of conditions.

4.4 Archaeology - The application site is a sensitive one archaeologically, being within the medieval core of Bromyard. The plot is comparatively undisturbed and is likely well preserved below ground archaeological deposits and features which may merit preservation. An archaeological investigation is therefore recommended.

5. Representations

5.1 Bromyard Town Council: object to this application on the grounds that it is an overdevelopment of this site, there is lack of access for emergency vehicles and no parking provision of these 5 dwellings.

5.2 Three letters of representation has been received objecting to the application, from:

Mr. C.J. Grover, Nunwell House, 6 Pump Street, Bromyard (2 letters)
Miss N.M. Oliver & Mr M.A. Jones, Flat 8, 6 Little Hereford Street

The main areas of concern are:

- Unsympathetic and inappropriate impact and over-development in a Conservation Area
- The increased density makes it undesirable for the town
- The development will be detrimental to the enjoyment of existing amenities of occupiers of adjacent properties
- Compromises the setting of a Grade ii Listed Building
- New development will dominate the much lower buildings of the Falcon Hotel and create an imbalance in the streetscene
- Numbers should be reduced to allow a courtyard with trees and parking
- Development without car parking spaces causes difficulties and dissatisfaction in small rural towns with very limited public transport facilities and as such is inappropriate
- The erection of these new dwellings will magnify the existing parking problem in the area

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 Housing policy permits, in principle, residential development within the settlement boundaries. The site is also located within the principal shopping and commercial area where policy aims to maintain and enhance the attractiveness, vitality and viability of the town centre and encourage a mix of uses, including residential. The development of this vacant plot is unlikely to degrade the attractiveness of the town centre, and residential use in this central location should improve vitality.

6.2 The application makes no provision for vehicle parking, except for cycles. National policy comments in PPG3, that lower levels of off-street parking in such town centre locations should be allowed. Additionally, the accessibility of near-by public transport provision coupled with the provision of cycle parking in the development reflects Government emphasis on securing sustainable residential developments.

6.3 Particular care and attention has been given to the scale and design of the development to ensure its satisfactory integration within the streetscene and also in terms of its impact upon the setting of the adjacent listed building. The corner plot has been designed to ensure that views of the listed building are maintained.

6.4 In terms of site densities, the application maximises the use of vacant, previously developed land. The density of the scheme has been calculated to be slightly below the 30 dwellings per hectare as recommended in PPG 3. However, given the close proximity of adjacent development it is considered that the layout as submitted maintains the amenity and privacy between dwellings as required by adopted policy.

- 6.5 The site's central location allows access to employment and local services by modes of transport other than the car. The lack of car parking provision is acceptable under Policy H16, where there is no minimum level of provision of off-street parking. The location of the site, coupled with the availability of public transport in close proximity lends itself favourably to no parking provision.
- 6.6 Negotiations have taken place following receipt of the application to secure further design modifications in response to concerns raised. The layout of the units has been designed to ensure that only secondary windows are sited to the rear of the development and the height of the units has been reduced to minimise the overall impact. Details of the internal 'courtyard' area are awaited together with amended drawings for the entrance doors off the adjacent highway. Subject to the receipt of satisfactory revised details the proposal is considered acceptable.

RECOMMENDATION

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That subject to the receipt of satisfactorily amended drawings 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)**

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

- 3 - No development shall take place on the site until details of the colour finish and materials of the proposed windows shall have been submitted to and agreed in writing by the Local Planning Authority. The proposed work shall thereafter be carried out in accordance with the approved details.**

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

- 4 - H27 (Parking for site operatives) (delete 'within the application site')**

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

- 5 - Notwithstanding any details to the contrary on the approved drawings, no doors fronting onto Little Hereford Street or Pump Street shall have steps outside the building line.**

Reason: In the interest of the safety of pedestrians using the adjacent footpath.

- 6 - B01 (Samples of external materials)**

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

7 - D01 (Site investigation - archaeology)

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

8 - None of the units hereby approved shall be occupied until

- a) the cycle provision and**
 - b) the bin storage facilities**
- have been provided on site and thereafter retained as approved.**

Reason: To secure properly planned development.

9 - E16 (Removal of permitted development rights)

Reason: [Special Reason].

10 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

11 - G04 (Landscaping scheme (general))

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

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

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

13 - F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

14 - F16 (Restriction of hours during construction) (substitute 8.00am for 7.00pm Monday to Friday, and 9.00am for 8.00am on Saturdays)

Reason: To protect the amenity of local residents.

15 - F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

16 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

- 1 - HN01 - Mud on highway**
- 2 - HN04 - Private apparatus within highway**
- 3 - HN05 - Works within the highway**
- 4 - HN07 - Section 278 Agreement**
- 5 - HN10 - No drainage to discharge to highway**
- 6 - N15 - Reason(s) for the Grant of PP**

NC2004/0102/C

That Conservation Area Consent be granted subject to the following conditions:

1 - C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation areas) Act 1990.

2 - C14 (Signing of contract before demolition) (delete 'building', insert 'wall')

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation areas) Act 1990.

Informative:

- 1. N15 (reasons for the grant of Conservation Area Consent)**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.