

11 DCNC2004/0614/F - CONVERSION OF EXISTING BUILDING TO CREATE 4 ONE-BEDROOMED AND 4 TWO-BEDROOMED RESIDENTIAL UNITS AT 19 PUMP STREET, BROMYARD, HEREFORDSHIRE, HR7 4BY

For: Morpheus Construction Ltd, Linton Design Group, 27 High Street, Bromyard, Herefordshire. HR7 4AA

Date Received:
19th February 2004
Expiry Date:
15th April 2004

Ward:
Bromyard

Grid Ref:
65474, 54511

Local Members: Councillor P Dauncey & Councillor B Hunt

1. Site Description and Proposal

- 1.1 The site is the old methodist chapel, last used by Record Printers, on the junction of Pump Street with the A44. There is vehicular access off Pump Street leading to a small carparking area. The site is located in the Bromyard Conservation Area and within the principle shopping and commercial area of Bromyard as shown on inset map 13.1 Bromyard in the Malvern Hills District Local Plan.
- 1.2 This application proposes the conversion of the chapel building to 4 one-bedroomed and 4 two-bedroomed residential units. Cycle storage is proposed. There is no off street parking associated with this development.

2. Policies

- 2.1 PPG1 – General Policy and Principles
PPG3 – Housing
PPG13 – Transport
PPG15 – 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 – Principle Shopping and Commercial Areas
Shopping Policy 3 – Restrictions on Development within Principle Shopping and Commercial Areas
Conservation Policy 2 – New Development in Conservation Areas
Transport Policy 8 – Car parking and servicing requirements

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

No relevant history.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation - No objection subject to the imposition of conditions.

4.3 Historic Buildings Officer - No objection in principle.

5. Representations

5.1 Bromyard Town Council agreed to support this application, but once again would bring to the Planning Department's attention the lack of provision for parking for 8 no. dwellings.

5.2 Letters of objection have been received from:

Mr D Verrinder, 3 Victoria Avenue
R P Price, 7 Victoria Avenue

The main areas of concern are:

- a) as we have lost the car parking at The Tan Yard any further development will have an impact not only on Victoria Avenue but Bromyard in general
- b) in the last year we have had many more houses built in the Pump Street area without car parking
- c) parking in adjoining roads causes a nuisance
- d) trees are to be removed
- e) it will effect residential amenity through overlooking
- f) loss of employment facility

- g) the basement floods as does others in the Victoria Avenue
- h) it will lower the quality of life in this part of Bromyard.

- 5.3 In support of this proposal the applicant's agent advises: The building has been marketed without interest shown for alternative commercial or employment use.
- 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 The site is located in the principle shopping and commercial area of Bromyard, as shown on inset map 13.1 Bromyard in the Malvern Hills District Local Plan. Also it is within the Bromyard Conservation Area.
- 6.2 The local environment is characterised by a mix of housing types and styles, there is also a doctor's surgery almost opposite the site.
- 6.3 Although previously in employment use the building has been vacant for at least 12 months and prior to the submission of this application the owner undertook a marketing exercise to establish whether the building retained its employment potential. However, following extensive marketing no interest has been shown to retain the building in employment use. Given the situation the re-use of the building for residential purposes is considered acceptable.
- 6.4 The application proposes the conversion of the building to residential units comprising of 4 one-bedroomed and 2 two-bedroomed dwellings. In terms of its conversion the proposal is considered generally acceptable though some minor changes are required to ensure that the character of this building is maintained.
- 6.5 The sites central location allows access to employment and local services by modes of transport other than car. The lack of car parking provision is considered acceptable in this locality. The site location, coupled with the availability of public transport in close proximity lends itself favourably to no parking provision thereby creating a sustainable form of development.

RECOMMENDATION

Subject to the receipt of suitably amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission, subject to consultation with the Local Member and Chairman, and subject to the following conditions and any additional conditions considered necessary by officers:

- 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 - H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

3 - 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.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.