

6 DCCW2004/0922/F - DEMOLITION OF SOME EXISTING STABLE BLOCKS AND ERECTION OF NEW STABLE BLOCKS AND VETS TREATMENT BUILDING TO EXISTING STABLE YARD AT HEREFORD RACECOURSE, ROMAN ROAD, HEREFORD, HR4 9QU

For: Northern Racing Limited per Mason Richards Partnership, Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham, B32 1AF

Date Received: 29th March, 2004

Ward: Three Elms

Grid Ref: 50145, 42116

Expiry Date: 24th May, 2004

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 The Hereford Racecourse complex is located to the south side of Roman Road between the A49 Holmer Road roundabout and the Canon Pylon Road junction with the A4110. The main complex of buildings is located to the north side of the racecourse and adjoins a large area of open car parking to the west and residential properties on Ingram Avenue to the east. The racecourse itself is to the south of this group of buildings and adjoins Hereford Leisure Centre to the west of Holmer Road.
- 1.2 This application seeks full planning permission to demolish some existing stable facilities and erect new stable blocks and a vets treatment building within the existing footprint of the stables area. Primarily this involves the removal of three existing single storey stable units and their replacement with more modern blocks. The most prominent of the new units will be the new vets treatment/sampling area on the north edge of the existing stable complex and the replacement of the existing stables along the entire eastern boundary adjoining properties on Ingram Avenue.
- 1.3 The proposed stable buildings are a conventional design and vary between 4.0 and 4.5 metres in height. The buildings generally have a pitched roof design as opposed to the existing monopitch sloping roofs and are finished with timber weather boarding on the walls and covered with a profiled metal sheet roof. In total 38 new loose boxes will be provided as will new wash boxes and the vets treatment/sampling area.

2. Policies

2.1 Hereford Local Plan:

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|--------------|---|---------------------------------------|
| Policy ENV14 | - | Design |
| Policy H21 | - | Compatibility of Non-residential Uses |
| Policy R9 | - | Hereford Racecourse |

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

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|-------------|---|--|
| Policy S1 | - | Sustainable Development |
| Policy S2 | - | Development Requirements |
| Policy DR1 | - | Design |
| Policy RST1 | - | Criteria for Recreation/Sports and Tourism Development |

3. Planning History

- 3.1 The racecourse site has a history of previous planning applications relating to the on-going development and alterations which have been made at the course over recent years. It is not considered that any specific application is directly relevant to this proposal.

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency - letter received 26th April 2004. "The Agency would raise an holding objection until more information has been submitted with regard to foul water treatment. An indication is given that a new septic tank will be provided, however the Agency will resist small private treatment plants (or septic tanks) where there are main sewers in the area. We would refer the Council to advice in Circular 03/99 and the developer should demonstrate why it is not possible to connect to the existing public foul sewer. The applicant/LPA should also consult with the utility company to ensure that they are aware of all medicines/disinfectants which may be used and disposed of through the sewer system (as a trade effluent discharge consent may be required). An assurance should be sought from the utility company so that a discharge of this additional effluent to the foul sewer will not exacerbate the operation of any storm or pumping station overflow."

Comments are also made about potential waste excavation material from the building operation and surface water (flood risk) advice is given which could be included as an Informative.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection to the development.
- 4.3 Head of Environmental Health and Trading Standards - no objection.

5. Representations

- 5.1 Hereford City Council - no objection.
- 5.2 One letter of objection has been received from Mrs. G. Thomas, 2 Holmer Hall Cottages, Roman Road, Hereford who objects for the following reasons.
- The height and choice of materials especially sheet metal roof will have an overbearing impact on this property and encompass the entire southern boundary depriving the property of light.

- ° A loss of privacy given the introduction of windows and concerns are expressed about the description of an "access road " as it is only a narrow overgrown path which adjoins my boundary hedge.

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

6. Officers Appraisal

- 6.1 The main issues in this case are the principle of new stables in this location and the impact that the proposed units will have on the character and appearance of the area and the residential amenity of adjoining properties. Adequate measures to deal with foul water and surface water are also an important material consideration.
- 6.2 Having regard to the established use of the racecourse, the principle of replacing these ageing stable units is considered acceptable. The adopted Hereford Local Plan identifies the racecourse as an important recreational asset to the city which the Council will seek to retain. The applicant has indicated that the need for new stables and the vets treatment/sampling unit comes from new Jockey Club standards and the continuing programme of improvement works being carried out at the racecourse. As such it is considered that the principle of development which will enable each horse racing to have its own loose box is acceptable subject to the criteria set out below.
- 6.3 The design and siting of the proposed units has been carefully considered and it should be noted that the replacement boxes will be higher than those on site at present. The existing units have a flat/monopitch roof and the proposed units will be between 4.0 and 4.5 metres in height. Some of the previous stables have already been replaced with more modern units and the proposal will enable the whole stable area to be brought up to modern standards. The timber cladding to the wall and profiled sheet roofing are typical for a stable building and no objection is raised to the materials in this instance. Whilst the comments from the neighbour have been considered, with an appropriate colour applied the profile sheeting is considered a reasonable choice for this form of building.
- 6.4 The proposed units will be sited primarily on the line of existing units to be demolished although as noted above they will be slightly larger. Careful assessment has been made of this increase in size particularly on the site's eastern and northern boundary which are the closest to adjoining residential property. A significant hedge is established on the eastern boundary between the stable yard and existing dwelling on Ingram Avenue. A condition is suggested which will enable this mature screen to be retained and as such reduce any impact from the higher stable units. The relationship on the northern boundary has also been carefully considered, however with a distance in excess of 25 metres between the rear of the properties on Roman Road and the back of the proposed units, an objection on loss of light or that the buildings would be overbearing could not be sustained.
- 6.5 The Environment Agency have put forward a "holding objection" on the scheme on the basis that the application indicates a new septic tank in an area where mains drains exist. Members will be aware of objections from Welsh Water who are the statutory utility company for any additional input to the existing mains sewer. Having regard to the potential contamination issues from chemicals and foul water, the issue of appropriate drainage is an important material planning consideration. Additional information has been requested from the applicant with regard to the proposed septic tank, however it is not considered to be an issue which cannot be satisfactorily

resolved through a condition. The proposal will not lead to any significant increase in the amount of foul water generated from the site having regard to the fact that in the main these are replacement units. A condition is suggested to ensure this matter is satisfactorily resolved prior to the commencement of any 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. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations)).**

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

- 4. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

- 5. F17 (Scheme of foul drainage disposal).**

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

Informative:

- 1. N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.