

**DCNC2004/0182/F - CONVERSION TO SNOOKER HALL
AND BAR AREA AND FOUR FLATS AT BROOK HALL,
27 BROAD STREET, LEOMINSTER, HEREFORDSHIRE,
HR6 8BT****DCNC2004/0183/L – AS ABOVE****For: Mr M Roberts per Mr T Margrett Green Cottage
Hope Mansel Ross-on-Wye Herefordshire HR9 5TJ****Date Received:
19th January 2004****Ward:
Leominster North****Grid Ref:
49556, 59240****Expiry Date:
15th March 2004**

Local Member: Councillors Mrs J French and Brig. P Jones CBE

1. Site Description and Proposal

- 1.1 Brook Hall, a Grade II Listed Building, is located on the west side of Broad Street, between the restoration shop and Vicarage Street. It is in the Leominster Conservation Area and within a primarily residential area as shown on the Leominster Town Centre Inset Map in the Leominster District Local Plan. It is a two-storey building with attic rooms, faced in yellow brick under a Welsh slate roof. The building is vacant, the ground floor was last used by New Life Church, with vacant residential flat at first floor.
- 1.2 This application proposes the use of the ground floor as snooker hall and lounge bar. The upper floors are to accommodate 4 residential flats. The plans show that 4 car parking spaces are proposed along the side of the building fronting onto Vicarage Street.

2. Policies

- 2.1 PPG1: General Policy and Principles
PPG6: Town Centres and Retail Development
PPG15: Planning and the Historic Environment
- 2.2 **Leominster District Local Plan (Herefordshire)**
- A2 – Settlement Hierarchy
A18 – Listed Buildings and their Settings
A21 – Development within Conservation Areas
A54 – Protection of Residential Amenity
- 2.3 **Herefordshire Unitary Development Plan (Deposit Draft)**
- HBA1 – Alterations and extensions to Listed Buildings
HBA3 – Change of use of Listed Buildings
HBA6 – New development within Conservation Areas

3. Planning History

98/0142 - Internal works. Approved 17.8.98.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Chief Conservation Officer: No in principle objection.

4.4 Environmental Health and Trading Standards: No objection.

5. Representations

5.1 Leominster Town Council: 'Recommend approval conditional upon there being no major alterations to the fabric or character of the building.'

5.2 17 letters of objection, including a petition with 37 signatories, have been received. The main points raised:

- a) This is not an appropriate location for a snooker hall.
- b) Noise nuisance.
- c) Unsociable behaviour.
- d) Inadequate parking.
- e) There are already enough snooker halls in Leominster.
- f) No need for another bar in the town.

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 Brook Hall is located within a primarily residential area as shown on Leominster Town Centre Inset Map in the Leominster District Local Plan. The ground floor of the building was last used as a place where people congregate. Uses included place of worship, day nursery and other group activities.

6.2 This application proposes a snooker hall within a large hall, which is at the rear of the building, and the front part of Brook Hall to be used as a lounge bar. The first floor and attic rooms are to be altered to provide 4 flats.

6.3 Generally snooker halls do not cause noise nuisance that would give rise to loss of residential amenity. While, it is acknowledged that there may be some unwelcome and undisciplined behaviour of patrons when leaving the snooker hall, it is not considered that this will lead to unacceptable disturbance. However, given the location of the building, it would not be unreasonable to restrict opening times to coincide with licensing hours. Further, a scheme of sound attenuation that would protect the

residents of the flats from noise and activities of the bar and snooker hall would be reasonable.

- 6.4 To bring this building into alternative use will require the removal of internal walls. However, the walls that are shown to be removed are non-structural and non-original. It is therefore not considered the removal of any walls would harm the historic characteristics or fabric of this listed building.
- 6.5 Matters of competition with other snooker halls and other licensed premises in Leominster are not material considerations in the determination of this application, as they will provide choice.
- 6.6 The site's central location allows access to employment and local services by modes of transport other than car. While 4 car parking spaces are shown, this is considered acceptable in this locality. The site is close to a large public car park, coupled with the availability of public transport. Its close proximity to these facilities lends itself favourably to under-provision of parking, thereby creating a sustainable form of development.

RECOMMENDATION

NC2004/0182/F

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) (5 April 2004)**

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

- 3 - The use of the lounge bar and snooker hall shall not be open to customers between the hours of 11pm and 10.30am daily.**

Reason: In the interests of the amenities of existing residential properties in the locality.

- 4 - Before the development hereby permitted commences a scheme for noise attenuating measures for the snooker hall and lounge bar shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the first use of the development to which it relates commences and shall be retained for the duration of the use.**

Reason: To safeguard the amenity of the area.

NC2004/0183/L

That Listed Building 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 - A09 (Amended plans) (5 April 2004)

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.