

16 DCNC2004/3334/F - PROPOSED ERECTION OF 4 COTTAGES ON LAND TO REAR OF THE BAY HORSE, LITTLE HEREFORD STREET, BROMYARD**For: Morpheus Construction Ltd per Linton Design Group 27 High Street Bromyard Herefordshire HR7 4AA****Date Received:
1st October 2004****Ward:
Bromyard****Grid Ref:
65392, 54620****Expiry Date:
26th November 2004**

Local Member: Councillors P Dauncey and B Hunt

1. Site Description and Proposal

- 1.1 The site is to the rear of the Bay Horse on Little Hereford Street in the centre of Bromyard. This site is opposite a Listed Building and within the Conservation Area. The land has previously been leased to Herefordshire Council as a car park.
- 1.2 The proposal is for the erection of 4 cottages, 2 with two bedrooms and 2 with three bedrooms, to be constructed with red brick and slate roof.

2. Policies

2.1 PPG3 – Housing

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 (Revised Deposit Draft)

H1 – Settlement boundaries and established residential areas

H13 – Sustainable residential design

H14 – Re-using previously developed land and buildings

H15 – Density

H16 – Car parking

TCR1 – Central shopping and commercial areas

TCR2 – Vitality and viability
HBA6 – New development within Conservation Areas

3. Planning History

90/1094 – Change of use of 1st floor flat from owner's flat to guest rooms and change of use of attic to owner's bedsit accommodation. Approved 11.12.90.

90/1010 – Alterations (internal) – create guest rooms and owner's bed-sit and toilet extension to the rear. Listed Building consent granted 17.4.90.

NC2001/2562/F - Proposed detached single storey block for 6 no. hotel bedrooms with en-suite facilities. Approved 21.1.02.

NC2003/0642/F - Erection of 4 no. 2-bedroom cottages with gardens and 4 no. parking spaces. Withdrawn 1.4.03.

NC2004/0456/F - Erection of 4 no. 2-bedroom cottages with gardens and 4 no. parking spaces. Withdrawn 9.3.04.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Request conditions and advisory notes are included within any consent to ensure no detriment to existing residents or the environment and to Welsh Water's assets.

Internal Council Advice

- 4.2 Head of Engineering and Transport: Recommend conditions.
- 4.3 Chief Conservation Officer: No objection to the proposal. Requests fenestration on the rear gable.

5. Representations

- 5.1 Bromyard Town Council objects to this application: on the grounds of overdevelopment; and that the land is currently leased to Herefordshire Council as a car park with at least 2 years left.
- 5.2 Objections have also been received from Mrs Elizabeth Cadman of 17 Little Hereford Street, Bromyard
- i) on the grounds of traffic safety, traffic congestion.
- 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 Permission granted in 2001 for a detached single storey block for 6 no. bedrooms with en-suite facilities provides this site with favourable development history in principle.

Further, it is notable that the previous grounds for objection have been solved over a period of time, and with a series of meetings between the various officers and applicants.

- 6.2 It is noted that the response from the Water Authority was positive subject to conditions, as was the response from the Highways Authority. The response from the Highways Authority, in particular, would appear to alleviate the concerns of the neighbour's objection.
- 6.3 The response from the Conservation Officer clarifies that this application relates well to the adjoining property and that there are no objections on conservation grounds to the application. In addition, the applicant has agreed with the Conservation Officer that some additional fenestration will be placed on the side of the gable.
- 6.4 The Town Council objected on two grounds, the second being that the land is leased currently to Herefordshire Council as a car park at least with 2 years left to run. This has, however, been terminated.
- 6.5 With respect to the Town Council objection on the grounds of overdevelopment of the site, it is felt that the proposal is appropriate within the terms of PPG3 with regards to housing, and relevant.
- 6.6 It is considered, therefore, that the proposal complies with the relevant national, Local Plan and UDP policies and is supported accordingly.

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 - A09 (Amended plans) (17 November 2004)

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

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 - H27 (Parking for site operatives)

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

5 - Before the development is commenced a scheme for the provision of secure and covered cycle parking for a minimum of 2 cycles per dwelling unit shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 - F17 (Scheme of foul drainage disposal)

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

7 - F22 (No surface water to public sewer)

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 - HN01 - Mud on highway**
- 3 - HN05 - Works within the highway**
- 4 - HN10 - No drainage to discharge to highway**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.