

MEETING:	PLANNING COMMITTEE
DATE:	14 MAY 2014
TITLE OF REPORT:	<p>P140904/CD - PROVISION OF A PEDESTRIAN AND CYCLE LINK BETWEEN THE SOUTHERN END OF STATION APPROACH AND THE NORTHERN END OF CANAL ROAD. REQUIRING DEMOLITION OF EXISTING STORE BUILDING IN BUILDERS MERCHANT. PROPOSAL INCLUDES STREET LIGHTING AND ASSOCIATED LANDSCAPING AT JEWSON BUILDERS MERCHANT, CANAL WHARF, CANAL ROAD, HEREFORD, HR1 2EB</p> <p>For: Herefordshire Council per Balfour Beatty, Unit 3 Thorn Business Park, Rotherwas Industrial Estate, Hereford, HR2 6JT</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=140904

Date Received: 25 March 2014

Ward: Central

Grid Ref: 351384,240423

Expiry Date: 21 May 2014

Local Member: Councillor MAF Hubbard

1. Site Description and Proposal

- 1.1 The site is located between Morrison Supermarket and Jewson Builders Merchant on the western side of Station Approach, Hereford.
- 1.2 The proposal is to provide a pedestrian/cycleway link between Station Approach and Canal Road which would be facilitated by the demolition of an existing storage building.

2. Policies

2.1 National Planning Policy Framework (NPPF)

Introductory	-	Achieving Sustainable Development
Section 4	-	Promoting Sustainable Development
Section 8	-	Promoting Healthy Communities
Section 11	-	Conserving and Enhancing the Natural Environment
Section 17	-	Core Planning Principles

2.2 Herefordshire Unitary Development Plan (HUDP)

S1	-	Sustainable Development
S6	-	Transport

Further information on the subject of this report is available from Mr K Bishop on 01432 260756

- DR2 - Land Use and Activity
- DR3 - Movement
- T6 - Walking
- T7 - Cycling
- NC1 - Biodiversity and Development

2.3 Herefordshire Local Plan – Draft Core Strategy

- LD3 - Biodiversity and geodiversity
- MT1 - Traffic Management, highway safety and promoting active travel

2.4 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. **Planning History**

- 3.1 CE/092576/F Demolition of existing buildings and construction of new highway, cycleway, drainage, landscaping and associated works between the A49(T) Edgar Street and A465 Commercial Road, Hereford, along with a new road link to unclassified Road 80332 Blackfriars Street and the U80335 Canal Road, a new junction with Widemarsh Street and the associated highway improvement works including to the junction of the A49(T) Edgar Street and B4359 Newtown Road and the junction of the A465 Aylestone Hill AND c1127 Barrs Court Road, Hereford. Approved 30 March 2010.

4. **Consultation Summary**

4.1 Statutory Consultees

None

Internal Consultees

4.2 Transportation Manager: No Objection.

Conservation Manager (Ecology): No Objection, subject to consideration to any nesting birds. An inspection of the building revealed no evidence of bats.

5. **Representations**

5.1 Hereford City Council: No Objection.

Hereford Civic Society: Object for the following reasons:

- This piecemeal link for a cycle/pedestrian link from the station to the City Centre is seriously flawed.
- Every respectable city has a pedestrian route from its station to the City Centre. Here this is not a clear route but a contrived twisting route.
- Proceeding from the diagonal crossing of the Link Road junction, which essentially bumps into Morrisons boundary wall, it is necessary to twist and turn down no obvious route to the city centre and the Cathedral.
- Use of this very short stretch will require right angled turns instead of just one if the route continues along side the new spur road.

- Surely some sort of deal with Morrisons, which they might much like, cut through their car parking would be a much better route continuing into Commercial Road, possibly via the old cemetery and Venn's Arch.
- We object on the grounds of lack of sustainability, poor financial benefit and lack of an overall plan for the city.

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

- 6.1 This proposal seeks to provide a pedestrian/cyclway link between Station Approach and Canal Road. Condition number 30 attached to the planning permission for the link road prevents the vehicular connection of the two roads to ensure it is not used as an alternative route to the proposed new link road. However the condition does not prevent connection by pedestrian/cycle link. A separate planning permission is required as the route proposed is outside of the application site area as submitted for the link road.
- 6.2 The proposal involves land presently in the ownership of Jewsons that forms part of the Compulsory Purchase Order for the link road. A dilapidated block and render store building will be demolished as part of this proposal.
- 6.3 The building has been inspected by the Council's Ecologist who confirms no evidence of bats, however, due to the substantial amount of ivy on the southern elevation, informative notes are recommended on any planning permission concerning bats and nesting birds.
- 6.4 This proposal is considered to be a positive intervention that will provide a more direct link to the city centre. The Civic Society's comments are noted however the route proposed is considered acceptable, sustainable and provides a safe link between the two roads in accordance with policies contained in the HUDP and NPPF as identified in the policy section of this report.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans (Drawing numbers 1DMCXN018-P-001 and 002)**

Informatives:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
2. **N11A Wildlife and Countryside Act 1981 (as amended) – Birds**

3. N11C General

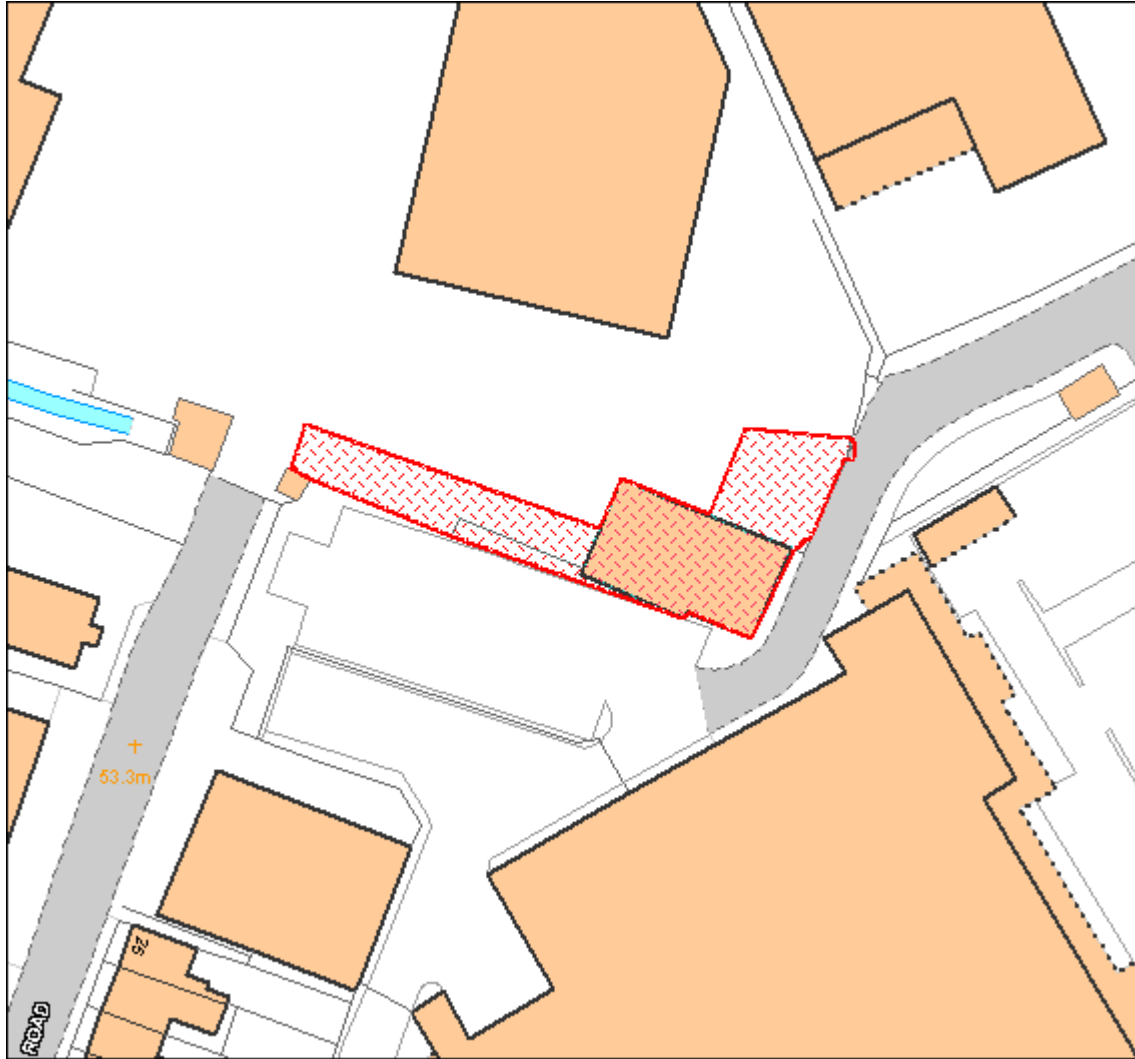
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 140904/CD

SITE ADDRESS : JEWSON BUILDERS MERCHANT, CANAL WHARF, CANAL ROAD, HEREFORD, HR1 2EB

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Further information on the subject of this report is available from Mr K Bishop on 01432 260756