

210796 - THE PROPOSED REDEVELOPMENT OF LAND AND BUILDINGS AT BASTION MEWS TO CREATE A MIXED-USE INDEPENDENT QUARTER COMPRISING NEW COMMERCIAL FLOOR SPACE AND VISITOR ACCOMMODATION, ASSOCIATED DEMOLITION, USE OF EXTERNAL AREAS AS EVENTS SPACE AND ASSOCIATED WORKS OF ALTERATION TO NO.18 UNION STREET TO ENABLE A SECOND MEANS OF ACCESS/EGRESS. AT BASTION MEWS, HEREFORD, HEREFORDSHIRE, HR1 2BT

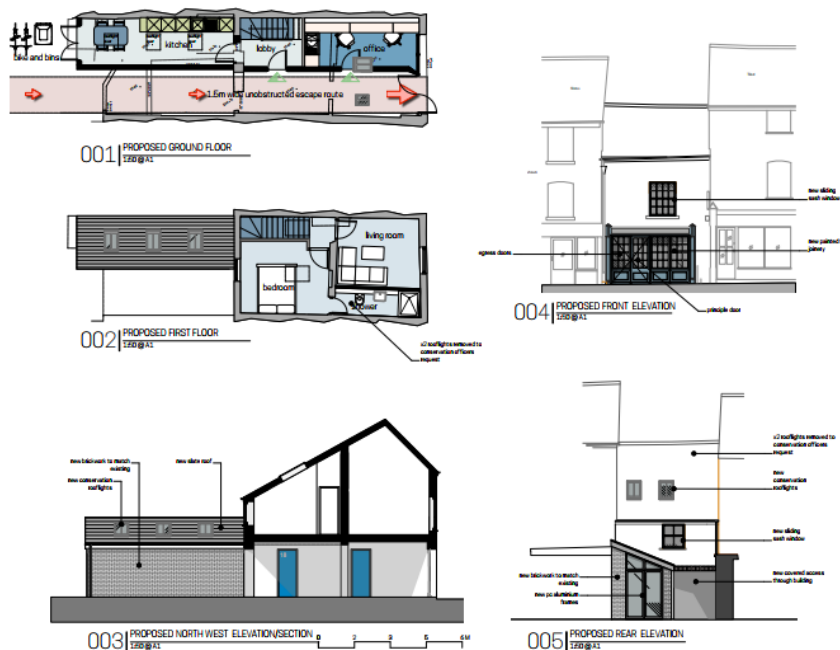
For: Mr Manning per Mr Ed Thomas, 13 Langland Drive, Hereford, Herefordshire, HR4 0QG

OFFICER COMMENTS

There are two updates to the Committee Report in respect of the above application.

Firstly, Paragraph 1.14 of the Committee Report includes an extract of the plans in respect of the proposals at 18 Union Street. In response to comments made by the Building Conservation Officer, the applicant omitted two of the rooflights. An extract of the updated plan showing only two rooflights to the rear elevation of the building is included below.

Extract of drawing showing 18 Union Street (Koda Architects – drawing no. 1694 402 C)



Secondly, the current wording of Condition 5 is such that it limits the use of the containers to purposes within Class E of the Use Classes Order 1987 (As Amended).

Members will note the application documentation and Committee Report refers to the use of some of the containers as short term holiday/visitor accommodation alongside Class E Uses.

The application was assessed on the basis of the acceptability of the proposed Class E Uses and short term holiday/visitor accommodation, however the current wording of Condition 5 would restrict the use to Class E only. As such, the wording of the condition has been amended and also an additional condition added in respect of the short term holiday/visitor accommodation as the below.

CHANGE TO RECOMMENDATION

There is no change to the recommendation other than an amendment to Condition 5 as per the below and an additional condition in respect of occupancy.

Condition 5 amended to read as follows:

5. With the exception of the uses specified in Condition 20, the development hereby permitted shall be used for purposes within Class E of the Town and Country Planning (Use Classes Order) 1987 (as amended) and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining properties and to comply with Policies HD2 and SD1 of the Herefordshire Core Strategy – Local Plan.

Additional Condition:

20. No individual shall reside on site in any accommodation hereby permitted for more than 28 consecutive days and no more than for a total of 140 days in any calendar year.

Reason: The local planning authority wishes to control the specific use of any occupation on the land for short term/tourist accommodation and not to introduce permanent residential accommodation within the units hereby permitted, in the interest of highway safety, environmental health, heritage, local amenity, the suitability of the structures for permanent residential occupation and refuse and recycling arrangements and to comply with Policy SS1, SS6, LD4, SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.