

11 DCCW2004/4010/F - PROPOSED REDEVELOPMENT OF SHOP INTO 6 APARTMENTS AT SUNBEAM CORNER, EIGN STREET, HEREFORD, HR4 0AJ**For: Messrs. Thomas per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 16th November 2004 Ward: St. Nicholas Grid Ref: 50602, 40061
Expiry Date: 11th January 2005**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

1. Site Description and Proposal

- 1.1 Sunbeam Corner is located at the northern end of Friars Street at its junction with Eign Street, Hereford. The site presently contains a retail unit for audio/visual equipment with parking spaces for customers.
- 1.2 The proposal is to redevelop the existing complex of buildings with six one-bedroom Townhouses. The proposal has been reduced from seven units following negotiations.
- 1.3 The scheme provides for six two-storey houses set against the western boundary of the site constructed of facing brick under a natural slate roof which will be hipped. In addition to the houses a cycle store and bin store is also proposed. A small walled and railed amenity area for each unit will be created at the front facing Friars Street. The retail unit is to close following the retirement of the owner.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG3	-	Housing
PPG6	-	Town Centres and Retail Development
PPG13	-	Planning and the Historic Environment
PPG16	-	Archaeology and Planning

2.2 Hereford and Worcester County Structure Plan:

Policy H14	-	Location of Growth
Policy CTC5	-	Archaeology
Policy CTC6	-	Conservation Areas
Policy CTC9	-	Development Requirements
Policy CTC15	-	Conservation Areas
Policy CTC18	-	Development in Urban Areas

2.3 Hereford Local Plan:

Policy H3	-	Design of New Residential Development
Policy CON12	-	Conservation Areas

Policy CON13	-	Conservation Areas – Development Proposals
Policy CON14	-	Planning Applications in Conservation Areas
Policy CON35	-	Archaeological Evaluation
Policy CON36	-	Nationally Important Archaeological Remains
Policy CON37	-	Other Sites of Archaeological Interest

2.4 Hereford Unitary Development (Revised Deposit Draft):

Policy H1	-	Hereford and the Market Towns
Policy H2	-	Hereford and the Market Towns
Policy H3	-	Managing the Release of Housing Land
Policy H13	-	Sustainable Residential Development
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy TCR1	-	Central Shopping and Commercial Areas
Policy TCR2	-	Vitality and Viability
Policy T7	-	Cycling
Policy T11	-	Parking Provision
Policy HBA6	-	New Development in Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings within Conservation Areas
Policy ARCH1	-	Archaeological Assessments and Field Evaluations
Policy ARCH6	-	Recording of Archaeological Remains

3. Planning History

3.1 No recent applications.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 The Traffic Manager - objected to the original proposal for seven units as it included land identified for highway improvements. The revised scheme is now supported.

4.3 Head of Conservation - the amended proposals. The scheme appears to be visually attractive and contributes to the residential zone being formed with conversion of the Eye Hospital between Friars Street and Barton Road.

I would not wish to raise any objection to this proposal. Samples of slate, brick and reconstituted stone should be provided and joinery finish to be advised.

Furthermore a programme of archaeological work in accordance with a written scheme of investigation will be required before work commences on-site.

5. Representations

- 5.1 Hereford City Council - no objection to the principle of the development but suggest six units only are appropriate for site. Inadequate car parking provision demonstrated.

Their comments on revised proposal for six units are awaited.

- 5.2 Conservation Area Advisory Committee - the shop is to be demolished for 7 apartments. A mixed development is preferable in this urban context with some shops. The scheme does not reflect the surrounding and adjacent area. On this important corner site the height of the building should be greater to make a visual statement. At present the design is too harsh on the Whitecross Road site.

- 5.3 Hereford Civic Society - this proposal is to demolish the existing shop and replace with a block of flats of uninspired design is completely unrelated to the local street scene and is out of scale with the surrounding area, particularly the old Eye Hospital to the rear. It should be higher and of a completely different and higher quality design. There should be shops on the ground floor. The opportunity to have a well designed building on this important site should not be missed. We would recommend that this application be rejected.

- 5.4 The applicant's agents have submitted a Planning Statement in support of the proposal. This identifies the benefits of development of the site in terms of rounding off the street scene whilst creating a visual lift to the area complementing the redevelopment of the Victoria Eye Hospital.

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. Officer's Appraisal

- 6.1 The main issues relating to the proposal are:

- (1) The principle of developing the site.
- (2) The impact on the Conservation Area.
- (3) The road network.

The Principle of Development the Site

- 6.2 The site is contained within the urban area of Hereford City where policies support the regeneration and development of brownfield sites. It is located outside of the Central Shopping Area as identified by the Hereford Local Plan and therefore the retention of a retail use is not a pre-requisite of redevelopment. In fact the proposal will complement the adjoining redevelopment of the former Victoria Eye Hospital immediately to the west of this site also for residential development. Friars Street will form the break between the parade of shops on the south side of Eign Street and east of Friars Street and residential development west of Friars Street.

The Impact on the Conservation Area

- 6.3 Members will note the concerns of both the Conservation Areas Advisory Committee and Hereford Civic Society concerning the design of the building, lack of a visual statement, unrelated to the street scene and lack of retail units. However the Council's Head of Conservation considers that the scheme provides a visually attractive building

and contributes to the residential zone being formed with conversion of the former Eye Hospital. It should also be noted that the site lies outside of the recognised and identified Central Shopping Area for Hereford City. Therefore the requirement for the retention of retail development cannot be sustained. The height of the new build is 7 metres which is approximately 1.1 metres above the height of the existing building, however this will not impact detrimentally upon the area and will complement the adjoining development site. Accordingly it is considered that the proposal meets the test of enhancing and preserving the character of the Conservation Area.

The Road Network

- 6.4 Friars Street has an identified road improvement scheme and the revised details for this scheme will not impact upon that scheme. No car park is proposed, but a secure cycle storage area is and the site's location within the city justifies it as a car free development. In addition, the Council's Traffic Manager raised no objection.

Conclusions

- 6.5 The redevelopment of the site will enhance the Conservation Area, be visually attractive and contribute to residential zoning of the area commenced with the redevelopment of the former Eye Hospital. The loss of the retail unit is noted, however it lies outside of the identified Central Shopping Area and the business is ceasing following the retirement of the owner. Its loss will not be detrimental to the vitality or viability of the shopping centre. The proposal is therefore considered to accord with the main thrust of planning policy.

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) (23rd December 2004).**

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

- 3. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. The secure cycle storage area identified on the submitted plans shall be available for use by all of the dwellings hereby approved.**

Reason: To ensure all of the dwellings have suitable cycle storage.

- 5. G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

6. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

7. D01 (Site investigation – archaeology).

Reason: To ensure the archaeological interest of the site is recorded.

8. C05 (Details of external joinery finishes).

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

Informative:

1. N15 - Reason(s) for the Grant of PP/LBC/CAC.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.