

## **15 DCCW2004/3485/F - GROUNDSMANS STORE AT HOLMER PARK, HOLMER, HEREFORD, HR1 1LL**

**For: Mr. D. Edwards, Station Approach, Hereford, HR1  
1BB**

**Date Received: 23rd September 2004**      **Ward: Burghill,**      **Grid Ref: 50785, 42281**  
**Holmer & Lyde**

**Expiry Date: 18th November 2004**

Local Member: Councillor Mrs. S.J. Robertson

### **1. Site Description and Proposal**

- 1.1 Holmer Park is located at the end of Cleeve Orchard, Holmer. It was formerly the Wiggins Social club and is presently being refurbished and extended into a Health Club.
- 1.2 Planning permission is sought to place a single storey groundsmans store measuring 13 metres x 5.2 metres together with a 4.2 metre x 4 metre open lean-to.
- 1.3 The building will have a clay tile roof with timber boarding and be used to house a tractor, mower and general store.

### **2. Policies**

#### **2.1 Hereford and Worcester County Structure Plan:**

Policy CTC7      -      Listed Building  
Policy CTC9      -      Development Requirement

#### **2.2 South Herefordshire District Local Plan:**

Policy GD1      -      General Development Criteria  
Policy C17      -      Trees/Management  
Policy C29      -      Setting of a Listed Building  
Policy C30      -      Open Land in Settlements

### **3. Planning History**

- 3.1 SC980298PF      Change of use to Class B1 office with associated provision of car parking and landscaping. Approved 04/02/1999.
- 3.2 SC980299PO      Site for residential home (amended scheme). Refused 18/11/1998, appeal dismissed.
- 3.3 CW2000/2722/O      Outline application for the erection of four detached dwellings. Approved 14/02/2001.
- 3.4 CW2001/2858/F      Change of use from social club to D1(h) Use in connection with public worship religious instruction. Approved 05/12/2001.

- 3.5 CW2002/0819/F Change of use of Wiggins Social Club to D2 (Health & Leisure Club) with extensions to form cardio-fitness training area and swimming pools with changing and plant rooms within underground extension. Approved 16/10/2002.
- 3.6 DCCW2003/2671/F Proposed single storey extension to form cardio training area. Approved 01/12/2003.
- 3.7 DCCW2004/2435/F Proposed groundsman store, outdoor swimming pool, running track and tennis courts. Withdrawn 06/09/2004.

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 None.

##### Internal Council Advice

- 4.2 The Traffic Manager - no objection.
- 4.3 Head of Conservation - the proposal would have a minor impact on the built environment and is therefore acceptable.

#### **5. Representations**

- 5.1 Holmer Parish Council - the Parish Council objects to this development as follows:

1. This facility should be provided within existing buildings.
2. When the Inspector dismissed the appeal for a rest home he indicated that no buildings should be erected to the front of Holmer Park that would detract from the front elevation.

- 5.2 Seven letters of objection have been received, the main points raised are:

1. Previous application included the running track, yet this re-submission states permission is not required for it. This is an activity outside of the building which on the original application stated that all activity would be within the confines of the building.
2. This area for the groundsmans store is presently on undeveloped area with many mature trees which enhances the general area. This proposal would damage that status.
3. Surely there must be space within the existing building that should be utilised.
4. The previous outbuildings have been disposed of by the applicant and converted to residential, therefore deliberately depriving them of suitable buildings.
5. The groundsman store will intensify the amount of buildings at the site creating an overdevelopment.

- 6. The open areas have previously been considered on appeal and dismissed. The Inspector made reference to the important contribution that Holmer Park made to the character and visual amenity of the area.

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 groundsman store is sited to the north of the site adjacent to a parking area. It is a single store and will provide storage facilities for the maintenance of the grounds.
- 6.2 It will not impact upon the openness of the area and Members will note that the Head of Conservation considers that the proposal will have only a limited impact on the built environment and is therefore acceptable.
- 6.3 Your Officers concur with this view and subject to appropriate external materials the proposal is considered acceptable.
- 6.4 Concerns have been expressed regarding the running track. Clarification has been sought from the applicant as to the specification of the track to ascertain the need for planning permission. He has confirmed that the track will be 1.2 metres wide with a bark surface laid direct onto the existing soil. There will be no excavation or laying of a membrane, therefore planning permission is not required.

**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. **A06 (Development in accordance with approved plans).**  
**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**
- 3. **B01 (Samples of external materials).**  
**Reason: To ensure that the materials harmonise with the surroundings.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.