

13 DCNC2005/0062/F – NEW BUILD FAMILY CENTRE AT REAR OF TOP GARAGE, PANNIERS LANE, BROMYARD, HEREFORDSHIRE, HR7 4QU**For: Hope Family Centre per Property Services
Herefordshire Council Franklin House 4 Commercial
Road Hereford HR1 2BB****Date Received:
10th January 2005****Ward:
Bromyard****Grid Ref:
64469, 53876****Expiry Date:
7th March 2005**

Local Member: Councillors P J Dauncey and B Hunt

1. Site Description and Proposal

- 1.1 The site is located on the west side of the A465, Hereford road, and on the north side of Top Garage. There is a high conifer hedge to the north, beyond which is Touchwood and Cliff Morris Haulage Yard. Bromyard High School is further along.
- 1.2 This application proposes to relocate a single storey building that will accommodate family rooms, creche and offices to be used in connection with Hope Family Centre, an organisation that provides assistance to disabled people. Access off Panniers Lane and parking for 8 vehicles, including a disabled persons bay is also proposed.

2. Policies**2.1 Malvern Hills District Local Plan**

Landscape Policy 1 – Development outside settlement boundaries

2.2 Hereford and Worcester County Structure Plan

CTC9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 - Design

LA5 – Protection of trees, woodlands and hedgerows

CF5 – New community facilities

2.4 PPS1 – Delivering Sustainable Development**3. Planning History**

MH94/0499 - Restaurant and bedroom block. Refused 2.8.94.

Appeal allowed 6.3.95.

MH94/1172/O - Restaurant. Approved 25.10.94.

NC2003/2440/F - Family centre. Approved. 2.12.03.

DCNC2004/1515/F - Variation of condition 3 – relocation of access. Approved 12.7.04.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Bromyard and Winslow Town Council: “My Council objected to the siting of the building proposed as shown on the submitted layout plans on the grounds that being so close to the neighbouring dwelling to the north east and having regard to the intended use of that building the development proposed would harm the amenities of that neighboring dwelling.”

5.2 Avenbury Parish Council: support this application.

5.3 Letters of objection has been received from:

Eleanor Morris, Touchwood, Panniers Lane, Bromyard
CT Morris, Touchwood, Panniers Lane, Bromyard

a) The windows and entrance of the building look directly into my garden and the children's play area is less than 6ft wide bordering directly onto my garden and my own children's play area.

b) No provision has been made for fencing to keep the users of the Family Centre away from private residential land and to prevent nuisance and trespass.

c) It will cause substantial impact on the quiet enjoyment of our home.

d) There is no provision for landscaping.

5.4 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 This application is for the relocation of the Hope Family Centre building approved under NC2003/2440/F. The building will be some 10m further north of the approved

position. Given that planning permission has already been granted for a family centre building in this locality, there is no objection to the principle of relocation of this building.

- 6.2 The building will be located close to a very high conifer hedge, which provides screening between the site and adjoining properties. The hedgerow also provides protection of residential amenity between the proposal and adjoining dwelling.

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 - A12 (Implementation of one permission only)**

Reason: To prevent over development of the site.

- 3 - D01 (Site investigation - archaeology)**

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

- 4 - G04 (Landscaping scheme (general))**

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

- 5 - G05 (Implementation of landscaping scheme (general))**

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

- 6 - G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

AREA SUB-COMMITTEE