

19 DCNW2004/4321/O - SITE FOR THE CONSTRUCTION OF CHRISTIAN MEETING HALL SITE ADJACENT TO BANLEY FARM OFF EARDISLEY ROAD, KINGTON. HEREFORDSHIRE

**For: Mr P Smith per Mr C Keeton 23 Stockenhill Road
Leominster Herefordshire HR6 8PP**

Date Received:
20th December 2004

Ward:
Kington Town

Grid Ref:
30197, 56069

Expiry Date:
14th February 2005

Local Member: Councillor T James

1. Site Description and Proposal

- 1.1 The application site comprises a 0.46 hectare plot of land that lies at the end of Eardisley Road to the west side, opposite the existing dwellings. The site is planted with relatively young trees with a mature native hedge/tree boundary to Eardisley Road and the land to the rear. The northern boundary lies along the access road to Banley Farm and consists of a post and wire fence. Access is currently via a field gate to the north east corner onto Eardisley Road.
- 1.2 The proposal is for Outline Planning Permission for the erection of a Christian Meeting Hall. This would serve the local 'Jehovah Witness' congregation who are currently based at the Kingdom Hall in Bridge Street (formally old cinema). The application reserves all matters for future consideration.
- 1.3 The application site lies outside of the defined settlements boundary for Kington as designated in the Leominster District Local Plan (opposite an established residential area).
- 1.4 It also lies outside of the settlement boundary in The Unitary Development Plan (Deposit Draft). However, a relatively large housing allocation is proposed for the land to the west of Eardisley Road thus bringing the settlement boundary adjacent to this site.
- 1.5 It is also noted that immediately to the north west of this site lies a mix of industrial units. These are accessed via the A4111.

2. Policies

2.1 National Planning Policies

PPS1 – Delivering Sustainable Development
PPS7 – Sustainable development in Rural Areas
PPG13 - Transport

2.2 Leominster District Local Plan

A23 – Creating Identity and an Attractive Built Environment

A24 – Scale and Character of Development

A61 – Community, Social and Recreational Facilities

A66 – Access for the Disabled.

A70 – Accommodating Traffic from Development

A71 – Vehicle Parking Standard for Development away from central shopping and commercial areas and conservation areas.

A75 – Design of vehicle parking areas.

2.3 Unitary Development Plan (Deposit Draft)

DR1 – Design

DR2 – Land Use and Activity

DR3 – Movement

DR4 – Environment

H2 – Hereford and Market Towns: Housing Land Allocations

CF5 – New Community Facilities

3. Planning History

None

4. Consultation Summary

4.1 Statutory Consultations

None required

Internal Council Advice

4.2 The Traffic Manager makes the following recommendation:

1. Access to be off private/road to Banley Farm
2. Access to be at least 35.0m from junction with Eardisley Road/Banley Farm
3. Access road between Eardisley Road and new site 4.8m minimum width
4. Corner radius of site access road and private load minimum 4m
5. Sufficient car parking should be provided within the curtilage of the site to avoid parking on the highway for private access road

5. Representations

5.1 Kington Town Council make the following comment: 'The site is outside of the development boundary line of Kington. This application if successful will add extra traffic to the Old Earlsley Road, but more importantly the additional vehicles will require parking. We trust that if this application is successful that a car parking area will be within the proposed site.'

5.2 The applicant/agent has provided some additional details and these can be summarised as follows:

Existing Premises

- The congregation meets in the Kingdom Hall, Bridge Street, Kington, formally the old cinema and prior to that the Primitive Methodist Chapel. Difficulties exist in relation to parking and dropping off as there is no dedicated parking to the property. Problems with the property include maintenance access difficulties and unsuitable means of emergency escape.

Congregation Numbers

- Currently a membership of 67 persons of varied age and background.

Use of Proposed Kingdom Hall

- For Christian worship. Use the same as existing Kingdom Hall in Kington Town Centre.
- The Hall will not be used for Social purposes and is not rented out for general use. No alcohol is served on the premises.
- Current regular meetings held in the existing hall in Kington are:
 - One weekly evening public meeting held on regular week night. Duration approx 2 hours.
 - One weekly evening meeting held on regular week night. Duration approx 1 hour.
 - One weekly public Sunday meeting. Duration approx 2 hours.
 - The hall may be used at other times but the above are the regular arrangements.

Indicative Site Layout Plan

- Enclosed for your perusal.
- The Hall would be single storey building. Footprint size approx. 20mx11m.
- Car Parking. 30 no spaces including 3 no disabled person spaces. Given the widely scattered nature of the congregation and the existing practice of offering lifts where possible, it is difficult to see how the current usage of vehicles could be reduced. Indeed, it is for this reason that a sufficient number of car-parking spaces have been shown on the plan. This would avoid any parking of vehicles outside the site on Eardisley Road. Needless to say, a sympathetic attitude to environmental issues would be taken both in the construction and operation of the facility. Plans would specify the retaining of existing hedges and undertaking planting schemes that use native species to screen off buildings and surfacing.
- Access points raised by Highways Officer. Layout has been prepared in accordance with these.
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5.3 Two letters of representation have been received from Mr & Mrs J Synnock of Banley Farm and D Jones of 35 Eardisley Road, Kington. These letters raise the following points:

1. Potential cars parking on the private drive to which leads to a working farm could cause a conflict if not enough spaces provided on site.
2. Concerns over access and parking down Eardisley Road as already inconvenience from Freemasons at bottom of road.
3. How would a building blend into surrounding.
4. How is the building to be used.

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 Policy A2(D)(IX) allows for development outside of the defined settlement boundary as 'It is a community, social or recreational facility in accordance with Policy A61.' The objectives of Policy A61 are to encourage and permit new facilities as long as they are appropriate in scale to the needs of the local community and reflect the character of the location and are located within or around the settlement within the area they serve. It should also comply with the wider environmental and highway policies contained in Policy A1 of the Leominster District Local Plan.

6.2 Having regard to the above the application site is located adjacent to the settlement boundary of Kington. It is proposed that the 'Christian Meeting Hall' serve the local congregation of approximately 67 members. This would be used as described above (para 3.2). In principle there is no objection to this development.

However, the main issues which cause concern are car parking and impact on the surrounding residential area. An indicative site plan suggests that 30 parking spaces could be accommodated on the site. The indicative plans shows a floor area of 20m x 11m and therefore 22 spaces are required in order to comply with policy A71 of the Leominster District Local Plan. With a congregation of 67, many of them family members, this parking provision is considered adequate to prevent indiscriminate parking on the highway.

6.3 The application, does not provide any details of siting or external appearance (other than the indicative plan). The site has a mature boundary to both the north and east and subject to satisfactory detail and design the introduction of a building in this location is unlikely to harm the quality of the area. Conditions are recommended to ensure boundary treatments and landscaping are included in any forthcoming scheme.

6.4 In terms of highway safety and sustainability, conditions are recommended by the Highways Officer. It is also considered appropriate to provide cycle parking provision on site to encourage alternative modes of transport. A condition is recommended. It is also noted that Eardisley Road benefits from an existing public footpath from a bus route. In addition to this, and in order to promote the concept of 'sustainable travel' a green travel plan condition is suggested – this should encourage the concepts of car share, cycling and walking to the facility.

6.5 To conclude, there are no objections in principle to the edge of town community religious facility subject to the provision of off road parking and access alterations. It is considered that the matters reserved for future consideration can be dealt with satisfactorily and as such this application is recommended for approval with conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions.

- 1 - **A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 - **A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 - **A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 - **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
- 5 - **E06 (Restriction on Use)**
Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.
- 6 - **F18 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
- 7 - **F32 (Details of floodlighting/external lighting)**
Reason: To safeguard local amenities.
- 8 - **G01 (Details of boundary treatments)**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
- 9 - **G04 (Landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
- 10 - **G05 (Implementation of landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
- 11 - **G11 (Retention of hedgerows (where not covered by Hedgerow Regulations)**
Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

12 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

13 - H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

14 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.