

26 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

Introduction

This application was deferred at the last meeting of the Sub-Committee for Officers to consider amended plans that proposed the erection of a 2.5metre high, galvanised palisade fence along the boundary to Panniers Lane. Since the meeting further amended plans have been received which now propose to re-locate the building towards the western boundary of the site, vehicular access off the Hereford Road, a 2metre high timber fence to replace the leylandii trees on the northern boundary and a 2metre welded mesh fence to the western and southern boundaries.

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. The application proposes to re-locate the building close to the boundary with Panniers Lane, and adjacent to the a strage building on the adjoining haulage yard. Access off Hereford Road and parking for 10 vehicles, including a 2 disabled parking bays 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 Bromyard and Winslow Town Council – Amended plan: In support of this application subject to the following condition: that the 30mph speed limit exercised to the east of that proposed site on the A465 be extended westward to include the access to the family centre thereby improving traffic safety at this junction.

5.3 Avenbury Parish Council: support this application.

5.4 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.
- 5.5 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 application proposes to re-locate the building close to the boundary with Panniers Lane, adjacent to a storage building on the adjoining Cliff Morris Haulage Yard. The amended plan also proposes access off the Hereford Road, 2metre high timber fence to replace the leylandii trees that run along the northern boundary and 2metre high welded mesh fences to the western and southern boundaries. 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 fences that are proposed to be erected along the northern, western and southern boundaries are of a height so as not to require planning permission.

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) (1 March 2005)

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

3 - A12 (Implementation of one permission only)

Reason: To prevent over development of the site.

4 - D01 (Site investigation - archaeology)

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

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 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

8 - H03 (Visibility splays) (2.4m x 215m)

Reason: In the interests of highway safety.

9 - H05 (Access gates) (5m)

Reason: In the interests of highway safety.

10 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

11 – H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety

12 – H29 (Secure cycle parking provision)

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.