

**28 DCNC2005/0413/F - CHANGE OF USE FROM
RESIDENTIAL CARE HOME TO BED &
BREAKFAST/GUEST HOUSE ACCOMMODATION AT
2 PIERREPONT ROAD, LEOMINSTER,
HEREFORDSHIRE, HR6 8RA**

For: Mrs S Hill at same address

Date Received:
10th February 2005

Ward:
Leominster North

Grid Ref:
48899, 59085

Expiry Date:
7th April 2005

Local Member: Councillors Brig. P. Jones CBE and Mrs. J. French

1. Site Description and Proposal

- 1.1 Site is the former Hollymount Residential Care Home, a large red brick building under a clay tiled roof, located on the north side of Pierrepont Road, close to the junction with Green Lane.
- 1.2 The site is located in a primarily residential area as shown on Inset Map No.1, Leominster, in the Leominster District Local Plan.
- 1.3 This application proposes the change of use to Bed & Breakfast/Guest house accommodation.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

- A.1 - Managing the districts assets and resources.
- A.2 - Settlement hierarchy.
- A.52 - Primarily residential areas.
- A.54 - Protection of residential amenity.

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- S.8 - Recreational, sport and tourism.
- RST1 - Criteria for recreation, sport and tourism development.
- RST12 - Visitor accommodation.

- 2.3 PPS1 - Delivering Sustainable Development.

3. Planning History

- 3.1 None

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager: Recommends conditions.

4.3 Head of Environment Heath and Trading Standards: No adverse comments.

5. Representations

5.1 Leominster Town Council: Recommends approval.

5.2 Letters of objection have been received from:

W.H. Harris, Rippon, Green Lane, Leominster.
Miss. M. Masters, Pentwyn, Green Lane, Leominster.
Miss. F. Davies, Hillcroft, Green Lane, Leominster.

a) This is a quiet residential area and the increased noise levels will be unacceptable.

b) Extra traffic will cause pollution and noise.

c) Suspicious that the property will become a hostel for homeless and DHSS clients.

d) Parking is the major concern as Pierrepont Road is already congested.

e) Residents show regard for the peace and tranquility of the area, we would not like to see any other use over and above the bounds of the present application.

f) Overlooking will cause loss of residential amenity.

5.3 The applicant has said:

'Our purpose is to be a Bed & Breakfast/Guest house accommodation within a residential area close to local amenities'.

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 Guest houses are considered a use whose main function is the provision of serviced sleeping accommodation and meals on a short-term basis, often limited to Bed & Breakfast, and not normally used by non-residents.

6.2 The site is located in a primarily residential area as shown on Inset Map No.1, Leominster, in the Leominster District Local Plan and was previously in multiple occupation as a care home. It is not considered the use of the building as a guest house will have a material change to the character of the area.

6.3 There is car-parking available within the application site.

6.4 Consequently, the proposal is considered to be acceptable.

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 - E06 (Restriction on Use) (Bed & Breakfast/Guest House) (C1)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

3 - H14 (Turning and parking: change of use - domestic) (14)

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

4 - 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.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.