

**17 DCCW2004/3922/F – INTERNAL/EXTERNAL ALTERATIONS AND EXTENSIONS TO PROVIDE BOWLING ALLEY AND NEW W.C. FACILITIES AT COTTERELL ARMS, COTTERELL STREET, WHITECROSS, HEREFORD, HR4 0HH**

**For: Havana Taverns per Marshwall Design, Old Farm House, The Sytch, Dorrington, Shrewsbury, SY5 7LL**

**Date Received: 10th November, 2004 Ward: St. Nicholas Grid Ref: 49758, 40315**

**Expiry Date: 5th January, 2005**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

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

1.1 The Cotterell Arms Public House is located on the corner of Cotterell Street and Windsor Street, Whitecross, Hereford.

1.2 The proposal is to undertake some internal and external alterations and extensions to provide a bowling alley with new toilets. The bowling alley will be formed in essentially the former yard area which will be incorporated undercover within the accommodation to the Public House. The side wall of the alley will abut No. 1 Windsor Street.

### **2. Policies**

2.1 Government Guidance:

PPG24 - Planning and Noise

2.2 Hereford and Worcester County Structure Plan:

Policy CTC9 - Development Requirements

2.3 Hereford Local Plan:

Policy H12 - Established Residential Areas – Character and Amenity

Policy H21 - Compatibility of Non-Residential Uses

Policy H22 - Existing Non-Residential Uses

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy E6 - Expansion of Existing Businesses

Policy CF5 - New Community Facilities

Policy S11 - Community Facilities and Services

### **3. Planning History**

3.1 No recent history.

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

##### Statutory Consultations

4.1 None.

##### Internal Council Advice

4.2 Transport Manager - no objection.

4.3 Head of Environmental Health and Trading Standards – no objection subject to the agreed noise insulation scheme being implemented.

#### **5. Representations**

5.1 Hereford City Council - no objection.

5.2 Three letters have been received from Mrs. S. Robinson, 71 Cotterell Street, Whitecross, Hereford; Mr. S. Sloan & Miss H. Perry, 1 Windsor Street and Mr. C. Rees, 5 Windsor Street, Hereford.

The main points raised:

1. The refurbishment will increase the amount of patrons wishing to use the premises and this will increase the levels of traffic and noise.
2. The streets around the premises are already densely populated where parking is often difficult, particularly in the evenings and weekends.
3. The nature of the area is residential with generally low background noise. Noise has previously been a problem when customers exit the public house.
4. The extended accommodation would provide the scope for holding private functions and possible late licence which would further impact upon the amenity of residents.
5. The bowling alley would be adjacent to party wall with the ball return running along the wall of the building.
6. The flat roof construction could impact upon security for adjacent dwellings.

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. Officers Appraisal**

6.1 The Public House is located within an established residential area where policies seek to protect and enhance the character and amenity of the area.

6.2 The visual appearance of the alterations will enhance the character of the area by removing various pitched and flat roofs and replacement with one pitch roof, a parapet wall with one flat roof behind. These will provide a more balanced and clean appearance to the elevation onto Windsor Street.

6.3 The extension of the premises is not considered to be a concern provided the impact of particular noise can be controlled. In this respect extensive insulation along the adjoining wall and ball pit/impact area is proposed. These details have been assessed by the council's Environmental Health and Trading Standards Officer who raises no objections. The concerns identified by local residents is acknowledged but the established presence of the public house must form the basis of the consideration of the application and subject to a condition requiring appropriate insulation, it is not considered that there will be undue harm caused.

6.4 Members will also note that the Traffic Manager has raised no objections to the proposal.

**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) (2nd March, 2005).**

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

- 3. **The use of the skittle alley shall not be undertaken until the noise insulation details identified on Plan Revision 'A' Feb. 2005 and dated stamped 2nd March 2005 have been completed to the satisfaction of the local planning authority in conjunction with the Environmental Health and Trading Standards's Officer.**

**Reason: In order to protect the amenity of nearby residential property.**

**Informatives:**

- 1. **N14 - Party Wall Act 1996.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.