

9 DCNW2005/1014/F - DEMOLITION OF EXISTING SKITTLE ALLEY & CONSTRUCTION OF OVER-NIGHT ACCOMODATION BUILDING COMPRISING SEVEN BEDROOMS, LAUNDRY ROOM & BIN AREA. THE CORNERS INN, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9RT

For: Four Corners Leisure Ltd per Mr P Titley New Cottage Upper Common Eyton Leominster HR6 OAQ

Date Received:
29th March 2005

Ward:
Bircher

Grid Ref:
44459, 61544

Expiry Date:
24th May 2005

Local Member: Councillor S Bowen

1. Site Description and Proposal

- 1.1 The application site an established Grade II Listed public house, accommodation and former skittle alley sited in the centre of the village of Kingsland. The particular site that is the subject of this application relates to the part of the site currently occupied by the timber clad former (disused) skittle alley that lies to the north of the site along the boundary with the dwelling known as 'Farthings'. The site slopes gradually upwards from the highway towards the skittle alley.
- 1.2 Conservation Area Consent has already been granted for the removal of the existing skittle alley which measures 18.8m x 4.2 m with a maximum eaves height of 2.7m and maximum ridge height of 4.5m.
- 1.3 Planning permission is for the erection of a timber clad, partially 2-storey building that would comprise accommodation consisting of a laundry room and four bedrooms (with en-suite) to the ground floor and three bedrooms (with en-suite) to first floor level. An open bin storage area would also be provided at ground floor level. The building would be used for overnight accommodation in connection with the public house. The pub already offers this B & B type of accommodation within the existing buildings.
- 1.4 The footprint of the building would have a footprint of 20m x 5.7m. The single storey element of the building would lie to the east, and would have a maximum ridge height of 5m (eaves 2.6), although this drops slightly to 4.1m to accommodate the open sided bin storage area at the end of the building. The two-storey element of this building lies to the west and has an eaves level of 2.7m rising to 3.7m to laundry frontage. The ridge height would be 7m in height for a length of 12.5m. The first floor has two roof lights to the front elevation and a cat slide roof arrangement to the rear incorporating three small roof lights. Access to the first floor is gained via an internal staircase and an external staircase to the end elevation.
- 1.5 Access to the site would be via the existing access used to serve the public house car park.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District’s Assets and Resources
Policy A2 – Settlement Hierarchy
Policy A18 – Listed Buildings and their Settings
Policy A21 – Development within Conservation Areas
Policy A16 – Foul Drainage
Policy A24 – Scale and Character of Development
Policy A34 – Village based Neighbourhood Shops and other Small Scale Commercially based Local Service.
Policy A38 – Rural Tourism and Recreational Activities
Policy A66 – Access for the Disabled
Policy A70 – Accommodating Traffic from Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S4 – Employment
Policy S7 – Natural and Historic Heritage
HBA6 – New Development within Conservation Areas
Policy DR1 – Design
Policy DR2 – Lane use and Activity
Policy DR13 – Noise
Policy E11 – Employment in Small Settlements and Open Countryside
Policy LA2 – Landscape Character
RST1 – Criteria for Recreation, Sport and Tourism Development

3. Planning History

- 3.1 NW2004/0054/C - Demolition of redundant skittle alley - approved - 02-MAR-2004
- 3.2 NW2003/3547/F - Demolition of existing skittle alley and construction of overnight accommodation building comprising nine bedrooms and laundry room - refused - 29-JUN-2004 for the following reason:

The proposal is in direct conflict with Policy A54 of the Leominster District Local Plan and Policy CTC9 of the Hereford and Worcester County Structure Plan, in that it will have a detrimental impact on the adjoining residential property by reason of the overbearing effect, loss of daylight and overlooking that will occur by the development of this new building.

- 3.3 NW1999/2843/L and NW1999/2842/F - Demolition and reconstruction of former wine bar/beer cellar to form bed and breakfast accommodation, beer cellar and storage - approved - 08-DEC-1999

4. Consultation Summary

4.1 Statutory Consultations

Welsh Water raises no objection and recommends conditions relating to foul and surface water drainage.

4.2 Internal Council Advice

Traffic Manager raises no objection subject to other being no loss of spaces as a result of this development.

4.2 The Conservation Manager makes the following comments:

Conservation:

No objection subject to conditions relating to joinery and roof light details and materials, but comments that the only criticism is the different roof pitches to the south elevation.

Also comment that the removal of the skittle alley would improved the setting of the listed building and character and appearance of the Conservation Area.

Archaeology:

The application site lies in a potentially significant location within the layout of the medieval settlement of Kingsland. The site is likely to have been subject to some comparatively recent disturbance but the minor standard condition (D03 - site observation) is recommended.

4.3 The Environmental Health Manager raises no objection but recommends conditions relating to linking use of proposed accommodation with the public house, operating times in relation to deliveries (F16), Incineration (F41) and noise control in relation to machinery during construction.

5. Representations

5.1 Kingsland Parish Council resolved to recommend approval.

5.2 The application submission was received with a covering letter from the Agent which states that two bedrooms have been deleted from the first floor accommodation to reduce the impact on the neighbouring property.

5.3 Letters of representation have been received from: Mrs J Pricey - Rose Cottage, Lugg Green Road, Kingsland (x2) whose comments can be summarised as follows:

a) Intensified use of highway causing highway safety concerns as pub car park already limited and existing problems with on street parking.

b) Increased noise and disturbance from additional users, in particular to car doors banging.

5.4 Mr and Mrs Alan Paton - Farthings, Lugg Lane, Kingsland are immediate neighbours and their concerns are as follows:

"We have received notification of the above planning application made by The Corners and would like to register our objection to this proposed development of the skittle alley.

In doing so I would draw your attention to a letter of objection we made concerning a previous planning application made for the same premises (Ref: DCNW2003/3547/F). To assist you I have attached a copy of our earlier letter.

We strongly believe that the concerns raised in our previous letter continue to be valid despite the replacement in the proposed plans of double storey with single storey accommodation (at one end of the building). On examining the plans we have ascertained that the proposed height of the single storey would be higher than the current height of the skittle alley. This additional height, coupled with the proximity of

the building to our house would continue to restrict natural light to the rear of our premises. Such a building would also affect our privacy and security. In particular we would draw your attention to the proposed stair access for the first floor bedroom at the end of the block. The landing outside this room would afford anyone standing there a vantagepoint to look into our bedrooms and our study/children's playroom.

Though, as stated in our previous letter, we have sympathy with the licensee of The Corners, however we believe that the issue of parking and problems with local traffic cannot be ignored. By effectively blocking off one exit/entrance with this proposed development it would increase the real and genuine risk of a road accident being caused in North Road.

Additionally our thoughts are that such an overbearing and unusually designed development would not be in keeping or sympathetic to the village surroundings, and continue to believe that there is no justification for such a building.”

Their letter relating to the previous application can be summarised as follows:

- a) Appearance - the large building would dwarf the existing public house and give a cramped appearance to the detriment of the historic area.
- b) Accommodation - question need for such a development. Becoming a motel rather than public house.
- c) Parking - inadequate parking facilities at present. Highways safety issues with cars reserving onto road. Conflict with heavy agricultural traffic.
- d) Traffic - speed of traffic and the congestion problems with on street parking so close to the junction.
- e) Privacy, natural light and security - close proximity of building to the boundary prevent natural light and be overbearing. Windows in rear would invade privacy. Staircase to front gable would overlook bedrooms.
- f) The building is unjustified and would ruin the enjoyment of our home.

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 The main issues for consideration is the determination of this application are as follows:-

- a) The principle of the use of the site for overnight accommodation;
- b) The impact of the proposed building on the character and appearance of the Conservation Area and setting of the listed building;
- c) The impact of the use on the amenities if the occupiers of the adjoining properties.
- d) Highway safety and parking

6.2 The application site lies within the settlement boundary of the village of Kingsland and it is clearly related to The Corners Inn pub. Policies A2(C) and A35 of the Leominster District Local Plan support, in principle small-scale business uses within the settlement boundaries subject to meeting other policy criteria. As such there is no objection in principle to the development of this particular site for commercial purposes but a condition controlling the use is recommended.

- 6.3 The application site, lies within the Kingsland Conservation Area, and is clearly visible from both of the adjacent highways and public viewpoints. The existing building is not of any historic merit and Conservation Area Consent has already been granted for its removal. The design and appearance of the replacement building uses timber boarding and tiles to reflect the materials already used on the pub extension. The size, scale and location of the building in relation to the adjacent Listed Building and surrounding Conservation Area is considered subservient and complimentary. The impact on the street scene is minimal, and overall the proposal preserves the character and appearance of the Conservation Area and setting of the Listed Building in accordance with Local Plan Policies A18 and A21 and National Guidance contained within Planning Policy Guidance 15.
- 6.4 Residents of the adjacent dwelling have raised a number of issues relating to the impact on their residential amenities. In particular, these relate to the building being overbearing, leading to a loss of light and noise and causing detriment to the living conditions currently enjoyed. These concerns are noted and the previous application was refused due this impact. This revised scheme has addressed the overbearing impact of this building on the dwelling through the removal of two of the bedrooms, therefore reducing the height of the ridgeline adjoining the garden area of the dwelling, whilst retaining the two-storey element adjacent to the gable of the dwelling. There are no windows in the gable of the dwelling, and only a narrow pathway running along the side of the house. It is considered that although this new building would have some impact on the occupiers, it would not be so detrimental as to warrant a reason for refusal. On balance, it is considered on balance that this reduction in height of this section has overcome the concerns that led to the previous decision.
- 6.5 The neighbours also raise concern relating to overlooking from the external staircase to the front gable. However, it is considered that the forward projection of the building in front of the dwelling, and the angles involved would actually protect this. It is however considered appropriate to ensure that this is the case, notwithstanding the submitted plans, details of a screen to the top of the stairs is recommended by condition.
- 6.6 On the basis of the information provided access to the site and parking provision within the site would not alter. Whilst local residents have raised concerns relating to on street parking and congestion around the cross roads, there is only minimal scope to increase the amount of car parking within the site. Developments of this nature are not unusual within a village, and many pubs do not benefit from off road parking. Whilst this development may increase the number of visitors, if successful, parking provision is considered adequate. It is also understood that there is an informal arrangement where patrons of the pub can park at the Doctors surgery during then evening. The Traffic Manager raises no objection to this development and it is considered that a reason for refusal on highway safety ground could not be sustained.
- 6.7 To conclude, the proposal is considered to comply with policies that seek to encourage rural businesses within village settlements. The building by virtue of its scale and design is considered to be acceptable and would preserve the character of the Conservation on Area and setting of the Listed Building. The design would also overcome the previous reason for refusal by removing the section of the building, which caused detriment to the amenities of the neighbouring property. As such the proposal now meets the criteria of the Local Plan Policies and is therefore recommended for approval with the relevant conditions.

RECOMMENDATION

That planning permission be granted with 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 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 4 - C10 (Details of rooflights)**

- 5 - Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the Public Sewerage System.

- 6 - No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.**

Reasons: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

- 7 - No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

Reasons: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 8 - D03 (Site observation - archaeology)**

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

- 9 - Prior to the commencement of development a plan showing the existing and proposed car parking spaces shall be submitted and approved in writing by the Local Planning Authority. These spaces shall be demarcated prior to the first use of the building and kept free of obstruction and available for use at all times.**

Reasons: In the interest of highway safety and for the purposes of clarification.

- 10 - F16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents.

11 - F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

12 - E15 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

13 - Notwithstanding the approved plans, details of a screen, to be erected at the top of the external staircase, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved detail.

Reason: To protect the privacy of the neighbouring properties.

14 - The building hereby proposed shall be used for overnight accomodation in connection with the associated public house only and no other purpose.

Reason: To clarify the terms of this permission.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.