

20 DCNC2005/1189/F - DEMOLITION OF HOLIDAY FLAT AND ERECTION OF A DETACHED HOUSE AT WHEELWRIGHT ARMS, PENCOMBE, BROMYARD, HEREFORDSHIRE, HR7 4RN

For: Mr & Mrs C Clark at the same address

Date Received:
13th April 2005

Ward:
Bromyard

Grid Ref:
59839, 52748

Expiry Date:
8th June 2005

Local Members: Councillor P Dauncey & Councillor B Hunt

1. Site Description and Proposal

- 1.1 The site is located on the north side of the C1114 in the centre of the village of Pencombe near Bromyard. The site itself is immediately beside the Wheelwright Arms Public House and Lodon Mews residential development to the other side.
- 1.2 This lies within the Settlement Boundary for the village in accordance with Housing Policy 3.
- 1.3 The application proposal is for the demolition of the holiday flat which is currently beside the Wheelwright Arms Public House and erection of a two bedroomed detached house. The proposal sits within the site in a slightly different location to that which the holiday accommodation occupies, bringing the proposed building in line with the Pencombe Arms.

2. Policies

Malvern Hills District Local Plan

Housing Policy 3 – Settlement Boundaries
Housing Policy 17 – Residential Standards

Herefordshire Unitary Development Plan (Revised Deposit Draft)

H16 – Car Parking

PPG 3 – Housing
PPG13 - Transportation

3. Planning History

NC1999/2792/F – Change of use of redundant outbuildings to create self-catering holiday accommodation.

4. Consultation Summary

Statutory Consultations

- 4.1 Hyder Water Authority - No objections subject to conditions for foul water and surface water discharge.

Internal Council Advice

- 4.2 Traffic Manager - No objections subject to conditions for 2 parking spaces and the boundary wall between the development and Public House to be less than 600mm high to provide sufficient visibility for vehicular movements.

5. Representations

- 5.1 Pencombe with Grendon Warren Parish Council comment as follows: 'We feel the house is too large for the plot of land available. We and local residents are concerned that reducing parking space from the Wheelwrights Public House will result in nuisance parking to local residents. Parking space is already extremely limited and residents in High Orchard experience noise and nuisance from pub users on a regular basis. We feel this would be increased if pub users have to find alternative parking spaces, i.e directly outside residents properties. There is also concern regarding possible obstruction to High Orchard and the main village lane with regard to reducing access for emergency vehicles, fire, ambulance, police vehicles.'
- 5.2 The application has generated one letter of support and 7 letters of objection all from local residents.
- 5.3 The letter of support included the following points:
- a) The Wheelwrights Arms is a major part of the community supporting various local functions.
 - b) The proposal plans appear no different to the existing demands on parking as the site has already had two spaces allocated to it.
 - c) On the few occasions when the public house is very popular this provides the village with a friendly atmosphere and the retention of the public house is a valuable commodity for the community.
- 5.4 The letters of objection include the following points:
- a) Current car parking provision is inadequate. The proposal would halve the car parking provisions for the public house. It would result in nuisance parking in adjacent lanes.
 - b) Insufficient room for emergency services access.
- 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 The application raises particular issues which will be dealt with below.
- 6.2 Parking Provision, which appears to be the main area of contention for the proposed application.
- 6.3 This has already been described above - the current holiday accommodation has two spaces allocated to it to the front of the current holiday let facility. These spaces would be retained and used for the proposed residential development and no additional car parking spaces would be taken up.
- 6.4 The parking situation as described by a number of local residents is one that bears great consideration within Planning Policy guidelines. The proposal and the current land usage have identical number of parking spaces i.e. two, therefore the objection on the grounds of inadequate parking provision for the proposal cannot be substantiated.
- 6.5 The Traffic Manager raises no objection and his comments are based on the advice of PPG13. The proposal is therefore acceptable in the respect of parking provisions.
- 6.6 Other matters objected to include access by emergency vehicles and nuisance factors. These are largely civil matters or relevant to an existing development i.e. the Pencombe Arms and not a part of this specific application. As such there is no reason to take them into account for this application and therefore they cannot be used as justification to refuse the application.
- 6.7 The overall design and appearance of the scheme is generally considered to be satisfactory subject to details. The points raised in objection to the application are not sufficient to warrant its refusal and therefore the application is recommended for approval.

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)

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

3 - B01 (Samples of external materials)

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

4 - A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

5 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

Informative:

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.