

21 DCNC2005/1728/F - CHANGE OF USE OF SHOWROOM TO VETERINARY SURGERY AND STAFF LIVING QUARTERS AT LYNDEN GARAGE, KINGS ARMS YARD, BROMYARD, HEREFORDSHIRE, HR7 4EE

For: Fatydam Ltd, 63 Bromyard Road, Worcester, WR2 5BZ

Date Received:

23rd May 2005

Expiry Date:

18th July 2005

Local Member: Councillors P Dauncey and B Hunt

Ward:

Bromyard

Grid Ref:

65330, 54694

DT/CR

1. Site Description and Proposal

1.1 Lynden Garage, the former Bishops car showroom, is located in Kings Arms Yard, in the principal shopping and commercial area of Bromyard as shown on Inset Map No: 13.1 Bromyard in the Malvern Hills District Local Plan, and within the Bromyard Conservation Area.

1.2 This application proposes the reuse of the building to provide a veterinary surgery ground floor accommodating two consulting rooms, laboratory, reception area/dispensary, waiting room, nurses room, preparation room, operation theatre, kennel room, radiography and clinical waste areas. A first floor is also proposed which will accommodate a 2 bedroomed flat. A conference room for use by the veterinary surgery is also proposed to be accommodated on the first floor. Parking for 7 vehicles are proposed to the front of the building.

2. Policies

2.1 Malvern Hills District Local Plan

Conservation Policy 2 – New Development in Conservation Areas

Conservation Policy 11 – The Setting of Listed Buildings

Shopping Policy 2 – Principal Shopping and Commercial Areas

Shopping Policy 3 – Restrictions on Development Within the Principal Shopping and Commercial Areas

Employment Policy 3 – Small Scale Enterprises

2.2 Hereford and Worcester County Structure Plan

CTC7 - Development and Features of Historic and Architectural Importance

CTC9 - Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA6 – New Development within Conservation Areas

TCR1 – Central Shopping and Commercial Areas

TCR2 – Vitality and Viability

- 2.4 PPS1 – Delivering Sustainable Development
- PPS6 – Planning for Town Centres
- PPG15 – Planning and the Historic Environment

3. Planning History

MH81/0028 - Car showroom approved 4th February 1981

N98/0545/N - Change of use to community volunteer centre approved 11th November 1998

NC2002/2725/F - Change of use for car showroom to 4 units for B1, B8 and A1 uses approved 14th November 2002.

NC2004/3802/F - Replacement of car showroom for 4 dwellings withdrawn.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Traffic Manager - no objection
- 4.3 Conservation Manager - no in principal objection

5. Representations

- 5.1 Bromyard and Winslow Town Council - No reply at time of report

- 5.2 Letter of objection receive from L.C. Lock, 8 New Road, Bromyard.

(a) Increase in the volume of traffic.

(b) The cars parked on both sides of New Road and both sides of the entrance drive in light might cause congestion.

- 5.3 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 site is a vacant red brick built car showroom with three large windows and roller-shutter doors door access, on the north side of The Kings Arms yard. The site is located in principal shopping and commercial area as shown on Inset Map Number 13.1 in the Malvern Hills District Local Plan. It is also located in the Bromyard conservation area.

- 6.2 Residential development and commercial use adjoin the site. There is an animal feed shop/store operating from a portable building adjacent. The site is accessed off Old Road and New Road. While, mention is made that parked vehicles in New Road congest the entrance to the site, the adjoining public highway is not subject to no parking restrictions, and the entrance into the site is over private land where the landowner is able to control vehicle parking. Notwithstanding the concerns raised over parking congestion the Traffic Manager does not consider the parked vehicles compromises matters of highway safety and accordingly has no objection to the proposal.
- 6.3 The car showroom has not been used for any alternative use since its closure and therefore remains available for this use. Employment Policy 3 deals specifically with proposals for small scale enterprises and sets the criteria against which they should be considered; safe vehicle access and adequate car parking is available, traffic generated is compatible with sustainable development and can be accommodated on the local road network without undue significant affects, the proposal would not cause harm to the amenity of adjacent properties and adequate services exist. Given the site is located in the Bromyard Conservation area the impact of the proposal on the character and appearance of the area needs consideration. This part of Bromyard is made characterised by a variety of architectural styles and uses, with the site being enclosed by housing, shops, public house and café. In view of this level of diverse activity it is considered the use of the building as a veterinary surgery is acceptable. In order to bring the building into alternative use will require internal alteration and insertion of windows. These alterations are not likely to cause harm to the character or appearance of this part of the Bromyard conservation area. Accordingly, the Conservation Manager has no objection.

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 - A06 (Development in accordance with approved plans) (received and date stamped 23 May 2005)**

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

- 3 - 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 for the grant of planning permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.