

8 DCCW2005/2334/F - TWO STOREY EXTENSION TO HOTEL AT STARTING GATE TRAVEL INN, HOLMER ROAD, HEREFORD, HR4 9RS

For: Whitbread Plc per Brooker Cliff Walsingham & Co., Bourne House, Cores End Road, Bourne End, Bucks, SL8 5AR

Date Received: 14th July, 2005

Ward: Three Elms

Grid Ref: 50575, 42041

Expiry Date: 8th September, 2005

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

1.1 The application site is comprised of a large detached licensed public house and an associated 60 bedded Premier Travel Inn (PTI) set within grounds extending to approximately 0.9 hectares, located on the northern edge of the City of Hereford at the intersection of the A49(T) and the A4103.

1.2 The application seeks consent for the erection of an extension to the PTI to provide a total of 80 bedrooms, an additional 20 bedrooms.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy ENV16	-	Landscaping
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors
Policy H21	-	Compatibility of Non-Residential Uses
Policy R16	-	Hotel Accommodation

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy RST12	-	Visitor Accommodation

3. Planning History

3.1 HC870452PF Two storey 41 bedroom Travel Inn car parking. Revised access and single storey extension - Approved 16th February, 1988.

3.2 SC980823PF Erection of a 20 bedroom extension - Approved 22nd September, 1998.

4. Consultation Summary

Internal Council Advice

- 4.1 Traffic Manager - no objection subject to the imposition of standard conditions.
- 4.2 Conservation Manager - no objection, Tree Preservation Order unaffected by proposed development.

5. Representations

- 5.1 Hereford City Council - no objection.
- 5.2 Three letters of objection have been received from Mr. Walton, 23 Glenthorne Road; Mr. O'Neil, 11 Glenthorne Road and Mr. Annett, 25 Glenthorne Road, summarised as follows:
- Increased activity will result in a further loss of residential amenity.
 - Additional parking area will cause disturbance to adjoining dwellings.
 - Existing landscaping has not been properly maintained.
 - Additional comments about noise and disturbance arising from patrons leaving the public house late at night were raised, but these are not considered to be material to the determination of this application.

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 It is considered that the following issues are fundamental to the determination of this application.
- Principle of Development
 - Design
 - Residential Amenity

Principle of Development

- 6.2 Policy R16 of the adopted Hereford Local Plan makes provision for new hotel accommodation where the proposal accords with other relevant policies. In this case the application is supported by a Planning and Design Statement, which indicates that the existing PTI is regularly operating at or close to its maximum capacity both during the week and at weekends, therefore the present application seeks consent to increase the capacity from 60 rooms to 80.
- 6.3 The report identifies a shortfall in the provision of accommodation within the City of Hereford and its wider environs pointing to the closest alternative PTI being located in Ross-on-Wye. It is also noted although it is not referred to in the statement that there is little competition to the Hereford PTI, the closest similar type of accommodation

being provided by a Travel Lodge located just south of Ludlow. This shortfall of accommodation may result in a reduction in visitor numbers to Herefordshire with its associated economic impact on tourism dependant enterprise and services, therefore it is considered that the proposed development is desirable and generally in accordance with the objectives of Policy R16.

Design

- 6.4 The design of the proposed extension is considered to be acceptable, the bulk of the extension has been orientated at right angles to the existing building, whilst a variation in roof line and height breaks up the massing on the south-eastern corner, thereby reducing the impact of the development when viewed from the south along the A49(T).
- 6.5 The small extension to the north of the existing building to provide an integral reception area is considered to be reasonable in terms of scale and design, which has little visual impact from outside of the application site.
- 6.6 Overall it is not considered that the proposed extensions will be visually discordant within the wider locality, nor have a demonstrable impact on the residential amenity of the adjoining dwellings to the west in accordance with the objectives of policy ENV14.

Residential Amenity

- 6.7 The only letters of objection to the application have been submitted by residents of Glenthorne Road whose properties form part of a row of 13 detached or semi-detached dwellings located to the west and directly adjacent to the application site. The primary concern is against any increased noise or disturbance, which may be caused by the enlarged facilities, particularly in relation to vehicular movements. There were no direct objections to the siting or design of the proposed extension and it is advised that the additional accommodation as proposed will have only a limited impact on existing activities such that the refusal of permission would not be warranted in this case.
- 6.8 To make room for the proposed extensions, a revision to the existing parking layout is proposed which will also involve an increase in the overall provision of the number of spaces from 102 to 115. The redesign and enlargement of the parking area will involve a number of parking spaces being placed closer to the western boundary than that of the existing layout. Therefore, it is considered expedient to impose a condition requiring that a scheme of noise attenuation be submitted and approved to mitigate against any excessive out spill of noise, or disturbance caused by vehicle movements. It is also suggested that a condition regarding details of illumination of the parking area should be attached for the avoidance of any doubt in respect of light pollution.
- 6.9 Given the proximity of the adjoining dwellings it is further considered expedient to control the hours during which construction work can occur.

Conclusion

- 6.10 On balance it is considered that the proposal represents an appropriate form of development being of a suitable design and scale for the location, which is acceptable in terms of its impact on the visual and residential amenities of the locality.

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. **A08 (Development in accordance with approved plans and materials).**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

4. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

5. **F41 (No burning of materials/substances during construction phase).**

Reason: To safeguard residential amenity and prevent pollution.

6. **F01 (Scheme of noise attenuating measures).**

Reason: To safeguard the amenity of the area.

7. **F38 (Details of flues or extractors).**

Reason: In the interests of the amenity of the area.

8. **G01 (Details of boundary treatments).**

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

9. **G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

10. **G05 (Implementation of landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

11. **G27 (Landscape maintenance arrangements).**

Reason: In the interests of visual and residential amenity.

12. **G16 (Protection of trees covered by a Tree Preservation Order).**

Reason: To ensure the proper care and maintenance of the trees.

13. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. N01 - Access for all.**
- 2. N08 – Advertisements.**
- 3. HN01 - Mud on highway.**
- 4. N15 - Reason(s) for the Grant of PP.**

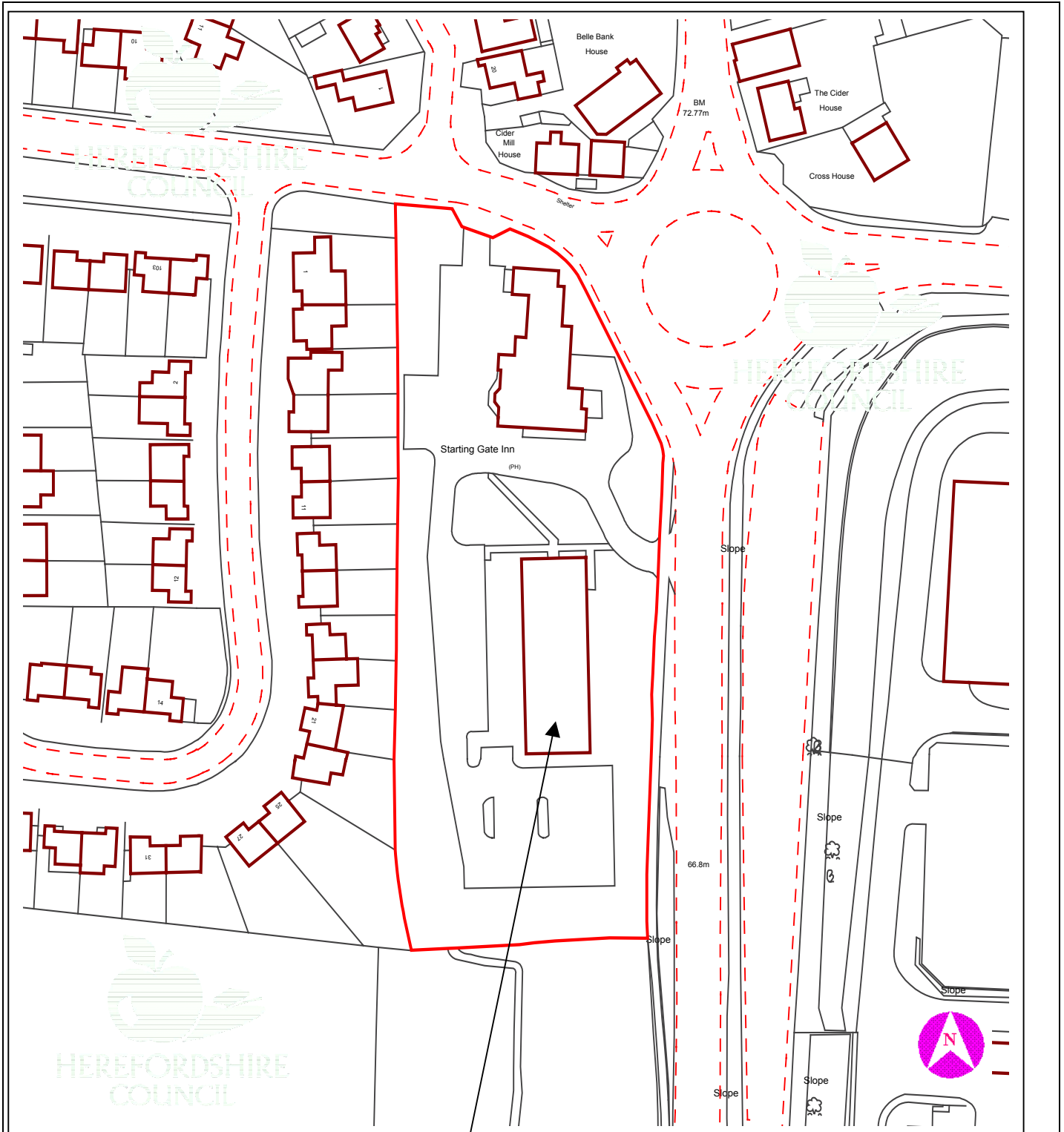
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/2334/F

SCALE : 1 : 1250

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