

21 DCNC2005/2133/F - PROPOSED ERECTION OF PUBLIC CLOCK ON STEEL STANCHIONS, AT CORN SQUARE, LEOMINSTER, HEREFORDSHIRE, HR6 8LR**For: Leominster Town Council, Grange Walk,
Leominster, HR6 8NS****Date Received:****Ward: Leominster
South****Grid Ref:****27th June 2005****49677, 59014****Expiry Date:****22nd August 2005**

Local Members: Councillors D Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The proposal is for the erection of a commemorative clock on steel supports, adjacent to the gable end of the Oxfam Shop in Corn Square. The clock measures approximately 4.1 metres x 3.1 metres and is to be set at its lowest level at approximately 4 metres from the ground. The overall height of the structure is 7.3 metres.

2. PoliciesLeominster District Local Plan (Herefordshire)

A18 – Listed Buildings and their settings

A21 – Development within Conservation Areas

Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA4 – Setting of Listed Buildings

HBA6 – New Development within Conservation Areas

Planning Policy Guidance Note 15 – Planning and the Historic Environment

3. Planning History

- 3.1 None relevant to this application.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Transportation Manager - no objection though a note is required regarding works on the public highway.

4.3 Conservation Manager - The clock is more impressive than the information supplied with the application implied. The amount of care and work taken to execute this project is appreciated. However, there are still concerns.

- a) The clock structure is too big for its location, dwarfs the mono pitch building behind it.
- b) The structure of this size will be dominant and would detract from listed buildings in the Square.
- c) Materials are not natural.
- d) Will not enhance the Conservation Area.

Regrets unable to support.

5. Representations

- 5.1 Members of the Town Council, as this is their own application, have not commented.
- 5.2 No representations have been received in response to the statutory advertisement procedure.

6. Officers Appraisal

- 6.1 The issue for consideration in this application is the impact of proposal upon the setting of listed buildings in Corn Square and upon the character and appearance of this part of the Conservation Area. By any standards the proposal is a large free standing structure, with the clock face being back lit.
- 6.2 Since the clock has already been constructed there are no grounds for negotiation on this application. The height has been determined by the need to put the clock out of reach of vandals and in any event anything significantly lower would also look out of place. It is with regret that the proposal, which has been funded by both Town Council and public subscription as part of the Millennium celebrations, cannot be supported by your officers. It is considered that the impact of the clock upon the character and appearance of the Conservation Area and setting of listed buildings within Corn Square would be detrimental and consequently contrary to planning policies.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. It is considered that the scale and construction of the clock would be detrimental to the character and appearance of this part of the Leominster Conservation Area and detrimental to the setting of listed buildings therein, contrary to Policies A18 and A21 of the Leominster District Local Plan and Policies HBA4 and HBA6 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).**

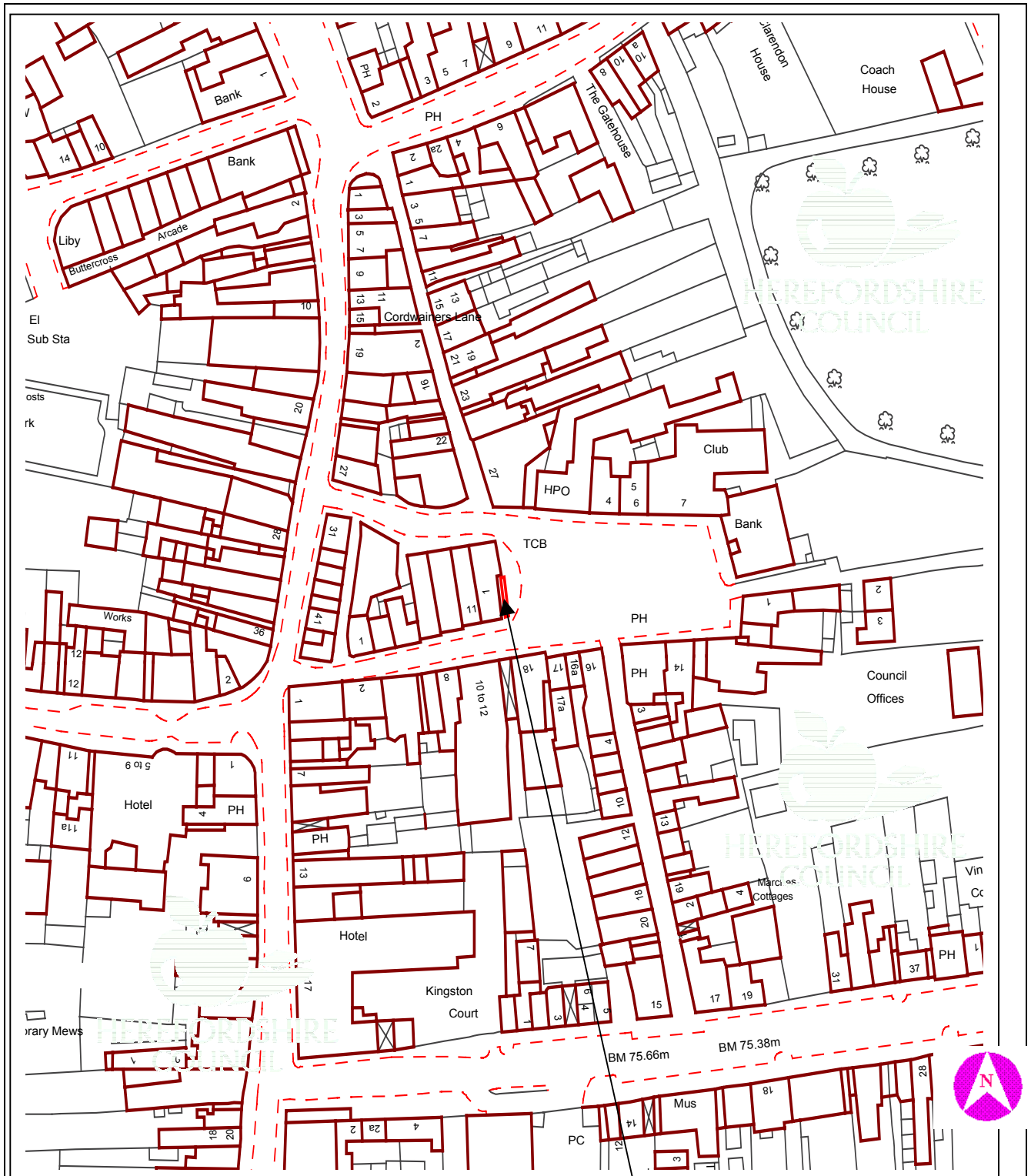
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2133/F

SCALE: 1 : 1250

SITE ADDRESS : Corn Square, Leominster, Herefordshire, HR6 8LR

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