

12 DCCE2005/3940/F - CONSTRUCTION OF NEW PUBLIC TOILETS AT GAOL STREET CAR PARK, GAOL STREET, HEREFORD, HR1 2JB**For: Herefordshire Council per Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB****Date Received: 1st December 2005 Ward: Central Grid Ref: 51318, 39921****Expiry Date: 26th January 2006**

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

1.1 The site is located in the southwestern corner of Gaol Street car park off Gaol Street in Hereford City. A range of properties lie southwest of the site fronting St. Owens Street in use largely for retail and commercial purposes, some of which are Grade II. The site lies within Hereford City Conservation Area and is also designated an Area of Archaeological Importance.

1.2 The proposal is for the construction of a new building to house public toilets located in the southeastern corner of the car park and is to be constructed from brick under a slate roof with brushed steel vandal proof doors.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy ENV15	-	Access for All
Policy ENV17	-	Safety and Security
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy HBA6	-	New Development within Conservation Areas
Policy CF5	-	New Community Facilities

3. Planning History

3.1 DCCE2005/2822/F New public toilets. Application withdrawn 5th October 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - No objections subject to conditions concerning foul and surface water drainage.

Internal Council Advice

- 4.2 Traffic Manager - No objection.
- 4.3 Conservation Manager - No objection.
- 4.4 County Archaeologist – “Although the development proposed is comparatively small, it is in a very sensitive location. Accordingly I would recommend a condition requiring the developers to undertake an archaeological watching brief during the development.”

5. Representations

- 5.1 Hereford City Council - No objection.
- 5.2 Conservation Advisory Panel - "This is a lost opportunity for the City of Hereford, very bland, lack of detail to fit into urban space and in the wrong location."
- 5.3 One further letter of objection has been received from Turner & Company acting on behalf of the owners of St. Owens Mews Development.
1. We are concerned about the proximity of the toilets to St. Owens Mews Development where food is being served and prepared and already suffers from vandalism by members of the public at night.
 2. The sewerage along St. Owens Street does not have the necessary capacity to handle existing businesses in the area and further overloading will cause increased disruption and nuisance to existing users.

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 There is an identified shortage of public toilet facilities across the city and the Council is currently addressing this problem through proposing new facilities. As such the need for new toilets in this locality is recognised and the Council are seeking locations close to main pedestrian thoroughfares or public car parks.
- 6.2 The toilets are proposed to be located adjacent to a 2 metre high brick boundary wall, which encloses the western side of the car park alongside the existing recycling facilities. The building is relatively low in height (3.1 metres to the pitch of the roof) and will be constructed from natural materials. It is considered that the combination of its siting, overall scale and materials will ensure that the building will harmonise with its surroundings and consequentially, will have minimal impact on the Conservation Area. This view is supported by the Conservation Manager who raises no objection and whilst the comments of the Conservatory Advisory Panel are noted, the proposal accords with adopted policy insofar as the character of the Conservation Area would be preserved in this instance.

- 6.3 Several other locations within the car park were explored but it was considered that they would either be too prominent, lead to the loss of too many parking spaces, could not be served with adequate drainage arrangements or would be unacceptably close to retail and food outlets within St. Owens Mews.
- 6.4 The concerns of the objectors are noted. However, the previous application submitted earlier in 2005 was subsequently withdrawn as it was considered to be sited too close to St. Owens Mews Development. The new toilets are 25 metres away from the pedestrian access to St. Owens Mews, which is considered sufficient not to interfere with the use or operation of the units within this small retail development. Welsh Water raises no objection to the drainage proposals for the development.
- 6.5 Subject to conditions, the proposal will provide a much-needed facility in the locality and is considered to be in accordance with the relevant Local Plan and Unitary Development Plan policies.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:

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).**

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

3. **B01 (Samples of external materials).**

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

4. **D03 (Site observation – archaeology).**

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

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.**

Reason: 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 indirectly, to discharge into the public sewerage system.**

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

Informatives:

1. **ND03 - Contact Address.**
2. **N15 - Reason(s) for the Grant of PP.**

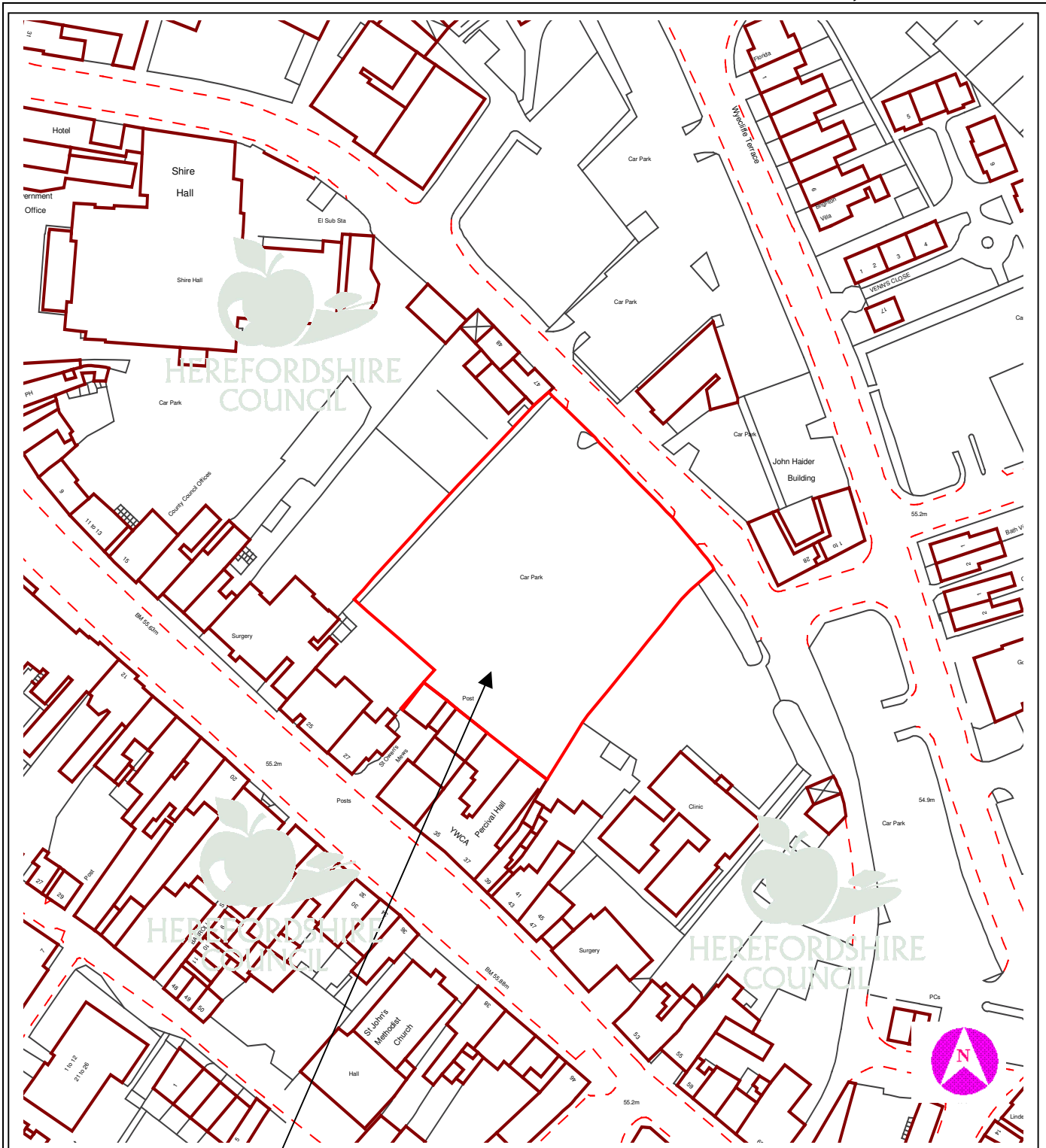
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/3940/F

SCALE : 1 : 1250

SITE ADDRESS : Gaol Street Car Park, Gaol Street, Hereford, HR1 2JB

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