

**8A DCNC2006/1030/F - DEMOLITION OF EXISTING WAREHOUSE AND ERECTION OF 2 NO. COTTAGES AT REAR OF 23 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE**

**8B DCNC2006/1031/C – AS ABOVE**

**For: Mr K Handley per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA**

**Date Received:**  
3rd April 2006

**Ward: Bromyard**

**Grid Ref:**  
65392, 54639

**Expiry Date:**  
29th May 2006

Local Member: Councillors P Dauncey and B Hunt

## **1. Site Description and Proposal**

- 1.1 The site is located centrally in Bromyard, accessed to the rear of the Bay Horse Public House.
- 1.2 The site is currently a vacant commercial warehouse of modern construction with attached brick office building.
- 1.3 The proposal is to demolish the warehouse building and to construct two semi detached dwellings with a decrease in 50% of roof area and equivalent reduction in the footprint of the new buildings and to provide 7 two-car parking spaces.
- 1.4 The existing warehouse building has a site area of 148m<sup>2</sup>, whilst that which is proposed has a site area of 73.625m<sup>2</sup>. This represents a 50.52% reduction in building area.
- 1.5 The proposed semi-detached dwellings would each have a living room/kitchen, separate downstairs WC, and first floor bedroom and bathroom.

## **2. Policies**

### **2.1 Malvern Hills District Local Plan**

Environment Policy 1 – Location of Development  
Environment Policy 12 – Disposal of Foul Sewage, Trade Effluent and Surface Water  
Employment Policy 2 – The Retention of Existing Industrial Land  
Housing Policy 2 – Development in Main Towns  
Housing Policy 3 – Settlement Boundaries  
Housing Policy 17 – Residential Standards  
Conservation Policy 1 – Preserving or Enhancing Conservation Areas  
Conservation Policy 2 – New Development in Conservation Areas  
Conservation Policy 3 – Setting of Conservation Areas  
Conservation Policy 4 – Demolition of Unlisted Buildings in Conservation Areas  
Conservation Policy 11 – The Setting of Listed Buildings

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable Development  
S3 – Housing  
S4 - Employment  
S10 – Waste  
DR1 - Design  
DR2 – Land Use and Activity  
H1 – Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas  
H16 – Car Parking  
E5 – Safeguarding Employment Land and Buildings  
TCR1 – Central Shopping and Commercial Areas  
TCR2 – Vitality and Viability  
HBA4 – Setting of Listed Buildings  
HBA6 – New Development within Conservation Areas  
W11 – Development – Waste Implications

## 3. Planning History

- 3.1 DCNC2005/3211/C - Demolition of warehouse to allow for redevelopment of the site - Withdrawn 8th November 2005
- 3.2 DCNC2005/3210/F - Demolition of warehouse to allow for redevelopment of the site and erection of 3 cottages as an extension to remaining brick structure - Withdrawn 8th November 2005

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Welsh Water had not responded to the consultation at the time of writing the report.
- 4.2 English Heritage recommend that the application be determined in accordance with national and local policy guidance.

### Internal Council Advice

- 4.3 The Transportation Manager has no objection to the proposal.
- 4.4 The Conservation Manager has no objection to the demolition of the warehouse, and comments that this provides an opportunity to enhance the area. Conditions are requested.

## 5. Representations

- 5.1 No responses have been received from local residents.
- 5.2 The Town Council objects to the proposal to construct 2 cottages at the rear of 23 High Street, but has no objection to the demolition of the existing single storey warehouse.

5.3 The objection is on the grounds that:

"To grant permission at the present time in advance of the upgrading of the town's sewage disposal works would be at variance with recent advice from Welsh Water."

5.4 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**

The agent has carried out a lengthy pre-application process prior to this application.

6.1 The key issues of these applications are:-

- Drainage
- Development in a Conservation Area
- Change of use
- Amenity/parking

### **Drainage**

6.2 The Town Council's objection is noted. However, at the time of compiling this report, no response had been received from the Water Authority. They have been contacted and a response is pending.

6.3 In addition, the agent has confirmed that the proposed development has a roof area 40% less than that which currently exists. This means that the proposal will provide a 40% decrease in storm water disposed in the mains drains. The proposal will therefore enhance the drainage capacity in the immediate area.

### **Development in a Conservation Area**

6.4 The Conservation Manager has no objection to either the proposed demolition or the proposed cottages. There is also no policy reason to object on this ground, it being, in your Officers opinion, an enhancement to the Conservation Area. In addition, the Conservation Manager requests no demolition be permitted until a redevelopment scheme is also proposed, in the interests of this sensitive historic location.

### **Change of Use**

6.5 This being a town centre site, warehousing is not deemed an essential land use in this location, and the proposed change of use is considered by your Officer both appropriate and an enhancement.

### **Amenity/Parking**

6.6 Parking spaces and gardens have been provided for the 2 proposed dwellings, and no objections have been received on this issue. In this town centre location the proposal is considered acceptable on both parking and amenity issues.

**RECOMMENDATION**

**DCNC2006/1030/F**

**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 )**

**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 - **No dwelling hereby permitted shall be occupied until the new openings to the Bay Horse car park have been gated with gates designs submitted and approved by the local planning authority.**

**Reason: To safeguard the character and appearance of the Conservation Area and adjacent Listed Buildings.**

**Informatives:**

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

**DCNC2006/1031/C**

**That Conservation Area Consent be granted subject to the following condition:**

- 1 - **C01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**Informatives:**

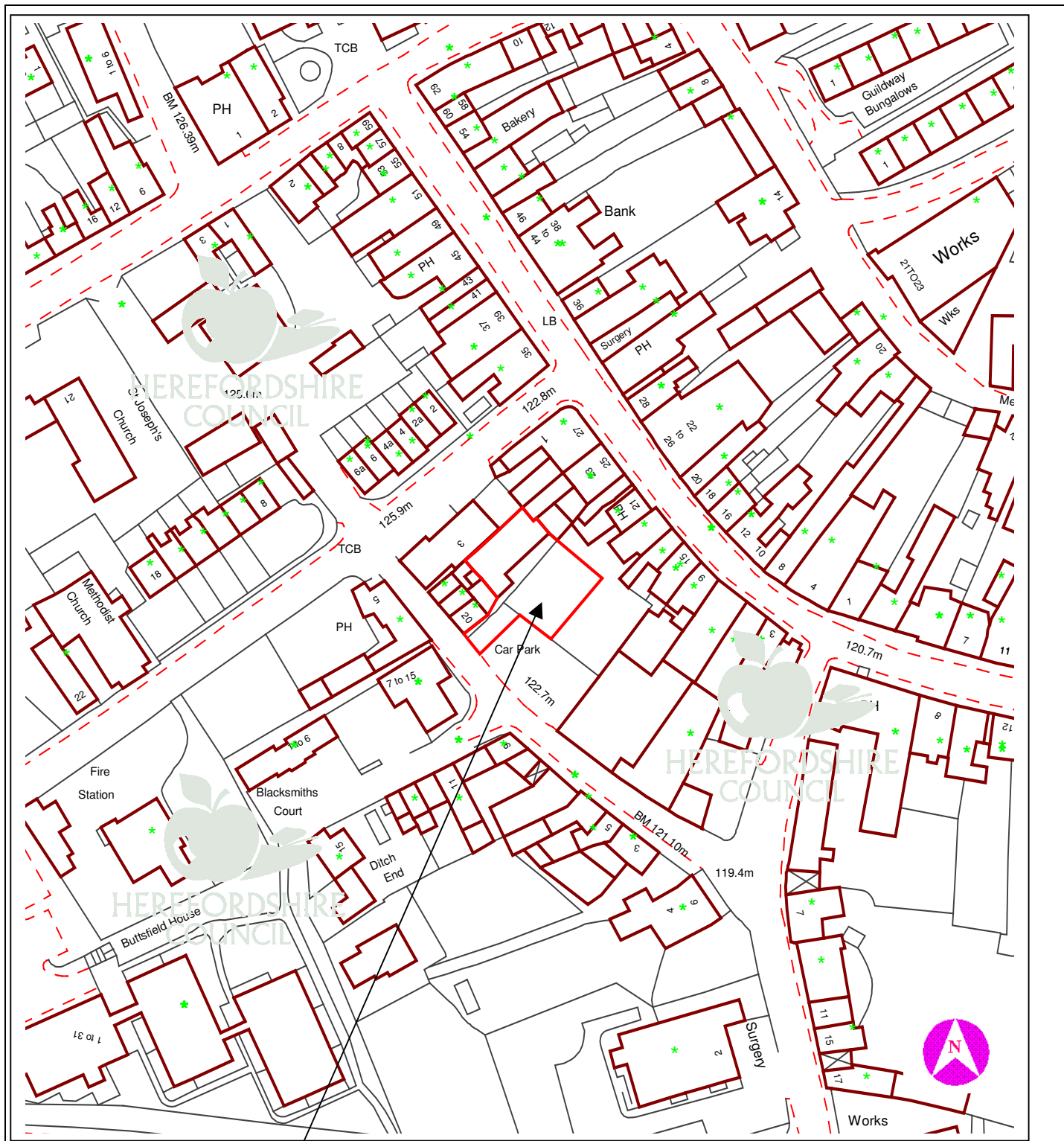
- 1 - **N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/1030/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Rear of 23 High Street, Bromyard, Herefordshire, HR7 4DE

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