

15 DCCE2006/1212/F - ALTERATION OF EXISTING CAR PARKING AREA TO FORM ADDITIONAL SPACES. 77 - 79 HOLME LACY ROAD, HEREFORD, HEREFORDSHIRE, HR2 6DF

For: CG Property per Glazzard Architects, Building C2, Perdiswell Park, Droitwich Road, Worcester, WR3 7NW

Date Received: 5th April, 2006 Ward: St. Martins & Hinton Grid Ref: 51181, 38478

Expiry Date: 31st May, 2006

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 The site forms part of the curtilage of the small Co-Op Supermarket on the northern side of Holme Lacy Road, approximately 100 metres east of the junction with Hoarwithy Road. The site is largely enclosed to the north, east and west by existing residential properties and their gardens. To the south lies the existing Co-Op Store and a strip of land which is proposed to be developed for residential purposes. The site itself is currently bare earth and is enclosed to the west by a 2 metre high brick wall and to north and east by a 1.8m high timber close boarded fence. Ground levels fall slightly from south to north towards the boundaries of the site.
- 1.2 Planning permission was approved in 2001 for the construction of a new single storey supermarket on the site. The area subject of this application was identified on the plans as being landscaped but the landscaping has never been undertaken. The applicants now seek planning permission to extend the existing hardstanding up to the boundaries of the site to create additional car parking for use by customers and employees of the store.

2. Policies

6.1 Hereford Local Plan:

ENV14	-	Design
ENV16	-	Landscaping
ENV17	-	Safety and security
H21	-	Compatibility of non-residential uses
H22	-	Existing non-residential uses

6.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S2	-	Development requirements
DR1	-	Design
DR2	-	Land use and activity
DR13	-	Noise
T11	-	Parking provision

3. Planning History

- 3.1 CE2002/3773/F - Proposed extension. Approved 17th February, 2003.
- 3.2 CE2001/2182/F - Demolition of existing Co-Op Store and 2 no. dwellings. Construction of single storey supermarket and 1 no. 2 storey detached house (amended drawings/revised treatment of boundary with Mountbatten Court). Approved 7th November, 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to provision of appropriate secure cycle parking.

5. Representations

- 5.1 Hereford City Council: The City Council has no objection to this application.
- 5.2 Two letters have been received from 25 and 27 Walton Close, Hereford. The main points raised are:
- the additional parking is not necessary as the existing car park is rarely more than half full from the Co-Op point it is easier to maintain tarmac than trees;
 - the Council should take Enforcement Action against the Co-Op to ensure compliance with the condition;
 - when clients purchased the property it was on the understanding that the tree planting would be implemented to act as a barrier to his property.
 - We already suffer from noise and fumes from revving engines, litter, foul language, noise from music, people peering over the existing boundary and damage to the fence. This application will exacerbate these problems increasing the annoyance.
- 5.3 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 The approved site plan associated with the original planning permission for the store identified the site the subject of this application as being native woodland copse planting. This planting has never been undertaken and the applicants now wish to use the area as additional car parking.
- 6.2 No reasoning has been given for the additional parking but there is no highway requirement for further parking on site. Notwithstanding the reasoning behind wishing to extend the car park, given that the existing car park already encroaches very close to the boundaries with neighbouring properties and their gardens, it is not considered that the additional five spaces provided will lead to any unacceptable additional impact on the amenity presently enjoyed by neighbouring properties. This assessment is made on the basis that a more robust boundary in the form of a 1.8 metre high brick

wall to link in with the existing brick walls to the east and west of the site is constructed. This would have the advantage of providing a safer barrier to vehicles damaging the existing boundary enclosure and provide greater privacy to the objectors property to the north. Allied with this a small area of additional landscaping beyond that already proposed would be beneficial. The other matters raised by the objectors relate to the general use of the site and the approval of this application will not significantly change this situation.

- 6.3 Therefore, subject to the receipt of amended plans identifying the above suggestions and no further objections raising new material planning issues been received by the end of the consultation period, the proposal is considered acceptable if the required improvements are not forthcoming it is likely that the application would not be supported and the recommendation below reflects this situation.

RECOMMENDATION

Subject to the receipt of suitably amended plans and 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 issue planning permission subject to the following conditions and any additional 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 A09 (Amended plans).**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3 G04 (Landscaping scheme (general)).**

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

- 4 G05 (Implementation of landscaping scheme (general)).**

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

- 5 G01 (Details of boundary treatments).**

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

Informative:

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

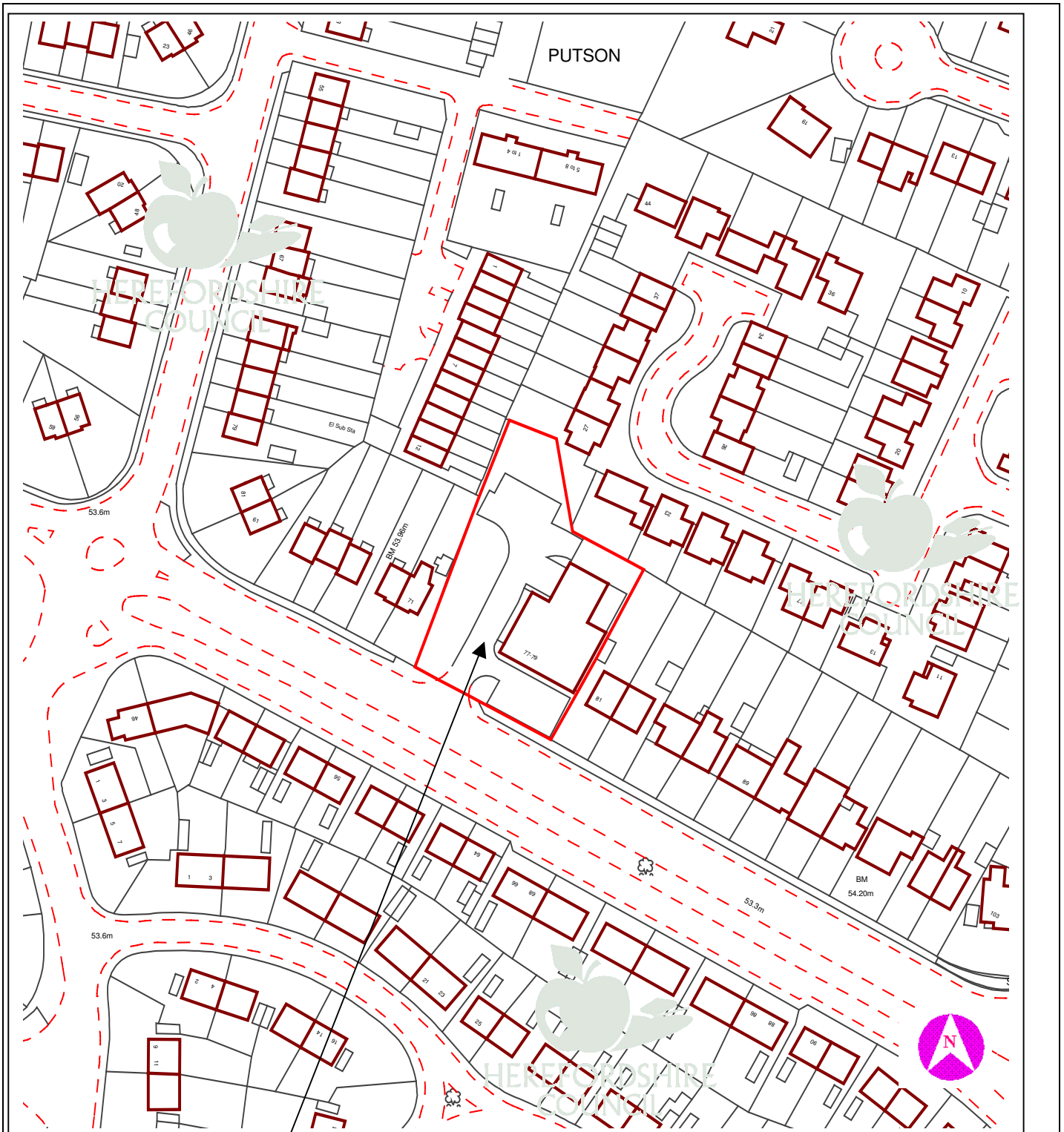
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1212/F

SCALE : 1 : 1250

SITE ADDRESS : 77 - 79 Holme Lacy Road, Hereford, Herefordshire, HR2 6DF

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