

**8 DCNC2006/1225/F - DEMOLITION OF STEEL FRAMED BUILDING FOR ERECTION OF 4 NO. FLATS INCLUDING REFURBISHMENT OF ADJACENT BRICK BUILDING WORKSHOPS AT LEOPARD ALLEY, BROMYARD, HEREFORDSHIRE, HR7 4DT**

**For: M F Evans per Linton Design 27 High Street Bromyard Herefordshire HR7 4AA**

**Date Received:**  
18th April 2006

**Ward: Bromyard**

**Grid Ref:**  
65446, 54699

**Expiry Date:**  
13th June 2006

Local Member: Councillors P Dauncey and B Hunt

**1. Site Description and Proposal**

- 1.1 The site is located in Central Bromyard, adjacent to the listed Queen's Arms Public House, on Leopard Alley. Vehicular access is from Rowberry Street.
- 1.2 The building currently on site is a vacant steel framed industrial unit attached to a three storey brick industrial building. The proposal is to change the use to residential, for four number flats, three with a single bedroom and one with two bedrooms.
- 1.3 The proposal would involve the demolition of the steel framed building and rebuilding this to a reduced footprint by 10% in accord with the plans received on 6th June 2006. The existing brick section is to be converted.
- 1.4 Four secure cycle lockers are proposed for the flats accessed by the communal front door, and an additional secure locker proposed by condition for location in the gravelled front courtyard, for the single bed flat with its own private access.
- 1.5 The existing brick section would thus comprise a ground floor single bed flat with bathroom, kitchen and living room, and a secure cycle locker, and upper two storeys a maisonette with two bedrooms on the second floor, bathroom, kitchen and living room on first floor, and a pair of secure cycle lockers in the communal ground floor entrance lobby.
- 1.6 The rebuilt section would comprise of a pair of single bed flats, each with living room, kitchen and bathroom. The first floor accessed from the communal entrance lobby, having a single secure cycle locker alongside the other three. The ground floor front flat is adjacent to the ground floor front garden where a secure cycle locker would be positioned.
- 1.7 Storm water is for disposal in a recycled system, to the toilets of the proposed flats, and excess to soakaways in the front gravelled courtyard. Foul water is proposed to the existing combined system.

- 1.8 The site is within the Conservation Area and the principal shopping and commercial areas of the town.

## **2. Policies**

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

Environment Policy 12: Disposal of foul sewerage, trade effluent and surface water  
Employment Policy 1: Employment land  
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  
Shopping Policy 2: Principal shopping and commercial areas  
Shopping Policy 3: Restrictions on development within the principal shopping and commercial areas  
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 Building  
Transport Policy 2: Cycle Parking

### **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  
H16: Car parking  
E5: Safeguarding employment land and buildings  
TCR1: Central shopping and commercial areas  
HBA4: Setting of Listed Buildings  
HBA6: New development within Conservation Areas  
W11: Development - waste implications

### **2.3 National Planning Policy**

PPG3: Housing  
PPG13: Transport  
PPG15: Planning and the historic environment  
PPS1: Delivering sustainable development  
PPS6: Housing for Town Centres

## **3. Planning History**

- 3.1 DCNC2006/1226/C - Conservation Area Consent for the demolition of the steel framed workshop to allow for redevelopment. Approved with conditions – 15<sup>th</sup> June 2006.

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 Welsh Water have no objection to the amended proposal subject to conditions.

##### Internal Council Advice

- 4.2 The Traffic Manager has no objection to the proposal subject to conditions relating to secure cycle storage provision.
- 4.3 The Conservation Manager comments as follows:  
"Demolition of steel building to be welcomed. Proposaed replacement building is a vast improvement on existing and is appropriate in this location. Minor note – existing window style and heavy window frames are a characteristic of this type of building. Would request retention. New lintel over door opening on existing building would be visually beneficial." No objection subject to conditions.

#### 5. Representations

- 5.1 One response had been received from Ms J Wainwright, The Flat, 32 High Street, Bromyard. This is an objection concerning overlooking of her verandah and garden and parking issues.
- 5.2 The Town Council objects to the proposal on the grounds that there is an "embargo" from Welsh Water on any further building in Bromyard, and because of the lack of car parking provision.
- 5.3 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

- 6.1 The proposal was subject to pre-application enquiry and amendments have also been made subsequent to the full submission. The key issues for this application are:
- Drainage
  - Transport
  - Amenity

##### Drainage

- 6.2 The Town Council's objection is noted, however Welsh Water have no objection to the amended proposal which would appear to mitigate their objection.

##### Transport

- 6.3 Both the Town Council and a local resident object on transport grounds – there being a total lack of car parking on site in the proposal. The Transportation Manager has, however, reported no objection subject to the provision of secure cycle parking which, in this central town location is thought to mitigate the proposal sufficiently, in your officer's opinion.

Amenity

- 6.4 The local residents concerns regarding overlooking and privacy are noted. However, the degree of overlooking is limited and is not unusual for town centre locations. It is not considered that the concerns are such that a reason for refusal could be substantiated.
- 6.5 The concerns of the Town council and local resident are noted, however with appropriate conditioning as mentioned in the responses from Welsh Water, the Council's Transportation and Conservation Managers, your officer would recommend approval for this town centre development proposal. On balance, this proposal is seen as a distinct improvement on the current unused industrial building, with the provision of four small dwellings and enhancing both Leopard Alley and Rowberry Street.

**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 - A09 (Amended plans )**

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

**3 - Foul water and surface water discharges must be drained separately from the site.**

**Reason: To protect the integrity of the Public Sewerage System.**

**4 - No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

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

**5 - A scheme for the secure recycling of collected grey water and reuse in internal wc systems shall be submitted and approved in writing by the Loal Planning Authority before the commencement of this development.**

**6 - C09 (External repointing )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**7 - C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

8 - H29 (Secure cycle parking provision )

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.**

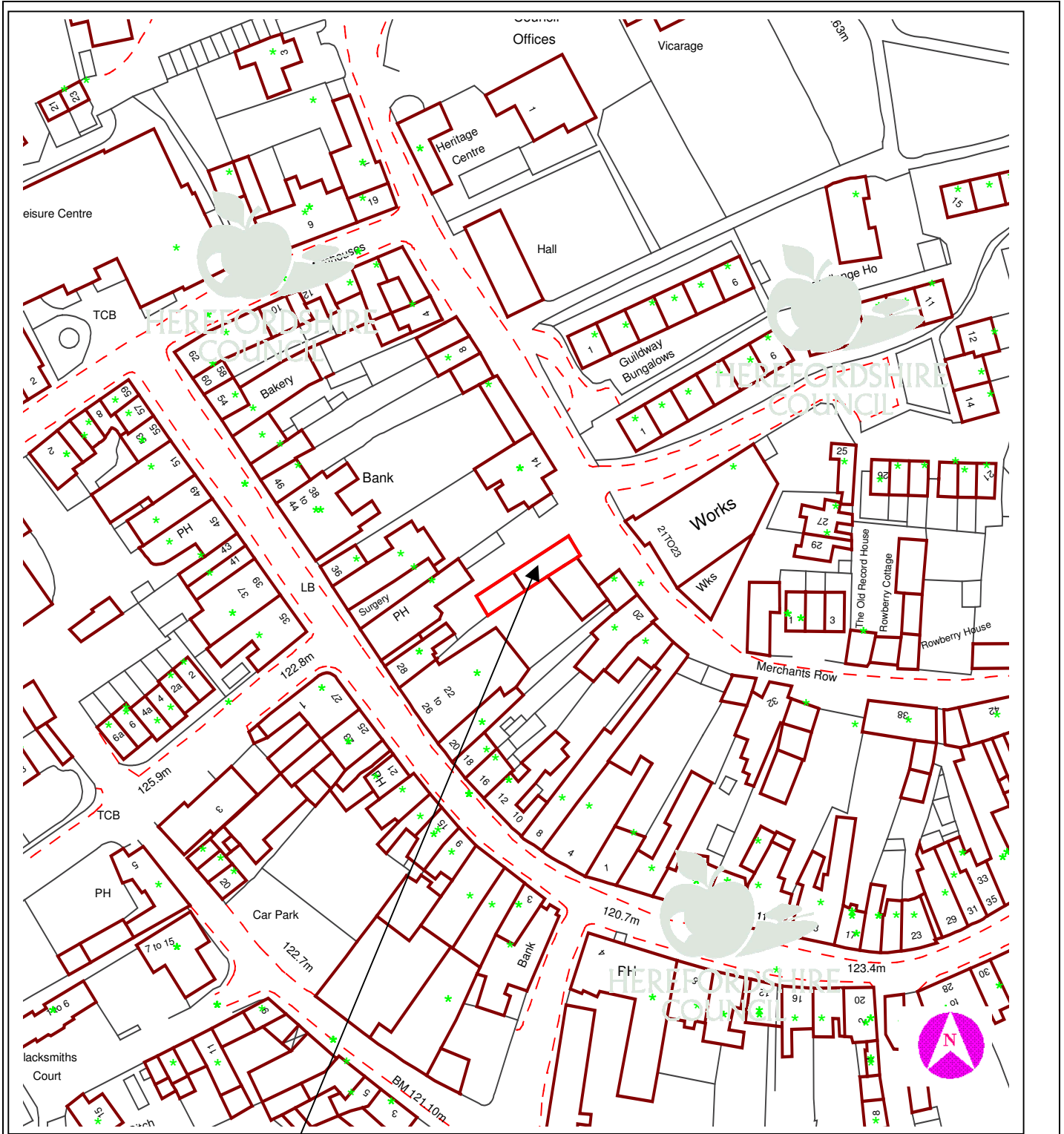
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2006/1225/F

**SCALE:** 1 : 1250

**SITE ADDRESS :** Workshops, Leopard Alley, Bromyard, Herefordshire, HR7 4DT

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