

12 DCNC2006/2202/F - DEMOLITION OF POLICE STATION AND CONSTRUCTION OF 12 APARTMENTS WITH ASSOCIATED PARKING AND FACILITIES AT LEOMINSTER POLICE STATION, RYELANDS ROAD, LEOMINSTER, HEREFORDSHIRE, HR6 8NZ

For: West Mercia Constabulary, Buttress Fuller Alsop Williams, 31 - 33 Princess Street, Manchester, M2 4BF

Date Received:

7th July 2006

Expiry Date:

6th October 2006

Local Member: Councillor D Burke, Councillor J Thomas

Ward:

Leominster South

Grid Ref:

49364, 58833

1. Site Description and Proposal

- 1.1 This site the current police station, is located near to the town centre of Leominster and flanks the north western side of Ryelands Road. The site is within a designated residential area with houses to the south and west. There are two storey non-residential buildings to the north and east. The existing police station is a two storey building with a flat roof, and a garage building at the rear. There are parking areas to the front and rear of the building and existing vehicular accesses, one directly onto Ryelands Road and one onto the access drive on the eastern side.
- 1.2 The proposal is to demolish the existing police station and redevelop the site by erecting a three storey residential apartment building containing 12 apartments (11 two bedroom and 1 one bedroom). There will be four apartments on each floor. There will also be parking facilities at the rear of the proposed building with vehicular access onto the adjacent driveway. The proposed building will be externally clad in brickwork and render with a slate roof.

2. Policies

- 2.1 PPS1 – Delivering Sustainable Development
PPG3 – Housing

- 2.2 **Hereford and Worcester County Structure Plan**
Policy H2B – Location of Housing (General)
Policy CTC9 – Development Criteria

2.2 Leominster District Local Plan

Policy A1 – Managing the District's Assets and Resources
Policy A2 – Settlement Hierarchy
Policy A24 – Scale and Character of Development
Policy A54 – Protection of Residential Amenity

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S3 – Housing
Policy DR1 – Design
Policy H1 – Hereford and the Market Towns – Settlement Boundaries
Policy H14 – Re-using Previously Developed Land and Buildings
Policy H16 – Car Parking
Policy H19 – Open Space Requirements
Policy DR5 – Planning Obligations
Policy CF2 – Foul Drainage
Policy T11 – Parking
Policy CF6 – Retention of Existing Facilities

2.4 Supplementary Planning Guidance

Design and Development Requirements

3. Planning History

3.1 No relevant history.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water advises that the proposed development would overload the existing public sewerage system. Improvements are planned for completion by 1st April 2008. Any new development is premature and Welsh Water objects to the development unless conditions can be imposed on any permission preventing occupation of the new development prior to the completion of these essential works.

Internal Council Advice

4.2 The Traffic Manager recommends that any permission includes a condition requiring the provision of secure cycle parking and also financial contributions towards sustainable transport measures.

4.3 The County Archaeologist comments that the site is within a designated Area of Archaeological Importance and also adjacent to former city defences, a Schedule Ancient Monument and recommends that a condition is imposed requiring the submission of a scheme of archaeological investigation.

4.4 The Head of Planning Services (Forward Planning Section) advises that the principle of housing on this site is supported in policy terms.

5. Representations

5.1 In support of the proposal the agent advises that the site is close to the town centre and its amenities. The current police station will be relocated to a new location and the proposal will enable redevelopment of what will be a brownfield site and will reduce the need to travel. Mixture of design and variety of materials in the area. The proposed three storey building has been designed to be in keeping with the streetscape. The roof will be stepped down to engage adjacent buildings. Use of external materials and

design to reflect scale and design of adjacent buildings. Use of materials to be in keeping with buildings in the area. The building will enhance the existing streetscape.

5.2 The Town Council recommends approval but has reservations about the scheme and design as set out. Council would wish to see something more in keeping with the local vernacular and local materials.

5.3 There have been two letters of support from:-

- Valerie Hands, Westbury House, Ryelands Road, Leominster, HR6 8NZ
- Leominster Civic Trust, Westbury House, Ryelands Road, Leominster, HR6 8NZ

The main points being:-

- New building should be considerably more in harmony with existing houses than the present building.
- There are trees shown on drawings which would have a softening effect on the building.
- No objection to the building but the existing road from Ryelands Road to Leominster Building Supplies is in an appalling condition and should be upgraded to full adoption standards by the developer.

5.4 There has been one letter of objection from Steven Bosworth, Timaeus, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

The main points being:-

- Proposed development unsympathetic with existing street architecture. A similar development to the existing Westbury Cottages would be more appropriate and have less of an impact on Ryelands Road.
- The development could have been spread over two storeys.
- A previous proposal by the objector to raise the roof line of his existing dwelling by one foot was considered informally by the Planning Department and he was advised that this would not be acceptable. The same thinking should apply to this current proposal.
- The vehicular access situation at present is very dangerous. Perhaps double yellow lines could be placed by the entrance to afford a clear view along Ryelands Road.
- Three bedroomed dwelling units would be more appropriate for families.

5.5 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 main issues relate to:-

- i. The principle of erecting dwellings on this site.
- ii. The size and design of the proposed building and its effect on the character and appearance of the area.
- iii. The effect of the development on adjacent land uses and the residential amenities of neighbouring dwellings.
- iv. Parking and highway safety.

- v. Financial contributions required under Section 106 Agreement.
- 6.2 The size and design of the proposed new building is considered to be acceptable and will not over dominate the street scene. The applicant has successfully attempted to reduce the height of the building and incorporate features e.g. a low and stepped roofline to lessen its visual impact. The proposed building will not be any higher than the existing three storey building on the opposite side of the road. The proposed building will look far better than the existing Police Station building, which is to be demolished.
- 6.3 The siting of this residential building in this area designated for residential use in the local plan is considered to be acceptable. The proposed development will not adversely affect the residential amenities of any of the neighbouring dwellings nor the use of any of the other nearby buildings.
- 6.4 The objector has raised concerns regarding the highway safety aspects of the proposed development. However the Council's Traffic Manager has raised no concerns from this point of view and it considered that visibility onto Ryelands Road is acceptable. The objector also refers to the Council objecting to him proposing to raise the roof of his dwelling as a result of informal advice from the Council's Planning Department. However planning policies relating to enlarging or extending existing dwellings are not the same as the policies for the erection of new dwellings.
- 6.5 A Section 106 Agreement will be required to facilitate various financial contributions required for education, highway improvements and play/open space areas. A Draft Heads of Terms is attached to this report, which provides an outline of the requirements of the Section 106 Agreement.
- 6.6 In conclusion it is considered that the proposed development is acceptable and in accordance with the relevant planning policies and guidance for the area. In particular Policies A1, A2, A24 and A54 of the Leominster District Local Plan.

RECOMMENDATION

That planning permission be granted subject to:-

- 1 - The Head of Legal and Democratic Services be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to (as set out in Heads of Agreement) and any additional matters and terms as he considers appropriate.**
- 2 - Upon completion of the aforementioned planning obligation that the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission 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 - A07 (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 - G02 (Landscaping scheme (housing development))

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

5 - G03 (Landscaping scheme (housing development) - implementation)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

6 - Unless otherwise first agreed in writing by the local planning authority, none of the buildings hereby approved shall be occupied until essential improvements to the public sewerage system have been completed by Dwr Cymru Welsh Water, and the local planning authority have been informed in writing of its completion. This work is scheduled for completion by 1st April 2008.

Reason: To mitigate the existing hydraulic overloading of the public sewerage system and ensure the local community and environment are not unduly compromised.

7 - W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

8 - W02 (No surface water to connect to public 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.

9 - W03 (No drainage run-off to public system)

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

10 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

11 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

12 - 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.

INFORMATIVES:

- 1 - N03 - Adjoining property rights
- 2 - The applicants should be aware that this planning permission does not over-ride any civil/legal rights enjoyed by adjacent property owners. If in doubt the applicant is advised to seek legal advice on the matter.
- 3 - N16 - Welsh Water Informative
- 4 - ND01 - Scheduled Monument Consent
- 5 - ND02 - Area of Archaeological Importance
- 6 - ND03 - Contact Address
- 7 - N15 - Reason(s) for the Grant of PP/LBC/CAC

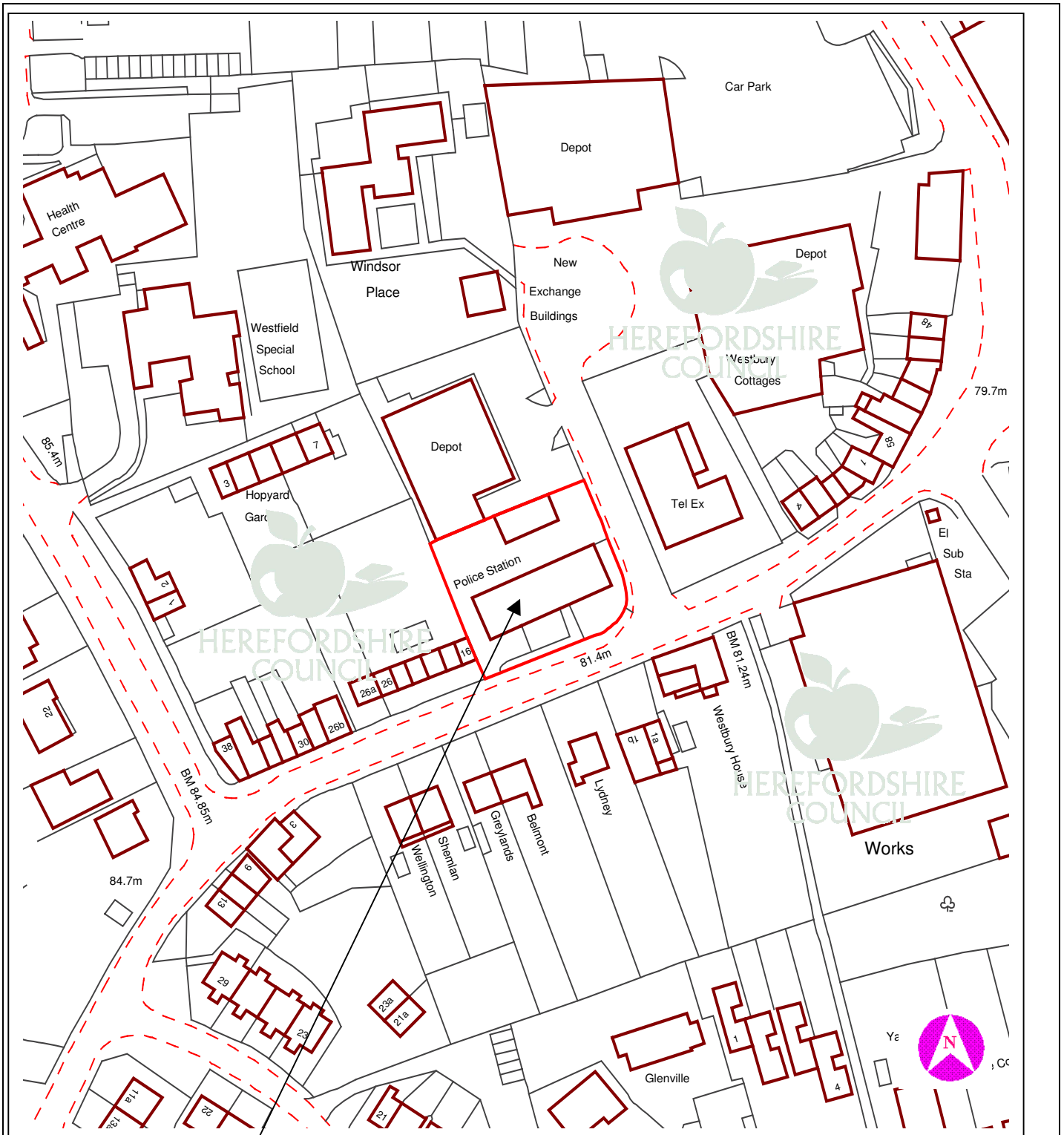
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/2202/F

SCALE : 1 : 1250

SITE ADDRESS : Leominster Police Station, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

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DRAFT HEADS OF TERMS
Proposed Planning Obligation Agreement
Section 106 of the Town and Country Planning Act 1990

Planning Application – DCNC2006/2202/F

Demolition of Police Station and Construction of 12 Apartments with Associated Parking and facilities at Leominster
Police Station, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

1. The developer covenants with Herefordshire Council, in lieu of the provision of a children's play area on the land to serve the development to pay Herefordshire Council the sum of £7560 which sum shall be paid on or before the commencement of the development.
2. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:-
 - (i) Enhancement of infrastructure (e.g. footpaths to swimming pool and new entrance to play area) for Sydonia Open Space
3. In the event that Herefordshire Council does not for any reason use the said sum, within 10 years of the date of this agreement, the Council shall repay the developer the said sum or such part thereof which has not been used by Herefordshire Council.
4. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £24,000 to provide education improvements to schools in Leominster which sum shall be paid on or before the commencement of the development.
5. In the event that Herefordshire Council does not for any reason use the said sum in clause 4 for the purposes specified in the Agreement within 10 years of the date of this Agreement, the Council shall repay to the developer the said sum or such part thereof which has not been used by Herefordshire Council.
6. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £18,000 to provide sustainable transport improvements in the Leominster area. The sum shall be paid on or before the commencement of development.
7. The monies shall be used by Herefordshire Council for contributions to schemes such as, but not limited to:-
 - (i) Improvements to footways in Leominster for disabled pedestrians
 - (ii) Traffic calming measures in Holland Road area
 - (iii) Contributions to Safe Routes to School in the Central Leominster area
 - (iv) Contribution to Sustrans route development through Leominster
8. In the event that Herefordshire Council does not for any reason use the said sum of clause 6 for the purposes specified in the agreement within 10 years of the date of this agreement, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
9. The sums referred to in paragraphs 1, 4 and 6 above shall be linked to an appropriate index or indices selected by the Council with the intention that such sums will be adjusted according to any percentage increase in prices occurring between the date of the Section 106 Agreement and the date the sums are paid to the Council.
10. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
11. The developer shall complete the Agreement by 5th October 2006 otherwise the application will be registered as deemed refusal.