**PLANNING COMMITTEE 25th April 2019**

**PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

**Planning Applications:**

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| **Number** | **Address** | **Ward** | **Description** | **Comment** |
| 191049 | 11 Aylestone Hill | Aylestone Hill | Proposed single storey rear extension and change of use to form a Sui Generis 12 bed HMO. | (HMO) |
| 184216/7 | Booth Hall, Booth Hall Passage | Central | Proposed internal and external works including new porch and replacement frontage. Works to create restaurant with commercial kitchen and eight letting rooms for hotel/B&B use. | (Listed Building) |
| 191123 | Clerk To The Justices, Shirehall, St Peters Square | Central | Replacement of defective lath and plaster ceilings with wood wool slabs. | (Listed Building) |
| 191158 | 44-46 Broad Street | Central | Proposal to install edge protection to a portion of the roof at the Green Dragon Hotel. | (Listed Building) |
| 191151/2 | Tesco Supermarket, Bewell Street, | Central | Change of use of 9 parking spaces to hand car wash and valeting operation including the installation of an cabin, erection of a canopy an ANPR camera. Non-illuminated advertisements of the hand car wash. |  |
| 191174 | 40 Aubrey Street | Central | Proposed change of use of building from D2 to Sui Generis. (Skinzopherenic Tattoos to Gymnasium). |  |
| 191097 | 182 Ledbury Road | Eign Hill | Proposed erection of 3 no. 2 bedroom houses with parking | (Public Objections) |
| 191073 | 135 Eign Street | Greyfriars | Proposed conversion of building to 6 flats. |  |
| 191229 | 25 Quarry Road | Tupsley | Proposed two storey and lean-to single storey extensions to the side (north) elevation. |  |
| 191295 | Elgar Court, 27 Hampton Park Road | Tupsley | Replacement of entrance door & glazed vestibule with adequate fire rated door & glazing to Flat 4. Replacement of entrance door & lining of entrance door to Flat 3. Installation of zoned fire alarm panel in order to service communal areas of building | (Listed Building) |
| 184335 | 19 Carroll Avenue | Whitecross | Retrospective gabled glass conservatory on brick and concrete base at rear of property. | (Retrospective) |
| 191086 | Hereford United Football Club, Edgar Street | Widemarsh | Proposed digital sign. | (Public Objections) |
| 191115 | 6-8 Widemarsh Street | Widemarsh | Renewing internally illuminated signage. |  |

**Licensing:**

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| **Premise Name** | **Premise address** | **Max Time** | **Consultation Period** | **Current Licences** |
| **Hereford College of Arts** | **Folly Lane, Hereford, HR1 1LT** | **Plays/Films/Live Music/Recorded Music/Performances of Dance/Anything Similar/Supply of Alcohol:**  **Mon-Sat 12:00-23:00**  **(On and Off the Premises)** | **Start**  **05/04/19**  **End**  **02/05/19** | **New Grant**  **Proposed DPS –**  **Luke Titley** |

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| **Premise Name** | **Premise address** | **Max Time** | **Consultation Period** | **Current Licences** |
| **Thai Garden (Hereford) Ltd**  **(formally Wathens)** | **3a King Street, Hereford,**  **HR4 9BW** | **Change of use from newsagents to restaurant & takeaway**  **Removal of current conditions & replaced with new conditions**  **To Extend the opening hours of the premises:**  **Mon-Sun 11:00-24:00**  *(Non-Standard Timings – Friday’s, Saturday’s, Sunday’s of Bank Holiday weekends 11:00-02:00, Christmas Eve 11:00-02:00, New Year’s Eve 11:00-02:00)*  **To extend the licensable hours:**  **Supply of Alcohol:**  **Mon-Sun 11:00-23:00**  **(On/Off the Premises)**  *(Non-Standard Timings – Friday’s, Saturday’s, Sunday’s of Bank Holiday weekends 11:00-01:30, Christmas Eve 11:00-01:30, New Year’s Eve 11:00-01:30)*  **To include:**  **Recorded Music:**  **Mon-Sun 11:00-23:30**  **(Indoors)**  *(Non-Standard Timings – Friday’s, Saturday’s, Sunday’s of Bank Holiday weekends 11:00-01:30, Christmas Eve 11:00-01:30, New Year’s Eve 11:00-01:30)*  **Late Night Refreshment:**  **Mon-Sun 23:00-23:30**  **(Indoors/Outdoors)**  *(Non-Standard Timings – Friday’s, Saturday’s, Sunday’s of Bank Holiday weekends 23:00-01:30, Christmas Eve 23:00-01:30, New Year’s Eve 23:00-01:30)* | **Start**  **11/4/2019**  **End**  **08/05/2019** | **Sale/Supply of Alcohol:**  **Mon-Sat**  **06:00-18:00**  **Sun 08:00-13:30**  **(Off the Premises)**  **Opening Hours of the Premise:**  **Mon-Sun**  **06:00-18:00** |

**Verdicts:**

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| **Number** | **Address** | **Verdict** |
| 191049 | 11 Aylestone Hill | No Objection. |
| 184216/7 | Booth Hall, Booth Hall Passage | No Objection. |
| 191123 | Clerk To The Justices, Shirehall, St Peters Square | **Objection!** The Application should not have been retrospective, considering the status of the building (listed), and that the applicant is Herefordshire Council. The Application amounts to a quick but damaging repair job, which could have been avoided if the appropriate bodies were consulted. Councillors were very disappointed that Herefordshire Council should allow an application like this to go ahead, when under the same conditions, this work from a different applicant would have surely been rejected. Councillors supported the objection made by the Hereford Civic Society. |
| 191158 | 44-46 Broad Street | No Objection. |
| 191151/2 | Tesco Supermarket, Bewell Street, | **Objection!** Councillors were disappointed to see another hand car wash application, from the same applicant, when they have previously objected to similar applications (namely, ASDA). The noise disruption to local residences would be not only be noticeable, it could potentially be intolerable. Fumes and steam from the process of washing could also mean hazardous chemicals finding their way into neighbouring gardens and houses. Councillors were also concerned over the proximity to other buildings, including the monument of King Offa and the City Walls, where constant water spray could result in damage. If the application were to be approved against City Councillors approval, they would like to insist that hours of operation be limiting. |
| 191174 | 40 Aubrey Street | No Objection. |
| 191097 | 182 Ledbury Road | **Objection!** Councillors felt that the plot on which the proposed three houses are to be built would be better suited to two 3-bedroom houses instead, as there is otherwise an evident risk of overcrowding. Numerous objections from the public highlight the grounds important location – which is very visible from the nearby roads and several retail outlets. Despite representation at Committee from members of the public in favour of the three 2-bedroom houses, Councillors agreed that due to the location and local objections, it would be more adequate and in keeping to reduce the number of proposed houses from three to two. The proximity to a busy road junction also caused concern for Councillors, and they would hope to see better access/egress for parking. Though Councillors agreed that more 2-bedroom houses are needed within the City, they concluded that this was not the appropriate place for them. |
| 191073 | 135 Eign Street | No Objection. |
| 191229 | 25 Quarry Road | No Objection. |
| 191295 | Elgar Court, 27 Hampton Park Road | No Objection. |
| 184335 | 19 Carroll Avenue | No Objection. |
| 191086 | Hereford United Football Club, Edgar Street | **Objection!** Councillors were disappointed in the application’s complete lack of responsibility for the safety of road users, with the digital sign posing a potential distraction for motorists. Large static/printed signs are often a distraction to a driver, as noted by Highways England, but a digital sign is significantly worse; moving images inevitably draw the eye away from the road, and could even startle some motorists. While digital signs are often employed to warn drivers or make them aware of upcoming road changes, this sign is solely for the purpose of advertisement. Stealing a driver’s attention away from the road only to promote a product is a blatant disregard for the wellbeing of those travelling down Edgar Street. The sign would also be unsightly and hugely detrimental to the image of our City. Councillors wholly supported the objections from Highways England. |
| 191115 | 6-8 Widemarsh Street | **Objection!** Councillors felt that the revised frontage for the retail outlet ‘U Break We Fix’ is a slight modification of the unsightly and poorly designed current state of affairs, which has already drawn criticism from the general public, City Councillors, and other media outlets. Councillors were concerned that although the proposed modifications are marginally better – in that they are not as bright and garish – there is still a clear departure from the rest of the street’s aesthetics, which leaves the premises standing out. Councillors concluded that shops must have a responsibility to display frontage which does not diminish the street’s appearance, and that future painting must be keeping with the street. This shop falls within a conservation area and should know better. |
| (License) Hereford College of Arts | Folly Lane, Hereford, HR1 1LT | No Objection. |
| (License) Thai Garden (Hereford) Ltd  (formally Wathens) | 3a King Street, Hereford,  HR4 9BW | No Objection. |