**PLANNING COMMITTEE 2nd April 2020**

**PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

Below are draft responses to the Planning Committee items which were scheduled to be viewed on the 2nd April 2020.

**Verdicts:**

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| **Number** | **Address** | **Verdict** |
| 200576 | 12 Bridge Street | No Objection, but the Ward Councillors had some concern which would need to be addressed; “Conversion of the ground floor shop to another residential unit has been proposed without injury to the rather good cased modern shop front save for the replacement of its four windows with hung top lights casements for ventilation.  Top light casements are a poor detail for a conservation area, inward-opening ones especially so, and while it is acknowledged that the architect has considered them in relation to the level of the transom above the door, a sash arrangement would be better.  An alternative would be to fit a pair of double hung vertical sliding equal sashes for the far right and left openings with the two inner openings left as they are. Sashes do not need to copy the 12-pane arrangement of the windows above – a single ‘shop-window’ pane for each sash would be appropriate.” |
| 200541/2 | 18 High Town | No Objection. |
| 200660/1 | 52A and 52B, Commercial Street | No Objection. |
| 200784 | 16 Commercial Street | No Objection. |
| 200591 | 18 Victoria Street | No Objection, however, concerns were raised over a lack of provision for cycle storage and rubbish/recycling areas. There is a risk factor in the removal of the fire escape, and the pollution from Victoria Street. Subject to satisfactorily addressing these issues, no objection. |
| 200352 | Brandon Lodge, Ross Road (Red Hill) | No Objection. |
| 200596 | Network Rail Ltd, Hereford Railway Station, 30 Station Approach | No objection in principle; however, we would add the condition that the doors to be removed are carefully marked and stored on-site, so that in future they can be put back as part of the wider Transport Hub works. |
| 200594/5 | Network Rail Ltd, Hereford Railway Station, 30 Station Approach | No objection in principle, however, we would add the condition that the doors to be removed are carefully marked and stored on-site, so that in future they can be put back as part of the wider Transport Hub works. |
| 200618 | 16 Priory Place | **OBJECTION!** There were concerns with some aspects of the proposed design, particularly the rendered block fronting Priory place, which is mainly a small terrace of Victorian workman’s cottages. Councillors regarded it as overdevelopment, not in keeping with the aesthetics of the area, and would need to see an amended redesign. |
| 200713/4 | 8 Commercial Road | **OBJECTION!** This application will provide a cramped development, with lack of storage space for bicycles. The application documents were not deemed of satisfactory quality, and we would need to see a Heritage Statement with an analysis of the building sufficient to convey understanding of its significances and likely impact of the proposals. Councillors noted the HBO’s recommendation for refusal and agreed. |
| 200885 | Land at Underwoods Steel Stockholders, Widemarsh Street | **OBJECTION!** Councillors regarded this development as entirely unsuitable for the area for a number of reasons. Firstly, the scale and design of the build does not respect the local vernacular, possessing an overbearing and imposing impact. The three blocks are large and lack architectural synergy with the City’s staple aesthetics, and fail to advance the objectives of the Core Strategy or the emerging Hereford Area Plan. The site has previously been used only for commercial, employment or transport uses; giving the site a residential context in such an industrial area is unsuitable. The area is noisy and lacks green space, offering a poor quality of living for residents. The site is situated on a busy and difficult traffic junction, where there is minimal safe provision or cyclists. Furthermore, cycle provisions have been neglected, with space only provided for 94 cycles out of a proposed 420 students. While 61 spaces have been provided for student cars, this leaves the remainder with no option but to walk. While Councillors agreed that there is a need for student accommodation in the City, it was agreed that the size and design was rash and unacceptable. On these grounds Councillors strongly objected, but would be willing to view thoroughly redesigned plans at a later date. |
| 200399 | Morrisons Supermarket, Station Approach | No Objection. |
| 200759 | The Courtyard Theatre, 93 Edgar Street | No Objection. |
| 200676 | 88 Gorsty Lane | No Objection. |