

**10 DCSW2004/2454/F - DEMOLITION OF THE EXISTING CHURCH AND ERECTION OF 3 NO. DETACHED RESIDENTIAL DWELLINGS, PETERCHURCH BAPTIST CHURCH, B4348, PETERCHURCH, HEREFORDSHIRE, HR2 0RL****For: The Baptist Union Corporation Limited per Hook Mason, 11 Castle Street, Hereford, HR1 2NL****Date Received: 5th July, 2004    Ward: Golden Valley North    Grid Ref: 34409, 38979****Expiry Date: 30th August, 2004**

Local Member:    Councillor N.J.J. Davies

**1. Site Description and Proposal**

- 1.1 The proposal site is on the eastern side of the main thoroughfare in Peterchurch, the Class II road (B4348). The site is triangular just to the west of Valley View Farm and has frontages onto the B4348 road and unclassified road (u/c 75406) that leads eastward from the junction of the two roads which is also the north-western corner of the site.
- 1.2 There is an existing red brick church on the centre of the site that it is proposed to demolish. This Baptist Church is at right angles to the B4348 road.
- 1.3 It is proposed to erect three 4 bedroom houses with single integral garages. They will all be brick faced under slate roofs. The internal floor levels for all three dwellings are 600mm above the external ground level. A new central vehicle access point is proposed on the centre of the hedgerow lined frontage onto the B4348 road. Two houses will front onto the B4348 and the third one is aligned parallel to the unclassified road at the rear of the site.

**2. Policies****2.1 Planning Policy Guidance**

- PPG.1            -        General Policy & Principles
- PPG.25         -        Flooding

**2.2 Hereford and Worcester County Structure Plan**

- Policy H.16A   -        Housing in Rural Areas
- Policy CTC.2   -        Areas of Great Landscape Value
- Policy CTC.9   -        Development Requirements

**2.3 South Herefordshire District Local Plan**

- Policy GD.1    -        General Development Criteria
- Policy C.8     -        Development within Area of Great Landscape Value
- Policy SH.6    -        Housing Development in Larger Villages

- Policy SH.8 - New Housing Development Criteria in Larger Villages
- Policy SH.14 - Siting and Design of Buildings
- Policy SH.15 - Criteria for New Housing Schemes

#### 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy H.4 - Main Villages: Settlement Boundaries

### 3. Planning History

- 3.1 None identified.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency has no objections. The Environment Agency note that the historical flood plain does not extend beyond the 125m AOD contour, the site is nearly 1.5 metres above the highest recorded level. Recommends finished floor level of at least 600mm above ground level or frontage road level, whichever is the higher.
- 4.2 Welsh Water recommends that foul water and surface water is drained separately from the site. No surface water be allowed to connect to the public sewerage system. No land drainage run-off be permitted to discharge into public sewerage system.

#### Internal Council Advice

- 4.3 Head of Engineering and Transportation has no objection subject to conditions being attached to any grant of planning permission.
- 4.4 The Chief Conservation Officer recommends that an archaeological survey and recording condition be attached to any grant of planning permission.

### 5. Representations

- 5.1 In a letter that accompanied the application, the applicants' agent states:

- taken preliminary advice from the Environment Agency, due to site being located on the margin of the flood plain. Design reflects Agency's advice.

- 5.2 Peterchurch Parish Council make the following observations:

"The Parish Council cannot support the proposed demolition of the Baptist Chapel and the subsequent erection of three dwellings for the following reasons:

- The Council have indicated in the Unitary Development Plan that there is no need for further housing in Peterchurch as the work available locally will not sustain it.
- The proposed development is in an area liable to flooding and surface water run-off will exacerbate the existing problem with flooding in the village.
- The public sewerage system and waste water treatment work are at full capacity."

5.3 One letter of representation has been received from:

C.W. Barker, 1 Valley View, Peterchurch, HR2 0RU

The following main points are raised:

- church is worthy of and in a suitable condition for conversion, rather than demolition
- dark colour (brick) of church fits in well with our terrace
- too cramped a development
- better if access were onto rear road.

The full text of this letter can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The main issues are considered to be the suitability of the site for development including the demolition of the chapel, the risk of flooding, capacity of sewerage system and waste water treatment and access onto the classified road.
- 6.2 This site is wholly within the settlement boundary for Peterchurch, which is a designated larger village currently and within the remit of the emerging Unitary Development Plan. The three houses although having 4 bedrooms each, although those bedrooms are mostly medium to small in area. There is still satisfactory sized garden areas around each house. It is not considered that the erection of 3 dwellings constitutes an overdevelopment of the site. The relationship of the new dwellings to existing ones is acceptable in terms of respecting the amenity of adjoining residents.
- 6.3 It is regrettable that the chapel is not incorporated in part of a development scheme for the site, nevertheless the site is within the settlement boundary and given the potential for flooding, finished floor levels are of crucial importance and has been the starting point for the design for the 3 dwellings proposed following preliminary discussions between the applicant's agent and the Environment Agency.
- 6.4 The risk of flooding, an issue raised by the Parish Council has been addressed by the proposal, in conjunction with the Environment Agency. There are considered to be no reasonable grounds for withholding planning permission on this basis given the written advice received from the Environment Agency. Welsh Water has stated that subject to the imposition of conditions, that statutory body has no objections to the development of the site.
- 6.5 The final issue is one related to the means of access proposed, which is directly onto the B4348 road. The Head of Engineering and Transportation has confirmed that no objection is raised subject to the attachment of conditions including the provision of visibility splays of 40 metres in each direction.
- 6.6 This proposal will entail the demolition of a chapel, works on site will be monitored by the Archaeological Section of the Council. It is not considered that the retention of the chapel, given that it is on site within the defined settlement can be justified such that it prohibits development of the site. This is given the siting of the building, the capability of converting the building and the issue of flood risk that is addressed directly by the proposal.

**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 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 D02 (Archaeological survey and recording)**

**Reason: A building of archaeological/historic/architectural significance will be affected by the proposed development. To allow for recording of the building during or prior to development. The brief will inform the scope of the recording action.**

**5 G04 (Landscaping scheme (general))**

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

**6 G05 (Implementation of landscaping scheme (general))**

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

**7 H01 (Single access - not footway)**

**Reason: In the interests of highway safety.**

**8 H03 (Visibility splays)**

**Reason: In the interests of highway safety.**

**9 H05 (Access gates)**

**Reason: In the interests of highway safety.**

**10 H06 (Vehicular access construction)**

**Reason: In the interests of highway safety.**

**11 H10 (Parking - single house)**

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

**12 H12 (Parking and turning - single house)**

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

**13 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.**

**14 H27 (Parking for site operatives)**

**Reason: To prevent indiscriminate parking in the interests of highway safety.**

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

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

**16 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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.**

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

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

**Informatives:**

**1 HN01 - Mud on highway**

**2 HN04 - Private apparatus within highway**

**3 HN05 - Works within the highway**

**4 N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.