

MEETING:	PLANNING COMMITTEE
DATE:	2 NOVEMBER 2016
TITLE OF REPORT:	161627 - PROPOSED DWELLING AND GARAGE AT PLOT 7 LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6 0BA For: Mr O Probert per John Needham Associates, 22 Broad Street, Ludlow, Shropshire, SY8 1NG
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161627&search=161627
Reason Application submitted to Committee – Re-direction	

Date Received: 18 May 2016

Ward: Bircher

Grid Ref: 347160,264766

Expiry Date: 13 July 2016

Local Member: Councillor WLS Bowen

1. Site Description and Proposal

- 1.1 The application site lies adjacent to that considered in the previous report, hence the reference to plot 7. The site lies on the eastern edge of the village, the field lies adjacent to the Yarpole Conservation Area. The design indicates a two storey, 4 bedroom dwelling with detached double garage. Access to the plot is proposed via the safe access arrangement as per the previous application.
- 1.2 But for the proposal on the adjacent site, subject of the previous report, this site would be considered an arbitrary location within a larger field.

2. Policies

2.1 The Herefordshire Local Plan Core Strategy

SSI	-	Presumption in Favour of Sustainable Development
RA2	-	Housing in Settlements Outside Hereford and the Market Towns
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Landscape and Townscape
LD2	-	Biodiversity and Geodiversity
LD4	-	Historic Environment and Heritage Assets
SD1	-	Sustainable Design and Energy Efficiency
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Waste Water Treatment and River Water Quality

2.2 National Planning Policy Framework

- Chapter 4 – Promoting sustainable transport
- Chapter 6 – Delivering a wide choice of high quality homes
- Chapter 7 – Requiring good design
- Chapter 11 – Conserving and enhancing the natural environment
- Chapter 12 – Conserving and enhancing the historic environment

2.3 Neighbourhood Plan

Yarpole Neighbourhood Area was designated on 8 February 2013. The Plan has reached regulation 14 (9 June 2016) and whilst it is therefore a material consideration it has no weight in the determination of planning applications.

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

3.1 None on this site although the appeal and application on the adjacent site are relevant.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water no objection subject to condition.

Internal Council Consultations

4.2 Transportation Manager formal comment awaited, but no objection.

4.3 Public Rights of Way Officer - Public footpath YP6 must be legally diverted before work starts on site.

5. Representations

5.1 Yarpole Parish Council comment awaited.

5.2 Objections have been received from 4 local residences making the following points

1. 6 houses already rejected.
2. Previous concerns re sewage /flooding still apply
3. Ditto highway safety
4. Not identified for development in Yarpole NDP

5.3 The consultation responses can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161627&search=161627>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 S38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The main considerations for this application are the same as those with the previous application on the adjoining site. The Council cannot meet its 5 year housing land supply obligation at this time, consequently unless any adverse impacts of the development would significantly and demonstrably outweigh the benefits permission should be granted.

6.2 As the Yarpole Neighbourhood Development Plan is only at Reg 14 stage, it can be afforded no weight at this time. The housing target for the parish is a minimum of 48 dwellings. The existing commitment to date is 8 dwellings. If the previous application on this agenda for 6 dwellings (161522) was approved this would still only be 14.

6.3 It is not considered that the addition of a further dwelling in this location makes any significant difference to the weight which can be attributed to the material considerations. For example in terms of highway safety, flooding, sewage capacity, impact upon Conservation Area and setting of Listed Buildings. The design is consistent with the adjoining site. Consequently it is considered that the proposal complies with the relevant policies of the Herefordshire Local Plan and National Planning Policy Framework and is recommended for approval accordingly.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **C01 - A01 Time limit for commencement (full permission)**
2. **C06 - B01 Development in accordance with the approved plans**
3. **C13 - C01 Samples of external materials**
4. **Highway conditions, inc CB1 footpath diversion.**
5. **C96 - G10 Landscaping scheme**
6. **C97 - G11 Landscaping scheme – implementation**
7. **No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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 pollution of or detriment to the environment, to ensure compliance with policy SD3 and SD4 of the Herefordshire Local plan- Core Strategy.

8. **CDD - M07 Evacuation management plan**

9. I16 - Hours of construction

10. CE6 - Water usage

INFORMATIVES:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

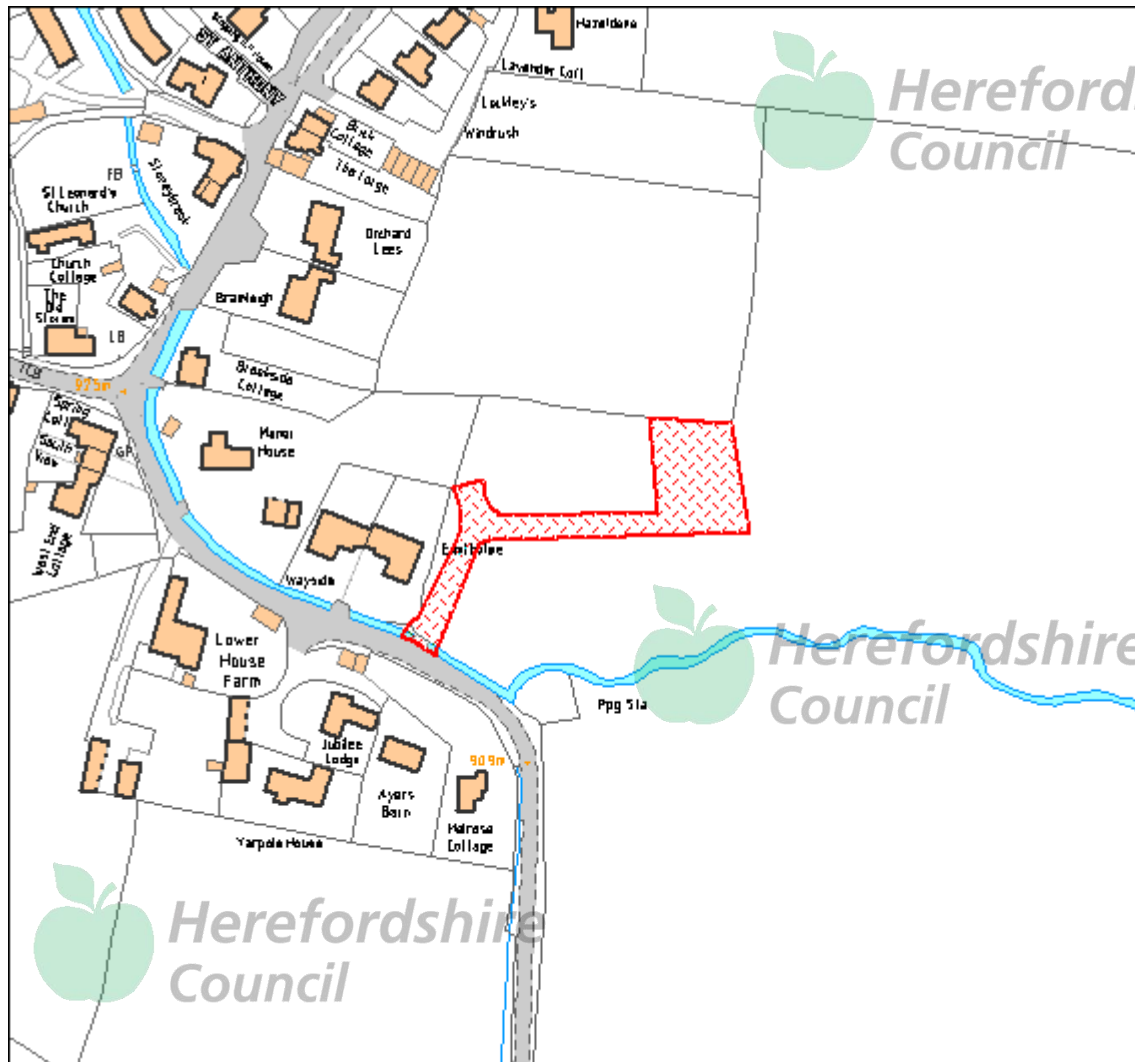
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 161627

SITE ADDRESS : PLOT 7 LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6 0BA

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