

A G E N D A

Southern Area Planning Sub- Committee

Date: **Wednesday, 13th April, 2005**

Time: **2.00 p.m.**

Place: **The Council Chamber,
Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of
the meeting.

For any further information please contact:

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AGENDA

for the Meeting of the Southern Area Planning Sub-Committee

To: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor P.G. Turpin (Vice-Chairman)

Councillors H. Bramer, M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

		Pages
1.	APOLOGIES FOR ABSENCE To receive apologies for absence.	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.	
3.	MINUTES To approve and sign the Minutes of the meeting held on 16th March, 2005.	1 - 20
4.	ITEM FOR INFORMATION - APPEALS To note the contents of the attached report of the Head of Planning Services in respect of the appeals received or determined for the southern area of Herefordshire.	21 - 22
REPORTS BY THE HEAD OF PLANNING SERVICES		
To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.		
Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.		
Agenda item 5 was deferred at the last meeting and agenda items 6 and 7 are new applications.		
5.	DCSE2005/0042/F - COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE Re-location and extension of Residential site for seasonal and casual workers together with land areas to be re-profiled.	23 - 40

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|-----------|--|---------|
| 6. | DCSE2005/0191/F - 2-5 MARKET PLACE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NX | 41 - 46 |
| | Formation of 14 no. self-contained flats. | |
| 7. | DCSE2005/0355/F - THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5LH | 47 - 58 |
| | Erection of 24 apartments. | |
| 8. | DATE OF NEXT MEETING | |
| | The next scheduled meeting is Wednesday 11th May, 2005. | |

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 16th March, 2005 at 2.00 p.m.

Present: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor P.G. Turpin (Vice Chairman)

Councillors: H. Bramer, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

In attendance: Councillors P.J. Edwards

141. APOLOGIES FOR ABSENCE

Apologies were received from Councillor T.W. Hunt.

CHAIRMAN'S ANNOUNCEMENT

The Chairman advised Members that Alan Poole, the Development Control Manager, was due to retire from the authority on the 24th March, 2005. She thanked him for his long and dedicated service to the Council and wished him well for the future.

142. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
Councillor Mrs. C.J. Davis	Item 18 – (DCSE2005/0013/F – Provision of a multi-sports area with new access and car parking on the Overross Playing Field site. Provision of a synthetic turf pitch and associated flood lighting on the main school site at: John Kyrle High School, Ledbury Road, Ross-on-Wye, Herefordshire, HR9 7ET	Prejudicial and left the meeting for the duration of the meeting

143. MINUTES

RESOLVED: That the Minutes of the meeting held on 16th February, 2005 be approved as a correct record and signed by the Chairman subject to the following amendment.

Minute 125 – Replace “Mr. Williams had registered to speak against the application” with “Mr. Williams had registered to speak in support of the application”.

144. ITEM FOR INFORMATION - APPEALS

The Southern Team Leader advised Members that the section 106 agreement in respect of Vine Tree Farm had been agreed and signed.

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Hereford.

145. DCSW2004/1766/F - EXISTING SITE, COURT FARM, MUCH BIRCH, HEREFORDSHIRE, HR2 8HT (AGENDA ITEM 5)

Erection of 4 new poultry buildings.

In accordance with the criteria for public speaking, Mr. Williams, the applicant's agent, spoke in support of the application.

RESOLVED:

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. B11 (Details of external finishes and cladding (industrial buildings))

Reason: To secure properly planned development.

4. E02 (Restriction on hours of delivery)

Reason: To safeguard the amenities of the locality.

5. No litter from any of the proposed poultry houses shall be spread on any land at Court Farm. All litter shall be taken off the site properly sheeted and via the access onto the B4348.

Reason: To safeguard residential amenity.

6. F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

7. Details of any replacement incinerator including the proposed siting shall be the subject to the existing incinerator being permanently removed from Court Farm and shall be approved in writing by the local planning authority before the incinerator is first installed.

Reason: To safeguard residential amenity.

8. At times of cleaning out any of the poultry houses a deodorising unit,

specifications of which shall be the subject of the prior written approval of the local planning authority shall be sited down wind of the poultry units in order to lessen the potential for odour.

Reason: To safeguard residential amenity.

9. G04 (Landscaping scheme (general))

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

10. G05 (Implementation of landscaping scheme (general))

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

Informative(s):

1. N15 – Reason(s) for the Grant of Planning Permission

146. DCSW2004/2177/O - LAND AT CYPRUS COTTAGE, KINGSTHORN, HEREFORD (AGENDA ITEM 6)

Site for the erection of a single dwelling.

In accordance with the criteria for public speaking, Mrs. Scarisbrick, a resident of a neighbouring property, spoke in objection to the application.

Councillor G.W. Davis, the Local Ward Member, felt that the application should be deferred in order for further discussions to take place with the applicant regarding visibility splays and the position of the dwelling on the application site.

Members requested that the Local Ward Member be kept informed of the progress of the discussions.

RESOLVED:

That consideration of the application be deferred pending further discussions between the Officers and the applicant regarding visibility splays and the position of the dwelling on the application site.

147. DCSE2004/3924/F - PAN PIZZA, 8 GEORGE PLACE, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORD HR9 5BG (AGENDA ITEM 7)

Variation of condition 2 of planning permission ref: SE1999/1679/F (hours of operation).

RESOLVED:

That planning permission be granted subject to the following condition:

1. **The premises shall not be open to customers outside the hours of 8.00 am and 12.00 midnight Sunday to Wednesday, and 8.00 am to 2.00 am Thursday to Saturday.**

Reason: To safeguard the amenities of the locality.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission

148. DCSE2004/4339/F - FORMER PETROL FILLING STATION, GLOUCESTER ROAD, ROSS-ON-WYE (AGENDA ITEM 8)

Demolition of existing petrol filling station and erection of 16 no. residential apartment dwellings.

In accordance with the criteria for public speaking, Mr. Phillips, a local resident, spoke in objection to the application and Mr. Bourne, the applicant's agent, spoke in support.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, felt that this application was more suitable than the previous application for this site, which was still subject to an appeal.

RESOLVED:

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. G04 (Landscaping scheme (general))

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

4. G05 (Implementation of landscaping scheme (general))

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

5. G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

6. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7. H03 (Visibility splays)

Reason: In the interests of highway safety.

8. H14 (Turning and parking: change of use - domestic)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

9. H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

10. Before the occupation of any dwelling hereby approved, an infants play area shall be provided in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate provision of amenity space and facilities.

11. Development approved by this planning permission shall not be commenced unless:

a) A desk top study has been carried out which shall include the identification of previous site use, potential contaminants that might reasonably be expected given those uses and other relevant information and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to the receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment undertaken.

d) A Method Statement detailing the remediation requirements using the information obtained from the Site Investigation has been submitted to the local planning authority. This should be approved in writing by the local planning authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health.

12. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority, for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

14. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals shall also be detailed in the report.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard.

15. W01 (Foul/surface water drainage)

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

16. 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.

17. W03 (No drainage run-off to public system)

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

18. No development shall commence until the Developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been agreed in writing by the local planning authority in liaison with Dwr Cymru Welsh Water's Network Development Consultant.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Informatives:

1. HN05 - Works within the highway
2. HN10 - No drainage to discharge to highway

3. HN19 - Disabled needs
 4. N15 - Reason(s) for the Grant of Planning Permission
149. DCSW2004/3763/F - THE GARAGE SITE, PRESTON-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 9)

Proposed house and garage.

RESOLVED:

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. D03 (Site observation - archaeology)
Reason: To allow the potential archaeological interest of the site to be investigated and recorded.
5. E18 (No new windows in specified elevation)
Reason: In order to protect the residential amenity of adjacent properties.
6. E01 (Restriction on hours of working)
Reason: To safeguard the amenities of the locality.
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. H01 (Single access - not footway)

Reason: In the interests of highway safety.

11. H04 (Visibility over frontage)

Reason: In the interests of highway safety.

12. H05 (Access gates)

Reason: In the interests of highway safety.

13. 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.

14. H27 (Parking for site operatives)

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

15. G04 (Landscaping scheme (general))

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

16. G05 (Implementation of landscaping scheme (general))

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

Informative(s):

1. HN01 - Mud on highway
2. HN05 - Works within the highway
3. HN10 - No drainage to discharge to highway
4. ND03 – Contact Address
5. N15 - Reason(s) for the Grant of Planning Permission

150. DCSE2005/0409/O - LAND ADJACENT TO GOODRICH PRIMARY SCHOOL, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY (AGENDA ITEM 10)

Site for residential development.

The Principal Planning Officer reported the receipt of a further letter of objection from a neighbouring resident.

In accordance with the criteria for public speaking, Mr Lowe, speaking on behalf of Goodrich Parish Council, spoke in objection to the application.

The Chairman, speaking in her capacity as Local Ward Member, reiterated the comments made by Goodrich Parish Council, she noted that the site had been identified in the Draft Unitary Development Plan as recreational land and that it should not be allocated for housing development.

The Development Control Manager advised Members that the land was defined as a

proposed housing site in the South Herefordshire District Local Plan and until the emerging UDP was adopted the relevant policy in considering the proposal was SH7 of the SHDLP.

A number of Members felt that the site should remain as recreational land. Concerns were also raised regarding the drainage of the site and Members felt the application should be refused.

RESOLVED:

Subject to no further objections raising additional material planning consultations being received by the 6th April, 2005:

- (i) **The Southern Area Planning Sub-Committee is minded to refuse the application as it is an unduly prominent development and on grounds of drainage, local amenity and benefits to the local community (and any further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee.**
- (ii) **If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal referred to above.**

(Note: The Development Control Manager said that he would refer the application to the Head of Planning Services as the Sub-Committee's view may not be defensible if challenged)

151. DCSE2005/0040/F - BROADMEADOWS INDUSTRIAL ESTATE, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 11)

Formation of compounds. Erection of fences and gates.

The Principal Planning Officer advised Members that further discussions were taking place with the applicant regarding the effect of the proposal on the Flood Alleviation Scheme.

RESOLVED:

That subject to the proposals having no adverse effect on the Ross-on-Wye Flood Alleviation Scheme the Officers named in the Scheme of Delegation to Officers, in conjunction with the Local Ward Members, be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers:

- 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. E06 (Restriction on Use)**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission

152. DCSE2005/0042/F - COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG (AGENDA ITEM 12)

Relocation and extension of residential site for seasonal and casual workers together with land areas to be re-profiled.

The Chairman, speaking in her capacity as Local Ward Member, proposed that a site inspection be undertaken as the character or appearance of the development itself was a fundamental planning consideration and the setting and surroundings were fundamental to the determination or to the conditions being considered.

In accordance with the criteria for public speaking, Mr Chinn, the applicant, spoke in support of the application. Mr. Morgan, a resident of a neighbouring property, had registered to speak in objection to the application but decided to defer his opportunity to speak until this application was considered again after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection to be undertaken on the grounds that the character or appearance of the development itself is a fundamental planning consideration and the setting and surroundings are fundamental to the determination or to the conditions being considered.

153. DCSE2004/3266/F - THE FIRS, LEA LINE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LN (AGENDA ITEM 13)

Proposed replacement dwelling.

RESOLVED:

That subject to submission of acceptable revised drawings with regard to design and fenestration, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. G04 (Landscaping scheme (general))

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

4. G05 (Implementation of landscaping scheme (general))

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

5. The development hereby approved shall be carried out in strict accordance with the levels approved.

Reason: To ensure that the development is carried out in accordance with the approved plan.

6. During the demolition and construction phase, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside of the following times, without prior written consent from the Local Authority:

Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or public holidays.

Reason: To protect the amenity of local residents.

7. No materials or substances shall be incinerated within the application site during the demolition and construction phase.

Reason: To safeguard residential amenity and prevent pollution.

8. All machinery and plant shall be operated and maintained in accordance with BS 5228: 1984 Noise Control of Construction and open sites.

Reason: To safeguard residential amenity and prevent pollution.

9. H09 (Driveway gradient)

Reason: In the interests of highway safety.

10. 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.

11. E16 (Removal of permitted development rights)

Reason: In order for the local planning authority to retain control over further alterations to the property.

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

154. DCSE2005/0087/O - LAND ADJOINING COMMERCIAL YARD, PONTSHILL, NEAR ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 14)

Erection of stables.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. **A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. **A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. **A04 (Approval of reserved matters)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. **A05 (Plans and particulars of reserved matters)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. **E11 (Private use of stables only)**

Reason: In order to safeguard the residential amenity of the area.

Informative:

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

155. DCSE2004/4371/F - OUTBUILDING AT THE CLEEVE, CLEEVE LANE, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 15)

Use of outbuilding as annexe accommodation.

RESOLVED:

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. **A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

3. **E29 (Occupation ancillary to existing dwelling only (granny annexes))**

Reason: It would be contrary to the policy of the local planning

authority to grant planning permission for a separate dwelling in this location.

4. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission.

156. DCSE2004/4047/F - THE OLD GRANARY, LEA, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ (AGENDA ITEM 16)

Extension to garage to form studio apartment for additional living accommodation.

Councillor H. Bramer, the Local Ward Member, felt that many of the issues raised by Objectors had been covered by the conditions and was therefore happy to support the application.

RESOLVED:

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. E29 (Occupation ancillary to existing dwelling only (granny annexes))

Reason: To define the terms to which this planning permission relates.

4. The existing garage section of the resultant extended building shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the main dwellinghouse as such unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To define the terms to which this planning permission relates.

5. The window serving the bathroom at first floor level on the north elevation of the development shall have obscure glazing and at all times thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that there is no adverse overlooking of the adjacent dwelling.

Informatives:

1. N03 - Adjoining property rights
2. N14 - Party Wall Act 1996
3. The applicants should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners nor any legal covenants etc which may relate to the land in question.
4. N15 - Reason(s) for the Grant of Planning Permission.

157. DCSE2004/3630/F - ARTHURS DINGLE, LEYS HILL, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5QU (AGENDA ITEM 17)

Proposed horse riding arena.

The Southern Team Leader advised Members that the Conservation Manager's comments had now been received, and that he now had no objections to the application.

RESOLVED:

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. A09 (Amended plans)
Reason: To ensure the development is carried out in accordance with the amended plans.
3. B01 (Samples of external materials)
Reason: To ensure that the materials harmonise with the surroundings.
4. The arena shall be used to accommodate the applicant's own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise.
Reason: To safeguard the amenity of the area.
5. No form of external lighting or floodlighting shall be erected in association with the arena.
Reason: To safeguard the amenity of the area.

Informative(s):

1. N15 - Reason(s) for the Grant of Planning Permission

158. DCSE2005/0013/F - JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7ET (AGENDA ITEM 18)

Provision of a multi-sports area with new access and car parking on the Overcross

Playing Field site. Provision of a synthetic turf pitch and associated floodlighting on the main school site.

The Senior Planning Officer reported the receipt of two further letters of objection from local residents, he also advised Members that the all weather pitches would be used by the school during the day and that there would be some weekend and evening hire available to benefit the community.

RESOLVED:

That following the completion of the consultation procedures and the issues relating to floodlighting and traffic being satisfactorily addressed that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. Notwithstanding the details shown on the approved drawings full details of all new surface treatments, gates and fencing shall first be submitted to and be subject to the prior written approval of the local planning authority before any work commences on site whatsoever.

Reason: To protect the visual amenities of the area.

4. G04 (Landscaping scheme (general))

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

5. G05 (Implementation of landscaping scheme (general))

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

6. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

7. F35 (Details of shields to prevent light pollution)

Reason: To minimise light overspill and to protect the amenity of neighbouring properties.

8. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

9. 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.

Informatives:

1. **N03 - Adjoining property rights**
2. **HN05 - Works within the highway**
3. **N15 - Reason(s) for the Grant of Planning Permission**

159. **DCSE2004/2272/F - BIBBY COTTAGE, GREAT DOWARD, SYMONDS YAT, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6BP (AGENDA ITEM 19)**

Retention of verandah on the side of the garage.

RESOLVED:

That planning permission be granted.

No conditions

Informative(s):

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

160. **DCSE2004/2866/F - BROOKFIELD LODGE, OVERROSS STREET, ROSS-ON-WYE, HEREFORD, HR9 7AT (AGENDA ITEM 20)**

Detached house and garage.

The Senior Planning Officer reported the receipt of a further letter of objection from a neighbouring resident.

In accordance with the criteria for public speaking, Mr. Hughes, a resident of a neighbouring property, spoke in objection to the application.

RESOLVED:

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. **G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

5. W01 (Foul/surface water drainage)

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

6. 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.

7. W03 (No drainage run-off to public system)

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

8. H01 (Single access - not footway)

Reason: In the interests of highway safety.

9. H05 (Access gates)

Reason: In the interests of highway safety.

10. The whole of the splayed entrance shall have a sealed surface, (tarmac, concrete or similar) and shall remain unobstructed at all times.

Reason: In the interests of highway safety.

11. The whole of the works relating to means of access including drainage shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

Informatives:

1. N03 - Adjoining property rights

2. The applicants/developers are advised to liaise with owners of adjoining properties before and during building work to ensure that no damage is caused to those properties by this development during construction work or at any time in the future.

3. N14 - Party Wall Act 1996

4. HN05 - Works within the highway

5. HN01 - Mud on highway

6. HN10 - No drainage to discharge to highway

7. If a connection is required to the public sewerage system, the developer is advised to contact Welsh Waters Network Development Consultants on telephone: 01443 331155.

8. N15 - Reason(s) for the Grant of Planning Permission

161. DCSE2004/1990/O - LAND ADJOINING MONK WALK COTTAGE, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2LY (AGENDA ITEM 21)

Site for erection of one bungalow.

In accordance with the criteria for public speaking, Mr. Morgan, representing Much Marcle Parish Council, spoke in objection to the application.

Councillor J.W. Edwards, the Local Ward Member, reiterated the concerns raised by the Parish Council but felt that the application could not be refused as it lay within the settlement boundary.

RESOLVED:

That outline planning permission be granted subject to the following conditions:

1. A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

6. F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informative(s):

1. N15 - Reason(s) for the Grant of Outline Planning Permission

162. DCSE2000/0881/F - RIVERSIDE HOUSE, KERNE BRIDGE, NR ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 22)

Commercial use for canoeing.

The Senior Planning Officer reported the receipt of 5 further letters of support for the application and 2 letters of objection.

In accordance with the criteria for public speaking, Mr. Smith, the applicant, and Mr. Doubtfire, spoke in support of the application.

RESOLVED:

That :

- (i) The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to restrict the scale of the business operated at this canoe centre within 3 months of the date of this Committee meeting and deal with any other appropriate and incidental terms, matters or issues.**
 - (ii) Upon completion of the aforementioned planning obligation Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any other conditions considered necessary by officers.**
- 1. No canoes shall be stored in the open at Riverside House but in accordance with the details which have been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of this part of the Wye Valley AONB.

Informative:

- 1. N15 – Reason(s) for the Grant of Planning Permission**

The meeting ended at 3.40 p.m.

CHAIRMAN

ITEM FOR INFORMATION - APPEALS

APPEALS RECEIVED**Application No. DCSW2004/3479/O**

- The appeal was received on 3rd March, 2005
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by N. Gaffney
- The site is located at Kingstone Works, Kingstone, Herefordshire
- The development proposed is Residential development. Demolition of existing factory buildings and construction of 12 new dwellings
- The appeal is to be heard by Hearing

Case Officer: Andrew Prior on 01432 261932

Application No. DCSE2004/3726/O

- The appeal was received on 21st March, 2005
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr. M. Jackson
- The site is located at Burrups Lane (Old Brandon's Poultry Site), Gorsley, Ross-On-Wye, Herefordshire
- The development proposed is Site for erection of 2 executive houses
- The appeal is to be heard by Written Representations

Case Officer: Steven Holder on 01432 260479

APPEALS DETERMINED**Application No. DCSE2004/1747/F**

- The appeal was received on 22nd September, 2004
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr. & Mrs. A. Chowns
- The site is located at Ashley Lodge, Ashfield Crescent, Ross-On-Wye, Herefordshire, HR9 5PH
- The application, dated 5 May, 2004, was refused on 7 July, 2004
- The development proposed was Retrospective application for retention of hobby room.
- The main issue is the effect of the hobby room upon the character and appearance of first, Ashley Lodge, and secondly, the Ross-on-Wye Conservation Area.

Decision: The appeal was **ALLOWED** on 3rd March, 2005

Case Officer: Nigel Banning on 01432 261974

Further information on the subject of this report is available from the relevant Case Officer

Application No. DCSW2004/1240/F

- The appeal was received on 25th August, 2004
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mrs. A. Lewis
- The site is located at Cider House, Unit 1, Pool Farm, Much Dewchurch, Hereford, Herefordshire, HR2 8DL
- The application, dated 23rd March 2004, was refused on 25th May, 2004
- The development proposed was Variation of Condition 3. to permit erection of 1.80m high close boarded fencing to rear boundaries of Unit 1, of approved application No SW1999/1762/F. Removal of Condition 4 of approved application SW1999/1762/F to allow access to Unit 1 off main entrances to Pool Farm House.
- The main issues are the retention of the existing fence (acceptable), and the conditional use of the access onto the B4348 to serve the converted barn (unacceptable). The access should be as conditional via Pool Meadow for reasons of highway safety.

Decision: The appeal was **PARTIALLY UPHELD** on 10th March, 2005

Case Officer: Andrew Prior on 01432 261932

If members wish to see the full text of decision letters copies can be provided

SITE VISIT

5 DCSE2005/0042/F - RELOCATION AND EXTENSION OF RESIDENTIAL SITE FOR SEASONAL AND CASUAL WORKERS TOGETHER WITH LAND AREAS TO BE RE-PROFILED AT COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG

For: Cobrey Farms per Paul Dunham Associates, 19 Townsend, Soham, Cambridgeshire, CB7 5DD

Date Received: 6th January, 2005 Ward: Kerne Bridge Grid Ref: 61305, 21738

Expiry Date: 3rd March, 2005

Local Member: Councillor Mrs R.F. Lincoln

Consideration of this application was deferred by the Sub-Committee on 16th March, 2005 in order that a site visit could be held. This took place on 29th March, 2005.

1. Site Description and Proposal

- 1.1 The application site adjoins the large modern farm complex at Coleraine Buildings. this agricultural enterprise has planted a large area of asparagus (about 135 ha) which will begin to produce substantial crops this coming year. A new grading and packing building at Coleraine Buildings for asparagus was granted planning permission in November 2004. This would be sited at the rear of the large potato store and adjoining the brook. A new access road is required which leads off the existing drive. The proposed caravan site (68 caravans) would be immediately to the south-west of that building and access road, extending over an area of about 0.2 ha.
- 1.2 The intention is to undertake substantial re-grading, primarily to reduce the level of the caravans and the spoil would be used to raise the height of the adjoining field to the south-west. Along the south-eastern boundary of the application site and bank would be formed which it is intended to plant. The south-western boundary is formed by the brook. The caravan site is divided by overhead power lines below which an open recreation area would be formed and the site of a future reception centre is also shown although it is not part of the current application.
- 1.3 The caravan site would house student workers (up to about 330 by 2007) during the asparagus season (March-July) and a smaller number for grading and harvesting new potatoes (July-October). About 30 caravans would be required this year and these are now on site. This requirement would rise to an estimated 66 by 2007. Siting of caravans for agricultural use is permitted development but only whilst occupied for this purpose. The proposal is to retain the caravans all year round and permission is therefore required.

2. Policies

2.1 Planning Policy Guidance

SITE VISIT

- PPS.1 - Delivering Sustainable Development
- PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy A4 - Agricultural Dwellings
- Policy H20 - Housing in Rural Areas
- Policy CTC2 - Area of Great Landscape Value
- Policy CTC6 - Development and Significant Landscape Features
- Policy CTC9 - Development Criteria
- Policy RC2 - Residential Caravan Sites

2.3 South Herefordshire District Local Plan

- Policy C1 - Development Within Open Countryside
- Policy C8 - Development Within Area of Great Landscape Value
- Policy SH11 - Housing in the Countryside
- Policy SH26 - Residential Caravans/Mobile Homes
- Policy ED5 - Expansion of existing Businesses
- Policy ED6 - Employment in the Countryside
- Policy ED9 - New Agricultural Buildings
- GD1 - General Development Criteria
- Policy C44 - Flooding
- Policy C47 - Pollution

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy E13 - Agricultural and Forestry Development

3. Planning History

- 3.1 SE2004/3102/F Asparagus grading and packing facility with lorry parking, staff amenities, access roads and hardstandings. - Approved 17.11.04

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency objects to the development as part of the site lies within Flood Zone 3 (1% annual probability of flooding) of a watercourse. The Flood Risk Assessment submitted only relates to flooding issues associated with the asparagus packing facility and cannot be extended to evaluate flooding at adjacent sites. In addition it is unclear how foul water would be disposed as details have not been submitted.

Further details are to be submitted and the response of the Environment Agency will be reported at the Committee meeting.

Internal Council Advice

- 4.2 Forestry Commission have no comment to make as no woodland is affected.

SITE VISIT

- 4.3 Traffic Manager recommends that conditions be imposed regarding access to the site.
- 4.4 Head of Environmental Health has no comments on the proposal.
- 4.5 Head of Conservation advises as follows:

The site is on the valley floor between the high wooded hills of Penyard Park, to the north and Hengrove Wood, to the south. The valley floor is described as Principal Settled Farmlands in Herefordshire Council's Landscape Character Assessment.

I object in principle to this development. The proposed residential site is very large in scale – it extends approximately 200 metres to the west of the farm complex and 100 metres towards the road. Such a large expanse of mobile homes or caravans, which are normally pale in colour, would be highly visually intrusive in the Area of Great Landscape Value, due to the farm's isolated position, and the topography of the area. The road in the western part of the valley runs at a higher level than the site, so that there are views down onto the application site. It appears that the proposed earth grading along the south-eastern edge of the site would screen views of the caravans sited close to the bank, but caravans in the rear part of the site would remain visible. Moreover, it appears that the whole expanse of caravans would be visible when approaching the site from Coughton, as there are views up the valley from this direction.

If this development is acceptable in principle, a detailed landscape scheme will be required for this development.

It is also recommended that a condition be imposed to ensure an archaeological watching brief during the development.

5. Representations

- 5.1 The applicant's agent's explanation of this proposal is included as an appendix to this report.
- 5.2 Parish Council's observations are as follows:

There was a unanimous vote to object to this application. The Parish Council thinks that the residential caravans will have a severe adverse visual impact on the landscape of the Coughton valley both from the road and from the surrounding hills. The Council will comment further on receipt of the promised statement of background information and need.

In addition, the Parish Council has responded as follows:

The Parish Council still objects to this development. It regrets that no Environmental Impact Assessment was made. It considers that Herefordshire Council Forward Planning Department should urgently formulate a policy concerning these large agricultural caravan parks in a county that is renowned for its scenery and obtains much of its revenue from tourism. Presumably planning consent would not be given for such large sites for holiday caravans. The detrimental visual impact is the same in both cases.

SITE VISIT

The Parish Council would prefer to see a single building erected to house workers. There is concern about pedestrians using the narrow winding access road, C1275.

The Unitary Authority should be working towards enhancing the landscape not degrading it.

5.3 Weston under Penyard Parish Council's (adjoining) observations are as follows:

Following a site visit the council's observations are as follows: The need for 60 residential caravans accommodating approximately 240 workers is only required for the asparagus season from April to June, thereafter only 40 workers will be required for potato harvesting therefore appropriate residential occupation restrictions need applying.

An effective on-site Biotech apparatus is required to cope with the waste disposal for 240 residents.

The safety of the workers in walking along the narrow lanes to and from Walford and Ross needs to be addressed to prevent road traffic accidents.

Effective screening and landscaping will be essential to merge the caravans into this picturesque valley.

5.4 Five letters have been received which, in summary, make the following objections:

1. Although of benefit to this agricultural business, with some permanent jobs there would be overall significant disbenefits to the local economy and to the community.
2. The major disbenefit is harm to tourism - some polythene and caravan sites can be absorbed into landscape but limits now reached and area will lose its reputation (based on anecdotal evidence) as a lovely area of the country.
3. Income from tourism worth more to local economy than that from such enterprises with low pay and temporary jobs and much of income 'repatriated' outside the local economy.
4. Serious visual intrusion and damaging to Wye Valley AONB - caravans already brought onto site and clearly visible from nearby highway which is at a higher level, an unsightly/ugly caravan park; also visible from higher land to north with footpaths.
5. Nearly 70 caravans must raise questions about infrastructure necessary to support this residential use and impact on local rural environment.
6. The highway ('C' class road) is narrow, with dangerous blind corners and have been 'several consequential accident situations' - proposals for considerable expansion for growing and packing and increasing heavy traffic and plus vehicles of workers will lead to traffic hazards, congestion and serious casualties.
7. Light, steep soils, serious erosion and increasing potential for pollution of Castle Brook and light pollution - has EIA been carried out?

SITE VISIT

8. Flooding - flood risk assessment is questioned as there is considerable potential for flooding and pollution in this steep valley.
9. Further time should be allowed for local comment - raises issues that area of national importance Surrey Waverley/Tuesley Farm inquiry and S & A Davies (Brierley) appeals are referred to - proposal very similar to latter as caravans already on site : has permission be granted already?
10. Applicant makes much of DEFRA grant and it is requested that details of this be made available.
11. An environmental impact assessment should be made: unlike Brierley Court it is in an Area of Outstanding Natural Beauty/Area of Great Landscape Value and River Wye has SSSI and Special Area of Conservation status.
12. This application should be assessed and determined against the policies contained in the 'Development Plan'. In my opinion this proposal is in conflict with Policies H.20 and CTC.2 of the Structure Plan and Policies SH.11, C.6 and C.8 of the Local Plan in that:- it represents residential development in open countryside without any evidence of material considerations cited which should lead to these policies being overridden.
13. It would also be detrimental to the visual amenity of the Area of Great Landscape Value in which the proposed site lies and would impinge adversely on the character and amenity of the nearby Wye Valley Area of Outstanding Natural Beauty – Structure Plan Policies CTC.1, CTC.2 and Local Plan Policies C.6 and C.8.
14. The above were almost precisely the reasons given in Decision Notice (12.05.04) refusing consent to S & A Property application NC04/0321/F for a large caravan site at Brierley Court Farm, just outside an Area of Great Landscape Value. It was also stated that the proposal seemed not to comply with policies which 'seek to safeguard water resources and ensure adequate arrangements for foul sewage disposal'. In the current case the nearby SSSI river basin is at risk with the Castle Brook stream (a tributary of the River Wye) within metres of the proposed site; this is quite apart from chemical and other pollution risks to humans.
15. In addition to the Council's Transportation Unit's evidence, the road dangers cited are so great, that we strongly recommend that a Traffic Impact Assessment by a Highways Consultant should be required. Similarly the Environment Agency should decide on the obvious flooding risks. Is grid ref 61305/21738 in their indicative floodplain?

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

6. Officers Appraisal

- 6.1 There are no specific policies in the current Development Plan or the emerging Unitary Development Plan which relate to developments of this type. Policy C1 allows in principle development for agricultural purposes in the countryside, although agricultural workers dwellings must be shown to be necessary to the business. Policy RC2 of

SITE VISIT

Hereford and Worcester County Structure Plan states that 'residential caravan sites should be subject to similar locational requirements as permanent residential development'. These would seem to be the most relevant policies relating to the principle of development of this type. PPS7 encourages farmers to adapt to new and changing markets, diversity into new agricultural opportunities and broaden their operations to 'add value' to their primary produce (paragraph 27). As farmers seek to respond to the radical changes in the agricultural economy there will inevitably be pressures for change in the countryside. It is not for the local planning authority to decide what agricultural activities should be undertaken: these decisions can only be taken by farmers. However it should be noted that this innovative enterprise has received the backing of grant aid through the Rural Development Programme.

- 6.2 It is considered therefore that this residential caravan site could be acceptable provided it is necessary and the environmental and other consequences (effect on landscape, flood risk, pollution problems, highway considerations etc.) are not so serious as to make this location acceptable. The need for an EIA has been carefully considered but the conclusion of the screening opinion was that it was not necessary.
- 6.3 It is generally understood that there are serious problems in recruiting short-term agricultural workers. The difficulties have been reduced in this case as the asparagus season coincides 'cox and box' with the requirements of potato growing, which has been undertaken by the applicants for the past 10 decades or more. Nevertheless it is accepted that there will be a need for short-term workers which cannot be met from the local labour force. Asparagus is very labour intensive during the growing season (late March to July). The standard labour requirement is stated to be about 2.5 workers per ha, hence the size of the caravan site (68). Considerable investment would be undertaken with the erection of a grading and packing building.
- 6.4 In terms of location the site is next to an existing large farm complex at which packing and grading would take place. The site is not elevated, being next to the brook, but even with extensive re-grading and tree planting it would not be possible to screen the site as it is overlooked from higher land to both north and south as well as from the nearby highway. It is within an area designated as of Great Landscape Value and close to the boundary of the Wye Valley Area of Outstanding Natural Beauty. Nevertheless it is at the centre of asparagus growing extending east and west along this valley and there would not appear to be a more suitable and less intrusive location. It should be borne in mind that use of land as a caravan site for agricultural purposes is permitted development. The issue here is whether the caravans should remain when not required for the temporary workforce, i.e. outside the asparagus and potato growing/harvesting seasons. On balance it is considered that the proposal is not so harmful that this outweighs the need of the agricultural enterprise for seasonal labour.
- 6.5 This new business venture will take some years before it is fully established. Once maximum cropping is reached it will be possible to calculate accurately the number of workers required and hence the number of caravans. It may also be clearer whether this venture will be profitable in the longer term and so require a caravan site for the foreseeable future. In these circumstances it is considered that it would be appropriate to initially grant permission for a limited period and 5 years seems appropriate.

SITE VISIT

RECOMMENDATION

That subject to being satisfied regarding flooding the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1 E21 (Temporary permission and reinstatement of land) (5 years only)

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period has expired and to ensure the land is restored to its former agricultural use.

2 G04 (Landscaping scheme (general))

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

3 G05 (Implementation of landscaping scheme (general))

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

4 G07 (Details of earth works)

Reason: To protect the visual amenities of the area.

5 The occupation of the caravan site hereby permitted shall be limited to persons employed in agriculture at the farm known as Cobrey Farms, Coughton, only and not those working away from the farm site.

Reason: The caravan site is only acceptable for this purpose.

6 No more than 68 caravans shall be sited within the approved application site.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

7 Before any caravans are sited details of the siting and positioning of the caravan units and any new shower/toilet facilities shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

8 A Green Transport Plan containing measures to promote sustainable travel patterns and the efficient movement of the seasonal workers both in the operation of Coleraine Buildings, Coughton and for social trips/activities including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority within three months of the date of this decision. A detailed record shall be kept of measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

SITE VISIT

Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

- 9 The applicant or his agent or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.**

Reason: To ensure that the archaeological interest of the site is investigated.

Informatives:

- 1 The applicant should ensure the siting of caravans and services on the approved application site should be in accordance with the standards set out in "Model Standards 1989 : Holiday Caravan Sites" published by the Department of the Environment.**
- 2 N15 – Reasons for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

ORIGINAL REPORT

DCSE2005/0042/F - RELOCATION AND EXTENSION OF RESIDENTIAL SITE FOR SEASONAL AND CASUAL WORKERS TOGETHER WITH LAND AREAS TO BE RE-PROFILED AT COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG

For: Cobrey Farms per Paul Dunham Associates, 19 Townsend, Soham, Cambridgeshire, CB7 5DD

Date Received: 6th January, 2005 Ward: Kerne Bridge Grid Ref: 61305, 21738
Expiry Date: 3rd March, 2005

Local Member: Councillor Mrs R.F. Lincoln

1. Site Description and Proposal

- 1.1 The application site adjoins the large modern farm complex at Coleraine Buildings. this agricultural enterprise has planted a large area of asparagus (about 135 ha) which will begin to produce substantial crops this coming year. A new grading and packing building at Coleraine Buildings for asparagus was granted planning permission in November 2004. This would be sited at the rear of the large potato store and adjoining the brook. A new access road is required which leads off the existing drive. The proposed caravan site (68 caravans) would be immediately to the south-west of that building and access road, extending over an area of about 0.2 ha.
- 1.2 The intention is to undertake substantial re-grading, primarily to reduce the level of the caravans and the spoil would be used to raise the height of the adjoining field to the south-west. Along the south-eastern boundary of the application site and bank would be formed which it is intended to plant. The south-western boundary is formed by the brook. The caravan site is divided by overhead power lines below which an open recreation area would be formed and the site of a future reception centre is also shown although it is not part of the current application.
- 1.3 The caravan site would house student workers (up to about 330 by 2007) during the asparagus season (March-July) and a smaller number for grading and harvesting new potatoes (July-October). About 30 caravans would be required this year and these are now on site. This requirement would rise to an estimated 66 by 2007. Siting of caravans for agricultural use is permitted development but only whilst occupied for this purpose. The proposal is to retain the caravans all year round and permission is therefore required.

2. Policies

2.3 Planning Policy Guidance

- | | | |
|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |

ORIGINAL REPORT

2.4 Hereford and Worcester County Structure Plan

Policy A4	-	Agricultural Dwellings
Policy H20	-	Housing in Rural Areas
Policy CTC2	-	Area of Great Landscape Value
Policy CTC6	-	Development and Significant Landscape Features
Policy CTC9	-	Development Criteria
Policy RC2	-	Residential Caravan Sites

2.3 South Herefordshire District Local Plan

Policy C1	-	Development Within Open Countryside
Policy C8	-	Development Within Area of Great Landscape Value
Policy SH11	-	Housing in the Countryside
Policy SH26	-	Residential Caravans/Mobile Homes
Policy ED5	-	Expansion of existing Businesses
Policy ED6	-	Employment in the Countryside
Policy ED9	-	New Agricultural Buildings
GD1	-	General Development Criteria
Policy C44	-	Flooding
Policy C47	-	Pollution

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E13	-	Agricultural and Forestry Development
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3. Planning History

3.1	SE2004/3102/F	Asparagus grading and packing facility with lorry parking, staff amenities, access roads and hardstandings.	-	Approved 17.11.04
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4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency objects to the development as part of the site lies within Flood Zone 3 (1% annual probability of flooding) of a watercourse. The Flood Risk Assessment submitted only relates to flooding issues associated with the asparagus packing facility and cannot be extended to evaluate flooding at adjacent sites. In addition it is unclear how foul water would be disposed as details have not been submitted.

Further details are to be submitted and the response of the Environment Agency will be reported at the Committee meeting.

Internal Council Advice

- 4.2 Forestry Commission have no comment to make as no woodland is affected.
- 4.3 Traffic Manager recommends that conditions be imposed regarding access to the site.

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- 4.4 Head of Environmental Health has no comments on the proposal.
- 4.5 Head of Conservation recommends that a condition be imposed to ensure an archaeological watching brief during the development.

5. Representations

- 5.1 The applicant's agent's explanation of this proposal is included as an appendix to this report.
- 5.2 Parish Council's observations are as follows:

There was a unanimous vote to object to this application. The Parish Council thinks that the residential caravans will have a severe adverse visual impact on the landscape of the Coughton valley both from the road and from the surrounding hills. The Council will comment further on receipt of the promised statement of background information and need.

- 5.3 Weston under Penyard Parish Council's (adjoining) observations are as follows:

Following a site visit the council's observations are as follows: The need for 60 residential caravans accommodating approximately 240 workers is only required for the asparagus season from April to June, thereafter only 40 workers will be required for potato harvesting therefore appropriate residential occupation restrictions need applying.

An effective on-site Biotech apparatus is required to cope with the waste disposal for 240 residents.

The safety of the workers in walking along the narrow lanes to and from Walford and Ross needs to be addressed to prevent road traffic accidents.

Effective screening and landscaping will be essential to merge the caravans into this picturesque valley.

- 5.4 Three letters have been received which, in summary, make the following objections:

16. Although of benefit to this agricultural business, with some permanent jobs there would be overall significant disbenefits to the local economy and to the community.

17. The major disbenefit is harm to tourism - some polythene and caravan sites can be absorbed into landscape but limits now reached and area will lose its reputation (based on anecdotal evidence) as a lovely area of the country.

18. Income from tourism worth more to local economy than that from such enterprises with low pay and temporary jobs and much of income 'repatriated' outside the local economy.

19. Serious visual intrusion and damaging to Wye Valley AONB - caravans already brought onto site and clearly visible from nearby highway which is at a higher level, an unsightly/ugly caravan park; also visible from higher land to north with footpaths.

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20. Nearly 70 caravans must raise questions about infrastructure necessary to support this residential use and impact on local rural environment.
21. The highway ('C' class road) is narrow, with dangerous blind corners and have been 'several consequential accident situations' - proposals for considerable expansion for growing and packing and increasing heavy traffic and plus vehicles of workers will lead to traffic hazards, congestion and serious casualties.
22. Light, steep soils, serious erosion and increasing potential for pollution of Castle Brook and light pollution - has EIA been carried out?
23. Flooding - flood risk assessment is questioned as there is considerable potential for flooding and pollution in this steep valley.
24. Further time should be allowed for local comment - raises issues that area of national importance Surrey Waverley/Tuesley Farm inquiry and S & A Davies (Brierley) appeals are referred to - proposal very similar to latter as caravans already on site : has permission be granted already?

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

6. Officers Appraisal

- 6.6 There are no specific policies in the current Development Plan or the emerging Unitary Development Plan which relate to developments of this type. Policy C1 allows in principle development for agricultural purposes in the countryside, although agricultural workers dwellings must be shown to be necessary to the business. Policy RC2 of Hereford and Worcester County Structure Plan states that 'residential caravan sites should be subject to similar locational requirements as permanent residential development'. These would seem to be the most relevant policies relating to the principle of development of this type. PPS7 encourages farmers to adapt to new and changing markets, diversity into new agricultural opportunities and broaden their operations to 'add value' to their primary produce (paragraph 27). As farmers seek to respond to the radical changes in the agricultural economy there will inevitably be pressures for change in the countryside. It is not for the local planning authority to decide what agricultural activities should be undertaken: these decisions can only be taken by farmers. However it should be noted that this innovative enterprise has received the backing of grant aid through the Rural Development Programme.
- 6.7 It is considered therefore that this residential caravan site could be acceptable provided it is necessary and the environmental and other consequences (effect on landscape, flood risk, pollution problems, highway considerations etc.) are not so serious as to make this location acceptable.
- 6.8 It is generally understood that there are serious problems in recruiting short-term agricultural workers. The difficulties have been reduced in this case as the asparagus season coincides 'cox and box' with the requirements of potato growing, which has been undertaken by the applicants for the past 10 decades or more. Nevertheless it is accepted that there will be a need for short-term workers which cannot be met from the local labour force. Asparagus is very labour intensive during the growing season (late March to July). The standard labour requirement is stated to be about 2.5 workers per

ORIGINAL REPORT

ha, hence the size of the caravan site (68). Considerable investment would be undertaken with the erection of a grading and packing building.

- 6.9 In terms of location the site is next to an existing large farm complex at which packing and grading would take place. The site is not elevated, being next to the brook, but even with extensive re-grading and tree planting it would not be possible to screen the site as it is overlooked from higher land to both north and south as well as from the nearby highway. Nevertheless it is at the centre of asparagus growing extending east and west along this valley and there would not appear to be a more suitable and less intrusive location. On balance it is considered that the proposal is not so harmful that this outweighs the need of the agricultural enterprise for seasonal labour.
- 6.10 This new business venture will take some years before it is fully established. Once maximum cropping is reached it will be possible to calculate accurately the number of workers required and hence the number of caravans. It may also be clearer whether this venture will be profitable in the longer term and so require a caravan site for the foreseeable future. In these circumstances it is considered that it would be appropriate to initially grant permission for a limited period and 5 years seems appropriate.

RECOMMENDATION

That subject to being satisfied regarding flooding the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. **E21 (Temporary permission and reinstatement of land)**

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period has expired and to ensure the land is restored to its former agricultural use.

2. **G04 (Landscaping scheme (general))**

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

3. **G05 (Implementation of landscaping scheme (general))**

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

4. **G07 (Details of earth works)**

Reason: To protect the visual amenities of the area.

5. **The occupation of the caravan site hereby permitted shall be limited to persons employed in agriculture at the farm related to Coleraine Buildings, Coughton, only and not those working away from the farm site.**

Reason: The caravan site is only acceptable for this purpose.

6. **No more than 68 caravans shall be sited within the approved application site. Details of the siting and positioning of the caravan units and any new**

ORIGINAL REPORT

shower/toilet facilities shall be submitted and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

- 7. A Green Transport Plan containing measures to promote sustainable travel patterns and the efficient movement of the seasonal workers both in the operation of Brook Farm and for social trips/activities including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority within three months of the date of this decision. A detailed record shall be kept of measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

- 8. The applicant or his agent or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.

Informative:

- 1. The applicant should ensure the siting of caravans and services on the approved application site should be in accordance with the standards set out in "Model Standards 1989 : Holiday Caravan Sites" published by the Department of the Environment.

2. N15 – Reasons for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

2005/0042

Paul Dunham Associates

Building and Engineering Designers



Tel: 01353 720737
Fax: 01353 723456

19 Townsend
Soham
Cambs
CB7 5DD

Our Ref: PVD/37/437

23rd February 2005

Herefordshire District Council
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

For the attention of Mr S Holder

Dear Sirs,

*re: Cobrey Farms
Proposed Relocation and Extension of Residential Site
for Seasonal and Casual Workers with Land Areas Reprofiled*

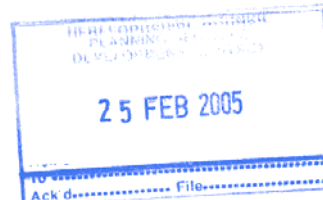
Further to our recent telephone contact we write to clarify various issues concerned with the above proposals.

1. Our clients are grateful to the Council for granting them planning consent for the Asparagus Packing Facility at Coleraine Farm, proposals which subsequently have also gained the support of the European Commission, through the Department for the Environment, Farming and Rural Affairs, in the form of a Processing and Marketing Grant under the Rural Development Programme.
2. The application for the student workers accommodation site reflects the projected needs for labour by the enterprise. Whilst a core labour force is needed for the planting and field management of the asparagus, the peak labour need is involved with the hand harvesting and subsequent grading and packing of the product during the harvest months April to June annually.
The business is also a major producer of 'baby new' potatoes which are typically graded at harvest during July to October annually. The labour requirements for the grading and preparation of these products are very complimentary and significantly aid the continuity of the work force employed.



continued

3. *Whilst the business is, in common with others, becoming increasingly dependant on student workers, they do as a policy endeavour, wherever possible, to recruit local labour.*
4. *The proposed accommodation site is both central to the areas of labour need and close to the management centre of the business, which allows the welfare and control of the workforce to be maximised, in recognising that it is vital to provide properly organised and managed facilities for such seasonal workers.*
5. *The proposals involve the cutting in of the existing field slopes to enable the proposals to be sited on a controlled gradual gradient, with profiled banking to the southern aspects, which in conjunction with landscaping in natural species of trees and shrubs will minimise the visual impact from Coughton Lane and other southern vistas particularly.*
6. *With regard to transportation the company's policies are quite specific. The company's recruitment policy does not allow the student workers to utilise private road vehicles of any kind.
The company's three minibuses are used for a rota of weekly shopping trips to Ross town centre.
On a day to day basis most of the access to field operations is on foot, generally around the field margins.
For more distant sites the workers are transported daily in the company's minibuses.
The proposals allow for a small area of car parking (for nominally twelve vehicles) in the area allocated for a possible future community facility. This measure has been taken in recognising the need for support infrastructure, as may be needed from time to time, such as health and welfare workers visits, interpreters and liaison personnel.
In addition to this ample car parking for some further thirty vehicles, in the unlikely event that it is required by the company's workforce or others, is available near the central offices at Coleraine Farm.*
7. *With regard to the comments received from the Environment Agency in respect of potential flood risk to the site, we enclosed with our application a copy of a 'Flood Risk Assessment' prepared by John Young Associates.
Although the Environment Agency has pointed out, quite correctly, that this report was specific to the Asparagus Packhouse development, and cannot be accepted as evidence with this application, the report clearly states that even considering a 1:30 year flood case the flow of water will be within the Brook along the length of open water course from the Coleraine Buildings downstream beyond the application site to Castle Brook crossing and beyond.
Unfortunately, Messrs John Young and Associates are not in a position to provide a report in reasonable time for this application. Our clients have therefore commissioned JDIH (Water and Environment) Ltd to carry out the necessary survey and hydrological data processing to substantiate this statement.*



continued

- Page 3 -

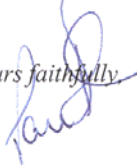
The Environment Agency primarily, as you will be aware, is a general projection based on a principle flood risk model from the Centre for Environment and Hydrology which in real time highlights areas of potential concern, but which, when hard hydrological evidence is provided which is site specific based on the HEC-RAS, or equivalent model, substantiates that the real risk of the site differs, or is non existent, they will amend their data base accordingly.

We are assured that the report satisfying the needs of the application, will be available to us in the next few days, at which time a copy will be made available to yourselves and the Environment Agency.

We trust that you will find the above information helpful in consideration of the above proposals and that you will be able to consider the application favourably.

Thanking you in anticipation.

Yours faithfully



P. V. Dunham



6 DCSE2005/0191/F - FORMATION OF 14 NO. SELF-CONTAINED FLATS AT 2-5 MARKET PLACE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NX

For: Superon Ltd per Mr. N. Vesma, 43 Brunswick Road, Gloucester, GL1 1JS

**Date Received: 19th January, 2005 Ward: Ross-on-Wye Grid Ref: 59890, 24195
West**

Expiry Date: 16th March, 2005

Local Members: Councillor G. Lucas and Councillor M.R. Cunningham

1. Site Description and Proposal

- 1.1 The property which is the subject of these applications comprises a tall brick building with shop units (occupied as 2 shops) on ground floor plus ancillary accommodation above and offices on second/third floors. The building was formerly listed although it is a modern building. It is sited immediately to the north of the Market Hall (a scheduled ancient monument which is listed II*).
- 1.2 The section of the building that fronts Market Place is a 3-4 storey red brick building of traditional design. To the rear of this is a tall flat-roofed structure in buff brick, which accommodates the two shops and storage accommodation above. To the rear of the building is a service yard and parking area. Adjoining the building along Market Place are older commercial buildings, some with flats above, which extend to varying depth to the rear.
- 1.3 It is proposed to extend above the front section to form a full third floor : the existing 3rd floor only extends above the central section of the building and for only part of its depth. This would have a mansard-type roof. An extension would also be constructed above the rear part of the building at second floor level. This would have a shallow pitched, hipped roof with the sides clad in maintenance-free panels or glazed. The bedroom window of the 6 flats formed in this extension would be recessed back from the parapet to allow small roof terraces to be formed. In addition the existing second floor, plus a section of the extension would be converted into a further 4 flats. In all there would be a total of 14 flats: 6 with one-bedroom, 8 with 2-bedrooms.
- 1.4 The rear elevation of the building would be altered by demolition of a plant room and a taller section which projects above the parapet level. Also a new gabled extension would be constructed to form an additional staircase and lift. This elevation of the building would be rendered.

2. Policies

2.1 Planning Policy Guidance

PPG13 Transport
PPG15 Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC18 Development in Urban Areas

2.3 South Herefordshire District Local Plan**Part 1**

Policy SH5	Housing Land in Ross-on-Wye
Policy SH8	New Housing Development Criteria
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy GD1	General Development Criteria
Policy C23	New Development Affecting Conservation Areas
Policy C27A	Change of Use to a Listed Building
Policy C27B	Alterations and Additions to Listed Buildings

Part 3

Policy 5	Housing in Built-up Areas
Policy 16	Conservation Area
Policy 17	Re-use of Existing Building
Policy 24	Under-used/Vacant Upper Floors

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H14	Re-using Previously Developed Land and Buildings
Policy H15	Density
Policy H16	Car Parking
Policy TCR1	Central Shopping and Commercial Areas
Policy TCR1	Vitality and Viability
Policy HBA6	New Development within Conservation Areas

3. Planning History

3.1	5673	Erection of a warehouse to replace existing buildings	-	Approved 11/01/56
	10118	Extension to existing premises to provide showroom, dispatch, W.C, and boiler house	-	Approved 22/08/60
	38608	Provision of two new shop units, with office accommodation	-	Approved 25/07/74
	SH476/76	Alterations and additions to existing shop, to provide a new shop front, lift shaft and refrigeration plant room		Approved 20/10/76
	SH880706AI	Fascia projecting sign	-	Refused 21/06/88
	SH881164AI	Shop Sign	-	Approved 05/10/01
	SE2000/0431F	New Shop Front	-	Approved 02/05/00
	SE2000/0962A	Fascia & projecting signs	-	Approved 12/06/00
	SE2001/2648/F	Conversion of 2 nd floor and extension to 3 rd floor to form 6 flats.	-	Approved 12.12.01
	SE2001/2651/L	Conversion of 2 nd floor and extension to 3 rd floor to form 6 flats.	-	Consent 12.12.01

4. Consultation SummaryStatutory Consultations

4.1 English Heritage does not wish to make any representations on this occasion.

- 4.2 Welsh Water advises that they have received information from the developer's agent which demonstrates that the overall discharge from the existing site to the public sewerage network will not be increased as a consequence of the proposed development. They understand that developer intends to divert the existing surface water flows from the public sewerage network to soakaways, if this was to prove unsuccessful, then the developer has agreed to restrict the surface water flows to compensate for the additional foul flows.

On this basis Welsh Water recommends that conditions be included with the consent.

Internal Council Advice

- 4.3 The Traffic Manager requires further details of provision for secure cycle parking.
- 4.4 The Head of Conservation has no objections in principle subject to conditions requiring further details. It is also recommended that a condition be imposed requiring archaeological surveying and recording.
- 4.5 The Head of Environmental Health recommends conditions regarding timing of construction and refuse storage facilities.

5. Representations

- 5.1 The applicant's agent makes the following submission:

- (1) Our proposals aim to provide 14 flats behind the facade of the building and over the flat roof of the commercial premises.
- (2) An application of 8 no. flats over the front of the property has recently been granted.
- (3) There are a number of substantial buildings elsewhere in the Conservation Area and the proposed alterations are elevated to echo the scale and mass of traditional warehouses. The current elevations to the rear of the property are delapidated and insensitive to the character of the surroundings, and we aim to enhance the character of the Conservation Area through our proposals.
- (4) Proposals also accord with policies encouraging the provision of residential properties in the town centre in a sustainable manner.
- (5) Council's Highways engineers have confirmed that no vehicle parking will be required, though secure cycle parking will be required and this will be provided.

- 5.2 Town Council has no objections but comments that there is insufficient car parking.
- 5.3 3 letters have been received objecting to or expressing concern regarding this proposal. In summary the following reasons are cited:
- (1) no car parking is proposed - there is pressure on parking in New Street and the vehicles associated with flats will exacerbate this problem; a minimum of 14 spaces should be provided on adjacent land which is already used for car parking;
 - (2) loss of privacy in gardens as would be overlooked by flats;
 - (3) outlook would be spoiled as it would be in direct line with a modern residential building that would take away a lot of character of town, which is already losing its charm and character on a daily basis;

- (4) New Street one of last streets left untouched with modern changes - to add a modern building within the street and Conservation Areas, with its listed buildings would spoil one of last parts of town's vintage history and devalue properties;
- (5) must ensure that higher roofline is sufficiently far back from facade as not to be visible from ground level on Gloucester Road corner of Market Place, otherwise would spoil appearance of unified brick facade of nos. 2-5 which provides a fine backdrop to Market Hall and the area.

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

6. Officers Appraisal

- 6.1 Policy 24 (page 69, volume 3 Ross on Wye Section) of the Local Plan encourages use of under-used and vacant upper floors of buildings in the town centre for office and/or residential purposes. The preamble points out that there is no apparent outstanding demand for offices in the town. Consequently the principle of residential use of these premises is supported by the statutory development plan. As noted above planning permission has been granted for an extension to the front of this building and formation of 6 flats. The issues raised by the current proposal are the effect on the character and appearance of the Ross on Wye Conservation Area, the effect on residential amenities and whether car parking should be provided.
- 6.2 The rear section of the building is not attractive. The proposal would involve removal of discordant features and a ridged roof and new treatment of the rear elevation would improve the building's appearance. The concern of Ross on Wye Civic Society that the mansard roof should not be visible is appreciated. The right hand section (when viewed from Market Place would be the most noticeable section as the existing parapet is lower. Nevertheless it would be set back from the front façade by about 1.5m and not visible in most views, either because of the steep angle of vision or the position of the Market Hall. The external materials of the extensions would be important and these could be the subject of a planning condition.
- 6.3 Views from the proposed flats would look out on some gardens in New Street but from sufficient distance, it is considered to protect privacy. There are offices and flats in the buildings adjoining the application site. The position of the terraces with bedroom windows set back from the parapet would help to minimise the degree of inter-looking between windows in the proposed flats and adjoining properties. The terraces would allow overlooking but the parapet wall would screen most views when occupants are sitting down. On balance it is considered that in this context the loss of privacy and visual intrusion of the building would not amount to a significant reduction in the amenity of occupants of the nearby flats and offices.
- 6.4 The third issue relates to private car parking. There is limited car parking/servicing space at these premises and this is allocated to the shops. However, given the location in the town centre and Government advice in Planning Policy Guidance 13 it is not considered that the lack of car parking is sufficient grounds to refuse planning permission. The applicant's agent has confirmed that secure cycle storage will be provided and this can be required by planning condition.

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. **C02 (Approval of details)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 3. **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.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

7 DCSE2005/0355/F - ERECTION OF 18 APARTMENTS AT THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5LH

For: Camonoe Estates Ltd per Pegasus Planning Group, 5 The Priory, Old London Road, Sutton Coldfield, B75 5SH

Date Received: 3rd February, 2005 Ward: Ross-on-Wye East Grid Ref: 60286, 23921

Expiry Date: 31st March, 2005

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 Planning permission is sought to erect two, two-storey apartment block in the grounds of The Chase Hotel in Ross on Wye. The Hotel occupies a large site of about 6 ha situated close to the town centre. The main hotel building is located towards the west side of the site, with the access drive and parking area to the north and east and a formal garden immediately to the south. The main part of the site, east of the parking area, is parkland with scattered trees, a wider belt of trees along the southern and eastern boundaries of the site and a line of trees along the northern boundary. Two ponds and a stream lie close to the eastern boundary. Most of the trees are covered by a Tree Preservation Order. The hotel grounds are within a residential area and are within Ross on Wye Conservation Area.
- 1.2 The two blocks now proposed would be sited to the south and south-east of the main hotel building. They would be of irregular shape and in a style intended to match the original building that now forms the northern section of the hotel. Thus they would have rendered walls, hipped roofs with slates and white sliding sash-type windows. The Block (B) to the south-east of the hotel would only be two-storied except for one section where the existing ground level is significantly lower. Block A is adjacent to the more modern, 3-storey part of the hotel. Each of the 18 apartments would have 3 bedrooms.
- 1.3 Apart from formal communal gardens separating hotel and Block A and Blocks A and B the existing parkland setting would be maintained. No new car parking is proposed, as residents would use the existing hotel car park, although the hotel drive would be extended southwards to the new apartments.
- 1.4 The scheme originally submitted included a third 2-storey block of 6 more apartments. The size, siting and design of this block have not been the subject of discussion with officers and raise different problems to Blocks A and B. The applicant has agreed to delete this from the application. The erection of 2 blocks with 18 apartments in total therefore falls to be considered by the Committee. It is a revised proposal following refusal of planning application SE/2003/3240/F for the following reason:

“The proposed development would intrude into this small landscaped park and thereby erode its open character and the parkland setting of The Chase Hotel. The private open space is an important visual component of the Ross on Wye Conservation Area

and the development would consequently harm the character and appearance of the Conservation Area. The proposal conflicts therefore with Policies C30, C23, SH15, 3 & 5 (Part III) of the South Herefordshire District Local Plan.”

2. Policies

2.1 Department of the Environment

PPS1	Planning Policy and Principles
PPG3	Housing
PPG15	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC9	Development Criteria
Policy CTC15	Conservation Areas

2.3 South Herefordshire District Local Plan

Part 1

Policy C4	AONB Landscape Protection
Policy C5	Development within Areas of Outstanding Natural Beauty
Policy C17	Trees/Management
Policy C23	New Development Affecting Conservation Areas
Policy C30	Open Land in Settlements
Policy GD1	General Development Criteria
Policy TM1	General Tourism Provision

Part 3

Policy 2	New Housing Developments
Policy 3	Infill Sites for Housing
Policy 5	Housing in Built-up Areas
Policy 16	Conservation Area
Policy 20	Open Space

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy LA1	Areas of Outstanding Natural Beauty
Policy HBA6	New development within Conservation Areas
Policy HBA9	Protection of Open Areas and Green Spaces

3. Planning History

3.1	SH861345PO	Erection of 13 houses	Refused 18.02.87
	SH861355PO	Erection of sheltered housing (62 flats) and wardens house	Refused 18.02.87
	SH861356PO	New conservatory link, ballroom conference facilities, 24 suites, dining room and entrance	Permitted 18.02.87
	SH911084PF	Addition to restaurant	Permitted 01.08.91

SH950403PF	Change of use to staff accommodation	Refused 23.07.92
SH980237PF	14 Bedroom extension and retail Store	Refused 09.09.98
SE2001/2070/F	New offices	Withdrawn
SE2001/2145/F	Residential dwelling and garage	Withdrawn
SE2002/0008/F	Bedroom extension & leisure Complex	Permitted 6.3.02
SE2002/0522/F	Residential dwelling	Permitted 31.7.02
SE2002/0527/F	New Offices	Permitted 31.7.02
SE2002/3511/F	3 apartment buildings (24 apartments)	Withdrawn
SE2003/3240/F	2 apartment buildings (18 apartments)	Refused 16.12.03

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage does not wish to make any representations on this occasion.
- 4.2 Welsh Water's advice is awaited. It is understood that the problems of drainage have been discussed by the applicant with Welsh Water and that a scheme to overcome Welsh Water's concerns can be achieved.

Internal Council Advice

- 4.3 The Traffic Manager seeks further information regarding parking and servicing arrangements. Concerns have been raised regarding drainage and the implications for the Flood Alleviation Scheme.
- 4.4 The Conservation Manager points out that all the trees on the site are protected by an Area Tree Preservation Order (Order 25 (1969)). The site is of historical significance and has been added to the Council's Register of Historic Parks and Gardens. Serious concerns are raised regarding Block C but no objections to the principle of development indicated by blocks A and B. Site sections should be submitted. The apartment blocks A & B are quite tightly grouped around the hotel so that they do not intrude into the hotel grounds and do not conflict with any significant trees.
- 4.5 Head of Environmental Health recommends that conditions be imposed regarding the construction phase.

5. Representations

- 5.2 Town Council has no objections to the proposal.

5.3 34 letters have been received stongly objecting to the proposal. In summary the following reasons are given:

- (1) it is not considered that the proposal has overcome the reasons for refusal relating to the earlier scheme as nothing has changed;
- (2) the proposal conflicts with key policies of the Local Plan - policies C5, C23, C30, SH12, SH15, GD1 and 3, 4, & 20 of part 3 are all referred to, in particular on the basis of C30 (which is repeated in HBA9 of the UDP) the Council cannot grant permission;
- (3) it would intrude into landscaped park and thereby erode its character and the parkland setting of the Hotel;
- (4) this private open space is an important visual component of the Conservation Area - the loss of this private open space would seriously harm the visual appearance of the town centre and Conservation Area;
- (5) to allow this proposal would encourage further applications and it would soon become a housing estate;
- (6) there is no need for further housing; 300 new dwellings have been approved, sites at Tanyard Lane, Vine Tree Farm, Texaco filling station and Station Street are referred to and these apartments would be too expensive for young people;
- (7) it is not brownfield land;
- (8) buildings would be out of keeping and out of scale, being far too large, with a height up to 13m (for comparison there is only a 10 m drop across the parkland from hotel to ponds);
- (9) consequently would obscure views across this open space of wooded hills from Gloucester Road and views of the open space and ponds from adjoining residential areas, it would be an eyesore for those living opposite;
- (10) a beautiful area both visually and environmentally - important for character of town, tourist industry and heritage to keep green areas - only The Prospect remains of the town centre's other open spaces;
- (11) there is a great diversity of wildlife supported by the trees and ponds - this fragile habitat could easily be lost, is irreplaceable and should be protected at all costs - the list of fauna noted include a resident owl, woodpeckers, kingfishers, finches, ducks and heron; badgers including a sett, foxes and water voles and squirrels;
- (12) increased traffic would exacerbate difficulties and already too many traffic problems; would cause traffic chaos; large number of traffic changes on surrounding road are to be imposed;
- (13) insufficient on site parking and would result in more frequent parking on private land;
- (14) loss of privacy as would be overlooked from elevated position (Alton Street properties) and loss of light;
- (15) in relation to Block C dwellings would lose sunlight (only have single aspect), noise and access could be blocked during construction;
- (16) private path could be used as shortcut to town leading to loss of privacy and litter;
- (17) extra light pollution which will also harm character of Conservation Area;
- (18) noise pollution;
- (19) extra problems for sewerage system and land drainage - there are existing problems in Waterside;
- (20) no affordable housing is proposed;
- (21) in an AONB and only small scale development which is essential to meet local community needs and help support those communities should be permitted - proposal does not meet these criteria;
- (22) the hotel extension/leisure centre should not set a precedent for this proposal.

5.4 In addition a petition with 20 signatures has been received objecting to the proposal on the following grounds:

- (1) would entail destruction of the woodland and pond which borders the Chase Hotel and Waterside - a unique area which is habitat of many wildlife species;
- (2) drainage system in Waterside is very poor and residents have experienced problems - concerned at effect of proposal on existing system;
- (3) also concerned that 24 apartments would increase traffic; this is already a problem on both Gloucester and Alton Roads and can only be exacerbated.

5.5 13 letters of support including letters from the applicant and from The Chase Hotel have been received. In summary the following reasons are given:

- (1) great demand for such apartments - there are none of real quality in the town;
- (2) local estate agent confirms this accommodation is much needed;
- (3) will release larger family houses to meet other housing demand in the area;
- (4) ideally situated for older folk and those without cars - close to shops and other facilities therefore sustainable location;
- (5) good quality design and in harmony with oldest part of Hotel; sympathetic to surrounding area;
- (6) involves no environmental loss with very little impact on main paddock and will not interfere with views of Chase Hills from Gloucester road;
- (7) no adverse effect on residents even in Chaseside;
- (8) Hotel grounds provide little amenity except to those who overlook it;
- (9) Ross desperately needs new development (lots of empty shops; industrial units and offices) and will benefit trade of both hotel and other local businesses;
- (10) important to future of hotel which is a necessary facility to the town;
- (11) the Chase was offered to Council in late 30's when much larger but could not be afforded.

The full text of these letters 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 Chase Hotel is located within the settlement boundary of Ross on Wye but is outside of the defined residential area within the town. Policy 5 of SHDLP (Part 3) is therefore the appropriate policy. This states that within the built up area, and particularly the town centre, new housing development on small sites will generally be considered favourably unless the development:

- (ii) will be a loss of a local amenity area enjoyed by local people and visitors; or
- (iii) adversely affects the visual appearance and character of the town centre and particularly the Conservation Area; or
- (iv) conflicts with other policies contained within the plan.

Policy 20 of SHDLP (Part 3) states that 'Development on both public and private open space in the town, and particularly within the Conservation Area, which is valued for its visual amenity or recreational purposes, will not be permitted. The grounds of the Chase Hotel are considered to be particularly worthy of protection'. Policy C.23 also maintains that proposals for development within a Conservation Area must maintain visually important open space areas and must not adversely affect the setting and

character of the Conservation Area. Policy C30 also seeks to protect the visual amenity of open land which forms an intrinsic part of the character of a settlement.

Similar policies are included in the emerging UDP. The open area surrounding the hotel is designated as a protected open area under Policy HBA9 of the UDP. HBA9 states that proposals that would result in the loss of important open areas or green spaces, which contribute to the distinctive spatial character; form and pattern of a settlement or neighbourhood will not be permitted. The Policy then lists 8 criteria, which are highlighted to be elements of open spaces deemed particularly worthy of protection. The following criteria are considered to be of relevance to this application due to the site's character, amenity and location, where Plan Policy stipulates that protection is important to open areas which:

- (1) provide relief within an otherwise built-up frontage or within developments;
- (4) provide important views into or out of settlements and of attractive buildings and their settings, or of attractive landscapes;
- (5) provide an important amenity of value to the local community
- (6) represent a familiar or distinctive element within an attractive street scene;
- (7) represent an historic element within the origins or development of the settlement or area.

With regard to Conservation Areas Policy HBA6 states that development will not be permitted unless it preserves or enhances the Conservation Area's character or appearance and lists 9 criteria which address the suitability of a development proposal. Criterion 6 states that 'open spaces, topographical features, trees and other landscape features should contribute to the character or appearance of the area and where such features of importance already exist and make a contribution they should be retained'.

- 6.2 Open spaces, whether or not there is public access to them, form an important contribution to the quality of life. The character of settlements is made up of both buildings and the open spaces between them. It is a legitimate aim of the planning system to protect these spaces where it is considered that their loss would detract from that character. The key issue therefore is whether the proposed development would harm the visual amenity of this important open space and thereby harm the character and appearance of the Ross on Wye Conservation Area.
- 6.3 The policies referred to above do not seek to restrict all built development, rather to protect the amenity that the open space provides. Thus an extension to the hotel and leisure centre has been granted permission (2002) as were recently an office and dwelling. These were close to the hotel (to the south and west respectively) and would not intrude onto the more open, parkland parts of the site. Block A would in fact occupy much the same footprint as the leisure centre, although the latter with the extra bedrooms would have been a more extensive building joining on to the hotel. The apartment block would be much taller (the leisure centre was to have been single-storey) but lower than the nearest part of the hotel. In this location, partly screened by the hotel and existing planting, it is not considered that the apartment building would intrude unacceptably into the main part of the open space.
- 6.4 Block B would be forward (i.e. to the east) of the hotel partly on land intended as a car park for the leisure centre. Nevertheless it would be in the south-west corner of the parkland area and relate visually to the hotel and block A. As noted in paragraph 4.4 no significant trees would be removed and the building would be a good distance from the environmentally sensitive ponds and stream. Only a small proportion of the parkland would be lost. Views from Gloucester Road of the hills that form the

backdrop to the town would not be lost and views into the site would not be significantly affected as there is a thick belt of tall trees along the boundaries of the Hotel grounds. After careful and full consideration both English Heritage and the Conservation Manager concluded that buildings of the design and massing proposed would look appropriate in these locations and would not harm the amenity currently provided by this private open space. It is accepted that these are tall residential buildings but in this spacious setting against the backdrop of a wooded area and in this relationship to the Hotel building would not appear out of scale or incongruous. The current proposal differs from the earlier refused scheme (SE2003/3240/F) primarily in the location of the apartment blocks. In the latter they were positioned within the parkland area.

- 6.5 The concerns of residents regarding wildlife are appreciated but it seems unlikely that after the temporary disruption during construction the value of the area to wildlife would be reduced to any significant extent. As noted the buildings are close to the hotel and away from the ponds. No private gardens would be provided, the area of car parking would not be extended and any trees or shrubs removed could be replaced with additional planting undertaken.
- 6.6 The apartment block would be sited well away from the boundaries of the site (about 20 m at the nearest) and with the existing trees this would be sufficient to ensure the privacy and amenity of neighbours.
- 6.7 The overloading of sewerage and flooding from various brooks are known problems in Ross on Wye. The current proposal would not be acceptable if either of these problems would be exacerbated. Further consideration is being given do both issues and will be reported at the Committee Meeting.

RECOMMENDATION

That subject to being satisfied regarding foul and land drainage and car parking arrangements that officers named in the scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. G04 (Landscaping scheme (general))

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

4. G05 (Implementation of landscaping scheme (general))

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

5. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

6. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

The Lapworth Partnership – Chartered Architects

DESIGN STATEMENT

**Planning application for the construction of 3 apartment blocks
at Chase Hotel, Ross on Wye**

1.0 Introduction

- 1.1 The Lapworth Partnership was formed in 1989 and is an architectural and interior design practice based in Edgbaston, Birmingham.

The practice has a wide client base involved in housing, education, retail, commercial and industrial buildings. It also works on many period buildings and in many conservation areas including carrying out grant aided work for Birmingham City Council and English Heritage. The practice is well used to dealing with sites in conservation areas and endeavouring to ensure high quality designs to preserve and enhance the conservation area.

A project completed at Lickey Grange near Bromsgrove with the applicant for this scheme is now included as an example of good design in the latest issue of By Design (Cabe).

2.0 The Site Context and Surroundings

- 2.1 The site is situated in the centre of Ross on Wye and is completely surrounded by residential development. This residential development is both two and three storey and ranges from Victorian terraces, semi detached and detached properties up to 1960's / 70's terraces, semi detached and detached properties.
- 2.2 The Chase Hotel consists of a large house dating from early 1800's set in a large plot. The building is not listed, but it is within a Conservation Area. The long drive which passed the small lake or pond has long since disappeared apart from the gate and the shorter access is now the main access into the hotel complex. The original access has been made wider to facilitate this in the past. The original house was clearly extended during the Victorian period on at least one occasion and a large three storey extension was erected many years ago to provide the majority of the bedrooms and conference facilities for the hotel. The three storey extension was built at the beginning of World War II to accommodate Channings Girls School from London. Obviously it was built under severe war time restrictions and with the pressures of the time the result was not the most sympathetic design solution. After the war in 1947 The Chase became a hotel and the girls dormitories were converted into 78 non ensuite bedrooms.

More recently consent was approved for a large leisure complex which was to be attached to the hotel and included a car park extension. This has not been built to date. The remaining grounds slope down from the hotel to a small lake and there is around 10 to 11.5 metres drop from the ground level outside the hotel to the lake boundary of the site.

- 2.3 The site is relatively open and contains a number of mature trees and hedges and there are good views out of the site to the surrounding hills albeit over the tops of trees and roof tops of buildings all around the site. The site is private open space sitting within the conservation area. On the eastern boundary adjacent to Gloucester Road there is planting along the main part of the site boundary which coupled with a change of level and a Fall stone wall adjacent to the pavement ensures that there are no views into the site for pedestrians apart from where the wall height is just below eye level at the point near the small lake where the original gateway exists.
- 2.4 To the southern and western boundaries there are mature trees and hedging, which acts as a good screen both looking in and out of the site. There are a few limited areas where views into the site are available but in most cases it is through planting.

To the north of the site is the hotel complex which sits on top of the highest ground on the site and there are no views from the development site area out of the site. Clearly the site is privately owned and if there wasn't a hotel on the site there would be no public access to the whole 12 acres of land. Clearly the hotel allows for a limited / controlled access provision.

3.0 The Design

- 3.1 The proposal with this application looks to erect 24 apartments in total set within 3 separate blocks.
- 3.2 Block C is proposed as a building set to the NW of the existing hotel complex and would be accessed off the existing main entrance road / hotel service road with parking adjacent to the existing hotel service area. The building is designed as a two storey stable courtyard and sits in a location which would typically historically have been the site for service buildings to the original house.
- 3.3 The site is well screened by existing trees and landscape and would sit discreetly into the overall site. Planning consent has previously been granted on this part of the site for new housing and by granting a consent for six apartments in this location this consent would not allow the original consent to be implemented. As such it would form a good replacement.
- 3.4 The new building has been designed in a style to complement the main house and it would have rendered walls and a slate roof with white windows all to match the existing hotel complex.

- 3.5 The existing hotel as already described consists of the original 2 storey dwelling with a large full 3 storey element added at a later time which includes most of the hotel bedrooms. Blocks A and B have been designed to sit at the southern end of the hotel beyond the existing hotel bedroom block.
- 3.6 Block A is 3 storey and is intended to be read with the 3 storey hotel section of building but separated from it by a shared garden area.
- 3.7 Block B sits adjacent to Block A and is intended to relate to the hotel and Block B as a group of buildings. This block drops to 2 stories with the exception of one unit which takes advantage in the change in level of the site to form a 3 storey section without raising the main roof height.
- 3.8 Both blocks are designed to give where possible good views over the adjoining parkland and both have been sited to preserve the views across the open parkland to the hills in the distance from the public domain.

Both blocks have been sited on the approximate location for the large leisure centre which has already gained a planning consent. Clearly when the apartments are built it would not be possible to build the leisure centre and the one would replace the other.

- 3.9 Blocks A and B are designed to have more formal gardens between the blocks and the hotel but the blocks would then merge into the more open parkland around them. Car parking for these blocks would be provided in the existing hotel car parking area and this would ensure the existing trees and landscape feel would be maintained around the new building rather than the large extra car park which would have been provided with the new leisure centre in a rather insensitive way.
- 3.10 The existing parking and landscape would be largely retained and the new buildings are intended to sit well with the hotel complex and for all intense and purposes look like additional hotel accommodation.

As already mentioned the site is private open space. There are only limited views in from outside the site especially from the adjoining streets. The buildings have been designed to sit within the site so that they are not influencing views into the site and as such do not detract in anyway from the feeling of openness currently enjoyed by the passer by.

The open space around the buildings is fully preserved and the buildings will have no adverse effect on the open space or the conservation area. As already mentioned if there was no hotel on the site there would be no public access at all to the privately owned land. Currently the hotel affords a limited access facility.

