

A G E N D A

Southern Area Planning Sub- Committee

Date: **Wednesday, 28th September, 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:

*Ricky Clarke, Members' Services,
Tel: 01432 261885 Fax: 01432 260286*

e-mail: rclarke@herefordshire.gov.uk

**County of Herefordshire
District Council**

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	1 - 8
To approve and sign the Minutes of the meeting held on 31st August, 2005.	
4. ITEM FOR INFORMATION - APPEALS	9 - 12
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.	
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.	
5. DCSW2004/1564/O - THE BOWER COTTAGE, KINGSTHORNE, HEREFORD, HR2 8AN	13 - 20
Erection of dwelling and shared car parking.	
6. DCSE2005/2311/F - CHAPEL MILL COTTAGE, BROMSASH, ROSS-ON-WYE, HR9 7PL	21 - 26
Proposed two storey extensions and alterations.	
7. DCSE2005/2475/F - THE GRANGE, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE	27 - 32

	Removal of condition 2 from planning permission SE2004/4117/F dated 16.02.05.	
8.	DCSE2005/2162/F - THE OLD SCHOOL HOUSE, BRAMPTON ABBOTS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JE	33 - 38
	Extension of entrance hall including cloaks and sun lounge (revised scheme).	
9.	DCSE2005/2677/F - GOODRICH CASTLE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HX	39 - 52
	Proposed visitor centre incorporating café, retail area and public conveniences	
10.	DCSE2005/1396/F - LAND OFF THE BRAMBLES, LEA, ROSS-ON-WYE, HEREFORDSHIRE	53 - 62
	Construction of 11 no. dwellings with access road.	

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ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCSW2005/0177/O**

- The appeal was received on 12th September, 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. & Mrs. Davies.
- The site is located at Land at Upper Wigglesbrook, Kings Thorn, Hereford HR2 2AN.
- The development proposed is Outline application for detached single storey dwelling.
- The appeal is to be heard by Written Representations.

Case Officer: Andrew Prior on 01432 261932

Enforcement Notice EN2005/0041/ZZ

- The appeal was received on 17th August, 2005.
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice EN2005/0041/ZZ.
- The appeal is brought by Mr. J. Davies.
- The site is located at Upper Common, Lower Maescoed, Herefordshire, HR2 0HP.
- The breach of planning control alleged in this notice is "Change of use of the land by the unauthorised siting of a Caravan for residential purposes".
- The requirements of the notice are: Cease the residential use of the Land, remove the caravan from the Land, Remove all material that arise from the removal of the caravan from the Land and all debris resulting from the unauthorised siting of the caravan.
- The appeal is to be heard by Written Representations.

Case Officer: Angela Tyler on 01432 260372

Application No. DCSW2005/0450/F

- The appeal was received on 1st September, 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. & Mrs. P. Watkins.
- The site is located at Meadow Bank, Longtown, Hereford, Herefordshire, HR2 0NA.
- The development proposed is Extension to dwelling.
- The appeal is to be heard by Written Representations.

Case Officer: Angela Tyler on 01432 260372

APPEALS DETERMINED

Application No. DCSW2004/1671/F

- The appeal was received on 23rd 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. Cooper.
- The site is located at Stoney Barn, Garway Hill, Hereford, Herefordshire, HR2 8RR.
- The application, dated 1st May, 2004, was refused on 30th June, 2004.
- The development proposed was Reinstatement of north gable of property to extend first floor.
- The main issue is the effect of the proposal on the character or the appearance of Stoney Barn.

Decision: The appeal was UPHeld on 22nd August, 2005.

Case Officer: Andrew Prior on 01432 261932

Application No. DCSW2004/3438/F

- The appeal was received on 22nd February, 2005.
- 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 Ms. J. Kelly.
- The site is located at Tythe Barn Orchard, Wye Hill, Hoarwithy, Herefordshire, HR2 6QS.
- The application, dated 6th October, 2004, was refused on 30th November, 2004.
- The development proposed was Two bedroom house.
- The main issue is the effect of the proposal on the character and quality of landscape of this part of the Wye Valley Area of Outstanding Natural Beauty.

Decision: The appeal was DISMISSED on 8th August, 2005.

Case Officer: Andrew Prior on 01432 261932

Application No. DCSE2005/1181/A

- The appeal was received on 22nd June, 2005.
- 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 WM Morrison Plc.
- The site is located at Safeway Stores Plc, Station Street, Ross-On-Wye, Herefordshire, HR9 7AQ.
- The application, dated 13th April, 2005, was refused on 7th June, 2005.
- The development proposed was Replacement and new signage due to change of ownership.
- The main issue is whether the totem pole would be in keeping with appeal premises and their local surroundings, including the adjoining Ross-On-Wye Town Conservation area.

Decision: The appeal was ALLOWED on 5th September, 2005

Case Officer: Charlotte Atkins on 01432 260536

Application No. DCSW2005/0893/F

- The appeal was received on 7th July, 2005.
- 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. J.A. Farr.
- The site is located at Merryvale, off Greenway Lane, Kilpeck, Herefordshire (OS 4434 - 2777).
- The application, dated 18th March, 2005, was refused on 4th May, 2005.
- The development proposed was Re-instatement of a 1620s farmhouse to its original state.
- The main issue is whether the proposed development is a replacement dwelling.

Decision: The appeal was DISMISSED on 13th September, 2005

Case Officer: Andrew Prior on 01432 261932

Application No. DCSW2004/2478/F

- The appeal was received on 7th December, 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. S. Goodwin.
- The site is located at Penny Pitt Farm, Much Birch, Hereford, Herefordshire, HR2 8HZ.
- The application, dated 9th June, 2004, was refused on 31st August, 2004.
- The development proposed was Renovation of traditional buildings/barn to form 1 no. unit of residential accommodation.
- The main issue is whether the proposal accords with the objectives of local and national policies concerning residential development in the countryside.

Decision: The appeal was DISMISSED on 15th September, 2005

Case Officer: Andrew Prior on 01432 261932

5 DCSW2004/1564/O - ERECTION OF DWELLING AND SHARED CAR PARKING, THE BOWER COTTAGE, KINGSTHORNE, HEREFORD, HR2 8AN

For: Mr & Mrs L Jones per Mr C Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW

Date Received: 29th April 2004 Ward: Pontrilas Grid Ref: 50001, 32095

Expiry Date: 24th June 2004

Local Member: Councillor G. W. Davis

1. Site Description and Proposal

1.1 The proposal site is on the southern side of The Thorn, an unclassified road (u/c 71603), a road that declines east south-east off the C1263 road. The proposal site constitutes an arbitrary area of garden area belonging to Bower Cottage, a stone faced cottage that is nearly square in footprint. This cottage has a south-eastern aspect given that the four principal windows are in this elevation. The proposal site also adjoins Wrigglebrook Lane that leads off The Thorn in a south-eastern direction. A hedgerow fringes the site where it abuts The Thorn and Wrigglebrook Lane. The site declines south-eastward and south-westward.

1.2 It is proposed to erect a single dwelling on the site and also provide off road parking for Bower Cottage. The means of access is to be determined at this stage, all other matters are reserved. The means of access has a centre line 10 metres down slope from Bower Cottage. The access will, it is proposed, not only serve the new dwelling but also Bower Cottage which at present only has one parking space to the north-west accessed off a private road serving at least two other properties. It will entail setting the existing hedgerow back 2 metres behind the highway verge for the length of the proposal site and further north-westward past Bower Cottage. A packaged sewage treatment plant is proposed, it will serve Bower Cottage and the proposed dwelling.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Area of Great Landscape Value

Policy CTC.9 - Development Requirements

Policy H.16A - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.8 - Development within Area of Great Landscape Value

Policy SH.8 - New Housing Development Criteria in Larger Villages

Policy T.3 - Highway Safety Requirements

Policy C.43 - Foul Sewerage

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2 - Development Requirements
Policy DR.1 - Design
Policy H.6 - Housing in Smaller Settlements

3. Planning History

- 3.1 SW2003/3051/O Site for erection of dwelling - Refused 03.12.03
SW2003/3810/O Site for erection of dwelling - Refused 13.02.04

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency initially submitted a holding objection as it required further information. The Environment Agency, following further discussions with drainage consultants acting on behalf of the applicant, required the applicant to submit a Consent to Discharge application, and as a result the Environment Agency have confirmed that Consent to Discharge Sewage Effluent has been granted subject to conditions.

Internal Council Advice

- 4.2 Traffic Manager recommends planning permission be granted subject to the imposition of planning conditions.

5. Representations

- 5.1 In a letter that accompanied the application, the agent contends that the applicants:
- have addressed previous reasons for refusal
 - have employed drainage consultants. The scheme now includes a treatment plant which will serve Bower Cottage and the proposed dwelling
 - have followed the advice of T. James of the Highways Section. At present Bower Cottage has a parking space accessed off a narrow track. The proposals now include an access serving two properties
 - intend to reinstate the hedgerow behind the new vision splays.
- 5.2 In a second letter received from the applicant's agent it is stated that arrangements have been made for porosity tests to be undertaken in connection with the proposed drainage for the new house.
- 5.3 Much Birch Parish Council recommends refusal for the following reasons:
1. The soakaways as shown at the top of the site (west of Bower Cottage) are not likely to work, as the ground is water-logged in winter by water off the road which runs down the lane above. The lane also collects a lot of run-off through the bank from the property above (to the west). Also, the village well (disused) is situated to the south of the end of the proposed spreaders.

2. The site of the proposed dwelling is extremely wet in winter, as it has a ditch carrying a lot of road water and water from the lane opposite, via a pipe under the road. There is also a ditch on the south west side of the plot, owned by Mr. Lee of Swiss Cottage, which runs in winter and wet weather. Soakaways are unlikely to work in this area either.
 3. The footprint of the proposed dwelling, as drawn, is far too small for a 3-bedroom dwelling, thus giving a distorted view of the dwelling/plot relationship.
 4. There is no running ditch for a bio-disk, without a soakaway, to be considered.
 5. No porosity tests appear to have been carried out, the results of which may not be very good. We thought this was now mandatory.
 6. The proposed access is fairly acceptable to the Parish Council, if it is acceptable to highways. We would like to see a pavement or grass verge, suitable for pedestrians, next to the road where the hedge was. From an environmental and scenic point of view, we consider it a pity to destroy a very old hedge.
 7. All the neighbours object on drainage/access and scenic/amenity grounds.
 8. If planning permission is granted, it should be for a modest cottage style dwelling, in stone.
- 5.4 Eleven letters of representation have been received from residents. The main points being:
- out of character
 - three bedroom modern dwelling will dwarf existing sandstone cottages
 - plot indicated does not reflect footprint of 3 bedroom dwelling
 - only small residential area to rear
 - with parking for two properties and drainage areas, site is too cramped
 - loss of hedgerow spoil appearance of The Thorn
 - better to extend Bower Cottage
 - need to slow traffic down
 - access point hazard to road users. The Thorn is too narrow, at a gradient and twisting
 - no footpath for children
 - access too close to Wrigglebrook Lane
 - wrong standard adopted by Council, need more visibility
 - insufficient space for oil/gas lorries
 - convenience route for traffic
 - Halcrow report carried out on 28th September, 2004, entirely different from earlier one (commissioned by residents)
 - traffic engineer has little knowledge of road drainage
 - soakaway leads to old well/pump
 - Swiss Cottage has to deal now with water-borne silt washed downhill converging on driveway and flowing underneath property
 - unconvinced about water quality emanating from treatment plants
 - understand no further development until such time as sewage problems in area were resolved
 - need to ensure stormwater run-off is dealt with, ditch alongside roadside hedge is crucial
 - a lot of stormwater from higher ground and Aconbury Wood flows nearby

- Wrigglebrook stream not able to sustain levels of stormwater, Upper Wrigglebrook Lane often turns into a ford
- Swiss Cottage will be overlooked and overshadowed
- buzz/hum from treatment plant only some 11 metres from bedroom window of Swiss Cottage.

5.5 A petition with 8 signatures was also submitted in opposition to decision made by Much Birch Parish Council to approve planning application SW2003/3051/O. Points raised include:

- contrary to Policies GD.1, SH.8 and T.3
- what is the difference now, and previous refusals
- issues (foul and rainwater), access to The Thorn, and impact of dwelling.

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. Officer's Appraisal

6.1 The main issues are highway issues, drainage issues and the suitability of the site for development.

6.2 The means of access has altered from the previously refused application, when access was taken from a track to the north-west of Bower cottage which had sub-standard visibility, particularly uphill to the north-west. The currently proposed means of access has been the subject of preliminary discussions between the applicant and the Traffic Manager and would entail the removal of hedgerow along The Thorn and part way down Wrigglebrook Lane. The means of access is the only matter not reserved for future consideration in the event that planning permission is granted. A Halcrow report commissioned by local residents states that visibility splays should be 2m x 90m as a minimum, given the speed of traffic particularly heading downhill that the report states exceeds 30mph. This is notwithstanding the fact that a traffic count did not accompany the report. The Traffic Manager has read the report and conclusions and states that it is not mandatory that accesses be 90 metres apart. He has confirmed that the visibility splay and access separation specifically recommended are not mandatory and that each site should be examined in the circumstances. Currently the existing parking provision for Bower Cottage is not satisfactory and justifies the new access arrangements proposed by itself. The removal of the hedgerow will also improve forward visibility for westbound traffic passing the site from either Barrack Hill or Wrigglebrook Lane. The proposal therefore will improve highway safety overall.

6.3 The means of drainage is a matter that has prolonged the determination of the application. Initially the Environment Agency had concerns relating to the proximity of the spreaders to a well to the north-west of the site. This has resulted in further discussion between the applicant's drainage consultants and the Environment Agency, and has eventually resulted in a system that will use ultra violet light, which will disinfect the treated effluent further. Consent to Discharge was granted by the Environment Agency earlier this year. This would be subject to review every four years. Therefore, the proposal could not be refused for reasons that the foul drainage disposal proposals are not satisfactory. The development now complies with Policies GD.1, SH.8 and C.43 in the South Herefordshire District Local Plan.

- 6.4 The final main issue is that of the suitability of the site in terms of land available and its relationship to Bower and Swiss Cottages. This is also given that land is required for parking and drainage purposes. The footprint for the dwelling detailed on the block plan is 7 metres by approximately 6.5 metres which is possibly optimistic for a 3 bedroom dwelling, notwithstanding that only the means of access is to be determined at this stage. It is considered that there is room for a larger dwelling on the land available that would still leave sufficient space for private garden to the south-west. There is sufficient space between Bower Cottage and Swiss Cottage to the site such that undue overlooking would occur. The site does slope away from The Thorn, the unclassified road from which access is gained, therefore any dwelling proposed, and a two-storey one would probably utilise less land than a single-storey one, would need to be cut into the site thereby reducing the prominence of the dwelling when viewed from the road and in relation to Bower Cottage up slope from the dwelling. It is not considered that a well maintained sewage treatment plant should cause an unacceptable level of noise. This is given the distance of Swiss cottage and the proposed siting for the treatment plant.
- 6.5 The developer would need to ensure that surface water run-off from The Thorn and skirting part of the site that is piped from Aconbury Wood is dealt with. Otherwise there are considered to be no reasonable grounds for withholding planning permission.

RECOMMENDATION

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. **The means of foul drainage disposal shall be strictly in accordance with the Consent to Discharge dated 20th May, 2003.**

Reason: To prevent pollution of the water environment.

6. **H01 (Single access - not footway)**

Reason: In the interests of highway safety.

7. H04 (Visibility over frontage)

Reason: In the interests of highway safety.

8. H05 (Access gates)

Reason: In the interests of highway safety.

9. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10. H10 (Parking - single house)

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

11. 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.

12. H27 (Parking for site operatives)

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

Informative(s):

- 1. HN01 - Mud on highway
- 2. HN04 - Private apparatus within highway
- 3. HN05 - Works within the highway
- 4. HN10 - No drainage to discharge to highway
- 5. HN24 - Drainage other than via highway system
- 6. N15 - Reason(s) for the Grant of Planning Permission

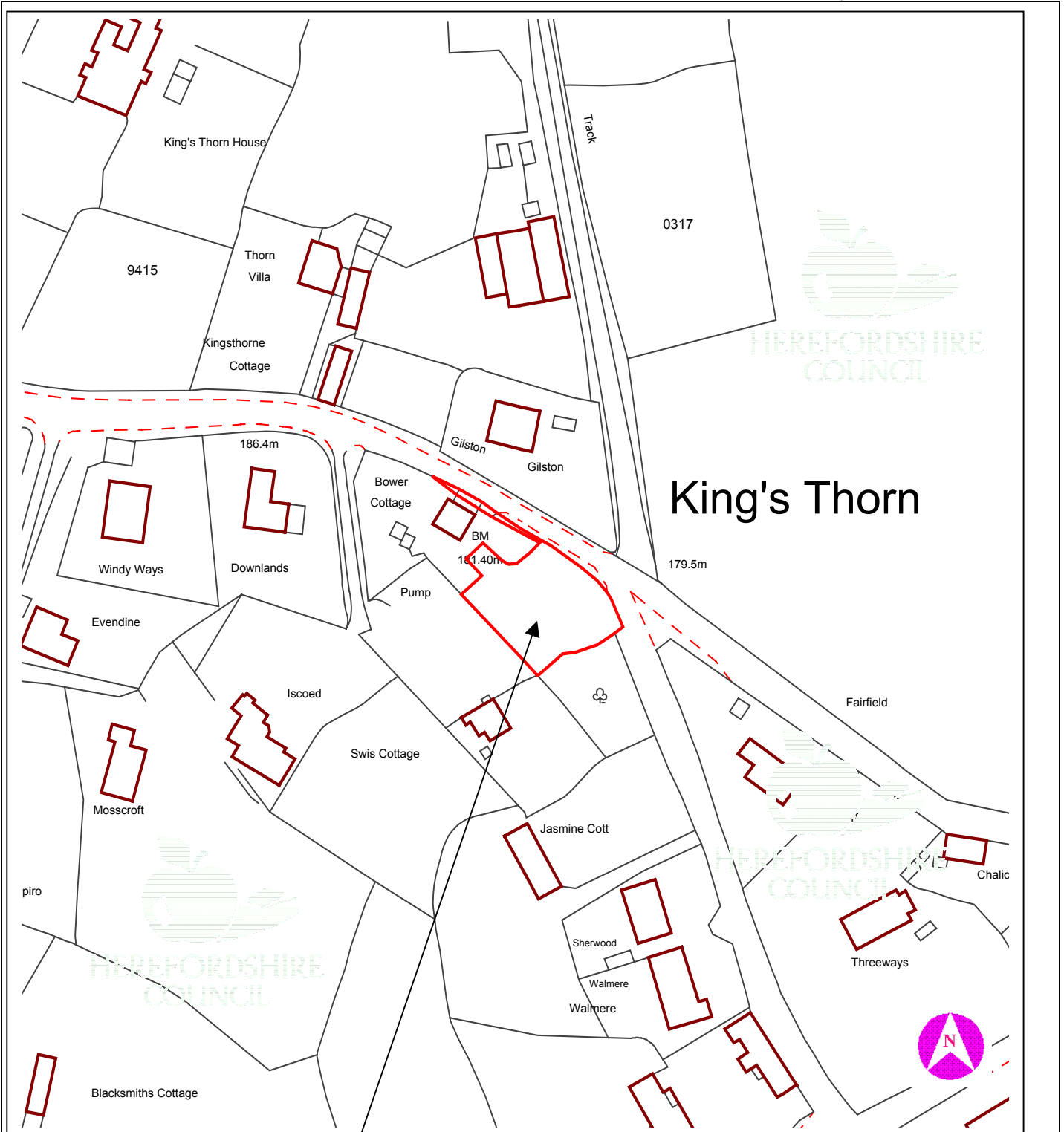
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2004/1564/O

SCALE : 1 : 1250

SITE ADDRESS : The Bower Cottage, Kingsthorpe, Hereford, Herefordshire, HR2 8AN

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6 DCSE2005/2311/F - PROPOSED TWO STOREY EXTENSIONS AND ALTERATIONS, CHAPEL MILL COTTAGE, BROMSASH, ROSS-ON-WYE, HR9 7PL

For: Ms K Brook per M. R. James, Clyde House, Viney Hill, Lydney, Gloucestershire, GL15 4NY

Date Received: 13th July 2005

Ward: Penyard

Grid Ref: 64870, 24222

Expiry Date: 7th September 2005

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The application property is a former granary which was converted into a two-storey dwelling in the early 1980s. It is attached to High House, a much taller dwellinghouse. More recently a barn to the north of Chapel Mill Cottage has also been converted into a house (Morcroft) and two new detached houses have been built to the north-east, separated from the cottage by a high stone wall. On the other side of the highway are further dwellinghouses. Ye Olde Shoppe being directly opposite. The property is within the smaller settlement of Bromsash.
- 1.2 It is proposed to erect a two-storey extension to the side of Chapel Mill Cottage. This would be about 4.3m wide, slightly less deep than the cottage and with lower eaves and ridge. To the rear a single-storey kitchen extension (about 4.3m wide x 4.4m deep) would be built with a gap of about 0.35m between the extension and boundary with High House. As originally submitted this would have been two-storeyed. Other proposals include a new porch at the front and alterations to fenestration. A screen fence is also proposed close to the access drive off the B4229 to enclose part of the front and side of the curtilage.
- 1.3 An earlier application (DCSE2004/4301/F) proposed two-storey side and rear extensions and raising the height of the main house by about 1m to allow a second floor to be installed which would have been lit by dormer windows. This was refused planning permission for the following reason:

“The proposed extensions, by reason of their size and position, would result in loss of privacy and be overbearing in relation to adjoining residential properties which would harm the amenities of the occupiers of those properties. As a consequence the proposal would conflict with Policy SH.23 of the South Herefordshire District Local Plan.”

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy H.20	-	Residential Development in Open Countryside
Policy CTC.13	-	Buildings of Special Architectural or Historic Interest
Policy CTC.14	-	Criteria for the conversion of Buildings in Rural Areas

2.2 South Herefordshire District Local Plan

Policy SH.23	-	Extensions to Dwellings
Policy GD.1	-	General Development Criteria
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use

2.3 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy H.18	-	Alterations and Extensions
Policy HBA.12	-	Re-use of Traditional Rural Buildings

3. Planning History

- 3.1 DCSE2004/4301/F Two-storey extensions, alterations and two dormer windows - Refused 10.02.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission; 2 car parking spaces have been provided for this 3 bedroom dwelling.
- 4.3 Conservation Manager advises that no evidence of bats entering the eaves was seen but access by bat species is a possibility.

5. Representations

- 5.1 Parish Council objects to the proposal for the following reasons:

“We note that this is a revised version of a previous unsatisfactory application. This new application shows very little improvement other than the Developer apparently no longer intends to raise the roof line by building into the adjoining property without permission. Therefore we can only reiterate our previous comments.

The cottage once housed a grain store and a cider mill, it adjoined and belonged to High House, which was and still is an agricultural holding. It was converted to residential use some years ago making a small cottage, entirely in keeping with High House. Apart from the addition of a small porch the outline of the building and the roof line were unaltered and fitted in well with the surrounding old buildings. Therefore as a 'conversion of a rural building to residential use' at the moment it conforms to Planning Policies C.36 and C.37 and fulfills the appropriate criteria of GD.1.

The proposed extensions do not comply with these policies. In addition they do not comply with the supplementary planning guidance of this authority or Policy SH.23 'Extensions to dwellings'.

Any boundary wall or fence in front of the property that is any higher than that already in place would seriously affect the visibility both of the residents of the courtyard and of anyone venturing over the already dangerous cross-roads just yards from the cottage, the Highway Authority should certainly be consulted.

The extra surface water and sewage, which may be generated, does not seem to have been addressed in the plan. As this discharges onto someone else's property it should have been given consideration.

For these reasons and in particular the contravention of planning policies in the SHDC Development Plan and the emerging UDP, Linton Parish Council does not support this application."

5.2 9 letters have been received objecting to the proposed development for, in summary, the following reasons:

- very little difference compared to earlier application and by doubling the size of the house would still be gross over-development - very little of site would not have been built upon
- would harm character of High House and terrace as a whole, creating a castle like situation; detract from street scene
- lots of original features retained from granary would now be lost
- would result in loss of privacy by occupiers: Morcroft has full height picture windows which would face end wall of side extension and Ye Olde Shoppe would have 6 rather than 2 windows looking into its bedrooms
- cause loss of light and be overbearing in relation to adjoining houses
- in view of scale and mass, not in keeping with existing dwelling and become dominant feature, proposals would conflict with Local Plan Policies SH.23 and GD.1
- parking spaces would be reduced to 2 which is insufficient as no opportunities to park safely on the highway
- access is at narrowest part of B4229 and too near a cross-roads - vehicles would have to reverse out of parking space unsighted or reverse onto main road
- new fence would cause problems for service and farm vehicles, which may have to drive on paved front 'garden' of Morcroft
- the above would compromise road safety
- colony of bats in roof which protect property from development
- septic tank, shared with Morcroft, may not be adequate for enlarged dwelling - survey required
- underlying rock may mean excavation for rear extension would damage foundations of High House - needs sub-soil investigation
- dangerous position for gas storage tank
- devalue property values.

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. Officer's Appraisal

- 6.1 The issues raised by this proposal are firstly the effect on the architectural appearance of Chapel Mill Cottage and on the street scene, secondly the effect on neighbours' amenities, and thirdly highway safety considerations.
- 6.2 The side extension is more than half as wide as the existing house but being lower at ridge and eaves level does not appear disproportionate in size to the main house. The rear extension has been reduced to single-storey only so that the total increase in cubic capacity and floor space would be considerably less than double. In relation to the street scene, High House with its three storeys would remain dominant, flanked by lower buildings. The proposed side extension appropriately would be slightly lower again as the road falls and to emphasise its visual subordination.
- 6.3 Extensions to converted traditional farm buildings are discouraged in the Development Plan and Supplementary Planning Guidance and permitted development rights to alter and extend are normally taken away by planning condition. The latter is not the case for this older scheme. Furthermore the property is within a village, much of the character of the granary was destroyed by the conversion (loss of external staircase and new large windows, etc) and the current proposal would be more in keeping with the building and its context. For these reasons there are no cogent grounds for refusal on the first issue.
- 6.4 The neighbours most likely to be affected are occupants of Morcroft and Ye Olde Shoppe. The main ground floor windows of Morcroft would directly face the end elevation of the side extension. In my opinion there would be sufficient distance between these properties (about 10m) to avoid the extension looming over Morcroft. Loss of privacy has been avoided by changes to fenestration compared to the earlier scheme and the proposed fence. There may be limited interlooking between French doors and first floor Velux windows in Morcroft but the sense of being overlooked would be more apparent to occupiers of the application property. Ye Olde Shoppe is only 7m across the road from Chapel Mill Cottage but there are already first floor windows directly facing each other; the increase in number would be off-set by a reduction in size of the main bedroom window. The change from two to single-storey rear extension would avoid a potential overbearing effect in relation to the rear of High House. In my opinion, whilst there would be some adverse effect on amenity this would not amount to serious harm.
- 6.5 On the third issue the Traffic Manager specifically notes that two parking spaces would be sufficient for a three-bedroomed dwelling. This related to the original submission which included a double bedroom in the rear extension; the revised scheme shows two smaller bedrooms fitted into the existing first floor accommodation. The fence is sited to the rear of the visibility splay at the access off the B4229 and would not encroach on the access/access drive which is marked out in the road surface. There would be a gap of about 7m between fence and Morcroft which would allow adequate visibility along the access drive.

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. B01 (Samples of external materials)

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

3. Notwithstanding the approved drawings, no development shall take place until details of the boundaries of the site and the design, materials and alignment of the fence have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and highway safety.

4. H10 (Parking - single house)

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

Informative(s):

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

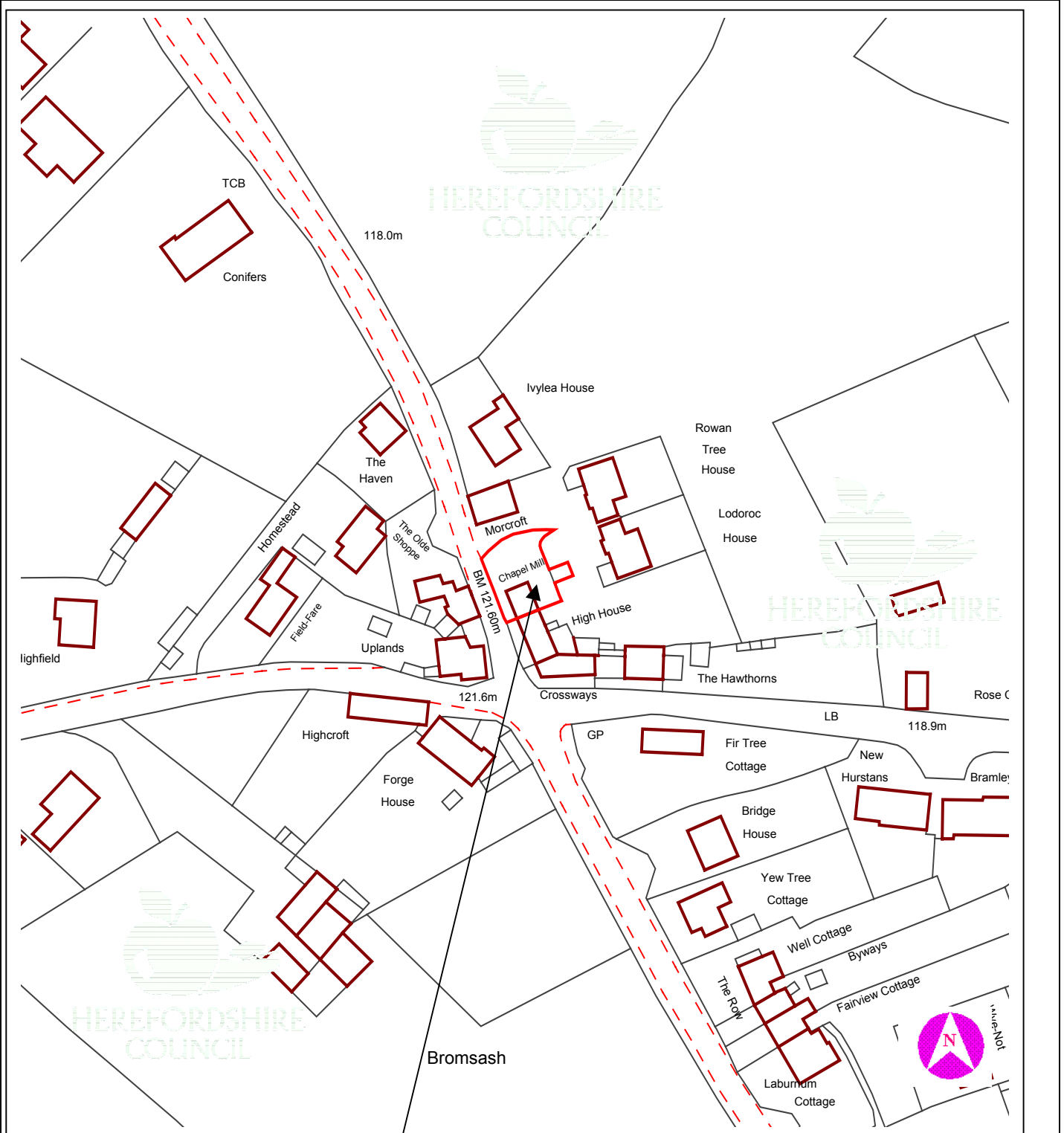
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2311/F

SCALE : 1 : 1250

SITE ADDRESS : Chapel Mill Cottage, Bromsash, Ross-on-Wye, Herefordshire, HR9 7PL

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Further information on the subject of this report is available from Mr. S. Holder on 01432 260479

7 DCSE2005/2475/F - REMOVAL OF CONDITION 2 FROM PLANNING PERMISSION SE2004/4117/F DATED 16/2/05, THE GRANGE, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE

For: Mr Jamieson per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB

Date Received: 27th July 2005

Ward: Penyard

Grid Ref: 67065, 23320

Expiry Date: 21st September 2005

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The Grange is a substantial detached house within the small settlement of Aston Crews. It is listed Grade II. Planning permission for the demolition of agricultural buildings close to the house and the erection of an indoor swimming pool with first floor games/entertainment room was granted in April 2003. This was intended as ancillary accommodation to the main house. A subsequent application (DCSE2004/4117/F) was submitted in November 2004 to form a residential unit in the first floor of the ancillary building, which by then was nearing completion. This was granted permission subject to a condition (no. 2) that the residential unit and dwelling should not be sold separately from each other. This was imposed to ensure adequate physical separation, car parking and garden for each residential unit, as these matters had not been included in the submitted application.
- 1.2 The current application is for removal of this condition. It is proposed to provide vehicular access off the existing rear entrance to The Grange from Cut Throat Lane. A car parking and turning area would be provided to the west of the new building. A separate curtilage is delineated on the submitted drawing, mainly to the south-west of the building.

2. Policies

2.1 Planning Policy Guidance

PPG.1	-	General Policy and Principles
PPG.15	-	Planning and the Historic Environment
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria
Policy A.1	-	Development on Agricultural Land
Policy H.18	-	Residential Development in Rural Settlements
Policy H.20	-	Residential Development in Open Countryside

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.11	-	Protection of Best Agricultural Land
Policy C.27B	-	Alterations or Additions to Listed Buildings
Policy C.29	-	Setting of a Listed Building
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.11	-	Housing in the Countryside
Policy SH.23	-	Extensions to Dwellings

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy H.16	-	Car Parking
Policy H.17	-	Sub-division of Existing Housing

3. Planning History

3.1	SH810844PF	Demolition of part of rear hallway and re-erection of hallway with laundry room extension	-	Granted 22.10.81
	SH830937PF	Change of use of redundant farm buildings to craft workshops together with associated alterations and rebuilding	-	Refused 01.02.84
	SH830981PF	Change of use of domestic garage and store to holiday accommodation	-	Granted 15.10.84
	SH871720SZ	Use of farm store for butchery and packaging of pork produced on the farm	-	Planning Permission Required 15.02.88
	SH930007PF	Conservatory	-	Granted 11.02.93
	SH930008LA	Conservatory	-	Granted 11.02.93
	SH930704LA	Alterations to existing window into double doors	-	Granted 20.07.93
	SH970112LA	Provision of a bay window on the front of the north wing of existing building	-	Granted 24.06.97
	SE2000/3245/L	Replacement first floor window	-	Granted 23.02.01
	SE2003/0594/F	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03

SE2003/0593/L	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03
SE2003/0622/F	Change of use of farmyard and buildings to domestic garden with access drive	-	Approved 22.04.03
SE2004/4117/F	Change of use of first floor games and entertainment room to residential unit	-	Approved 16.02.05

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission

4.3 Conservation Manager has no observations from an architectural point of view.

5. Representations

5.1 The applicant's agent writes in support of the proposal as follows:

1. The Grange is a three storey Grade II Listed dwelling in the centre of the village of Aston Crews and is located within the notional village envelope.
2. The pool/games room building is a self-contained unit, separated from the principal dwelling by an existing stone wall, some 4.5 metres high at its eastern end, stepping down to 3.6 metres and again to 2.0 metres, where it encloses the main rear gardens to The Grange. The pool house therefore has a private open outlook to the west and south-west with no overlooking of the principal gardens of the main dwelling.
3. There would be an appropriate private garden area, some 0.13 hectares, shielded by both the building and the stone wall to The Grange, affording therefore complete privacy.

5.2 Linton Parish Council state:

"The Parish Council did not support the previous permission to change this building into a residential unit. It was a departure from planning policy for no obvious material planning considerations. Therefore we do not support this application; to give permission would give further cause for concern at the inconsistencies in the planning system."

5.3 Aston Ingham Parish Council objects most strongly to this proposal on the grounds that if granted it could lead to the eventual splitting of this substantial listed property to the detriment of the area and possible visual implications.

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. Officer’s Appraisal

6.1 Aston Crews is a smaller settlement named in Policy SH.10 (South Herefordshire District Local Plan). There is no settlement boundary defined in the Local Plan. However as The Grange is clearly part of the settlement and the new building is only a few metres from it, with permitted use as a domestic outbuilding, it was concluded in the report on the original application that the new building was now visually and functionally part of the residential curtilage. It is therefore within the settlement of Aston Crews, and the relevant Local Plan Policy is SH.10. On this basis the principle of a separate dwelling was acceptable and the only concerns were that there was no separate curtilage, access and parking area.

6.2 These matters have been addressed in the current application. The garden would be of adequate size and the main windows of the new residential unit would look towards it. There would be no windows, except for windows lighting the staircase, in the south-east elevation which directly abuts the rear garden of The Grange but there are windows in the north-east elevation lighting living room and bedrooms. The latter look over the access drive of The Grange, the front garden and also, but at a sharp angle, the main house itself. In these circumstances I consider that the privacy of the occupiers of the main house would not be unacceptably harmed. There would be a car parking and turning area commensurate with the size of the new residential unit.

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. G01 (Details of boundary treatments)**

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

- 3. H10 (Parking - single house)**

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

Informative(s):

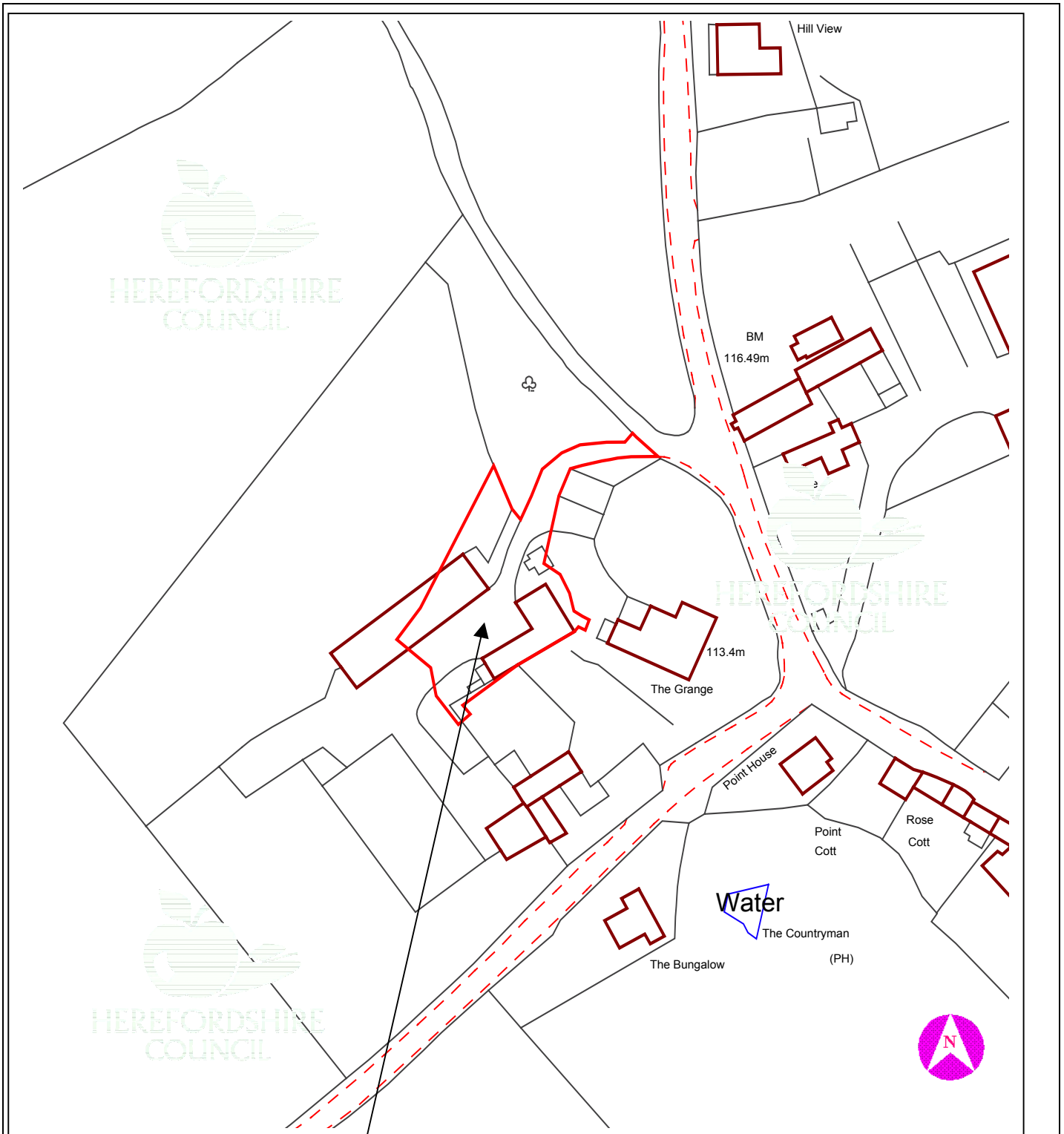
- 1. N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2475/F

SCALE : 1 : 1250

SITE ADDRESS : The Grange, Astor Crews, Ross-on-Wye, Herefordshire

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8 DCSE2005/2162/F - EXTENSION OF ENTRANCE HALL INCLUDING CLOAKS & SUN LOUNGE (REVISED SCHEME), THE OLD SCHOOL HOUSE, BRAMPTON ABBOTTS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JE

For: Mr M Cunningham, The Old School House, Brampton Abbots, Ross-on-Wye, HR9 7JE

Date Received: 1st July 2005

Ward: Old Gore

Grid Ref: 60077, 26468

Expiry Date: 26th August 2005

Local Member: Councillor J. W. Edwards

1. Site Description and Proposal

1.1 The application property is a former school house situated next to the school which has now been converted into a dwellinghouse. This stone built house has a strong architectural character. To the east side of the house there is a single-storey section. An application (DCSE2005/1268/F) to enlarge this part of the building to form a two-storey side extension with a sun lounge to the rear was refused in June 2005 for the following reasons:

1. The proposed extension by reason of its size and position in relation to the adjoining house, The Old School, would loom over that property and harm the amenities of occupants. The proposal would conflict therefore with Policy SH.23 of the South Herefordshire District Local Plan.
2. The proposed extension by reason of its design, massing and size would detract from the architectural appearance of the Old School House and from the group of buildings formed by the former School and School House. The proposal would conflict therefore with Policy H.20 of the Hereford and Worcester County Structure Plan and Policy SH.23 of the South Herefordshire District Local Plan.

1.2 The current proposal is for a revised scheme. The side extension would remain single-storeyed but would be widened by about 1m to abut the existing brick boundary wall with The Old School. The sun room would be about 3.4m wide x 2.3m deep with the same eaves height as the single-storey. As submitted the roof of both extension and sun lounge would have been too shallow to allow use of clay tiles (which normally require a 45 degree pitch). The scheme has now been amended to increase the roof pitch so that clay tiles to match the main part of the house can be used. The height of the ridge of the single-storey building and sun lounge would now be 4m and 3.7m respectively. The external materials would be stone with brick on the end elevation to match the adjoining brick wall, and an oak frame for the sun lounge. In addition a porch would be constructed on the front (north) elevation of the side extension. This would comprise a tiled ridged roof supported by timber piers.

2. Policies

2.1 Hereford and Worcester County Structure Plan

- Policy H.20 - Housing in Rural Areas
- Policy CTC.1 - Development in Areas of Outstanding Natural Beauty

2.2 South Herefordshire District Local Plan

- Policy SH.23 - Extensions to Dwellings
- Policy GD.1 - General Development Criteria
- Policy C.5 - Development within Area of Outstanding Natural Beauty

2.3 Unitary Development Plan (Revised Deposit Draft)

- Policy H.18 - Alterations and Extensions

3. Planning History

- 3.1 SH950245PF New vehicular access to serve church and former school house - Approved 04.10.95
- DCSE2005/1268/F New bedroom and sun lounge extension - Refused 16.06.05

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection to the grant of permission.
- 4.3 Conservation Manager does not object to this latest proposal but recommends a plain or dry verge rather than barge boards, and conditions regarding external materials and appearance.

5. Representations

- 5.1 The applicant has submitted a response to representations regarding this proposal. In summary the following points are made:
 - The Old School House has never been extended
 - the plot is only marginally smaller than that of The Old School which is a considerably bigger building with a huge brick built two-storey extension
 - no windows proposed on east elevation so cannot infringe neighbours' privacy - bedroom and bathroom windows in The Old School overlook the whole of The Old School House and the sun lounge would provide one small private place
 - only 1m in width is being added for a downstairs toilet and cloakroom
 - both houses face south and The Old School's lounge window facing The Old School House is not the only source of light to that room

- roof is being raised by 0.3 not 1m
- query how extension will face Old School's window which is to the right
- natural light to adjoining property will not be any different to what it is now
- The Old School House is not a listed building.

5.2 Two letters have been received expressing objections to the proposal on the following grounds:

Policy H.18 of Revised Draft Unitary Development Plan would be breached as:

- (i) proposal would be exceedingly cramped and appear squeezed on to the existing plot
- (ii) dramatic infringement of privacy and amenities (main objection):
 - natural light would be drastically altered in lounge by the 4m high sun lounge immediately in front of lounge window and 1m increase in cloakroom roof would loom over window, cutting light
 - large bedroom window also feeds light to remainder of first floor and proposal would have a severe light reducing impact
 - rural views would be reduced and replaced by brick wall - conservatory would be 1.65m higher than boundary wall and much less than 2m from it
 - natural light reduced to downstairs study, upstairs bathroom and patio area; extensions would cast shadows and block sunlight and create feeling of being hemmed in
- (iii) The Old School House is a listed building. A small cottage close to the larger school building (now a house) - this relationship would be changed in terms of scale, mass and siting
- (iv) proposal would change character of both buildings making them look crowded and out of scale
- (v) as submitted had a lower conservatory roof of 3.3m and no changes to cloakroom roof to which did not object - why has roof pitch been altered?

5.3 The Ramblers Association and Open Spaces Society do not object to the proposal.

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. Officer's Appraisal

6.1 There are two main issues: the effect on the architectural appearance of the building and the effect on the amenities of neighbours. On the first issue it should be pointed out that neither The Old School House or The Old School are listed buildings. They are sited close together but the single-storey section of the application property helps to ensure visual separation between them. This would remain and the extra width would not, in my opinion, significantly alter the relationship between the buildings, nor be out of scale with The Old School House itself. The sun lounge would be at the rear of the house and attached to the single-storey section. It is of an appropriate design and materials and consequently would not detract from the architectural appearance of The Old School House.

6.2 Turning to the second issue, the concerns raised are loss of privacy, natural lighting and overbearing development blocking views. There would be no windows in the east facing elevation of the extension and the roof of the sun lounge would be clay tiles not glass. Consequently the existing boundary wall would be sufficient to ensure the privacy of occupiers of the neighbouring house. There are living room and bedroom windows in the west elevation at The Old School close to the boundary. However these are not directly in line with the single-storey section of The Old School and the sun lounge roof would angle upwards away from the boundary. In these circumstances there would be only a limited adverse effect on lighting of ground floor living rooms; upstairs rooms are unlikely to be affected. The reduction in natural light to the external areas close to the house would not be significant. Similarly any overbearing effect of the proposals and restriction of views would not be sufficient, in my opinion, to justify refusal of planning permission.

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. A09 (Amended plans)**

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

- 3. C02 (Approval of details)**

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

- 4. E18 (No new windows in specified elevation)**

Reason: In order to protect the residential amenity of adjacent properties.

Informative(s):

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

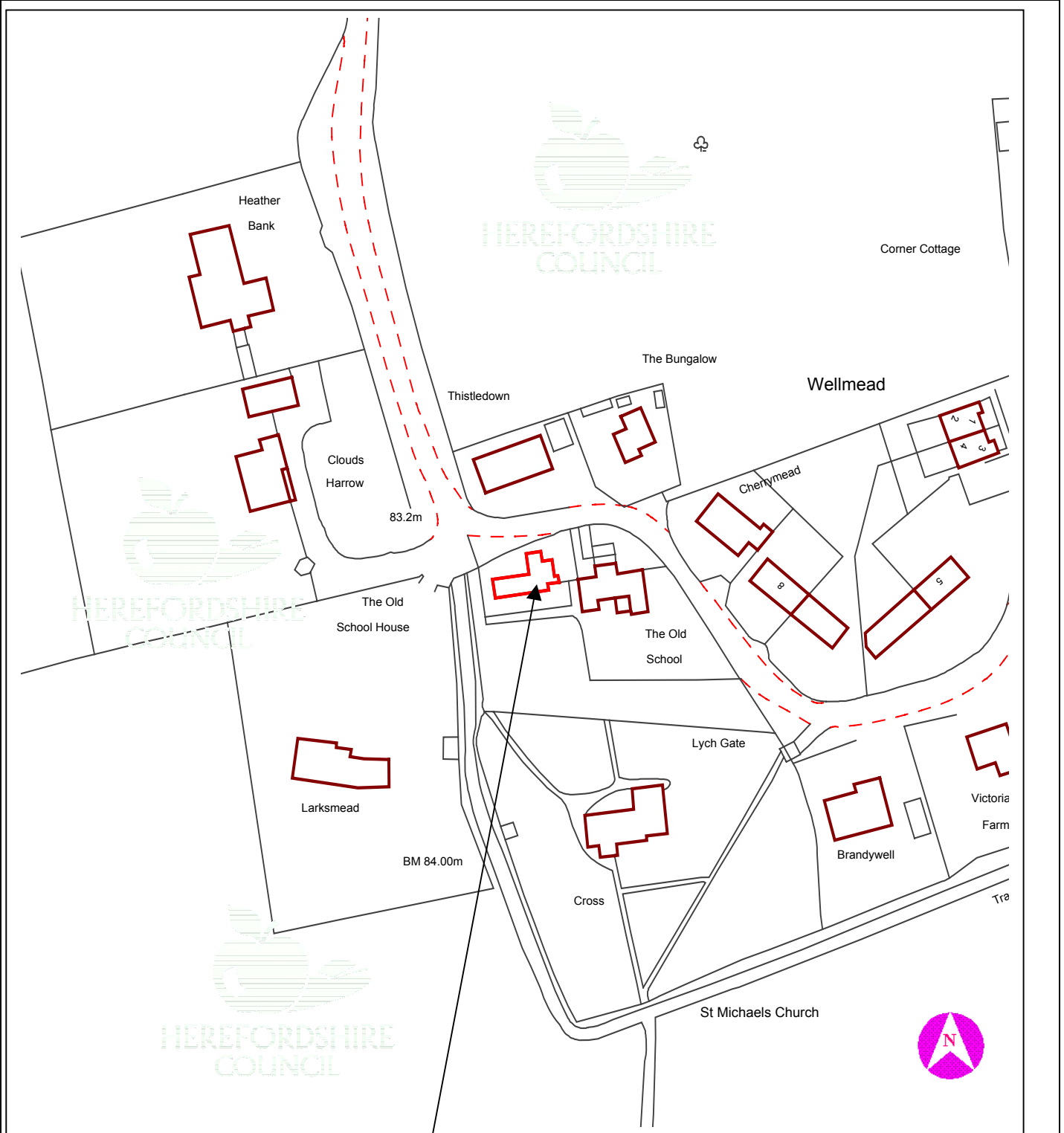
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2162/F

SCALE : 1 : 1250

SITE ADDRESS : The Old School House, Brampton Abbots, Ross-on-Wye, Herefordshire, HR9 7JE

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Further information on the subject of this report is available from Mr. S. Holder on 01432 260479

9 DCSE2005/2667/F - PROPOSED VISITOR CENTRE INCORPORATING CAFE, RETAIL AREA AND PUBLIC CONVENIENCES AT GOODRICH CASTLE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HX

For: Mr R Harding per Hook Mason Ltd, 11 Castle Street, Hereford HR1 2NL

Date Received: 12th August 2005 Ward: Kerne Bridge Grid Ref: 57546, 19647

Expiry Date: 7th October 2005

Local Member: Councillor Mrs R F Lincoln

1. Site Description and Proposal

1.1 The site which is the subject of the application comprises the car park and adjoining open area of Goodrich Castle. The car park is at the northern end of a private road extending northwards from the crossroads in the village of Goodrich. A ridge of higher land along the eastern boundary divides the car park from the lower land in the River Wye valley to the east; to the west the land falls but there are substantial clumps of trees, with an area of woodland to the north and housing to the south. A path links the car park to the castle which is about 300m to the north.

1.2 It is proposed to demolish the existing small refreshment kiosk and toilets which are at the northern end of the car park together with the visitors' facility built on the castle's Barbican. A new, larger visitors' centre would be constructed on the car park. This would be about 24m long x 10.6m wide with a hipped roof. The external elevations would be horizontal boarding with wide areas of glazing, some of which with the entrance doors would be shuttered or covered by 'barn doors' when the facility is closed. The roof would be corrugated metal sheeting. The southern end wall would be set back to provide a covered but otherwise open area for seating, with additional space for the cafe within the main building. In addition there would be a retail and interpretation area of 65m² plus toilets, office staff room and stores.

1.3 The building, which is much larger than the existing, would be sited towards the middle of the upper car park. This is dictated by the public footpath which crosses the site and the requirement for an access road. The number of car parking spaces would therefore be reduced.

2. Policies

2.1 Planning Policy Guidance

PPS7	-	Sustainable Development in Rural Areas
PPG21	-	Tourism

2.2 Hereford and Worcester County Structure Plan

Policy TSM1	-	Tourism Development
Policy CTC1	-	Area of Outstanding Natural Beauty

Policy CTC2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside
 Policy C4 - AONB Landscape Protection
 Policy C5 - Development within AONB
 Policy C8 - Development Within Area of Great Landscape Value
 Policy GD1 - General development criteria
 Policy TM1 - General Tourism Provision
 Policy TM8 - Provision of New and Improvement of Existing Tourist Attractions
 Policy TM10 - Proposals within the Wye Valley AONB

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Policy RST1 - Criteria for Recreation, Sport and Tourism Development
 Policy RST2 - Recreation, Sport and Tourism Development within AONB's
 Policy LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1 There have not been any recent applications relating to this site.

4. Consultation Summary

Statutory Consultations

4.1 English Heritage do not wish to offer any comments and recommend that the application be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

4.2 Welsh Water recommend that conditions be imposed regarding drainage.

Internal Council Advice

4.3 Traffic Manager has no objection to the grant of permission.

4.4 Cultural Services Manager advises that "the development is required in order to improve visitor facilities on site and to update the general appearance of the site. I would fully support the application and would confirm that we are working very closely with English Heritage on the proposal."

4.5 The Conservation Manager has no objection in principle subject to satisfactory choice of materials and finishes.

5. Representations

5.1 A "Justification Statement" has been submitted which is reproduced as an appendix to this report.

5.2 Goodrich Parish Council make the following observations:

"The Parish Council agree in principle to the proposed visitor centre incorporating cafe, retail area and public conveniences, providing adequate provision is made for parking with an additional condition for overflow parking for events.

The car park was originally provided to relieve parking problems within the village. As the aim appears to increase the number of visitors, it would appear to be a backward move to reduce the number of car park spaces. There is no provision for coach parking or turning.

It is essential that Castle Lane residents retain access for the emergency services and that the lane is not used for overflow parking.

Footpath GR2. This is not mentioned on the plans but should not be overlooked, as local people use the path regularly."

5.3 A letter from the Ramblers Association raises no objection to the temporary footpath diversion which is proposed.

5.4 9 letters have been received supportive of the principle of improving facilities and security but expressing reservations regarding the following matters:

- (1) the main concern is the inadequate capacity of the car park which would be reduced from 200 to 120 spaces;
- (2) it is pointed out that the car park is also used by walkers (for Wye Valley Walk and local walks) and is totally inadequate when there are special events;
- (3) the last such event (August Bank Holiday weekend) saw double parking all along Castle Lane leaving only a single lane making emergency access difficult; many other cars turned around with parking all over village - photographs have been submitted;
- (4) this result is severe congestion in the village, damage to verges and banks;
- (5) capacity should be increased not reduced and overflow car park is essential;
- (6) charging for parking is strongly opposed as will encourage free parking in Castle Lane, add greatly to parking chaos and nuisance to residents and could compromise safety of pedestrians;
- (7) parking restriction in Castle Lane should be imposed and in view of traffic flows the road should be adopted;
- (8) new building should be on site of existing cafe - a delay whilst diverting the footpath is not a good reason against this;
- (9) playground is unnecessary as would reduce parking spaces, disturb wildlife in woodland and peaceful environment, castle is attraction enough, encourage more traffic and one proposed at village school;
- (10) the current public footpath to the castle is not useable and adjoining path is used but if this is controlled by English Heritage public footpath must be restored and fully accessible by walkers;
- (11) disabled parking spaces and cycle racks would obstruct the footpath, and
- (12) disappointment that mundane in appearance rather than interesting and innovative.

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. Officer's Appraisal

- 6.1 This proposal raises two main issues: the effect on rural character bearing in mind that this area is within the Wye Valley AONB and whether the car park would be adequate in size. As noted in paragraph 1.1. along the eastern boundary forms a rim which screens the site from lower land to the east. The proposed building is not high, with a shallow hipped roof. To the west the land falls away but there is existing planting which could be supplemented. This should ensure that the building, even if visible from a distance, would not be intrusive in the landscape.
- 6.2 The design and material are acceptable, in my opinion. The shallow roof has necessitated sheeting but this is preferable to a taller building with traditional roofing materials.
- 6.3 From the information available it is clear that the car park is of sufficient size for most of the year. The problems arise from the special events held several times a year (3 events covering 7 days are being held this year plus evening plays). The number of parking spaces would be reduced from 101 with 3 coach spaces to 60 with 3 coach spaces or 69 for cars only. However if marshals are employed capacity at present would be about 154 spaces and up to 120 if the visitor centre is built. English Heritage is exploring two options: providing overspill parking or, if this is impracticable, amending the events programme to reflect the limits of parking on site. The proposal to charge for parking does not require planning permission and I understand that the fee would be re-imbursed for those visiting the castle i.e. only walkers would pay. Castle Lane is a private road and parking cannot therefore be restricted by the local highway authority. Whilst the problems experienced by local residents are appreciated they do not occur frequently and in view of English Heritage's undertaking to take appropriate steps it is concluded that on this issue there are insufficient grounds to refuse planning permission. As noted in paragraph 4.3 the Traffic Manager does not object to this application.

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 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 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.

Informatives:

1 If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on tel: 01443 331155

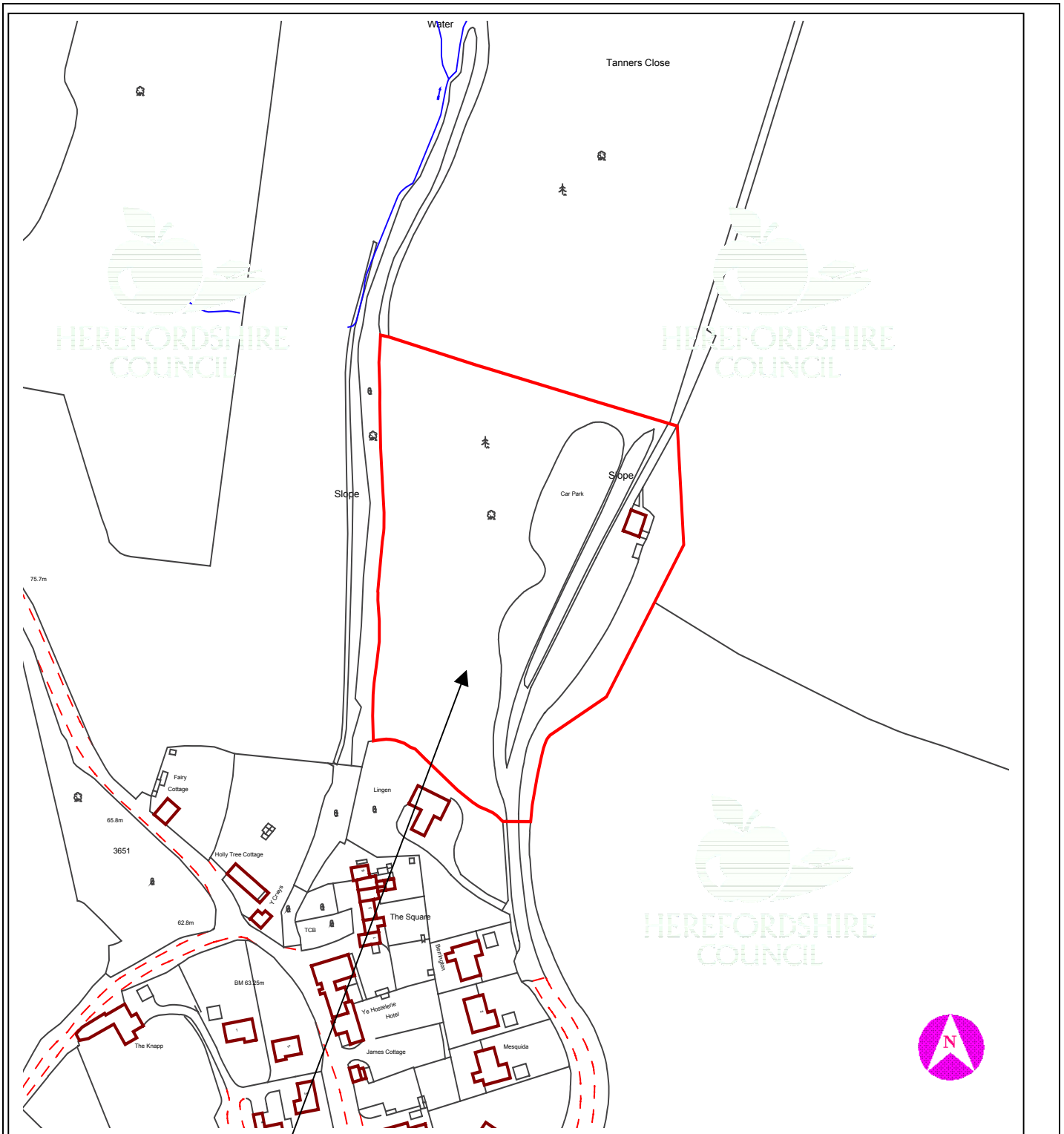
2 N15 – Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/2667/F

SCALE : 1 : 2500

SITE ADDRESS : Goodrich Castle, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HX

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Goodrich Castle, Herefordshire**Proposed development of facilities in Goodrich Castle car park****JUSTIFICATION STATEMENT**

Executive Summary

The proposed development will demolish the existing catering kiosk and toilet block in the car park and create a new visitor reception building, featuring ticket sales, retail, catering and a small interpretive exhibition. The car park will be adapted as a Pay and Display facility. The existing visitor facilities on the barbican will be demolished.

Background to the Development Proposal

Goodrich Castle is a major historic attraction in Herefordshire, close to Symonds Yat and Ross on Wye on the edge of the Forest of Dean. It is one of the most visited English Heritage (EH) sites in the region and currently gets around 40k visitors per year, but was achieving 50k+ pre- Foot and Mouth. The Wye Valley is a growing area for tourism and there is a gap between visitor expectations at Goodrich and the current quality of facilities on offer for castle visitors and other users.

The current visitor facilities – a hut - are built on the Barbican, which is a sensitive part of the site which would ideally not feature such a facility. The hut has an external counter for visitors, with space only for a maximum of 2 staff members inside. Shop display space is therefore very limited and the spend per head is below what we would expect for a site of this significance. At one end of the hut is a small compartment containing the WC facility, for staff only, a caravan style "Portapotti." There is no foul drainage available and the hand washbasin is supplied with water by containers. A pipe for mains water supply was laid up the approach track several years ago but has not yet been connected. An electricity supply and telephone line are connected. The approach track from the car park is a gravelled trackway for pedestrians only and is about 350m to the Castle. Due to safety concerns the site staff drive along the trackway and park adjacent to the Castle. The trackway is also used by disabled visitors who are dropped off by the Castle.

The facilities in the car park – the lavatories and catering kiosk - are poor and reflect badly on the English Heritage brand and undermine the visitor experience as well as constraining the appeal to visitors and commercial potential.

In the 1970's there was no dedicated parking for castle visitors and local residents were very concerned about the nuisance of roadside parking. In May 1978 an area of woodland of approximately 5.6 acres was let to Hereford

and Worcester County Council for 99 years and an initial rent of £150 per annum. The Council then improved the access road and constructed the car park and provided WCs. A small kiosk/information centre was also built and let to a third party on a concessionary arrangement. This land provided good visitor facilities including parking, picnic area, WCs and tourist information for visitors and walkers in the area.

In 1988 in an effort to recoup some of the costs the County Council installed a pay barrier at the car park entrance. This conflicted with E:H policy at the time of providing free visitor parking and an agreement was reached with the Council to remove the barrier and to guarantee positive management of the car park for which English Heritage paid 10% of the admission income to the Council.

In 1994 EH explored options and created designs for new build of substantially improved facilities in the car park without success. In 2001 a further options appraisal was carried out and concluded that the re-location of all facilities in the car park was a desirable solution.

In 2002 Herefordshire County Council surrendered their lease on the car park and the agreement with EH therefore lapsed. Subsequently an agreement on similar terms (EH paying 10% of visitor admissions on an annual basis towards car park costs) was made between EH and the landowner Mr Trafford-Roberts.

In 2004 the EH Property Development Programme has chosen Goodrich as one of the sites which has potential to benefit from investment and generate an improved experience for visitors and an acceptable return.

Objectives of the Development

1. To improve the quality of visitor facilities:

A quality facility would include:

- A retail space with a single counter service point for ticket, retail & membership sales, audio tour and visitor information serving as the "welcome & control point" for visitors before they leave for the Castle
- A catering space with a self-contained servery and pay point.
- An outdoor customer seating area of which 50% would be under cover
- An external serving hatch for take-away food and beverages
- An interpretation space including family area
- Local tourist information space – which will be located externally
- Adequate storage, preparation (kitchen) and office space including secure cash handling and safe deposit
- An entrance lobby from which the visitor can either enter the shop (and thence the Castle) interpretation and tourist info, the restaurant or the toilets/baby change facilities.
- Access to all facilities (except the Castle) for all car park users.

- Toilets – male, female, disabled, baby change
- Level access throughout
- Lockable bike storage
- Playground facility with picnic area

2. To improve the quality of staff/service facilities

- A mess room adjacent to the visitor “welcome and control” point with kitchen facilities, secure storage for personal belongings and unisex, accessible toilet facilities.
- A clear line of site from the shop counter to the building entrance point and the car park.
- Adequate storage, preparation (kitchen) and office space including secure cash handling and safe deposit
- A lockable storage area with separate cleaning equipment store
- An external refuse store with easy access for refuse removal – separated from visitor routes.
- Adequate services – electrical, waste drainage, heating etc

3. To maintain the car park including security

The car park will need to be regularly maintained to present an acceptable quality facility for visitors. It is proposed that this is funded by the introduction of a Pay and Display facility. There will be no charge for coaches & disabled visitors and an access scheme will be agreed for village residents. An agreement with a third party may be entered into to contract manage the control of the car park.

- Installation of pay and display machines
- Marking out of car parking bays
- Essential repairs and landscaping to existing
- Replacement of existing picnic furniture (but not barbecue equipment) adjacent to the playground –located adjacent to steps up from lower to upper car park

4. To remove the existing building from the Barbican

The location of the current building on the Barbican is extremely sensitive and has an impact on the monument. To remove it will deliver an obvious improvement from a planning perspective.

Outline Options Appraisal to achieve Objectives

Option A – Do Nothing

Pro

- Least cost option
- No additional intrusion on castle

Con

- Fails to provide improved quality of facilities
- Misses opportunity to gain commercially
- Does not clear the Barbican of intrusions

The existing facilities have long been deemed inadequate. Failing to improve the situation will be unacceptable in the long term. The issue may therefore be whether the existing situation can be borne for any longer whilst a better long term solution is agreed.

This option fails to deliver on all points.

Option B – Create a larger shop on the Barbican

Pro

- Retains existing location at the entrance to the Castle “proper” and gives good visitor control
- Costs may be lower than other options – unless entirely new build
- No land acquisition or negotiation with other parties needed

Con

- Adverse impact on the appearance of the Barbican
- Only a very limited increase in size could be considered
- Very difficult to provide a WC with proper foul drainage due to archaeological impact
- Other adverse impact on historic fabric and archaeology
- No development of additional income streams – café, car park

A proposal for a small extension to the front of the existing shop was, after much debate, approved internally by EH several years ago. However after further consideration it was decided not to pursue this scheme.

Although the existing very small shop blends in to this highly sensitive site with some success, any extension or replacement will be the focus of great debate, and possible controversy. If there were not already a building on this site it is highly unlikely EH would now consider building on this location.

One recent proposal was for a projecting extension to the front of the existing building, in a T shape. Given the lightweight nature of the existing construction

and its age, extending on to the existing fabric is unlikely to prove practical, nor would it be visually successful. The reality is that, even if the intention is to retain the existing appearance, the only sound approach would be to demolish the present and rebuild.

A recent proposal was for a building of more modern design. However this proposal was not followed through. Alternatives for a re-creation of the existing building or for a new building of "traditional" type have not been pursued.

If foul drainage cannot be provided to the Barbican, then alternative packaged WC types would need to be considered; or a proper WC and septic tank/Biodisc installation fitted elsewhere, near the hut to the north of the Barbican, or on the approach track just south of the Castle.

Option C – New build by the approach track, to the South of the Castle

Pro

- Would enable removal of all intrusions on the Barbican
- Reasonably close to the Castle
- Less sensitive site than the Barbican, somewhat separate from the castle with some screening
- The space available is probably sufficient for a good sized shop and WC (using adjoining land)
- Costs of new build may be less here than on the Barbican

Con

- Requires use of adjoining land owned by others
- Less immediate visitor control than the Barbican location
- Location still has an undesirable impact on the Castle approach
- New build on this site would establish a precedent, and could mean long term commitment to this location

The best site is on the west (left) side of the approach track. There is a clear, level area here (already used on occasion for Portaloos for events) but it would be best to set the new building back further, into the edge of the existing woodland. This would allow better screening, and also space for emergency vehicle access and landscaping in front. The main site electrical intake is adjacent.

The woodland to the east of the track is owned by Mr Trafford-Roberts, the field to the west of the track is owned by Mr Roper. Neither area appears to be of particular use to its owner, so negotiations may well be possible, though agreement would probably be needed from both owners.

From an operational point of view this site would seem to be less well placed to handle visitors and supervise entry to the Castle than the Barbican location.

Option D – Replace existing facility on the car park

Pro:

- Removes all intrusions to the Barbican and castle environs
- Brings all visitor operations facilities into one location
- Enables upgrading of existing poor quality , temporary facilities on car park
- Minimal archaeological impact
- Good access to car park and infrastructure / services
- Plenty of space available
- Opportunity to create a successful partnership with other stakeholders

Con:

- Considerable distance from the Castle
- May require an additional roving member of Visitor Operations staff at the Castle
- Requires agreement of landowner
- Costs may be higher for this option

This option has often been considered to be the best long term option. The poor quality of the existing facilities and the need to upgrade them are widely recognised. A comprehensive study of the area – the Symonds Yat Management Plan was undertaken in 1993-4 and adopted as policy by the Joint advisory Committee of the Wye Valley Area of Outstanding Natural Beauty, published by Hereford and Worcester County Council . This document includes references such as “The portakabin style buildings next to the kiosk add a sense of confusion and clutter to the otherwise well laid out site and Proposal R55 “Refurbish Goodrich Castle visitor facilities.” The overall policy is to promote the use of less busy sites such as Goodrich and therefore relieve the extreme tourism pressures on Symonds Yat itself.

The distance of the location from the Castle is a substantial issue. A careful study will need to be made to establish how health and safety and customer care can be maintained , particularly with comparison to other EH sites. It may be concluded that the only way to operate the site would be for a mobile Visitor Operations member of staff to be based up at the Castle – possibly in the Chapel – with seating and heating.

Legal agreement would need to be reached with Mr Trafford-Roberts, the land owner. Initial negotiations indicate that he is sympathetic to such a development indeed seeing a future benefit for visitors to Goodrich Court who would share the car parking facilities.

Operation of the car park is a potential part- funder of operating costs.

Preferred Option

Option D is preferred as the best long term approach.

Statutory Context

The Castle is a Scheduled Ancient Monument.

The Car Park and adjacent land where the visitor facilities could be located is owned by Mr Trafford-Roberts, whose agents are Knight-Frank.

There is currently no Conservation Plan or Statement available. A full assessment of the significance and historic context of the monument is included in the Guidebook.

The Castle is in the Wye Valley Area of Outstanding Natural Beauty and there is a current Tourism Strategy for Herefordshire.

Conclusion

The development of the visitor facilities in Goodrich Castle Car Park will enable EH to provide an improvement in service to castle visitors and other users visiting and enjoying the Wye Valley Area. Improvements to interpretation and physical and intellectual access will enhance the visit for all groups, particularly for people with disabilities. A higher quality facility will encourage people to spend more time in the area and potentially spend more in the local economy as well. Staff working at the site will have facilities that are entirely fit for purpose. Improvements to the quality and security of the car park will ensure that it continues to show a reduction in incidents of vandalism and anti-social behaviour.

The development will also enable the setting of the castle to be improved by removing the outdated and inadequate visitor reception building.

2.3 South Herefordshire District Local Plan

Policy SH6	-	Housing Development in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy SH9	-	Balance of Housing Types
Policy SH13	-	Affordable Housing in/adjacent to Settlements
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for New Housing Schemes
Policy C30	-	Open land in Settlements
Policy R3A	-	Development and Open Space and play Areas
Policy GD1	-	General Development Criteria
Policy T3	-	Highway Safety Requirements

2.4 Herefordshire UDP (Revised Deposit Draft)

Policy H4	-	Main Villages: Settlement Boundaries
Policy H9	-	Affordable Housing
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H19	-	Open Space Requirements
DR5	-	Planning Obligations

3. Planning History

3.1 There have not been any recent applications for development of this site.

4. Consultation SummaryStatutory Consultations

4.1 Highways Agency directs as follows:

"The submitted drawing No 7764/1A addresses the two concerns regarding closure of the accesses and improved pedestrian facilities. However, the following outstanding issues still remain:

- Re-grading of the bank to the north-west of the access and removal of a small tree (in order to achieve full visibility of 90m)
- Relocation of an existing road sign and cutting back of foliage located to the south east of the access

These remaining conditions are of paramount importance to ensure the required visibility splays are achieved to safeguard the present and future users of the A40 Trunk Road."

4.2 Welsh Water recommend conditions be included regarding drainage of the site.

4.3 English Heritage do not wish to make representations.

Internal Council Advice

4.4 Traffic Manager requests more information regarding parking provision as number of spaces are not specified. In this rural location would not wish to relax standards.

- 4.5 Head of Strategic Housing Services advises that the Local Housing Needs Survey conducted in October 2004 did not find evidence that such affordable housing need exists. This is very likely due to the relatively high proportion of existing affordable housing in the locality (26%), compared to the average across the County of around 15% (2001 census data). Although there is a shortage of affordable housing elsewhere in the County, based upon the housing needs survey as above, Strategic Housing Services will not be seeking any affordable housing from this proposed development.
- 4.6 Head of Environment Health has no objection to the proposed development however recommend a condition regarding hours of construction to protect the amenity of local residents.
- 4.7 Director of Children's Services points out that although there is some space in Lea Primary School, the John Kyrle High School is already exceeding capacity and any additional pupils would add to congestion in the school. It is recommended that a contribution of £11,000 should be made by the developer towards meeting part of the shortfall in educational facilities at John Kyrle High School.

5. Representations

- 5.1 A detailed Supporting Commentary has been submitted on behalf of the applicants. The following is a summary of the case put forward:
- (1) The development proposed for the application site involves the erection of 11 residential units and integral garages and/or parking provision.
 - (2) The proposal brings forward a positive environmental benefit for the area and a significant enhancement of a site which is surrounded on all sides by residential and other development.
 - (3) Given its particular form and content, the development proposed can be viewed favourably in the light of national policy guidance, regional planning guidance and the Wychavon Local Plan Review. [sic].
 - (4) In traffic terms, the development proposed will create only limited traffic movements to and from the site and, given the satisfactory visibility arrangements which can exist to access the site, will cause no difficulties in respect of the existing highway arrangements.
 - (5) The proposal brings forward a positive environmental benefit for the area which can be regarded as a significant enhancement of the site's character in association with the surrounding built form.
 - (6) The issue of sustainability is regarded as an important issue here. In cases of this type, all policies (including those relating to sustainability) must be considered in a balanced view. In this case, the overall benefits that would result from the implementation of this scheme far outweigh any opposition that may emerge in individual policy areas.
 - (7) It is acknowledged that the application site lies within the countryside. However, it does not lie within the open countryside. The attributes of this site, and its surroundings, are primarily residential and part of a settlement. The site is

surrounded on all sides by existing development and may be regarded as an "infill opportunity" within this part of Lea.

- (8) Given the size and form of the proposal, the application may be regarded as proposal for "windfall" housing development.

A Supporting Statement on Transport has also been prepared.

5.2 Lea Parish Council object to the proposal as it would be overdevelopment of the site.

5.3 13 letters have been received objecting to the proposed development. In summary the reasons given are as follows:

- (1) outside the settlement and contrary to all national and local policies
 - does not meet criteria for exceptional development outside settlements; would create a ribbon of development along the A40. One letter points out that in the Draft UDP site is safeguarded open space;
- (2) does not meet local needs
 - houses would be too expensive (£300,000 plus) for local people - a recent survey of housing need in Lea showed that no additional housing is required;
- (3) negative impact on neighbours and environment
 - this would be overdevelopment (11 houses on smaller site than 6 in The Brambles)
 - not appropriate for a village, more like town housing development
 - destroys well-established garden and attractive meadow with its natural fauna and flora
 - elevated site and would tower over the 2 cottages resulting in loss of privacy
 - noise and disturbance from extra traffic and unattractive outlook especially for adjoining houses in The Brambles, a quiet, well-established cul de sac.
- (4) unreasonable increase in traffic
 - estimated extra 20/22 cars resulting in 40 trips a day plus service vehicles would all use a dangerous access onto the trunk road with high probability of accidents (i.e. up to 300% increase in trips using this access).
 - dangerous section of road between two right angled bends with speed camera, school entrance and 6 accesses to dwellings
 - very narrow footway along A40(T) gives little protection from heavy lorries and would be used by children living in the new housing - a major pedestrian hazard made worse by the proposed accesses to 3 of the houses.
- (5) not sustainable
 - no jobs in the village, a limited bus service and would not help create local jobs - new residents will have to commute.
- (6) Issue is taken with statements in the Supporting Commentary and it is stressed that the site is not surrounded by development, the site is not an eyesore/problem that needs to be developed, there are no positive benefits from the proposal, residents have not agreed to the scheme.
- (7) No hydrological survey, drainage or radon gas survey.

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. Officer's Appraisal

- 6.1 The application site is within the settlement of Lea, a larger village, as defined in both the South Herefordshire District Local Plan and the Unitary Development Plan (Revised Deposit Draft). In the first UDP Draft the field part of the site was identified as safeguarded open space but this allocation was omitted in the Revised Draft. In principle therefore residential development is acceptable according to both adopted and emerging plans. Thus Policy SH6 (SHDLP) states that "with the limits to development of thevillage residential development will be allowed provided it confirms with appropriate plan policies".
- 6.2 Policy C30 (SHDLP) seeks to protect open land from development which forms an intrinsic part of the character of a settlement. This is not restricted to land specifically identified in the Local Plan. The field part of the application site was a school playing field prior to the new school opening last year. Lea is characterised by a number of clusters of buildings well separated from each other by open countryside. Adjoining the application site is a larger open area, the village hall playing field. In these circumstances the application site as open land contributes only modestly to the character of the settlement.
- 6.3 There are 3 issues that require consideration. Firstly, whether the density and style of development would be compatible with the character of the settlement, secondly the effect on the amenities of neighbours and thirdly the effect on highway safety.
- 6.4 The density of the scheme would be about 30 dwellings per hectare. This is within the density range recommended in PPG3 as the minimum normally acceptable and accords with Policy H15 of the emerging UDP. The layout of the development ensures generally accepted distances between dwellings within the site and in relation to existing dwellings. This is also the case, in my opinion, in relation to proposed dwellings on the site of the former village school. The site is at a higher level than the two cottages (Cawston Cottage and Rose Cottage) but the proposed houses would be set back from the road which should be sufficient to avoid harm to the street scene. The house types are typical of modern housing development but would not be out of place in this context. Overall I consider that the proposed development would not result in significant harm to the character of the village.
- 6.5 As noted above the layout would allow sufficient space between the proposed and existing dwelling. This would ensure that the privacy of neighbours would not be adversely affected and that the new housing would not be visually intrusive. There would be more vehicular traffic along The Brambles but existing houses are set back from this access road and the extra traffic noise would not be at an unacceptable level, bearing in mind the much greater traffic flows along the A40(T).
- 6.6 The Highways Agency has carefully considered the safety implications of this proposal and is satisfied that with minor adjustments to the proposal existing problems would not be exacerbated. This section of the trunk road is subject to a 30 mph speed limit and the visibility splay proposed (4.5 m x 90 m) is therefore appropriate. This splay would be a significant improvement on current visibility which is limited to only 4.5 m x

38 m to the south-east and 4.5 m x 56 m to north-west. There is an existing footway along the highway which would be directly accessible from the new housing area. It is concluded that there are insufficient grounds on this issue to refuse permission.

- 6.7 The applicants have agreed in principle to meet the contribution towards educational facilities which is required. Policy R3A (SHDLP) requires provision of a toddlers' play area. In this case there is a play area on the adjoining playing field and it seems preferable to seek a financial contribution towards improvement/maintenance of that play area. This would be included in the Section 106 Agreement.

RECOMMENDATION

That

- 1) **The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to a financial contributions to meet the need for additional educational facilities at John Kyrle High School and towards improvement/maintenance of children's play facilities in Lea and any additional matters and terms as she considers appropriate.**
- 2) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission 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 **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 **G01 (Details of boundary treatments)**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
 - 7 **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.

8 F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

9 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

10 No development within the application shall be undertaken unless the proposed improvements as shown on drawing number 7764/1A and listed below have been designed as far as possible in accordance with Highways Agency Road Geometry standard "TD41/95 Vehicular Access to All Purpose Trunk Roads" and completed to the satisfaction of the Local Planning Authority after consultation with the Highway Agency.

- Re-grading of the bak to the north-west of the access and removal of a small tree (in order to achieve full visibility of 90m)
- Relocation of an existing road sign and cutting back of foliage located to the south east of the access.

Reason: Highways Agency direction.

11 No development within the application shall be undertaken unless the proposed improvements as shown on drawing number J051/1 and listed below have been designed as far as possible in accordance with Highways Agency Road Geometry standard "TD41/95 Vehicular Access to All Purpose Trunk Roads" and completed to the satisfaction of the Local Planning Authority after consultation with the Highway Agency.

- Re-grading of the bak to the north-west of the access and removal of a small tree (in order to achieve full visibility of 90m)
- Relocation of an existing road sign and cutting back of foliage located to the south east of the access.
- Closure of the existing vehicular access to the property known as Tregarth and closure of an existing field access.
- Improved pedestrian facilities.

Reason: Highways Agency direction.

12 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.

13 W01 (Foul/surface water drainage)

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

14 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.

15 W03 (No drainage run-off to public system)

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

Informatives:

- 1 N02 - Section 106 Obligation**
- 2 The highway proposals associated with this consent involve works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design and construction of the works. Please contact Jon McCarthy of the Highways Agency's Area 9 team at an early stage to discuss the details of the highways agreement, his contact details are as follows: tel no. 0121 678 8742, C4/5 Broadway, Broad Street, Birmingham B15 1BL**
- 3 N15 - Reason(s) for the Grant of Planning Permission**

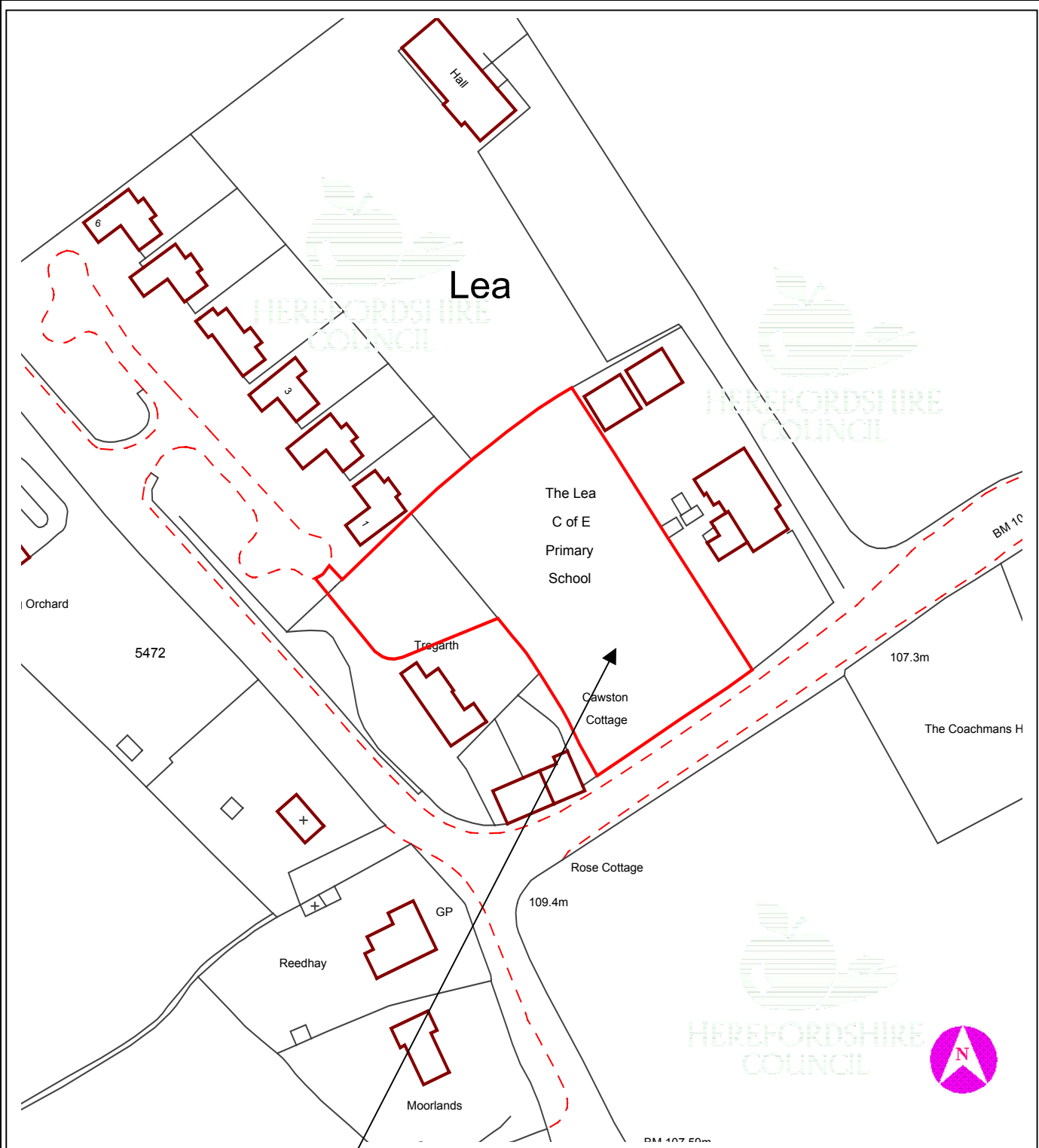
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/1396/F

SCALE : 1 : 1250

SITE ADDRESS : Land off The Brambles, Lea, Ross-on-Wye, Herefordshire.

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