

# A G E N D A

## Central Area Planning Sub-Committee

Date: **Wednesday, 8th February, 2006**

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Time: **2.00 p.m.**

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

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

*For any further information please contact:*

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Tel: 01432 261882*

***e-mail: [bbaugh@herefordshire.gov.uk](mailto:bbaugh@herefordshire.gov.uk)***

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**County of Herefordshire  
District Council**



# AGENDA

## for the Meeting of the Central Area Planning Sub-Committee

To: Councillor D.J. Fleet (Chairman)  
Councillor R. Preece (Vice-Chairman)

Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, T.W. Hunt (ex-officio), Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, Mrs E.A. Taylor, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams, J.B. Williams (ex-officio) and R.M. Wilson

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
To receive apologies for absence.	
<b>2. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest by Members in respect of items on the Agenda.	
<b>3. MINUTES</b>	1 - 10
To approve and sign the Minutes of the meeting held on 11th January, 2006.	
<b>4. ITEM FOR INFORMATION - APPEALS</b>	11 - 12
To note the Council's current position in respect of planning appeals for the central area.	
<b>APPLICATIONS RECEIVED</b>	
To consider and take any appropriate action in respect of the planning applications received for the central area of Herefordshire and to authorise the Head of Planning Services to impose any additional and 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.	
<b>5. [A] DCCW2005/4113/F AND [B] DCCW2005/4115/C - LEXTON HOUSE, NO.6 FRIARS STREET, HEREFORD</b>	13 - 20
Demolition of existing building and erection of 13 apartments.	
Ward: <b>St. Nicholas</b>	
<b>6. DCCW2005/4047/F - 22-28 FRIARS STREET, HEREFORD, HR4 0AS</b>	21 - 30
Proposed 3-storey residential unit comprising of 15 no. flats.	
Ward: <b>St. Nicholas</b>	

7.	<b>DCCE2005/4026/F - LAND ADJOINING 61 HAMPTON PARK ROAD, HEREFORD, HR1 1TJ</b>	31 - 36
	Proposed detached bungalow.	
	Ward: <b>Tupsley</b>	
8.	<b>DCCE2005/3991/F - LAND BETWEEN STONEY YELD AND 22 RIVERVIEW CLOSE, HOLME LACY, HEREFORD</b>	37 - 44
	Proposed new dwelling.	
	Ward: <b>Hollington</b>	
9.	<b>DCCE2005/3842/F - 53 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TJ</b>	45 - 50
	Proposed house and detached garage.	
	Ward: <b>Tupsley</b>	
10.	<b>DCCE2005/4167/F - LAND TO REAR OF THE SQUIRRELS, FOWNHOPE, HEREFORD, HR1 4PB</b>	51 - 58
	Erection of a detached three bedroom bungalow.	
	Ward: <b>Backbury</b>	
11.	<b>DCCE2005/3706/RM - FORMER SAS CAMP, LAND OFF BULLINGHAM LANE, HEREFORD, HR2 7EW</b>	59 - 66
	Proposed 2, 3 and 5 bedroom mixed residential development for 21 dwellings with associated accesses and garaging.	
	Ward: <b>St. Martins &amp; Hinton</b>	
12.	<b>DCCE2005/3993/F - BERROWS HOUSE, BATH STREET, HEREFORD, HEREFORDSHIRE, HR1 2HE</b>	67 - 76
	Demolition of office extension and erection of 8 no. one-bedroom flats and 5 no. two-bedroom flats.	
	Ward: <b>Central</b>	
13.	<b>DCCW2005/3985/F - LAND ADJACENT TO 73 WALKERS GREEN, MARDEN, HEREFORD, HR1 3EA</b>	77 - 80
	Bungalow and parking spaces.	
	Ward: <b>Sutton Walls</b>	
14.	<b>DATE OF NEXT MEETING</b>	
	The next scheduled meeting is 8th March, 2006.	

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## **COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL**

**BROCKINGTON, 35 HAFOD ROAD, HEREFORD.**

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

**MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 11th January, 2006 at 2.00 p.m.**

**Present:** Councillor D.J. Fleet (Chairman)  
Councillor R. Preece (Vice-Chairman)

**Councillors:** Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.W. Newman, Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, Mrs E.A. Taylor, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling and D.B. Wilcox

**In attendance:** Councillors T.W. Hunt (ex-officio) and J.B. Williams (ex-officio)

**120. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, J.G.S. Guthrie, J.C. Mayson, A.L. Williams and R.M. Wilson.

**121. DECLARATIONS OF INTEREST**

The following declaration of interest was made.

Councillor	Item	Interest
Miss. F. Short	Item 7 - DCW2005/3733/F The Lakes, Swainshill, Hereford, HR4 7PU	Declared a personal interest.

**122. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 14th December, 2006 be approved as a correct record.

**123. ITEM FOR INFORMATION - APPEALS**

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

**124. DCCE2005/1752/O - LAND AT REAR OF DENCO SITE, HOLMER ROAD, HEREFORD, HR4 9SH [AGENDA ITEM 5]**

*Class A1 non-food retail development, car parking, associated facilities and services.*

The Central Team Leader reported that, following the site inspection by the Sub-Committee, the applicant had agreed to increase the financial contribution for off site recreational facilities to £250,000. It was noted that the Parks and Countryside Section confirmed that this would be sufficient for the provision of football pitches, infrastructure and ancillary facilities at Aylestone Park. It was also reported that a condition would be attached to any planning permission granted in respect of

compensatory parking associated with the loss of parking adjacent to the existing sports field.

Councillors Ms. A.M. Toon and Mrs. S.P.A. Daniels, Local Ward Members, welcomed the increased financial contribution but expressed concerns about junction arrangements. In response, the Central Team Leader explained the access and junction arrangements and advised that the Highways Agency had no objection subject to a condition.

The Chairman reported that Councillor Mrs. P.A. Andrews, the other Local Ward Member, was satisfied with the financial contribution given the need for improved sports facilities.

Councillor D.B. Wilcox noted that the Aylestone Ward would greatly benefit from the contribution to the facilities at Aylestone Park.

Councillors P.J. Edwards and A.C.R. Chappell both spoke about the need to ensure that retail warehousing development did not have detrimental impact on city centre retail outlets. Councillor Chappell suggested that signage should be provided to indicate the proximity of the city centre to visitors. Councillor Chappell also commented on the need to improve the adjacent public right of way.

**RESOLVED:**

**Subject to the applicants providing an appropriately completed Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 providing financial contributions for the off site provision of recreation facilities, highway works and public transport measures and any additional matters and terms considered necessary and appropriate by the local planning authority,**

**The Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any other conditions considered necessary by Officers:**

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)(delete access).**  
**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)(delete access).**  
**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**
5.   **B01 (Samples of external materials)(delete details)**

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

- 6. The premises shall be used as a retail warehouse within Class A1 of the Town & Country Planning (Use Classes) Order 1987 with the exception of the following uses:**

- i) the sale of food and drink to be consumed off the premises;**
- ii) sale of clothing and footwear;**
- iii) sale of cutlery, crockery and glassware;**
- iv) sale of jewellery, clocks and watches;**
- v) sale of toys, camping and travel goods;**
- vi) sale of books, audio and visual recordings and stationery except for the retail sale of office supplies, office equipment and office furniture including the sale of both bulky and non-bulky catering packs of food and drink for office use;**
- vii) sale of medical goods, cosmetics and toiletries;**
- viii) sales of sports goods, equipment and clothing;**
- ix) all uses within Categories A1 (B to F) of Class A1;**

**except where the retail sale of these goods forms a minor and ancillary part of the operation of any of the retail activity.**

**Reason: The Council's policy as set out in the Hereford Local Plan and Revised Deposit Draft Unitary Development Plan is directed towards the protection of the commercial viability of the existing central shopping area of Hereford. This condition is imposed in order to clarify the terms of the permission in accordance with the Council's stated policy, having regard to the need to protect the viability of the historic town centre.**

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

**Reason: To protect the integrity of the Public Sewerage System.**

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

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

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

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

- 10. G04 (Landscaping scheme (general))**

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

- 11. G05 (Implementation of landscaping scheme (general))**

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

- 12. H16 (Parking/unloading provision - submission of details)**

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

13. H27 (Parking for site operatives)

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

14. H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

15. H17 (Junction improvement/off site works)

Reason: To ensure the safe and free flow of traffic on the highway.

16. F39 (Scheme of refuse storage)

Reason: In the interests of amenity.

17. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

18. G01 (Details of boundary treatments)

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

19. The development hereby approved shall not commence until details including scaled plans of the improvements to public footpath HER9 have been submitted to, and approved in writing by the Local Planning Authority. These details shall form part of the overall site development and should incorporate the footpath into the overall layout. The details shall include details of construction, surfacing, drainage and lighting including a specification to enable potential pedestrian and cycle use, all to be agreed in writing by the Local Planning Authority. The details shall be implemented as approved prior to the development opening to customers.

Reason: To ensure the planning of the site and achieve sustainable integration with the wider rights of way network.

20. No development within the application area shall be occupied or brought into use unless the proposed access as shown on drawing number 031102/02 Rev B has been completed to the satisfaction of the Local Planning Authority after consultation with the Highways Agency.

Reason: To ensure the safe and free flow of traffic on the highway.

**Informatives:**

1. N15 - Reason(s) for the Grant of PP/LBC/CAC

2. **N02 - Section 106 Obligation**
3. **The applicant is advised that additional traffic calming may be required within the approved site for the new B&Q store based upon the illustrative layout provided.**

**125. DCCE2005/3306/F - 48 HAFOD ROAD, HEREFORD, HR1 1SQ [AGENDA ITEM 6]**

*Retrospective application for raised decking to rear garden, new boundary fencing and railings.*

The Senior Planning Officer reported the receipt of a further letter of objection from Mrs. Sally Morgan, 47 Lichfield Avenue, regarding privacy and amenity issues.

Councillor W.J. Walling, a Local Ward Member, commented that he was disappointed that this was a retrospective application and felt that the applicant should have been aware of the requirements. However, he did not feel that the development was unacceptable on its own merits and, therefore, reluctantly supported the recommendation.

A number of other Members expressed concerns about retrospective planning applications and Councillor D.B. Wilcox suggested that such applications should be subject to increased application fees. The Development Control Manager noted the limitations of the law but welcomed the suggestion about fees and said that he would raise the matter with the relevant national bodies. The Chairman suggested that the issue could be further explored through a planning seminar for Members.

In response to a question about screening, the Development Control Manager noted that landscaping schemes usually required planting to be undertaken during the next planting season but there was no reason why a specific time limit could not be applied; it was agreed that planting should be undertaken within three months of the date of the planning permission.

The Development Control Manager advised that a letter would be sent to the applicant outlining Members' concerns about the retrospective nature of the application.

**RESOLVED:**

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

1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. **A07 (Development in accordance with approved plans).**

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

3. **A09 (Amended plans).**

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

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. **G09 (Retention of trees/hedgerows).**

**Reason: To safeguard the amenity of the area.**

**Informatives:**

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

**126. DCW2005/3733/F - THE LAKES, SWAINSHILL, HEREFORD, HR4 7PU [AGENDA ITEM 7]**

*Erection of new workshop building and expansion of service/storage yard.*

The Principal Planning Officer reported the receipt of the comments of the Head of Economic Development (no objections). It was recommended that an additional condition be added to any planning permission granted about details to be submitted in respect of the proposed racking. It was noted that a further application would be required to vary a Section 106 Agreement in due course.

Councillor R.I. Matthews, the Local Ward Member, drew attention to the fact that some properties were not shown on plans provided.

In accordance with the criteria for public speaking, Mr. McHarg spoke on behalf of the Parish Council, Mr. Marshall spoke against the application and Mr. Crump spoke in support of the application.

Councillor Matthews felt that the Section 106 Agreement, which limited the extent of development on the site, was founded on strong principles and should not be amended. Councillor Matthews drew attention to the detailed representation from Stretton Sugwas Parish Council and concurred with their view that the business had outgrown its surroundings and should be relocated to more appropriate premises in a manufacturing area. The concerns of the Parish Council and local residents were also noted in respect of the potential deleterious effect of the proposal on the landscape and, in particular, the setting of the church of St. Mary Magdalene. Councillor Matthews felt that relocation would help the long-term viability of the business and that every effort should be made to help the applicant to find a suitable alternative location. Therefore, he proposed that the application should be refused given the principles behind the Section 106 Agreement, the detrimental impact on the nearby Listed Building and the detrimental impact on the amenities of residential dwellings.

Councillor P.J. Edwards expressed concerns about the landscape buffer, particularly given the gaps in the existing hedgerow. He felt that measures to protect the tree lined hedge could result in a shift in the development which would bring activity even closer to the residential dwellings, including the movements of articulated lorries and forklift trucks.

Councillor Mrs. S.J. Robertson agreed with the Local Ward Member that the

business had outgrown the location and noted a suggestion that the site could be re-developed for residential purposes which could off-set the costs of relocation.

Councillor A.C.R. Chappell commented that the economic benefits of the proposal outweighed other concerns, particularly given the difficulties being experienced in the rural economy. He noted that many churches were located near to intensive farming and other activities and felt that this proposal would have minimal impact. He also noted concerns about previous breaches of conditions but felt that this should not be a reason to prevent a valuable business enterprise from expanding.

Councillor Ms. A.M. Toon sympathised with the needs of growing rural businesses but felt that there could be additional noise disturbance and suggested that a condition be added to limit noise to an appropriate level. Councillor Ms. Toon expressed concern about the lack of information about some matters, particularly relating to breaches of conditions.

Councillor Matthews noted the economic development arguments but maintained his view that this was the wrong location for this growing enterprise.

In response to comments about noise levels, the Principal Planning Officer reported that the Head of Environmental Health and Trading Standards was satisfied with the noise assessment that accompanied the application and the operational matters raised by local residents would be monitored. He added that the new building would be used for the assembly of timber-framed buildings and the only machinery proposed was an overhead crane and power hand tools.

Councillor W.J.S. Thomas supported the application given the related economic and employment benefits. He noted the Parish Council's thorough assessment of the situation and felt that some of the suggestions should be incorporated into any planning permission granted; specifically, those relating to operating times, landscaping, noise levels and limiting consent to the applicant for the purpose of the application.

Councillor D.B. Wilcox commented that some of the advice provided in respect of noise levels was contradictory but noted that Officers felt that the impact could be controlled through conditions. He noted the need to support rural businesses but also acknowledged the reasons for the Section 106 Agreement and the alleged breaches of conditions on previous permissions. He felt that the proposal would be out of character with the neighbourhood and should be refused.

In response to suggestions that the business should consider relocation, Councillor Thomas noted that it was likely that such businesses would relocate to areas outside the county if they were unable to expand and noted that jobs could be lost as a consequence.

Councillor Matthews reiterated the reasons behind the Section 106 Agreement and stressed that he wanted to see the business succeed but felt that this site was inappropriate

A motion to refuse the application failed and the recommendation detailed in the report was then approved subject to additional conditions. The Principal Planning Officer advised that Members' comments would be taken into account in the drafting of the decision notice.

**RESOLVED:**

**That planning permission be granted subject to the following conditions and**

any additional conditions deemed reasonable and necessary:

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. Notwithstanding the submitted plans the new workshop shall be sited to ensure that there is five metres from the eastern boundary.

Reason: In order to protect the tree lined hedge.

3. The only machinery to be used in the new workshop are hand held tools and an overhead crane. No other fixed machinery shall be installed.

Reason: In order to protect the amenity of nearby residents.

4. B02 (Matching external materials (extension)).

Reason: To ensure the external materials harmonise with the existing building.

5. Before any fixed extractions, ventilation, or other noise penetrating plant is used on the premises, the applicant shall submit for the prior approval of the local planning authority a scheme of noise attenuating measures. The approved scheme shall be implemented before the first use of the development to which it relates commences and shall be retained for the duration of use.

Reason: In the interests of protecting residential amenity.

6. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 8.00am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of protecting residential amenity.

7. The large metal clad doors on the north and south elevation of the building should remain closed at all times, except during deliveries or movement of stock. All other doors and openings shall remain closed whilst work operations are taking place except for access to and exit from the building.

Reason: In the interests of protecting residential amenity.

8. Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed slab levels of the building approved and a datum point outside of the site, shall be submitted to and approved by the local planning authority to match the slab of the existing workshop. Development shall be carried out in accordance with the approved details.

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

9. G04 (Landscaping scheme (general)).



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

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

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

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

**Reason: (Special Reason)**

**12. G09 (Retention of trees/hedgerows).**

**Reason: To safeguard the amenity of the area.**

**13. G28 (Monitoring of landscaping).**

**Informative:**

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

**127. DCCW2005/3988/F - 1 BREINTON LEE, HEREFORD, HR1 0SZ [AGENDA ITEM 8]**

*Retrospective application for wrought iron gates.*

The Senior Planning Officer reported the receipt of further letters of objection from Mr. Richards and from Mr. and Mrs. Wakeley. He also reported the receipt of correspondence from the applicant in response to the matters raised in the letters of objection. At the request of the Local Ward Member, the Senior Planning Officer read out the representation from Breinton Parish Council.

In accordance with the criteria for public speaking, Mr. Richards spoke against the application and Mr. Underhill spoke in support of the application.

In response to comments made during public speaking, the Assistant Solicitor (Property and Planning) clarified that land ownership was a civil matter and not a material planning consideration.

Councillor R.I. Matthews, the Local Ward Member, noted the concerns of local residents and felt that the applicant should be obliged to reduce the noise associated with the automated gates. He felt it regrettable that this was another retrospective application.

In response to a question about the need for the gates, the Development Control Manager noted that the gates defined the transition between the public highway and the private driveway. The Senior Planning Officer advised that the Traffic Manager had no objections in principle but would have suggested that the gates be installed one metre further down the private driveway if the application had not been retrospective. The Senior Planning Officer noted that such a shift in position would actually result in the gates being brought closer to the principal objector's property and, therefore, this was not recommended to the Sub-Committee.

A number of Members commented on the retrospective nature of the application. The Development Control Manager commented that permitted development rights would allow for a slightly smaller gate to be erected. Therefore, it could be difficult to defend a refusal of planning permission on appeal. The Development Control

Manager said that a letter would be sent to the applicant to highlight the concerns.

**RESOLVED:**

**That retrospective planning permission be granted.**

**128. DCCW2005/3971/F - 37 HOLMER ROAD, HEREFORD, HR4 9RX [AGENDA ITEM 9]**

*Demolition of existing dwelling and replacement with 6 no. apartments.*

**This item was withdrawn before the start of the meeting.**

**129. DCCW2005/3897/F - 18-20 MEADOW DRIVE, CREDENHILL, HEREFORD, HR4 7EF [AGENDA ITEM 10]**

*Replacement refrigeration unit.*

The Senior Planning Officer reported that no comments had been received from the Environmental Health and Trading Standards Manager.

Councillor R.I. Matthews, the Local Ward Member, expressed surprise that Environmental Health had not responded given the numerous complaints that had been made. He noted the importance of ensuring that the acoustic enclosures mitigated noise and vibration from the unit.

**RESOLVED:**

**That subject to no objection being raised by the Environmental Health and Trading Standards Manager, planning permission be granted subject to the following condition:**

- 1. Within two months of the date of this permission, the air conditioning/refrigeration units hereby permitted shall be enclosed within acoustic enclosures in accordance with a scheme to be submitted to and approved in writing by the local planning authority, and the approved acoustic enclosure shall thereafter be retained for as long as the air-conditioning/refrigeration units remain in situ.**

**Reason: To safeguard the amenity of the area.**

**Informative:**

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

**130. DATE OF NEXT MEETING**

It was noted that the next scheduled meeting was 8th February, 2006.

The meeting ended at 3.55 p.m.

**CHAIRMAN**

**ITEM FOR INFORMATION - APPEALS****APPEALS RECEIVED****Application No. DCCE2005/2432/F**

- The appeal was received on 25th January, 2006.
- 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. W. Scully.
- The site is located at Paget's Spring, Hawkes Lane, Fownhope, Hereford, HR1 4PZ.
- The development proposed is Extensions and alterations to dwelling, erection of detached garaging/store.
- The appeal is to be heard by Hearing.

**Case Officer: Adam Sheppard on 01432 261961**

**APPEALS DETERMINED****Application No. DCCW2005/1521/F**

- The appeal was received on 31st August, 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 O2 UK Ltd.
- The site is located at Hereford Rugby Football Club, Belvedere Lane, Hereford, HR4 0PH.
- The application, dated 4th May, 2005, was refused on 27th July, 2005.
- The development proposed was Proposed 25m high lattice tower equipped with 3 antennas, 2 no. 600mm transmission dishes, 2 ground based equipment cabinets and ancillary development thereto.
- The main issues are whether the proposed development would preserve or enhance the character or appearance of the Central Conservation Area, within which the site lies, the effects of the proposal on the health and amenity of local residents, and also whether there are any available alternative sites which would provide similar coverage and have less environmental impact.

**Decision:** The appeal was UPHELD on 16th January, 2006.

**Case Officer: Peter Clasby on 01432 261947**

**Application No. DCCE2005/2194/A**

- The appeal was received on 17th November, 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. I.R. Hudson.
- The site is located at Thorougoods, 44 Holme Lacy Road, Hereford, Herefordshire, HR2 6BZ.
- The application, dated 5th July, 2005, was refused on 30th August, 2005.
- The development proposed was Existing fascia signage.
- The main issue is the visual impact of the proposed signs on the appeal premises and the street scene in general.

**Decision:** The appeal was UPHELD on 17th January, 2006.

**Case Officer: Ben Lin on 01432 261949**

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

**5A DCCW2005/4113/F - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 13 APARTMENTS AT LEXTON HOUSE, NO. 6 FRIARS STREET, HEREFORD**

**For: Mr. R.W.D. Rowles per RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX**

**5B DCCW2005/4115/C - DEMOLITION OF BUILDING AND CONSTRUCTION OF 13 APARTMENTS AT LEXTON HOUSE, NO. 6 FRIARS STREET, HEREFORD**

**For: Mr. R.W.D. Rowles per RRA Architects, Packers House, 25 West Street, Hereford, HR4 0BX**

**Date Received: 22nd December, 2005    Ward: St. Nicholas    Grid Ref: 50596, 40036**

**Expiry Date: 16th February, 2006**

**BVPI Expiry Date: 23rd March, 2006**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

**1. Site Description and Proposal**

- 1.1 Lexton House is located on the western side of Friars Street, Hereford at its northern end near the junction with Eign Street. It is an imposing three storey house with outbuildings that protrude forward of the established building line. The plot of land is rectangular and has a frontage of 20 metres and a depth of 34 metres.
- 1.2 The proposal is to demolish the house and outbuildings and replace with a gated courtyard development of 13 apartments (11 one bed and 2 two bed units). Eight car parking spaces and a cycle store will be located within the curtilage. The new building fronting Friars Street will be three storey and set back into the site behind the line of a former road widening proposal. At right angles to this block and located on the southern boundary will be a mixture of two/three storey apartments.
- 1.3 The plans have been amended since submission with the inclusion of decorative brick features on the south elevation and insertion of doors and porches on the Friars Street elevation. Materials proposed are a mixture of brick and render under a slate roof.
- 1.4 The planning application is accompanied by an application for Conservation Area Consent seeking approval for the demolition of Lexton House and its associated outbuildings.

**2. Policies**

2.1 Planning Policy Guidance:

PPS1    -    Delivering Sustainable Development

PPG3	-	Housing
PPS6	-	Planning for Town Centres
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment
PPG16	-	Archaeology and Planning
PPG25	-	Development and Flood Risk

## 2.2 Hereford and Worcester County Structure Plan:

Policy H14	-	Location of Growth
Policy CTC5	-	Archaeology
Policy CTC6	-	Conservation Areas
Policy CTC9	-	Development Requirements
Policy CTC15	-	Conservation Areas
Policy CTC18	-	Development in Urban Areas

## 2.3 Hereford Local Plan:

Policy H3	-	Design of New Residential Development
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals
Policy CON14	-	Planning Applications in Conservation Areas
Policy CON35	-	Archaeological Evaluation
Policy CON36	-	Nationally Important Archaeological Remains
Policy CON37	-	Other Sites of Archaeological Interest

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

Policy H1	-	Hereford and the Market Towns
Policy H2	-	Hereford and the Market Towns
Policy H3	-	Managing the Release of Housing Land
Policy H13	-	Sustainable Residential Development
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy TCR1	-	Central Shopping and Commercial Areas
Policy TCR2	-	Vitality and Viability
Policy T7	-	Cycling
Policy T11	-	Parking Provision
Policy HBA6	-	New Development in Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings within Conservation areas
Policy ARCH1	-	Archaeological Assessments and Field Evaluations
Policy ARCH6	-	Recording of Archaeological Remains

## 3. Planning History

- 3.1 DCCW2005/1419/F Demolition of existing dilapidated building and erection of 13 no. apartments. Withdrawn 20th June, 2005.
- 3.2 DCCW2005/1420/C Demolition of dilapidated building and construction of 13 no. apartments. Withdrawn 20th June, 2005.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 Environment Agency: Comments awaited.

4.2 Welsh Water recommend conditions.

##### Internal Council Advice

4.3 Traffic Manager: Comments awaited.

4.4 Drainage Engineer: "I refer to the above applications and in particular to the Flood Risk Assessment dated 8th December 2005 prepared by Mr. W.J. Burton on behalf of the respective architects.

Paragraphs 2.4, 2.5., 2.6 and 2.7 of the FRA refer in part to a report/statement which I prepared initially to assist Mr. Burton in his original contact with the Environment Agency in the hope that a full FRA would not be necessary.

The report/statement to the EA is reproduced below:

Historically the Yazor Brook flowed through Whitecross, via a siphon beneath the disused railway line and then under Friars Street in culvert to the River Wye. In 1960 a relief surface water sewer was constructed upstream of the siphon thus taking the majority of flows directly to the river. This resulted in reducing flows through the siphon and the Friars Street culvert to 'overflow' rate only.

Available records show that the replacement surface water sewer is 42" in diameter and laid to an approximate gradient of 1:250 giving a theoretical capacity of 2cu.m/sec. As the capacity of the new chamber at the siphon is 3cu.m/sec this gives a theoretical overflow of 1cu.m/sec however this is unlikely to be achieved due to conditions within the siphon. Furthermore it was reported that there was insufficient capacity between the siphon and the Friars Street culvert to facilitate a discharge of 1cu.m/sec.

Herefordshire Council has no record of Friars Street or the surrounding area being affected by flood water from the Yazor 'overflow' and as the discharge rates are so low the watercourse has not been designated as critical within the Environment Agency's guidance on high level targets.

Other than perhaps some localised ponding it is difficult to see how Friars Street could be threatened by any serious flooding.

Based on my assessment of the situation I would suggest that the Flood Risk Assessment as prepared in support of the above application is accepted."

4.5 Conservation Manager: Comments awaited.

#### 5. Representations

5.1 Hereford City Council: "Hereford City Council has considered this application and recommends refusal on the grounds of over-intensive development proposals for the size of the site."

## 5.2 Conservation Advisory Panel: Comments awaited.

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

## 6. Officers Appraisal

### 6.1 The main issues relating to the proposal are:

- 1) The principle of developing the site.
- 2) The impact upon the Conservation Area.
- 3) Highway considerations.
- 4) Flood risk.
- 5) Developer contribution.

#### The Principle of Developing the Site

- 6.2 The site is contained within the urban area of Hereford City where policies support the regeneration and development of brownfield sites. The existing building, although substantial is not considered worthy of retention and the new building will be set back and therefore open-up the "bottleneck" created by Lexton House in this section of Friars Street.

#### The Impact on the Conservation Area

- 6.3 The proposal would represent a positive enhancement to the Conservation Area and create more space along Friars Street in place of the currently enclosed appearance created by the existing building. The frontage building will be three storeys high and faced in brick and render under a slate roof. The remaining apartments will then step down from the front building in graduated steps to a final two storey building. Decorative brick treatment will be conditioned to improve the appearance of the southern elevation. Whilst on the northern elevation use of render will complement the recently refurbished Victorian Eye Hospital and Sunbeam Corner.
- 6.4 As a gated, courtyard development all access, both pedestrian and vehicular, will be through the main entrance therefore providing a secure and safe environment for the residents.

#### Highway Considerations

- 6.5 Friars Street has an identified road improvement scheme and the proposal will not impact upon the scheme. In fact it will allow the facilitation of the scheme with the new build set back behind the road improvement line. Limited parking of only eight spaces is proposed plus a cycle storage area and this reduced number is justified due to its location within the city in line with advice contained in PPG3. An enhanced footpath will also be provided at the front of the site.

#### Flood Risk

- 6.6 The application includes a Flood Risk Assessment, the conclusions of which confirm that the site is not liable to flood during a 1 in 100 year event but recommend that ground floor levels are set 300mm above street level which will further enhance the natural standard of protection. The Council's Land Drainage Officer has assessed the



Flood Risk Assessment and concurs with its findings and therefore subject to no adverse comments from the Environment Agency it is recommended that the proposal is acceptable on flood risk grounds.

#### Developer Contributions

6.7 The applicant's agent has submitted the following reasons why they consider that their client do not need to make educational contributions.

"1. The development consists of predominantly one bedroom flats, 11 in total. As Committee Members should realise one bedroom flats will only be occupied by singles or couples and therefore no children will be residing to occupy the school. Admittedly there are 2 x no. two bedroom flats but market research shows it would be highly unlikely a family with a child would occupy these premises, it is more likely for a couple keeping a spare room, therefore, this development is not making an impact on the resources of the school.

2. To improve highway safety the applicant in conjunction with the transportation unit and planning department set back the development of 5.2 metres from their boundary, therefore reducing their development land by 10%. In doing this, the street scene has been enhanced and highway safety in particular for pedestrians with an increased footpath of 1.8 metres. The existing footprint in parts is less than 800mm. It is therefore in the applicant's opinion he has more than contributed to the school with regard to the safety of the parents and pupils in being able to walk to and from school safely. At present with the existing buses and other vehicles of traffic, the current status is not satisfactory."

6.8 Your Officers concur with the rationale adopted by the applicant and consider that the setting back of the building and enhancement the street scene and highway are additional contributory factors supporting the agent's view.

#### Conclusion

6.9 The re-development of the site complies with policy of the Development Plan and its re-development will enhance the Conservation Area and the current constraints on the width of Friars Street.

### **RECOMMENDATION**

**In respect of DCCW2005/4113/F:**

**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. A06 (Development in accordance with approved plans).**

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

3. D01 (Site investigation – archaeology).

Reason: To ensure the archaeological interest of the site is recorded.

4. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

5. F48 (Details of slab levels).

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

6. F49 (Finished floor levels (area at risk from flooding)).

Reason: To protect the development from flooding.

7. G01 (Details of boundary treatments).

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

8. G04 (Landscaping scheme (general)).

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

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

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

10. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

**Informative:**

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

In respect of DCCW2005/4115/C:

That Conservation Area Consent be granted subject to the following conditions:

1. C01 (Time limit for commencement (Listed Building)).

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. C14 (Signing of contract before demolition).

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Informative:**

1. **N15 - Reason(s) for the Grant of Conservation Area Consent.**

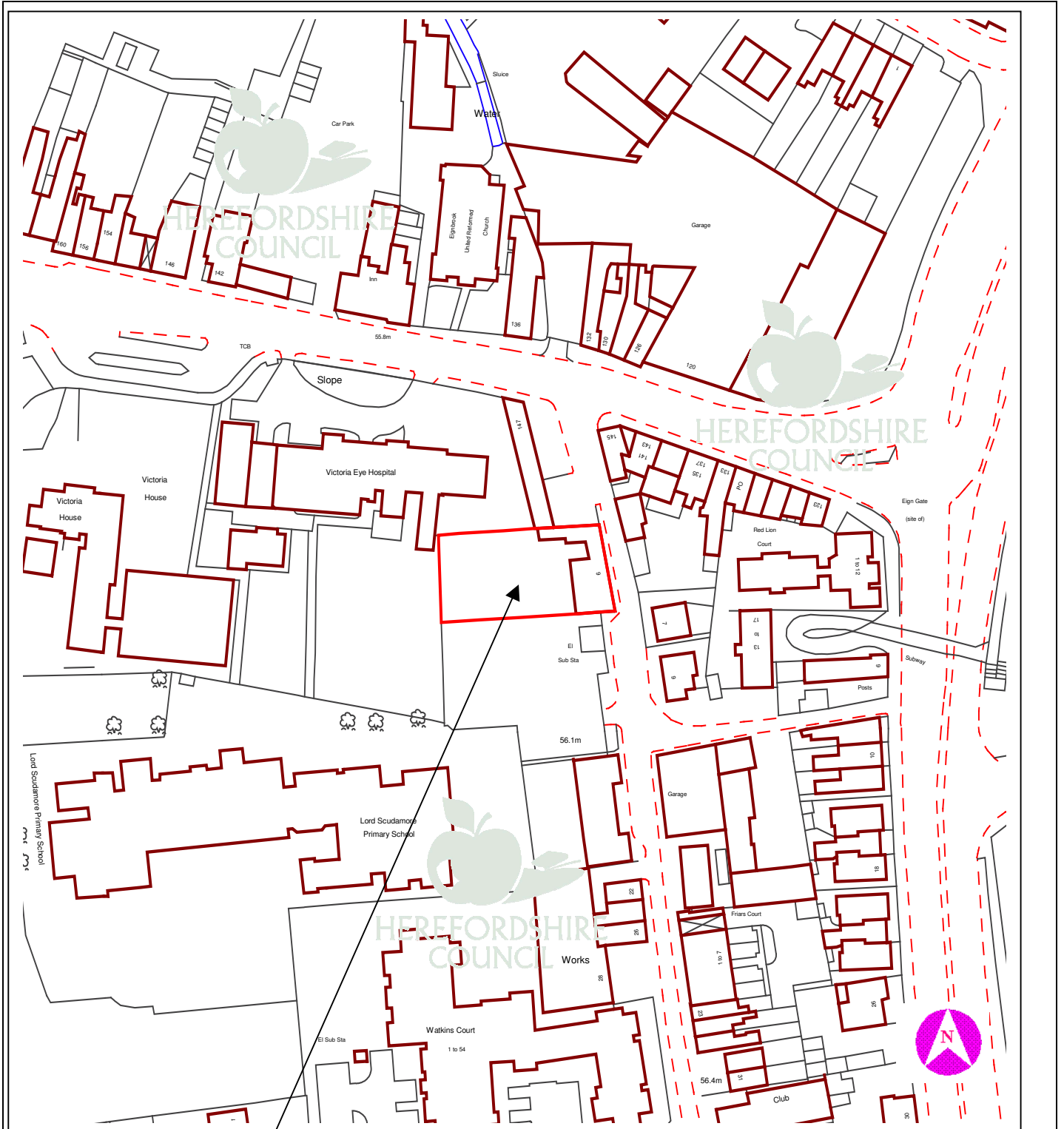
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Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NOS:** DCCW2005/4113/F & DCCW2005/4115/C

**SCALE :** 1 : 1250

**SITE ADDRESS :** Lexton House, No. 6 Friars Street, Hereford

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**6 DCCW2005/4047/F - PROPOSED 3-STOREY RESIDENTIAL UNIT COMPRISING OF 15 NO. FLATS AT 22-28 FRIARS STREET, HEREFORD, HR4 0AS**

**For: Mr. R.M. Sosna per Trevor Hewett Architects, 25 Castle Street, Hereford, HR1 2NW**

**Date Received: 12th December, 2005    Ward: St. Nicholas    Grid Ref: 50611, 39954**

**Expiry Date: 6th February, 2006**

**BVPI Expiry Date 13th March, 2006**

Local Members: Councillors Mrs. E.M. Bew and Miss F. Short

## **1. Site Description and Proposal**

- 1.1 22-28 Friars Street, Hereford is located on the western side of Friars Street immediately north of Watkins Court and presently comprises three two storey houses together with a former car repair workshop. The site is rectangular and has a frontage onto Friars Street of 30.8 metres and a depth of 25 metres. The site lies outside the designated Conservation Area.
- 1.2 The proposal is to demolish all of the buildings on site and replace with 15 two bed apartments within a development of three storey height fronting Friars Street. Eight parking spaces and secure cycle storage would be provided to the rear. Materials proposed are a mixture of render, red cedar and brick with Rivendale slates for the roof. A gated entrance to the parking area and access to the apartments is proposed through the development. The design is contemporary in approach with the third storey located partly within the roof of the building.
- 1.3 A Flood Risk Assessment was submitted with the application and Heads of Terms relating to the recommended Section 106 Agreement are attached as an appendix to this report.

## **2. Policies**

### **2.1 Planning Policy Guidance:**

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPS6	-	Planning for Town Centres
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment
PPG16	-	Archaeology and Planning
PPG25	-	Development and Flood Risk

### **2.2 Hereford and Worcester County Structure Plan:**

Policy H14	-	Location of Growth
Policy CTC5	-	Archaeology
Policy CTC6	-	Conservation Areas

Policy CTC9	-	Development Requirements
Policy CTC15	-	Conservation Areas
Policy CTC18	-	Development in Urban Areas

### 2.3 Hereford Local Plan:

Policy H3	-	Design of New Residential Development
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals
Policy CON14	-	Planning Applications in Conservation Areas
Policy CON35	-	Archaeological Evaluation
Policy CON36	-	Nationally Important Archaeological Remains
Policy CON37	-	Other Sites of Archaeological Interest

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

Policy H1	-	Hereford and the Market Towns
Policy H2	-	Hereford and the Market Towns
Policy H3	-	Managing the Release of Housing Land
Policy H13	-	Sustainable Residential Development
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy TCR1	-	Central Shopping and Commercial Areas
Policy TCR2	-	Vitality and Viability
Policy T5	-	Cycling
Policy T11	-	Parking Provision
Policy HBA6	-	New Development in Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings within Conservation Areas
Policy ARCH1	-	Archaeological Assessments and Field Evaluations
Policy ARCH6	-	Recording of Archaeological Remains

## 3. Planning History

- 3.1 DCCW2005/1799/F Proposed three storey residential unit comprising of 15 no. flats. Withdrawn 13th July, 2005.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Welsh Water: Raise no objection subject to appropriate conditions.
- 4.2 Environment Agency: Comments awaited.

### Internal Council Advice

- 4.3 Traffic Manager: Recommends conditions.
- 4.4 Drainage Engineer: "I refer to the above applications and in particular to the Flood Risk Assessment dated 8th December 2005 prepared by Mr. W.J. Burton on behalf of the respective architects.

Paragraphs 2.4, 2.5, 2.6 and 2.7 of the FRA refer in part to a report/statement which I prepared initially to assist Mr. Burton in his original contact with the Environment Agency in the hope that a full FRA would not be necessary.

The report/statement to the EA is reproduced below:

*'Historically the Yazor Brook flowed through Whitecross, via a siphon beneath the disused railway line and then under Friars Street in culvert to the River Wye. In 1960 a relief surface water sewer was constructed upstream of the siphon thus taking the majority of flows directly to the river. This resulted in reducing flows through the siphon and the Friars Street culvert to 'overflow' rates only.*

*Available records show that the replacement surface water sewer is 42" in diameter and laid to an approximate gradient of 1:250 giving a theoretical capacity of 2cu.m/sec. As the capacity of the new chamber at the siphon is 3cu.m/sec this gives a theoretical overflow of 1cu.m/sec however this is unlikely to be achieved due to conditions within the siphon. Furthermore it was reported that there was insufficient capacity between the siphon and the Friars Street culvert to facilitate a discharge of 1cu.m/sec.*

*Herefordshire Council has no record of Friars Street or the surrounding area being affected by flood water from the Yazor 'overflow' and as the discharge rates are so low the watercourse has not been designated as critical within the Environment Agency's guidance on high level targets.*

*Other than perhaps some localised ponding it is difficult to see how Friars Street could be threatened by any serious flooding.'*

Based on my assessment of the situation I would suggest that the Flood Risk Assessment as prepared in support of the above applications is accepted."

## **5. Representations**

5.1 Hereford City Council: "Hereford City Council has considered this application and has no objection to the concept but has concern at the lack of on-site car parking provision."

5.2 Five letters of objection have been received from:

F.H. & E. Billingham, 11 Watkins Court, Old Mill Close, off Friars Street, Hereford.  
K. Chambers, Resident Manager, Watkins Court, Old Mill Close, Hereford.  
K. Kalyanimenon, 37 Watkins Court, Old Mill Close, Hereford.  
E. & L. Brown, 16 Watkins Court, Old Mill Close, Hereford.  
St. Nicholas Community Association, 6 Bedford Street, Hereford.

5.3 The main points raised are:

1. The site is too confined to cater for the development proposed.
2. The development will mean light restriction to kitchen area, lounge and bedrooms to occupants of 10, 20 and 30 Watkins Court.
3. Friars Street is very narrow and is already heavily trafficked.
4. Access through the archway could be a danger to traffic/pedestrians.

5. The proposal should be restricted to two storey as three storey is totally out of character to the surrounding area.
6. The building should be set back in line with Watkins Court.
7. The plan of the development should be reversed so that the stairwell is on the northern boundary.
8. Boundary treatment should be specified and include a brick wall enclosure to a height of 2.5 metres.
9. Parking provision should be appropriate to the number of apartments.

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

## **6. Officers Appraisal**

6.1 The main issues relating to the proposal are:

- 1) The principle of developing the site.
- 2) Impact on adjoining residents and design.
- 3) Highways considerations
- 4) Design and street scene.
- 5) Flood risk.
- 6) Developer contributions.

### The Principle of Developing the Site

- 6.2 The site is contained within the urban area of Hereford City where policies support the regeneration and development of brownfield sites. The existing buildings on site are not considered worthy of retention and re-development is therefore considered acceptable in principle.
- 6.3 Hereford City Council's concerns in relation to density are noted but are not considered to be sustainable given the requirements of PPG3 to obtain improved density in city centre locations.

### Impact on Adjoining Residents

- 6.4 Since submissions of the application the scheme has been amended to cater for comments received from the Resident Manager at Watkins Court and the request to 'hand the building'. This has resulted in the stair tower being moved to the opposite boundary to Watkins Court and reduces the scale of the built form on the southern boundary. Objections to the site being developed with three storeys are not considered sustainable in view of the general scale of development that has occurred in the vicinity. It should also be noted that this site is to the north of Watkins Court and will therefore not restrict sunlight to that development.

### Design and Street Scene Impact

- 6.5 Watkins Court, which adjoins this site is predominantly three storeys and therefore the general scale of this proposal, which utilises elements of the roof space is also



considered acceptable and would complement the re-development that has already taken place in the area.

- 6.6 The contemporary design will also complement the street scene with a mixture of traditional materials including red brick, red cedar boarding under a Riverdale slate roof with kerne coated stainless steel dormers and recessed channels. The frontage will give the appearance of separate entrances, however all access, both pedestrian and vehicular will be through the gated entrance providing a safe and secure environment for the future occupants.

#### Highway Considerations

- 6.7 A reasonable footpath already exists at the frontage of the site and this will be consolidated with a new 1.8 metre wide footpath to link into footpaths either side. The Traffic Manager is also satisfied that the scheme is acceptable with the reduced parking provision together with cycle storage facilities in view of its city centre location. The access will have a pedestrian priority with dropped kerbs.

#### Flood Risk

- 6.8 The application includes a Flood Risk Assessment, the conclusions of which confirm that the site is not liable to flood during a 1 in 100 year event but recommend that ground floor levels are set 300mm above street level which will further enhance the natural standard of protection. The Council's Land Drainage Officer has assessed the Flood Risk Assessment and concurs with its findings and therefore subject to no adverse comments from the Environment Agency it is recommended that the proposal is acceptable on flood risk grounds.

#### Developer Contribution

- 6.9 The developer is proposing a contribution of £10,000 towards identified educational needs at the adjoining Lord Scudamore School.

### **RECOMMENDATION**

- 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 (set out heads of agreement) and any additional matters and terms as she considers appropriate.**
- 2) **Upon completion of the aforementioned 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. **A06 (Development in accordance with approved plans).**  
**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. B01 (Samples of external materials).

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

4. D03 (Site observation – archaeology).

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

5. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

6. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

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. G01 (Details of boundary treatments).

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

9. G04 (Landscaping scheme (general)).

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

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

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

11. H05 (Access gates).

Reason: In the interests of highway safety.

12. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

13. H08 (Access closure).

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

14. H21 (Wheel washing).

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

15. H22 (Opening windows adjacent to the highway).

Reason: In the interests of highway safety.

16. H27 (Parking for site operatives).

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

17. H29 (Secure cycle parking provision).

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

18. Footway to be minimum 2 metres width fronting the development.

Reason: In the interest of pedestrian safety.

19. Access to be in the form of dropped crossing, not radiused kerbs, to give pedestrian priority.

Reason: In the interest of pedestrian safety.

**Informatives:**

- 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. N02 - Section 106 Obligation.
- 6. N15 - Reason(s) for the Grant of PP.

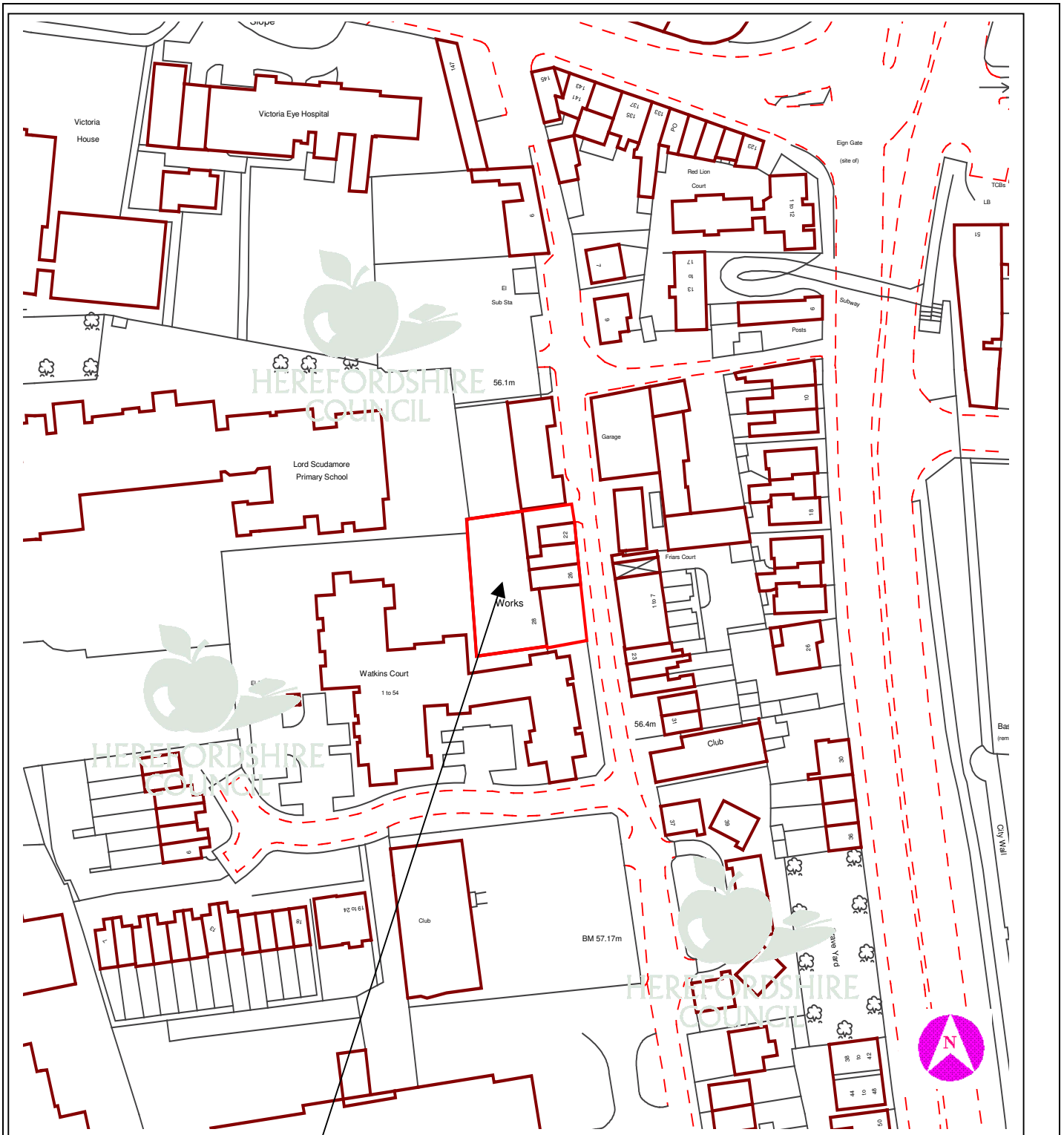
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/4047/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 22-28 Friars Street, Hereford, HR4 0AS

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## **APPENDIX**

**DRAFT HEADS OF TERMS**  
**Proposed Planning Obligation Agreement**  
**Section 106 Town and Country Planning Act 1990**

**Planning Application – CW2005/2005/4047/F**  
**Residential development for 15 two bedroom flats**  
**At 22-28 Friars Street, Hereford.**

1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £10,000 to provide education facilities and improvements at Lord Scudamore Primary School, Hereford which sum shall be paid on or before the commencement of development.
2. In the event that Herefordshire Council does not for any reason use the said sum of Clause 1 for the purposes specified in the Agreement within 5 years of the date of this Agreement, the Council shall repay to the developer the said sum or such part thereof which has not been used by Herefordshire Council.
3. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
4. The developer shall complete the Agreement by 13th March 2006 otherwise the application will be registered as deemed refused

K.Bishop January 2006



**7 DCCE2005/4026/F - PROPOSED DETACHED BUNGALOW AT LAND ADJOINING 61 HAMPTON PARK ROAD, HEREFORD, HR1 1TJ**

**For: Mr. & Mrs. Criasia per Broadheath Consulting Ltd., Broadheath, Moreton on Lugg, Hereford, HR4 8DQ**

**Date Received: 8th December, 2005    Ward: Tupsley    Grid Ref: 53028, 39274**  
**Expiry Date: 2nd February, 2006**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes; Mrs. E.A. Taylor and W.J. Walling

**1. Site Description and Proposal**

- 1.1 The site is located on the western side of Old Eign Hill (unclassified road 80112) approximately 50 metres north of the junction with Hampton Park Road. The site presently forms part of the garden associated with 61 Hampton Park Road and is largely set out to lawn with the exception of two old fruit trees. The northern and eastern boundaries are enclosed by a mature evergreen hedge and a close boarded fence exists along the western boundary. The site lies within the Established Residential Area and is also designated a Conservation Area as identified in the Development Plan.
- 1.2 Planning permission is sought for the construction of a two bedroom, single storey bungalow with detached single car garage. The existing vehicular access would be shared to provide access for both the existing and proposed properties.

**2. Policies**

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy H3	-	Design of New Residential Development
Policy H6	-	Amenity Open Space Provision in Smaller Schemes
Policy H12	-	Established Residential Areas – Character and Amenity
Policy H13	-	Established Residential Areas – Loss of Features
Policy H14	-	Established Residential Areas – Site Factors
Policy CON12	-	Conservation Areas
Policy CON13	-	Conservation Areas – Development Proposals

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H3	-	Managing the Release of Housing Land
Policy H13	-	Sustainable Residential Design
Policy H16	-	Car Parking
Policy HBA6	-	New Development Within Conservation Areas

### 3. Planning History

- 3.1 DCCE2005/3114/O Proposed detached dwelling. Application Withdrawn 27th October 2005.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions.

#### Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.
- 4.3 Conservation Manager: In principle the proposal is acceptable but it would be useful to reconsider the design details such as the window surrounds and partial rendering.

### 5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 One letter of objection has been received from Michael and Jean Franzen, 114 Old Eign Hill and a further two letters seeking clarification from Mr and Mrs Starling, 131 Old Eign Hill and Mr and Mrs Daives, 59 Hampton Park Road. The main points raised are:
1. The bungalow will block light to our ground floor rooms.
  2. Our current view of trees will be spoilt.
  3. Our foul drainage pipe runs across the site for the dwelling.
  4. It will be necessary to remove trees if the development is permitted.
  5. The building will be in front of the general building line in the locality.
  6. If approved, the plans could be changed to a dormer bungalow in the future which would look straight into our property.
  7. The site plan is not accurate

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

### 6. Officers Appraisal

- 6.1 The site lies within an Established Residential Area as designated in both the adopted Hereford Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft) where the principle of new residential development is acceptable subject to Conservation Area, highway and amenity considerations.



- 6.2 The locality is comprised of a diverse mix of properties sizes, designs and plot sizes. As such, the principle of sub-dividing the existing curtilage is acceptable. The site, although small, is sufficiently large to accommodate a modestly sized property with the necessary safe access, parking and amenity space. The proposed property is to be a single storey bungalow, two bedrooms in size and in terms of the footprint, is considered of a scale commensurate with the size of the site. The design is relatively basic but with the use of high quality natural materials, it will not appear out of place in the locality.
- 6.3 As the proposed property is to be a bungalow with ground floor accommodation only, the impact of the development both within the Conservation Area and on the amenity of nearby properties will be minimal. With a ridge height of only 4.2 metres along with the existing boundary enclosures, which are proposed to be retained if planning permission is approved, only views of the roof will be visible from outside the site. There are no bungalows in the immediate locality but there remains a shortage of bungalow accommodation in the city and this is the only form of residential development that is considered acceptable having regard to amenity and conservation considerations. The Conservation Manager has confirmed no objection in relation to the impact of the development within the Conservation Area.
- 6.4 The Traffic Manager is satisfied with the access arrangements subject to conditions concerning vehicle parking, manoeuvring, visibility splays and surfacing. Whilst the development will be nearer the highway than other properties in the locality, for the reasons set out above, this is not considered unacceptable. The location of the neighbour's foul drain is currently being investigated by the applicant but ultimately, this is a civil matter and other concerns expressed such as the impact on a view are not a material planning consideration. The site plan has transpired to be inaccurate and an accurate survey plan is awaited. The consultation period is also yet to expire and therefore, delegated authority to determine the application is requested.
- 6.5 The development, due to its scale and height will have minimal impact on the Conservation Area or the residential amenity of neighbouring properties and is considered acceptable in accordance with the relevant Development Plan policies.

## RECOMMENDATION

**Subject to no further objections raising additional material planning considerations by the end of the consultation period and an accurate site plan being provided, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:**

1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. **A06 (Development in accordance with approved plans).**

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

3. **B01 (Samples of external materials).**

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

- 4. G09 (Retention of trees/hedgerows).**

**Reason: To safeguard the amenity of the area.**

- 5. H05 (Access gates).**

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

- 6. H06 (Vehicular access construction).**

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

- 7. H09 (Driveway gradient).**

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

- 8. H03 (Visibility splays).**

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

- 9. H13 (Access, turning area and parking).**

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

- 10. E16 (Removal of permitted development rights )**

**Reason: To enable the local planning authority to maintain control of any future developments within the curtilage in the interests of residential amenity and the character and appearance of the Conservation Area.**

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

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

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

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

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

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

**Informatives:**

1. **HN05 - Works within the highway.**
2. **HN10 - No drainage to discharge to highway.**
3. **The applicant is advised that a foul drainage pipe may cross the application site.**
4. **N15 - Reason(s) for the Grant of Outline Planning Permission.**

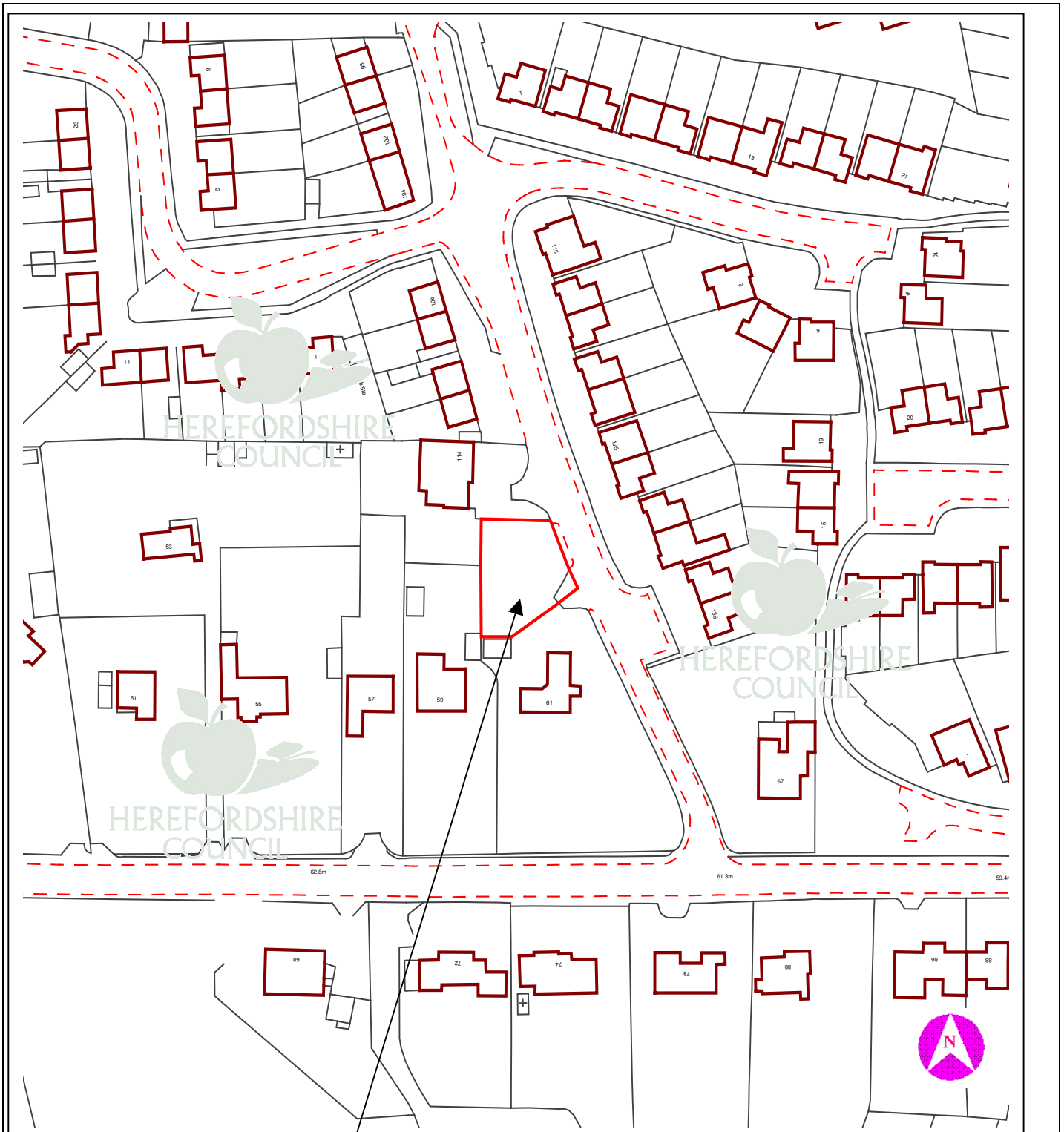
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/4026/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjoining 61 Hampton Park Road, Hereford, HR1 1TJ

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## **8 DCCE2005/3991/F - PROPOSED NEW DWELLING AT LAND BETWEEN STONEY YELD AND 22 RIVERVIEW CLOSE, HOLME LACY, HEREFORD**

**For: G. Dyer per Mr. N. La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE**

**Date Received: 6th December, 2005    Ward: Hollington    Grid Ref: 55672, 35849**

**Expiry Date: 31st January, 2006**

Local Member: Councillor W.J.S. Thomas

### **1. Site Description and Proposal**

1.1 This application seeks permission for the erection of a detached single dwelling house with attached single garage. The site is currently in an area of garden associated with Stoney Yeld, Holme Lacy. The site lies within the identified settlement boundary as defined in the adopted South Herefordshire District Local Plan. The site is flanked by residential development with a modern redevelopment found to the north west of the site on what was a timber yard (CE1999/1298/F). A modern 'infill' development is located immediately to the north west (DCCE2003/2800/F).

1.2 The site falls within an Area of Great Landscape Value.

### **2. Policies**

2.1 Planning Policy Guidance:

PPG3    -    Housing

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C2	-	Settlement Boundaries
Policy C8	-	Development within Area of Great Landscape Value
Policy C30	-	Open Land in Settlements
Policy SH6	-	Housing Development in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy T3	-	Highway Safety Requirements
Policy T4	-	Highway and Car Parking Standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H6	-	Housing in Smaller Settlements
Policy H15	-	Density

Policy H16 - Car Parking

### **3. Planning History**

3.1 None on site.

### **4. Consultation Summary**

#### Statutory Consultations

4.1 Welsh Water raised no objection subject to condition.

#### Internal Council Advice

4.2 Traffic Manager raises no objection to the proposal subject to conditions.

4.3 Conservation Manager raised no objections.

### **5. Representations**

5.1 Holme Lacy Parish Council has no adverse comments on this proposal.

5.2 A single letter of objection has been received from Mr. P. Lane, Riverview Close, Holme Lacy. The comments made can be summarised as follows:

- The site is too small to accommodate a dwelling of this scale.
- This is not a previously identified site for development as was the case for the new development of the old timber yard.
- The proposal would degrade the character of the road.
- Loss of view.
- Construction disturbance.
- Limited access.

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

### **6. Officers Appraisal**

6.1 It is considered that the main issues for consideration associated with this application are:

- Principle of development.
- Design and scale.
- Residential amenities.
- Visual amenities and landscape impact
- Highway issues

### Principle of Development

- 6.2 The application site lies within the defined Holme Lacy Settlement Boundary where the adopted South Herefordshire District Local Plan allows new residential development. It is worthy of note that the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) seeks to reclassify Holme Lacy as a smaller settlement. The defined criteria for acceptable infilling in smaller settlements are defined in Policy H6 of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). This development complies with the plot size limit but does slightly exceed the frontage length and habitable living space identified. In this case whilst the policies of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft) can be accorded weight, the South Herefordshire District Local Plan remains the adopted plan and as such it is considered that the principle of development can be accepted.

### Design and Scale

- 6.3 From a design perspective this proposal is not of particular architectural note, however, it is a generally attractive concept that will sit comfortably in this setting. The design approach taken ensures that the dwelling is of a relatively modest scale and is of an appropriate size for the application site. The site represents a link development between two contrasting residential developments. It is considered that the design solution is appropriate and will be effective. Siting and materials will allow for effective integration of the dwellings into the street scene.

### Residential Amenities

- 6.4 As proposed, the dwellings will not impact unacceptably upon the neighbouring dwellings. The relative relationships of the neighbouring properties, as well as the absence of openings in the side elevations of the proposal, ensure the maintenance of privacy. There will be no unacceptable overbearing impact. The existing dwelling (Stoney Yeld) and the proposed new property will both be served by adequate private amenity space. That said, having regard to the limited size of the application site and the relationship with the neighbouring properties, as well as of the inclusion of a conservatory within the property design, it is considered that the removal of Permitted Development Rights is appropriate to ensure effective control over future development proposals.
- 6.5 A condition relating to construction times will ensure that disturbance is contained to reasonable periods.

### Visual Amenities and Landscape Impact

- 6.6 The proposal will result in the loss of a relatively attractive garden area. However, effective conditioning will ensure that the site is appropriately landscaped. By virtue of the siting and design of this property it is considered that the character and appearance of the street will be maintained and the visual amenities of the locality protected. As in infill development the wider landscape will not be adversely affected.

### Highway Issues

- 6.7 Effective conditioning will ensure that the proposal is introduced with acceptable access arrangements and parking as outlined in the submitted scheme. The Traffic

Manager raised no objections to this proposal and it is considered that the proposal is acceptable in relation to highway safety issues.

## **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. B01 (Samples of external materials).**

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

**4. E08 (Domestic use only of garage).**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**5. E09 (No conversion of garage to habitable accommodation).**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**6. E16 (Removal of permitted development rights).**

**Reason: Due to the restrictive nature of the application site and the relationship of the proposed property to the neighbouring dwellings.**

**7. E18 (No new windows in specified elevation).**

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

**8. F16 (Restriction of hours during construction).**

**Reason: To protect the amenity of local residents.**

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

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

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

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

**11. G09 (Retention of trees/hedgerows).**



**Reason: To safeguard the amenity of the area.**

- 12. G33 (Details of walls/fences (outline permission)).**

**Reason: In the interests of residential and visual amenity.**

- 13. H05 (Access gates).**

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

- 14. H06 (Vehicular access construction).**

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

- 15. H09 (Driveway gradient).**

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

- 16. 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.**

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

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

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

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

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

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

**Informatives:**

- 1. HN01 - Mud on highway.**
- 2. HN05 - Works within the highway.**
- 3. HN10 - No drainage to discharge to highway.**
- 4. N03 - Adjoining property rights.**
- 5. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.**

6. **N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.**
7. **N16 - Welsh Water Informative.**
8. **N15 - Reason(s) for the Grant of Planning Permission.**

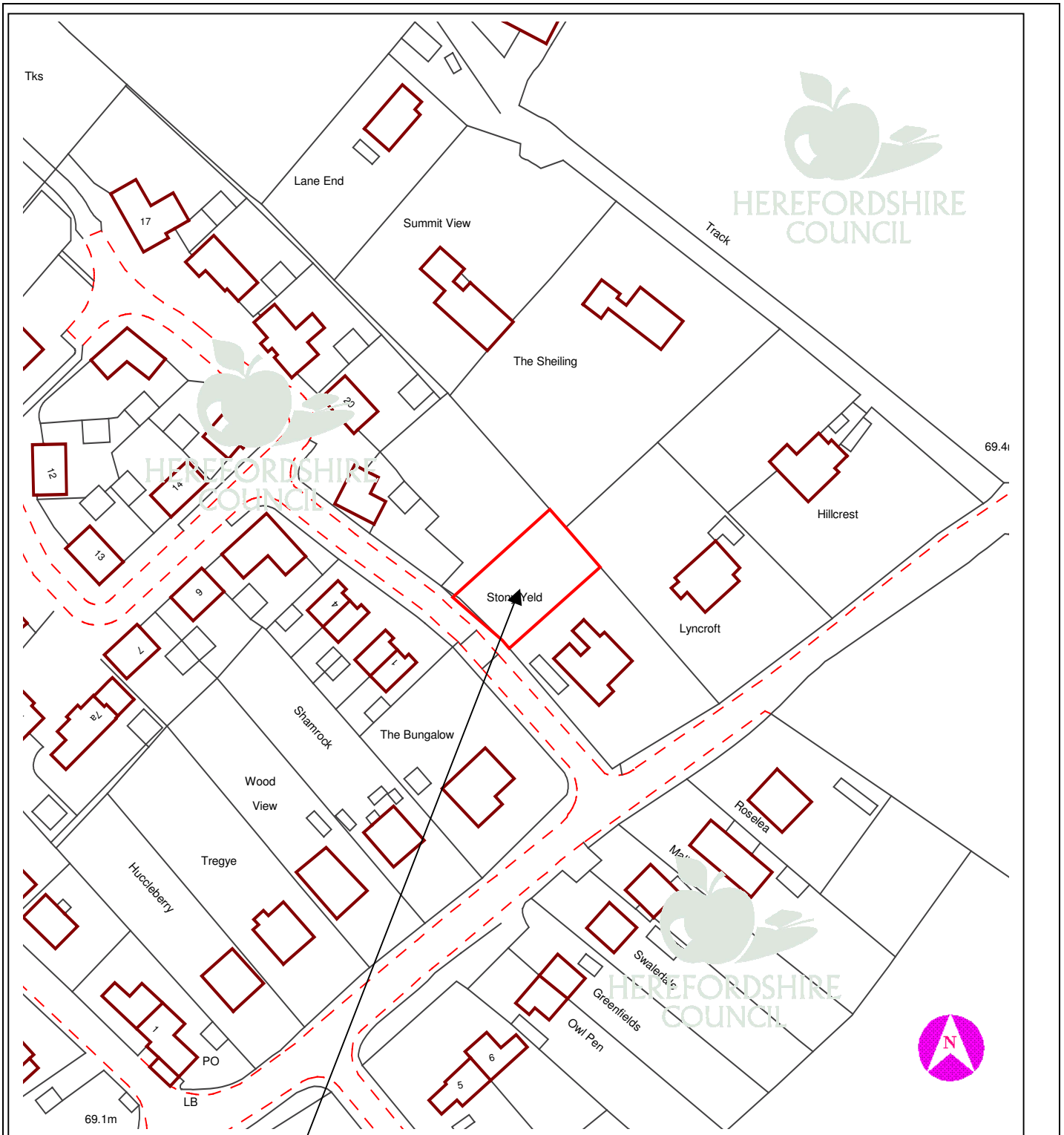
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/3991/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land between Stoney Yeld and 22 Riverview Close, Holme Lacy, Hereford, HR6

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**9 DCCE2005/3842/F - PROPOSED HOUSE AND DETACHED GARAGE. 53 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TJ.**

**For: Mr. & Mrs. D. Shaw, per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

**Date Received: 23rd November, 2005      Ward: Tupsley      Grid Ref: 52939, 39259**

**Expiry Date: 18th January, 2006**

Local Members: Councillors Mrs. M.D. Lloyd-Hayes, Mrs E.A. Taylor and W.J. Walling

**1. Site Description and Proposal**

- 1.1 This application seeks permission for the erection of a single dwelling house with integral garage on land to the rear of 53 Hampton Park Road, Hereford. A new detached garage to serve 53 Hampton Park Road is also proposed.
- 1.2 The existing property on site is a detached two storey dwelling house with a second dwelling and associated granny annexe currently under construction (DCCE2005/0278/F) to the east. The existing dwelling is located to the rear of No 51 and is accessed via an access road from Hampton Park Road. The dwelling under construction utilises the same access point and is located to the rear of No. 55 Hampton Park Road. The site is broadly 'T' shaped and the dwelling under construction is found in the eastern portion. The proposed dwelling is intended to be located in the western portion of the site, to the rear of the existing dwelling. The site is located within the Hampton Park Conservation Area.

**2. Policies**

2.1 Hereford Local Plan:

ENV14	-	Design
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors
CON12	-	Conservation areas
CON13	-	Conservation areas – development proposals
CON14	-	Planning applications in conservation areas
T5	-	Car parking – designated areas

2.2 Herefordshire Unitary Development Plan:

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment

- H1 - Hereford and the market towns: settlement boundaries and established residential areas
- HBA6 - New development within conservation areas

### **3. Planning History**

- 3.1 DCCE2005/0415/F - Demolition of existing house (No. 53) and erection of three houses. Withdrawn.
- 3.2 DCCE2005/0278/F - Erection of single dwelling with granny annexe and double garage. Approved.

### **4. Consultation Summary**

#### Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions.

#### Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Conservation Manager: No objection.
- 4.4 Drainage Engineer: No objection.

### **5. Representations**

- 5.1 Hereford City Council: No objection.
- 5.2 A single letter of objection has been received from Mr D. Newtown, 55 Hampton Park Road, raising the following points:
- The erection of a further dwelling would not be in keeping with the character of the area;
  - The density as proposed is inappropriate in this Conservation Area;
  - Increase in traffic with associated highway safety concerns;
  - Lack of capacity of mains drainage to serve this new property.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### **6. Officers Appraisal**

- 6.1 From a planning policy perspective this application seeks permission for a residential development within an established residential area. No objections are therefore raised to the principle of development. The key issues are considered to be:
- a) Conservation Area Impact;
  - b) Design Scale;
  - c) Residential Amenities;
  - d) Highways Issues.

### Conservation Area Impact

- 6.2 As with the previous application on the adjacent site (DCCE2005/0278/F) it is recognised that this proposal constitutes backland development to the rear of the dwellings fronting onto Hampton Park Road which can prove problematic. In this case No. 53 is already in situ and represents an historical backland development and as such together with the recently approved dwelling under construction it is advised that the established character of this plot is such that this proposal can be introduced without detriment to the Conservation Area.
- 6.3 It is considered that the identified site area lends itself to the creation of a new plot and the proposed dwelling will relate satisfactorily to the existing property as well as the dwelling currently under construction. The previous application on this site (DCCE2005/0415/F) sought permission for the demolition of the existing dwelling and the development of three substantial new properties. This application was withdrawn on the basis that the scale was considered excessive for this location. Though the intensive redevelopment of this land is not considered appropriate due to the potential for a significant impact upon the character of the Conservation Area, a further new single dwelling will integrate into the existing pattern of development on this site.
- 6.4 Overall it is considered that this application will preserve the character and appearance of the Conservation Area and thereby satisfy the requirements of adopted plan policy.

### Design and Scale

- 6.5 The proposed dwelling is more modest in scale than the new dwelling currently under construction, and relates favourably to the existing dwelling being of a different design but broadly similar scale. The size is not considered excessive, particularly in the context of the large dwellings on the frontage of Hampton Park Road. The design is not of any particular architectural merit but it is nevertheless considered appropriate in its general characteristics in relation to the local area and the modern development found to the north and east. The garage is conservative in design and is considered appropriate for this setting.

### Residential Amenities

- 6.6 The neighbouring properties to the north are of a sufficient distance away to ensure that the impact upon residential amenities is within acceptable limits and the orientation of this property is advantageous with a 'blank' side elevation facing these properties. To the west the overlooking of the rear garden area associated with No. 49 Hampton Park Road is relevant, however, the new dwelling will not impact upon privacy above and beyond that of the existing dwelling. No concerns of overbearing impact or privacy exist to the east. To the south the existing dwelling is in close proximity to the proposed new dwelling although privacy will not be adversely affected and the physical relationship between these properties is considered acceptable. Conditions requiring obscure glazing and preventing new opening in the relevant elevations will ensure this situation will be maintained in the long term. It is considered that the additional traffic generation resulting from a further dwelling on this site will not adversely impact upon the neighbouring properties to an unacceptable level. On this basis the impact upon residential amenities is considered acceptable.

Highway Issues

- 6.7 The proposal involves utilising the approved vehicular access as confirmed by the previous application for the dwelling under construction (DCCE2005/0276/F). This access was considered acceptable to serve four dwellings and as such is considered acceptable to serve three.

Other Issues

- 6.8 Neither the Water Authority or the Council's Drainage Engineer have raised objection to this proposal subject to conditions.

Conclusion

- 6.9 It is considered that this application represents an acceptable form of development and represents the satisfactory completion of the redevelopment of this site.

**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 E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**4 E09 (No conversion of garage to habitable accommodation)**

**Reason: To ensure adequate off street parking arrangements remain available at all times.**

**5 E18 (No new windows in specified elevation)**

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

**6 E19 (Obscure glazing to windows)**

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

**7 E01 (Restriction on hours of working)**

**Reason: To safeguard the amenities of the locality.**

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



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

9 H13 (Access, turning area and parking)

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

10 Notwithstanding the plans hereby approved, prior to the commencement of development plans showing the side and rear elevations of the proposed detached double garage shall be submitted to and approved in writing by the local planning authority. Development shall then be undertaken in accordance with the approved details.

Reason: In the interests of securing an acceptable form of development.

11 W01 (Foul/surface water drainage)

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

12 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.

13 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 N03 - Adjoining property rights
- 2 HN01 - Mud on highway
- 3 HN05 - Works within the highway
- 4 N16 - Welsh Water Informative
- 5 N15 - Reason(s) for the Grant of PP/LBC/CAC

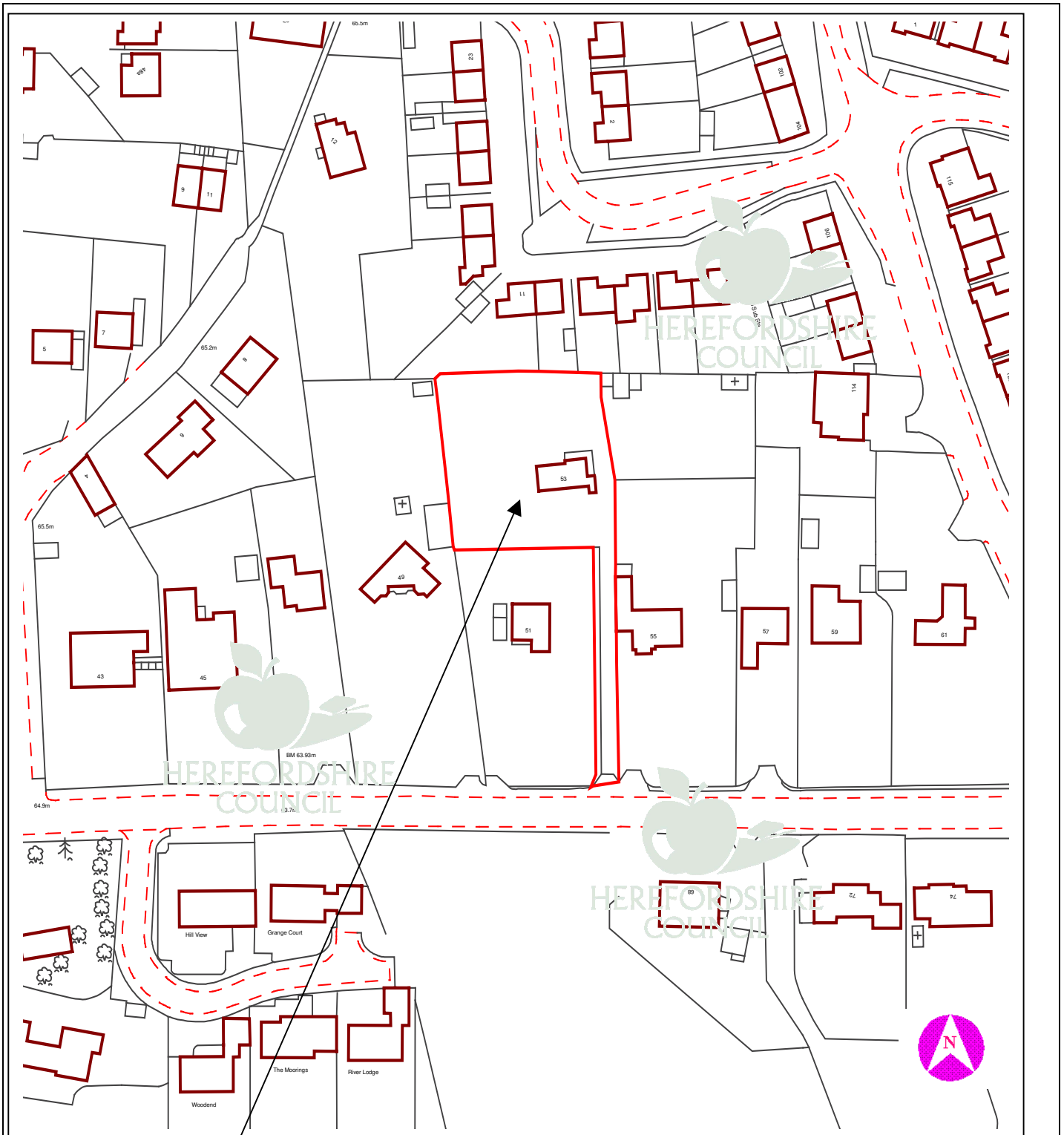
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/3842/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 53 Hampton Park Road, Hereford, Herefordshire, HR1 1TJ

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**10 DCCE2005/4167/F - ERECTION OF A DETACHED THREE BEDROOM BUNGALOW AT LAND TO REAR OF THE SQUIRRELS, FOWNHOPE, HEREFORD, HR1 4PB**

**For: Mr. & Mrs. J.K. Harrison per Mr. C. Goldsworthy,  
85 St. Owens Street, Hereford, HR1 2JW**

**Date Received: 23rd December, 2005      Ward: Backbury      Grid Ref: 57963, 34690  
Expiry Date: 17th February, 2006**

Local Member: Councillor Mrs. J.E. Pemberton

**1. Site Description and Proposal**

- 1.1 The site is accessed via an unmade track off the C1295 (Woolhope Road) in Fownhope. The site is largely set out to lawn and forms part of the garden associated with The Squirrels. The southern and western boundaries are enclosed by a mature hedgerow and shrubs and a newly planted beech hedge exists along the northern boundary. Ground levels falls relatively steeply from east to west both within and surrounding the site.
- 1.2 The site lies within the identified settlement boundary and is also designated as a Conservation Area within the Development Plan. The site and surrounding landscape is also designated as an Area of Great Landscape Value and an Area of Outstanding Natural Beauty with land east of The Squirrels designated a Special Wildlife Site.
- 1.3 Planning permission is sought for the erection of a detached three bedroomed bungalow, new cesspool foul drainage system and provision of a new vehicle parking area to serve both the existing and proposed properties.

**2. Policies**

2.1 South Herefordshire District Local Plan:

GD1	-	General Development Criteria
C4	-	AONB Landscape Provision
C5	-	Development within AONB
C6	-	Landscape and AONB
C8	-	Development with AGLV
C22	-	Maintain Character of Conservation Areas
C23	-	New Development Affecting Conservation Areas
C43	-	Foul Sewerage
SH6	-	Housing Development in Larger Villages
SH8	-	New Housing Development Criteria in Larger Villages
SH14	-	Siting and Design of Buildings
SH15	-	Criteria for New Housing Schemes
T3	-	Highway Safety Requirements

## 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable Development
S2	-	Development Requirements
S3	-	Housing
S7	-	Natural and Historic Heritage
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
H4	-	Main Villages: Settlement Boundaries
H13	-	Sustainable Residential Design
H16	-	Car Parking
HBA6	-	New Development Within Conservation Areas
LA1	-	Areas of Outstanding Natural Beauty

## 3. Planning History

- 3.1 SH931000PO           Erection of single storey dwelling and garage. Planning permission refused 6th October, 1993.
- 3.2 SH941169PO           Single storey dwelling and garage. Planning permission approved 20th March, 1995.
- 3.3 DCCE2005/0030/O     Proposed site for detached 3 bedroom bungalow with detached garage. Application withdrawn 25th February, 2005.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Welsh Water - comments awaited.
- 4.2 Environment Agency - comments awaited.

### Internal Council Advice

- 4.3 Traffic Manager - The unadopted lane serving The Squirrels already serves a total of fifteen properties. Although it is not to adoptable standards, it seems to satisfactorily serve the present number of dwellings and therefore the addition of a further dwelling is not envisaged to give problems. The access has below standard visibility where it joins the C1295 Woolhope road but there is no accident record over the last five years at this location.
- 4.4 Conservation Manager - From the conservation aspect and the proximity to Fownhope Court which is Grade II listed, I am of the opinion that the proposed design will not have any adverse effect on the setting of the listed building nor will it affect the Conservation Area. As such I would not wish to raise any objection to the proposal.
- 4.5 Building Control Manager: The cess pool arrangements, whilst being the least favoured option, would be acceptable based on the information provided and subject to confirmation that the connection to the existing drain is not possible.

## 5. Representations

5.1 Fownhope Parish Council make the following comments:

1. The suitability of car parking arrangements is questioned as well as access for emergency services.
2. Cesspit facilities will need careful consideration.
3. It is important to retain the corner boundary hedge so as to protect the privacy of Court Orchard residents.
4. Site visit is suggested.

5.2 Five letters of objection have been received from Mr. B. Prosser, Lavenda Court Gardens, Fownhope; Ian Quayle, Willow Lodge, Fownhope Court; D. Holmes, 6 Fownhope Court; A.J.G. and D. Hillyer, 5 Fownhope Court and G. Holmes, 4 Fownhope Court. The main points raised are:

1. The private access track serving the development is not capable of sustaining increased traffic associated with this development due to its alignment, width and surface.
2. There is inadequate vehicle turning area, particularly for larger vehicles or lorries such as a sludge tanker.
3. There would also be restricted access for emergency vehicles.
4. The plan identifies a footpath from the parking area to the dwelling. It is inevitable that this could be widened to be vehicular access which would impact upon our amenity and enjoyment of our garden.
5. The proposed cesspool and foul drainage system does not appear to fully comply with British Standards Code of Practice for the Design of Small Sewage Treatment Works and accompanying Building Regulations document.
6. The cesspool is unacceptably close to our property, 15 metres being the required minimum distance. Notwithstanding what odour filters are installed we will be subject to offensive odours from time to time, particularly if the filters are not maintained properly.
7. The cesspool is contrary to UDP policy CF2 which states that developments dependent upon cesspool arrangements will not be permitted.
8. An existing foul drain which serves both The Squirrels and Willow Lodge exists within the application site. We query why this is not adequate to serve the proposed development. The proposed bungalow is also to be sited on the line of the existing foul drain.
9. The design is bland
10. Our property and the proposed bungalow would overlook one another.
11. The existing garage defines the boundary between The Squirrels and our property and provides some privacy. The removal of the garage would reduce our privacy within our property unless a permanent and equally adequate screen is provided.
12. We will be unable to plant screening trees and shrubs because of the proximity of the foul drain that runs close to the boundary fence.
13. Development would seriously diminish the view from our property.
14. The development will damage the special character and appearance of the Conservation Area, the setting of the listed Fownhope Court and Wye Valley AONB.
15. No planning notice was placed at the main road to make other residents aware of the proposal.

16. The site proposed for development was withdrawn by legal agreement with the then Council to obtain an alternative site now built. To even consider this application would make a mockery of the Council's legal and planning system and be an insult to local residents.
17. The proposed site is overdeveloped and cramped.

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

## **6. Officers Appraisal**

- 6.1 The site lies within the settlement boundary for Fownhope as identified in the South Herefordshire District Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft). As such the principle of residential development is acceptable subject to amenity, highway and conservation considerations in particular.
- 6.2 The existing curtilage associated with The Squirrels is sufficiently large to be subdivided into two separate plots and the size of the existing and proposed curtilages that would be created would not be out of character with the general pattern of development or other plot sizes in the locality.
- 6.3 A modestly sized three bedroom bungalow is proposed which can satisfactorily be accommodated on the proposed site with the appropriate amenity space. The bungalow is also to have ground floor accommodation only and the design reflects the topography of the site and the characteristics and vernacular of other properties in the locality. Materials will be controlled by a condition.
- 6.4 The bungalow is to be sited at the western end of the curtilage and the floor level would be 3.5 metres below the floor level of the applicant's existing bungalow. This is achieved due to the difference in the natural levels and slight excavation of the proposed slab for the bungalow into the rising ground. The difference in levels along with the existing mature boundary hedgerows will mean that the development will have no impact on the landscape and minimal impact on the Conservation Area. This view is supported by the Conservation Manager who raises no objection both to the impact on the Conservation Area and on the setting of Fownhope Court which is Grade II listed.
- 6.5 The difference in levels also ensures that the outlook from the applicant's existing bungalow and objector's property is over the roof of the proposed bungalow. There is also a distance of 25 metres between the existing and proposed properties which is above the general planning standard for window-to-window relationships of 21 metres. Consequently, a satisfactory level of privacy will be maintained for both the existing and proposed properties.
- 6.6 The impact of the development on properties to the west and south can be minimised through requiring the existing boundary hedges to be retained. In terms of the impact on one of the objector's properties, Willow Lodge, there will be no increased overlooking as the garden associated with Willow Lodge is already overlooked by Fownhope Court and The Squirrels. Only pedestrian access is proposed to be provided and therefore there will be no increased disruption as a result of vehicle movements directly to and from the property. Furthermore, appropriate boundary treatments can ensure existing privacy is maintained as a result of the loss of the garage.

- 6.7 The Traffic Manager, whilst acknowledging that the existing access track could not be brought up to an adoptable standard is satisfied that the likely traffic associated with this proposed development can safely be accommodated on the existing access track and access itself without unacceptably compromising highway safety. Also, the proposed parking and manoeuvring space is adequate to serve the existing and proposed properties
- 6.8 Concerns have been expressed regarding the proposed cesspool foul drainage system to serve the development. Comments from the Environment Agency are awaited in this regard but a supporting letter from Alan Williams Drainage has been provided which identifies that the proposed system will operate satisfactorily on the site. The Building Control Manager confirms that whilst connection to the existing foul drain would be the best option, if this is not possible a cess pool would satisfy Building Regulations. No specific objection is raised based upon the supporting information. Nevertheless, it is recognised such systems are not ideal as if they are not maintained or emptied regularly, they can cause environmental, public health or amenity problems. This is confirmed in UDP policy CF2 which suggests that cesspool drainage arrangements should not be permitted. However, the adopted development plan does not impose such a restriction. Notwithstanding this, the applicants are seeking consent to utilise the existing foul drain which crosses the site. Therefore, as there is some uncertainty as to which drainage method is to be used, a condition is recommended requiring drainage details to be submitted.
- 6.9 The consultation period is yet to expire on the application and therefore delegated authority is requested to determine the application upon the expiry of the consultation period. Subject to no further planning objections being raised, the development is considered acceptable in accordance with the relevant Development Plan policies.

## RECOMMENDATION

**Subject to no further objections raising additional material planning considerations by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:**

1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. **A06 (Development in accordance with approved plans).**

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

3. **B01 (Samples of external materials).**

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

4. **E01 (Restriction on hours of working).**

**Reason: To safeguard the amenities of the locality.**

5. 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.

6. There shall be no vehicular access from the proposed parking as identified on drawing no. 05/442/01A to serve the bungalow.

Reason: In order to safeguard the residential amenity of neighbouring properties.

7. G04 (Landscaping scheme (general)).

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

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

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

9. G09 (Retention of trees/hedgerows).

Reason: To safeguard the amenity of the area.

10. F18 (Scheme of foul drainage disposal).

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

**Informatives:**

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

2. The applicant is advised that with regard to Condition 10 above, the local planning authority would only consider a cess pool acceptable subject to being satisfied that a full investigation of the connection to the existing drain has been undertaken.

Decision: .....

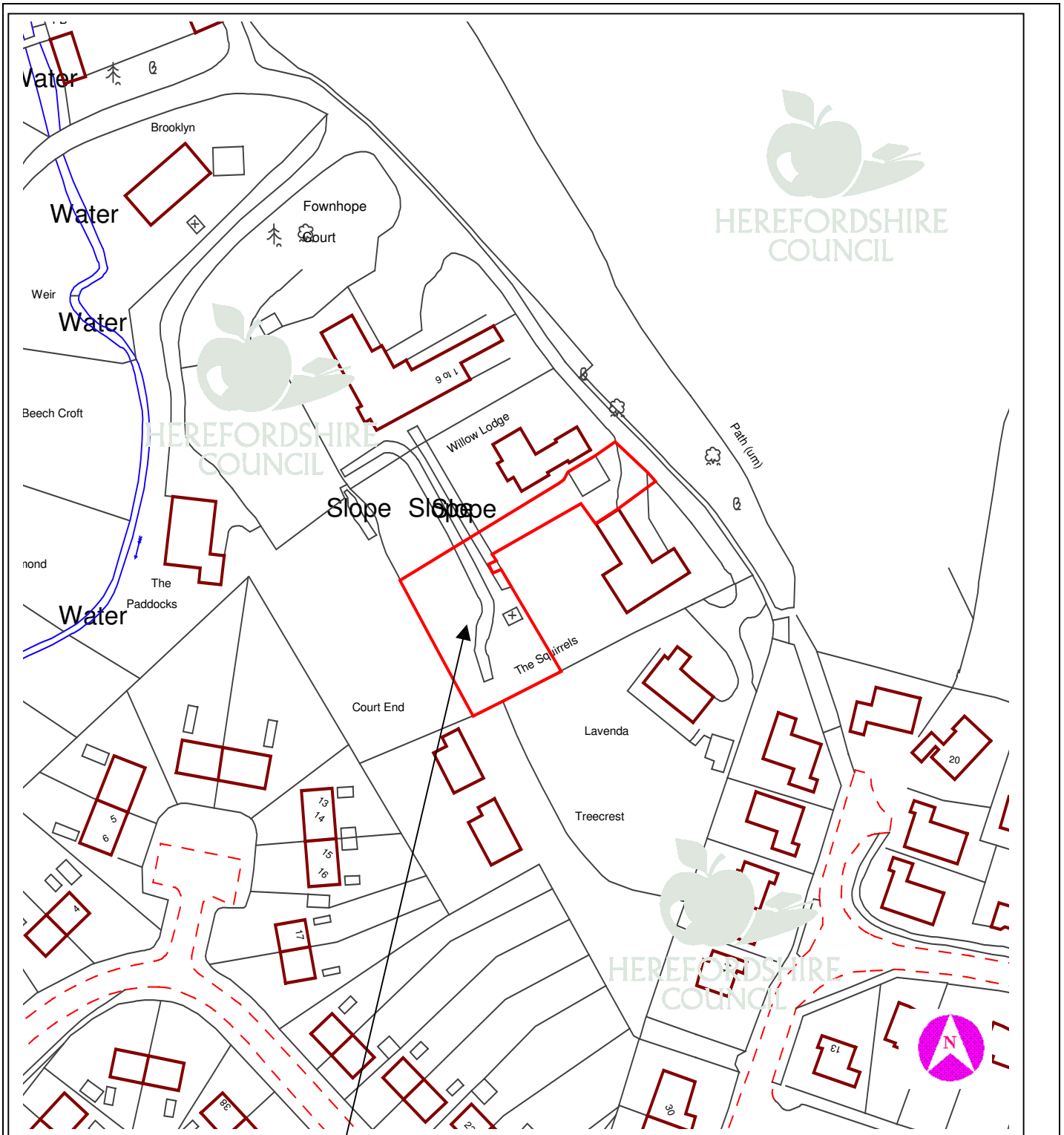
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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCCE2005/4167/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land to rear of The Squirrels, Fownhope, Hereford, HR1 4PB

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**11 DCCE2005/3706/RM - PROPOSED 2, 3 AND 5 BEDROOM MIXED RESIDENTIAL DEVELOPMENT FOR 21 DWELLINGS WITH ASSOCIATED ACCESSES AND GARAGING AT FORMER SAS CAMP, LAND OFF BULLINGHAM LANE, HEREFORD, HR2 7EW**

**For: George Wimpey South West, Copse Walk, Cardiff Gate Business Park, Pontprennau, Cardiff**

**Date Received: 15th November, 2005    Ward: St. Martins & Hinton    Grid Ref: 50749, 38081**

**Expiry Date: 10th January, 2006**

**BVPI Expiry Date: 14th February, 2006**

Local Members: Councillors Mrs W.U. Atfield, A.C.R. Chappell and R. Preece

**1. Site Description and Proposal**

- 1.1 The site is located on the southern side of Bullingham Lane (unclassified road 82300) and forms part of the land formerly associated with the SAS Camp known as Bradbury Lines. Immediately south of the site are existing semi-detached properties which front on to Redhill Avenue and Bullingham Lane and land to the north has now been developed for new housing forming part of Phase 1 of the overall development. The southern boundary of the site bordering existing residential properties is largely enclosed by a combination of fencing and mature hedging. Levels within the site are generally flat with the exception of the eastern corner which is raised slightly above the adjoining road level.
- 1.2 Outline planning permission for a mixed use development to provide housing, open space, community and local retail facilities was issued on 10th February 2005 following Committee approval in December 2003. The master plan associated with the outline proposed that the site as a whole would be developed in three phases, two permissions totalling 160 dwellings were approved in June 2004 comprising Phase 1 and a further two permissions were approved last summer for 135 and 129 dwellings comprising Phases 2A and 2B. This application is identified within the outline master plan as being under Phase 2 and therefore comprises Phase 2C, the last Phase under Phase 2.
- 1.3 The application is for the construction of 21 dwellings and apartments. It includes details of the siting, design and external appearance of the properties along with the landscaping, internal infrastructure and associated vehicle parking areas. The housing mix is as follows:

	2-bed	3-bed	5-bed
Private Housing	2	11	1
Affordable Housing for Rent and Shared Ownership	4		
Low Cost Market Housing	4		

## 2. Policies

Planning Policy Guidance PPS 1 – Delivering Sustainable Development  
Planning Policy Guidance PPG3 – Housing

### Hereford Local Plan

ENV 14 – Design  
ENV 16 – Landscaping  
H3 – Design of new residential developments  
H4 – Residential roads  
H6 – Amenity, open space and smaller schemes  
H8 – Affordable housing  
H12 – Established residential areas, character and amenity  
H14 – Established residential areas, site factors  
T11 – Pedestrian provision  
T12 – Cyclist provision  
T13 – Pedestrian and cycle routes

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

S1 – Sustainable development  
S2 – Development requirements  
S3 – Housing  
S6 – Transport  
DR1 – Design  
DR2 – Land use and activity  
DR3 – Movement  
H1 – Hereford and the market towns, settlement boundaries and established residential areas  
H2 – Hereford and the market towns, housing land allocations  
H9 – Affordable housing  
H13 – Sustainable residential design  
H15 – Density  
H16 – Car parking  
H19 – Open space requirements  
T6 – Walking  
T7 – Cycling  
T11 – Parking provision

## 3. Planning History

CE2001/2757/O - Site for mixed use development to provide housing, open space, community and local retail uses at land at Bradbury Lines, Bullingham Lane. Outline planning approved 10th February, 2005.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Highways Agency - The Agency understands the site is included within the overall master plan that accompanied the outline planning application and is identified on the master plan as being part of Phase 2. The Agency does not wish to object to the

proposed development subject to a condition relating to the highway and junction improvements between Bullingham Lane and the A49.

#### Internal Council Advice

- 4.2 Traffic Manager - No objection to the amended layout plans.
- 4.3 Strategic Housing Manager - Based upon information on housing needs from Herefordshire Housing Needs Survey 2001 and demand data from Homepoint Herefordshire, a slightly different mix of housing is requested for the affordable rented to include a 3 bedroom and 1 bedroom house for rent.
- 4.4 Landscape Officer – Comments awaited.

### **5. Representations**

- 5.1 Hereford City Council has considered this application and considers that the development is over-intensive for the site and the front lines of the dwellings should be set back from the pavement.
- 5.2 Lower Bullingham Parish Council - The Parish Council dislikes this piecemeal approach to the site in the absence of a firm master plan. The planning of this development has lost the confidence of Members as important decisions (density, open space and road traffic concerns) have already been determined.
- 5.3 One further letter of comment has been received from Mr and Mrs Havard, 9 Redhill Avenue, Hereford. The main points raised are:

This is a very dense development and there is only half the amount of houses along the opposite side of the road. The existing chain link fence and old bushes along our boundary should be removed and replaced with close boarded fence.

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

### **6. Officers Appraisal**

- 6.1 The application site has the benefit of outline planning permission and is also allocated within the Unitary Development Plan for residential development. As such the principle of the development is acceptable. The key issues for consideration are as follows:
  - 1. Density
  - 2. Layout, Design and Materials
  - 3. Housing Mix and Affordable Housing
  - 4. Other Matters

#### **Density**

- 6.2 The development proposes the construction of 21 dwellings and apartments at a net density of 47 units per hectare. Policy H15 of the Unitary Development Plan requires the efficient use of previously developed land and sets an indicative density range of 30 to 50 dwellings per hectare. This density is at the upper limit of what was

envisaged at the outline stage and that which is appropriate for the site. However, a higher density can be accommodated on the site as the development can be served off Bullingham Lane and therefore, there is no requirement for large internal access roads. Ultimately, the density falls within what is deemed acceptable by both the Development Plan policy and Government Guidance contained within Planning Policy Guidance Note 3 and consequently, is not considered unreasonable.

### **Layout, Design and Materials**

- 6.3 The layout has been amended to address concerns expressed by the Traffic Manager, City Council and your officers. The properties generally front onto Bullingham Lane to mirror the pattern of development approved and now built on the opposite side of the road. However, the siting of the properties is not uniform and they are to be set back from the edge of the pavement by an average of 4 metres. This will ensure that the development does not appear too imposing at pedestrian level and adds interest to the street scene. Adequate private amenity space is proposed to serve each dwelling. In order to limit the number of access points onto Bullingham Lane, which is a principal distributory road, courtyard style parking with a block paved informal surface is proposed. Each property having at least a single garage along with the necessary vehicle manoeuvring space.
- 6.4 There is adequate distances between the existing properties in Redhill Avenue and the proposed dwellings to safeguard a satisfactory level of privacy and the properties which are closest to the boundaries are to be apartments above garaging and therefore are only 1½ storey in height. Furthermore, they will not have any windows overlooking existing neighbouring properties or their gardens. The new boundary treatment to include the planting of a native hedge along part of the boundary will provide further privacy.
- 6.5 The design of the houses will generally follow that which was approved under the Wimpey Phase 2A development last summer. Eight different house types are proposed ranging from 2 to 5 bedroom in size including apartments above garages, two-storey terrace, semi-detached and detached properties and 2½ storey terraced. The designs are fairly typical of a development of this size and are similar to those which have been approved elsewhere within the development but are different from that which have been built on the northern side of Bullingham Lane thereby adding to the diversity of the residential environment. The range of materials are also different to that which were approved under Phase 1 and will include some rendered properties to break up the mass of brick work. The specific materials will be controlled by condition attached to the outline planning permission.

### **Housing Mix and Affordable Housing**

- 6.6 A relatively broad housing mix is proposed comprising 2, 3 and 5 bedroom units in the form of apartments and houses. The highest proportion being 3 bedroom units. This is considered a reasonable mix given the size of the site particularly as the higher proportion are smaller 2 and 3 bedroom units which will be slightly more affordable.
- 6.7 Eight of the units are currently proposed to be affordable which equates to 38%. This is above the requirement of the outline planning permission, which stipulates that 36% of the total number of units must be affordable dwellings. The mix of affordable housing being provided is slightly different from that requested by

Strategic Housing. Although the affordable are all 2 bedroom, the sizes vary between 2 bed 2 person and 2 bed 3 person units. Therefore, providing the number of units is increased to 8, the mix is considered satisfactory.

### **Other Matters**

- 6.8 No play area or open space is proposed to be provided within this development. However, this is not considered unreasonable given that the main area of open space (2.5 hectares) for the whole development is no more than 100 metres from the site. The Parks and Countryside Manager has also confirmed that they do not require any open space or play areas within this phase of development.
- 6.9 This site is also covered by the outline planning permission and the Section 106 Agreement accompanying that permission. As such, the financial contributions along with the percentage of affordable housing have already been finalised and agreed. Nevertheless, Members may recall that considerable discussion took place as to the size of some of the financial contributions provided and the mix of affordable housing when the most recent application was determined at Committee last summer. The developers were advised both at Committee and in the subsequent approvals that the requirements of the Section 106 Legal Agreement would be reviewed under Phase 3. This application being the last component of Phase 2.
- 6.10 The consultation period in connection with the amended plans is yet to expire and confirmation that the landscaping details are acceptable. As such delegated authority is requested.
- 6.11 The general density layout, designs and mix of housing are considered acceptable and satisfy the necessary policy requirements and guidance within PPG3 concerning the creation of mixed sustainable communities.

### **RECOMMENDATION**

**Subject to no further objections raising additional material planning considerations by the end of the consultation period, Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions/notes and any additional conditions/notes considered necessary by Officers.**

- 1 E17 (No windows in side elevation of extension )(southern elevation of plots 12, 13, 18 and 21)**

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

#### **Informatives:**

- 1 N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 The applicant's attention is drawn to the Conditions attached to Outline Planning Permission reference CE2001/2757/O which require further details to be submitted and agreed prior to commencement of the development.**
- 3 N02 - Section 106 Obligation**

- 4 The applicant is advised that the Council will be requiring a higher proportion of affordable housing, primarily rented, under phase 3. The affordable housing mix within phase 3 should also include a higher proportion of 3 and 4 bedroom dwellings and 2 bedroom bungalows for rent and shared ownership.
  
- 5 In light of the higher density development and the likely increase in the total number of units, the Council will be requiring additional contributions for community, transport and environmental benefits on or in the locality of the site.

Decision: .....

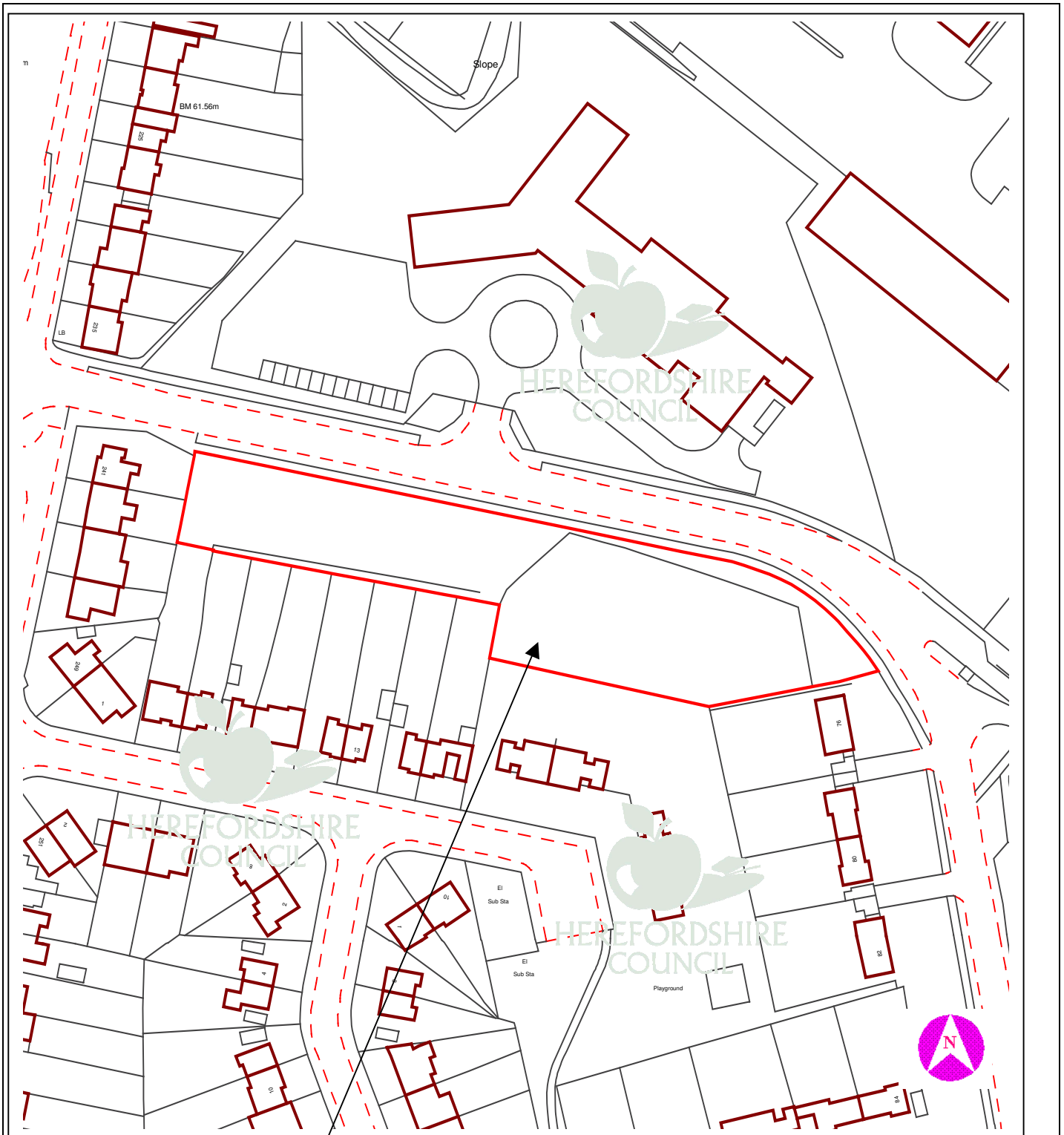
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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCCE2005/3706/RM

**SCALE :** 1 : 1250

**SITE ADDRESS :** Former SAS Camp, Land off Bullingham Lane, Hereford, HR2 7EW

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**12 DCCE2005/3993/F - DEMOLITION OF OFFICE EXTENSION AND ERECTION OF 8 NO. ONE-BEDROOM FLATS AND 5 NO. TWO-BEDROOM FLATS AT BERROWS HOUSE, BATH STREET, HEREFORD, HEREFORDSHIRE, HR1 2HE**

**For: Biddle Properties per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB**

**Date Received: 6th December, 2005      Ward Central      Grid Ref: 51355, 40087**

**Expiry Date: 31st January, 2006**

**BVPI Expiry Date: 7th March, 2006**

Local Member: Councillor D.J. Fleet

**1. Site Description and Proposal**

- 1.1 The site occupies a corner position at the junction of Kyrle Street and Bath Street. A 2-storey flat roofed red brick building built as an extension of the adjoining building (Berrows House) presently occupies part of the site and is used as offices. The remainder of the site is hard surfaced but undeveloped with the boundary being enclosed by a brick wall following the edge of the pavement. Berrows House immediately to the north is a 5-storey red brick and pitched slated roof building which was until 1983 occupied by Hereford Times and is now used by a number of small businesses, charities and training providers. North of Berrows House is the Magistrates Court and south of the site fronting Bath Street is Wycliff Terrace, a row of 2-storey Victorian residences. To the rear (east) of the site is a vehicular access alongside which is the Hereford Baptist Church.
- 1.2 The site lies within the Hereford City Conservation Area and is designated an Area of Archaeological Importance. The site is designated as white land within the Hereford Local Plan but part of the site falls within the Central Shopping and Commercial Area as designated in the Unitary Development Plan.
- 1.3 Planning permission is sought for the demolition of the existing 2-storey flat roofed building and construction of a 5-storey residential development comprising 8 no. 1-bedroom flats and 5 no. 2-bedroom flats.

**2. Policies**

2.1 Planning Policy Guidance:

PPS1	–	Delivering Sustainable Development
PPG3	–	Housing
PPG13	–	Transport
PPG15	-	Planning and the Historic Environment

## 2.2 Hereford Local Plan:

ENV14	–	Design
ENV15	–	Access for all
H1	–	Sites for residential development
H3	–	Design of new residential development
H6	–	Amenity open space provision in smaller schemes
H7	–	Communal open space
H12	–	Established residential areas: Character and amenity
H13	–	Established residential areas: Loss of features
H14	–	Established residential areas: Site factors
CON12	–	Conservation Areas
CON13	–	Conservation Areas - Development proposals
CON16	–	Conservation Areas - Consent
CON17	–	Conservation Areas – Consent conditions
CON18	–	Historic street pattern
CON19	-	Townscape
CON20	–	Skyline
CON35	–	Archaeological evaluation
CON37	–	Other sites of archaeological interest
T11	–	Pedestrian provision
T12	–	Cyclists provision

## 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	–	Sustainable development
S2	–	Development requirements
S3	–	Housing
DR1	–	Design
DR2	–	Land use and activity
DR3	–	Movement
DR5	–	Planning obligations
H1	–	Hereford and the market towns: Settlement boundaries and established residential areas
H3	–	Managing the release of housing land
H13	–	Sustainable residential design
H14	–	Re-using previously developed plans and buildings
H15	–	Density
H16	–	Car parking
E5	–	Safeguarding employment land and buildings
T6	–	Walking
T7	–	Cycling
T11	–	Parking provision
HBA6	–	New development within Conservation Areas
HBA7	–	Demolition of unlisted buildings within Conservation Areas
ARCH1	–	Archaeological assessments and field evaluations
ARCH7	–	Hereford AAI

**3. Planning History**

CE2000/1978/F - Townscape enhancement scheme and replacement car parking.  
Approved 3.12.01.

CE1999/3039/F - Change of use from residential letting agents' offices to computer training room and support offices. Approved 20.12.99.

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 Welsh Water - No objection subject to conditions.

##### Internal Council Advice

- 4.2 Traffic Manager: Details of the servicing access are required along with on-site cycle storage facilities. As the development is proposed to be car free, the development should be excluded from the right to residents' parking permits to avoid further burden on the existing system by this proposal. A contribution of £1500 per unit should also be sought for highway and public transport related initiatives in the locality.
- 4.3 Conservation Manager: This is an interesting architectural solution to a potentially difficult site. It is subservient to the important adjacent building and also reflects the verticality of the original design with its fenestration. The design is contemporary, interesting and relates and responds to its surroundings and therefore in principle we believe that it would be acceptable. However, we believe that the proposed boundary wall to the facade would be detrimental to the development. This is because it wraps around the end of the former mill building and therefore is visually disruptive to its overall composition. We recommend that the boundary wall to the facade be reviewed.
- 4.4 County Archaeologist: 'The application proposes a development of appreciable scale within the designated Hereford Area of Archaeological Importance. Although outside the medieval defended circuit of Hereford, the site is sufficiently close to the City Ditch Alignment to be of considerable interest. Important remains were encountered on the Magistrates Court site adjacent, and it is anticipated that further site remains will be present on this site. In accordance, therefore, with Conservation Policy 35 of the Hereford Local Plan, and Sections 21-22 of PPG16, I advise that the application should not be determined until the applicants have provided the results of an archaeological evaluation. It is the applicant's responsibility to commission such an evaluation in good time and to a sufficient standard. The results of the evaluation would assist in making of an appropriate planning decision and there may subsequently be a need for further archaeological responses.
- 4.5 Forward Planning Manager:

In the adopted local plan the site is located on 'white land' and therefore has no specific land use designation. Policy H23 stipulates that development proposals involving the provision of residential accommodation within the city centre will be permitted provided that such proposals are in accordance with relevant conservation and other policies. The land is not safeguarded for employment use, so as such, there are no bespoke policies within the Local Plan to prevent the change of use from office to residential.

In the emerging UDP, part of the site, which constitutes the existing flat roofed building, is located within the central shopping and commercial area to which Policy TCR1 applies. The remainder of the site is 'white land', where applications are judged upon their individual merits. TCR1 stipulates that the CSCA should remain the prime focus

for retail, leisure and commercial activity. The remainder of the site is 'white land', where applications are judged upon their individual merits.

Policy TCR11 stipulates that proposals involving the loss of existing offices within Hereford city centre will only be permitted where: 1) it can be demonstrated that there is no demand or need for floorspace; or 2) the replacement development and/or land use is of acknowledged benefit to the centre concerned.

Upon inspection of the commercial property register, there does appear to be an adequate supply of office space. The proposal would involve a change of use from offices to residential for part of the site, resulting in the loss of 220 sq/m of office space from a total of approx 2200 sq/m. It is perceived that a large majority of businesses relocating from the ESG proposals would be seeking industrial premises as opposed to offices.

The part of the building that will potentially be lost is of little architectural merit. It is located on an important gateway to the city, where recent developments such as the Magistrates Court have improved the visual impact and setting of the area. The proposed development would look to enhance the character of the central Conservation Area.

There are potential issues surrounding the loss of employment land. If Economic Development can dispel such concerns then the proposal would be acceptable in policy terms. Redevelopment of this gateway site would be beneficial to the setting of the area.

- 4.6 Head of Economic Development: Although the proposal may be against policies which seek to protect central office space, on balance this will not have a major effect as there are other office spaces available around the centre, and have been for some time.
- 4.7 Private Sector Housing: A number of units have bedroom egress into an area of higher fire risk, i.e. kitchen and living room area. Advice needs to be sought to resolve this issue.

## **5. Representations**

- 5.1 Hereford City Council 'The Council has considered the application and does not support the application. The proposed elevations and cladding are wholly unsympathetic and do not harmonise with the adjacent buildings in the locality.'
- 5.2 Conservation Advisory Panel: Accepted but for possible horizontal band linking the wall and the whole ground floor.
- 5.3 Access Committee: Noted with approval.
- 5.4 One letter has been received from Mair Granthier, Secretary of Hereford Baptist Church:

'Our main area of concern is about provisions that will have to be made for car drivers attending the church during the construction phase of the building. Our only means of entry to our property is via the Kyrle Street Gates.'

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

## **6. Officers Appraisal**

6.1 The following represent the main issues to be considered in the assessment of this proposal.

- 1) Principle of development
- 2) Scale, design and appearance
- 3) Highway issues
- 4) Other matters
- 5) Conclusion

### **Principle of development**

6.2 The site has no land use designation and is classified as white land within the adopted Development Plan where applications are judged on their individual merits. The existing office buildings fall within the Central Shopping and Commercial Area within the Unitary Development Plan, with the remainder of the site again being white land. The land on the southern side of Kyrle Street is, however, classified as an Established Residential Area. As such, the principle of residential development on the white land is compliant with policy and would compliment the neighbouring established residential areas.

6.3 The only issue in terms of the principle is therefore the loss of office building on site. In this regard, Policy TCR11 of the Unitary Development Plan states that:

*'Proposals involving the loss of existing offices within Hereford City Centre will only be permitted where 1) it can be demonstrated there is no demand or need for the floor space, or 2) the replacement development and/or land use is of acknowledged benefit to the centre concerned.'*

6.4 The Head of Economic Development has confirmed that there is an adequate supply of office space within the city and consequently, they do not object to the proposal. However, the fact that the offices are currently in use would indicate that there is a demand for their retention as offices, notwithstanding that there is vacant office space elsewhere in the city. The principle of losing the office space is therefore only acceptable if the proposed development is considered to be of acknowledged benefit to the locality. This benefit could be assessed in terms of the visual or architectural merits of a proposal as well as a community or social benefit.

### **Scale, design and appearance**

6.5 Berrows House, whilst not listed, is somewhat of a landmark building within the locality. The continued visual dominance of Berrows House is therefore considered to be a primary objective in the development of the site. The proposal achieves this by being subservient in height, having only a lightweight glazed link with Berrows House and stepping the Bath Street elevation back to allow and retain clear vistas of Berrows House when travelling from a southerly direction. As with the new Magistrates Court, it is nevertheless considered that a relatively substantial building is required to complement the scale of Berrows House, particularly given the prominence of the site.

Therefore, the basic scale and footprint harmonises with other buildings in the locality without being too overpowering.

- 6.6 The design complements that of Berrows House by retaining a strong vertical emphasis through the careful mix of materials and the centrally located glazed lift tower. The massing is broken up through the interchange between balconies, glazed sections and red tiles, which are a contemporary alternative to bricks. The southern elevation has a more bold and imposing appearance akin to how the southern elevation of Berrows House would have appeared prior to the construction of the 2-storey office extension. However, the impact of this elevation is softened through the form following the curvature of the pavement creating an interesting contrast to the angular form of other buildings in the locality.
- 6.7 The principal material is proposed to be terracotta tiles broadly matching the colour of a traditional Hereford red brick but approximately double the size. These areas are broken up through the use of planar glazing and coloured sand cement render giving the development a contemporary appearance but at the same time, not appearing too stark in its context.
- 6.8 Minor concerns exist with the position and height of the boundary wall to the frontage of the development in that it will obscure views of the development at pavement level and disrupt the visual relationship with Berrows House. Discussions are ongoing with the architects as to how this can be resolved and the attached recommendation reflects this.

#### **Highway issues**

- 6.9 The development is proposed to be car free as no off-street parking is proposed. Furthermore, the Council is now considering preventing the occupants of car free developments from being eligible for residents' parking permits. The principle of a car free development in this city centre location is only considered acceptable if the applicants assist in discouraging the occupants from utilising or even owning a private car.
- 6.10 It is considered reasonable and necessary that the applicants provide a financial contribution of £1500 per unit to assist in the promotion of integrated transport initiatives in the locality and provide the occupants of the development a genuine and alternative option to a private car. This contribution will be provided by way of a legal agreement under section 106 of the Planning Act and a draft heads of terms are appended to this report. Amended plans are also awaited identifying secure covered on-site cycle parking as requested by the Traffic Manager.

#### **Other matters**

- 6.11 The proposal will create 8 no.1-bedroom flats and 5 no. 2-bedroom flats. This is a reasonable mix in that there is a higher proportion of smaller, more affordable 1-bedroom than 2-bedroom flats. The occupants of the 1-bedroom flats are also less likely to own or have the need for a private car. However, the total number of units falls below the threshold outlined in policy H9 of the Unitary Development Plan for the provision of affordable housing.
- 6.12 The County Archaeologist has requested an archaeological evaluation to be undertaken prior to determination of the application. If this evaluation is not available



and adequate time given to assess the findings of the report within the timescales available for the determination of the application, in line with advice within Planning Policy Guidance Note 16 entitled Archaeology and Planning, it is unlikely that the application can be supported. The applicants are currently working on the preparation of this report.

- 6.13 A separate Conservation Area Consent application for the demolition of the existing office has been requested and is likely to be submitted shortly. However, the absence of a Conservation Area Consent application should not prevent the determination of this application.
- 6.14 A financial contribution may also be required towards improved educational infrastructure for the schools within the catchment area of the site. This contribution would be £1000 per 2 bedroom unit. The occupants of the one bedroom units are less likely to have children and consequently, no contribution could be justified in respect of these units. Further comments are awaited from education with regard to this matter.

### **Conclusion**

- 6.15 The proposal, whilst making a bold architectural statement on this prominent site, also recognises and respects the scale, form and detailing of other buildings in the locality. The proposal will be a positive enhancement of the character and appearance of the Conservation Area and consequently, justifies the loss of the office space in this instance. Therefore, subject to the outstanding issues being satisfactorily resolved, the proposal is considered acceptable in accordance with the relevant Development Plan policies and Government guidance.

### **RECOMMENDATION**

- 1) **Subject to the applicants providing an appropriate archaeological evaluation and the County Archaeologist raising no objection following receipt and assessment of this evaluation by 1 March 2006;**
- 2) **Subject to receipt of satisfactory amended plans identifying revision to the boundary treatment and the provision of secure cycle storage by 1<sup>st</sup> March 2006; and**
- 3) **Subject to the applicant providing a suitably completed and signed Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 by 1 March 2006 in accordance with the Heads of Terms set out in Appendix 1 to this report, and any additional matters considered appropriate and necessary by the Local Planning Authority:**
- 4) **The officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any further conditions considered necessary by officers.**

- 1 - **A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 - A06 (Development in accordance with approved plans)**

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

**3 - B01 (Samples of external materials) (add: ‘... to include details of the glazing and balcony enclosures)**

**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 - E01 (Restriction on hours of working )**

**Reason:** To safeguard the amenities of the locality.

**7 - Any conditions deemed necessary by the County Archaeologist**

**8 - W01 (Foul/surface water drainage)**

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

**9 - 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.

**10 - W03 (No drainage run-off to public system)**

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

**Informative:**

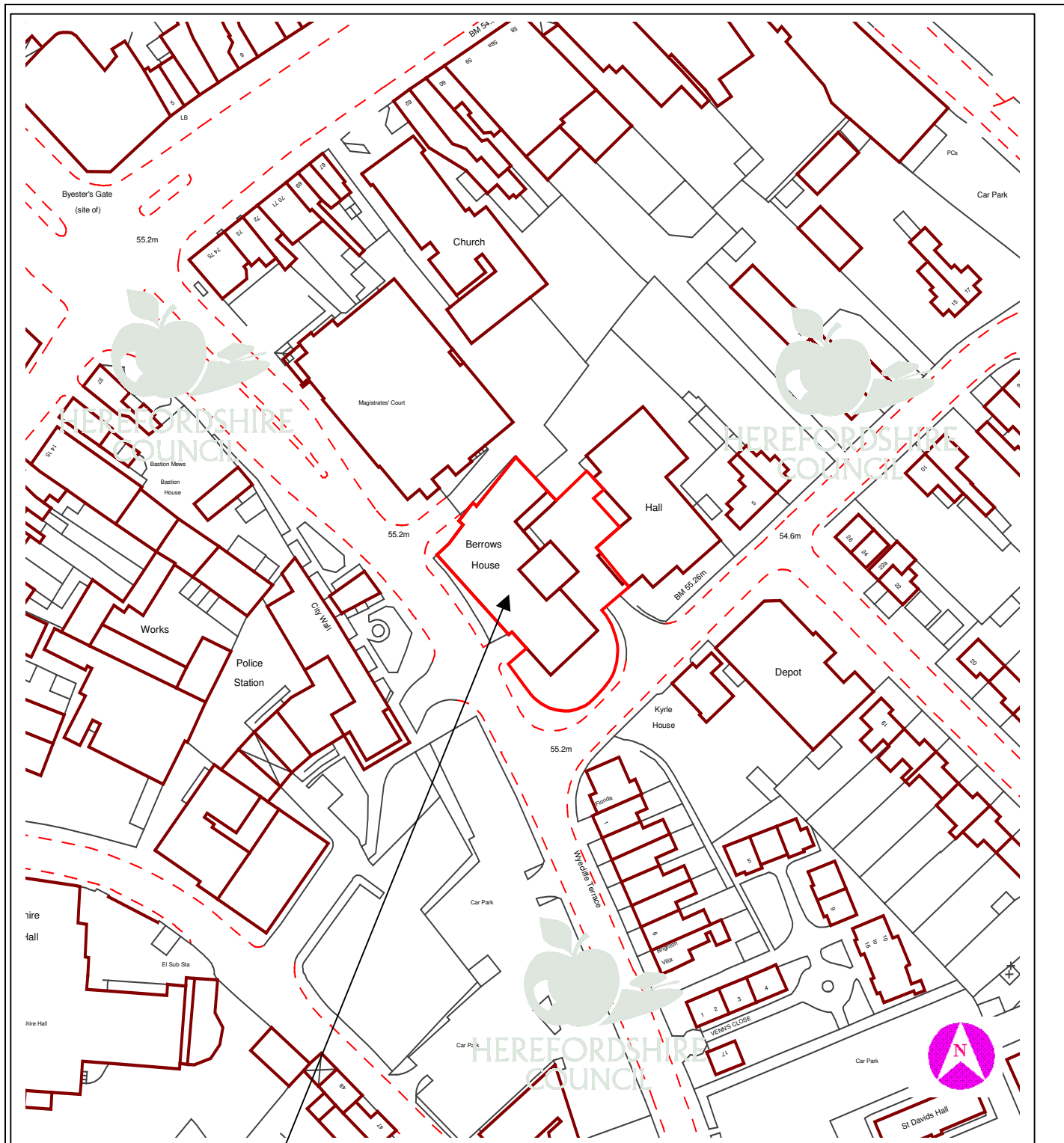
**1 - N15 - Reason(s) for the Grant of Planning Permission.**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2005/3993/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Berrows House, Bath Street, Hereford, HR1 2HE

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# DRAFT HEADS OF TERMS

## Proposed Planning Obligation Agreement

### Section 106 Town and Country Planning Act 1990

Planning Application – DCCE2006/3993/F

- Car free residential development of 8 no one bedroom flats and 5no two bedroom flats

At Berrows House, Bath Street, Hereford

1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £5,000 to provide enhanced educational infrastructure for the nursery, primary and secondary schools within the catchment area of the application site which sum shall be paid on or before the commencement of the development.
2. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £19,500 for improved transportation infrastructure in the locality of the application site which sum shall be paid on or before the commencement of development.
3. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
  - a) Traffic calming and improved safety signing
  - b) Contribution to improved bus service
  - c) Contribution to Safe Routes for Schools
  - d) Improved bus shelters/stops
  - e) Improve lighting to highway routes leading to the site
  - f) Improved pedestrian and cyclist connectivity with the site
  - g) Improved cycle parking facilities
  - h) Improved pedestrian crossing facilities
4. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1 and 2 for the purposes specified in the agreement within 10 years of the date of this agreement, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
5. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
6. The developer shall complete the Agreement by 1st March, 2006 otherwise the application will be registered as deemed refused.

Russell Pryce - Principal Planning Officer  
Peter Yates - Development Control manager

24th January, 2006

## **13 DCCW2005/3985/F - BUNGALOW AND PARKING SPACES AT LAND ADJACENT TO 73 WALKERS GREEN, MARDEN, HEREFORD, HR1 3EA**

**For: Mr. L. Bishop per Mr. J. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH**

**Date Received: 6th December, 2005    Ward: Sutton Walls    Grid Ref: 52226, 47758**

**Expiry Date: 31st January, 2006**

Local Member: Councillor J.G.S. Guthrie

### **1. Site Description and Proposal**

- 1.1 The application site is comprised of the large garden associated with a bungalow, which forms part of a terrace of three properties that are situated on the eastern side of Walkers Green within the settlement of Marden.
- 1.2 The application seeks permission to erect a bungalow, which would be attached to the northern flank of 73 Walkers Green, thereby extending the terrace to four dwellings. The proposal includes the improvement of visibility at the junction adjacent to the site.

### **2. Policies**

#### 2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C2	-	Settlement Boundaries
Policy SH6	-	Housing Development in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages

#### 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy H4	-	Main Villages – Settlement Boundaries
Policy H13	-	Sustainable Residential Design

### **3. Planning History**

- 3.1 CW2001/1622/O      Site for the construction of one detached bungalow with garage. Refused 16th August, 2001.

### **4. Consultation Summary**

#### Internal Council Advice

- 4.1 Traffic Manager - No objection, subject to conditions being imposed to maintain visibility across the frontage in the interests of highways safety.

## 5. Representations

- 5.1 Marden Parish Council - No objection, subject to safe highways access.
- 5.2 One letter of objection has been received from Mr. Briggs, Hazelbrae, Walkers Green, which is summarised as follows:
- The proposed development will have a detrimental impact on the amenity of the area.
  - The additional dwelling will impinge on available space in the area, especially as the other dwellings all front onto the highway.
  - The proposal will give rise to highways safety implications, both during construction and following occupation.

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

## 6. Officers Appraisal

- 6.1 Within identified settlements such as Marden there is a general presumption in favour of new housing where it accords with the principles of Policy SH8 in terms of being in keeping with the character of the locality and in terms of siting, scale, and design. Infill proposals would also need to satisfy the general development criteria identified in Policy GD1 in order that the resultant development contributes to the quality of the built environment of the surrounding area
- 6.2 In this case the principle of residential development is acceptable and therefore the primary consideration in determining this application is the impact of the proposed bungalow on the visual and residential amenity of the wider locality.
- 6.3 The design, scale and massing of the proposed bungalow in its revised form is considered to be acceptable being broadly in keeping with the existing row of three properties, which lie to the south. The loss of the open space currently comprising the garden of the applicant's property is not considered to cause demonstrable harm to this mixed and predominantly residential area, particularly since the property opposite would have the same relationship relative to public highway forming the northern boundary of the site.
- 6.4 Furthermore the impact of the rear element of the proposed dwelling on the applicant's conservatory is not considered unacceptable given its modest scale and relative orientation to the north.
- 6.5 With regard to the comments of the Traffic Manager and the Parish Council, it is considered expedient to impose a condition to maintain visibility over the frontage, in the interests of highways safety. The suggested improvement to visibility is considered to be a significant improvement in terms of the safe use of the junction.
- 6.6 Whilst the comments of the objector are noted, having consideration for the relevant policies detailed above, it is considered that the proposed development falling within an identified settlement boundary will not give rise to a demonstrable loss of visual or residential amenity to the extent that refusal would be warranted.

6.7 Overall, the proposal complies with the relevant policies in the Local Plan, and as such approval is recommended.

**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. **A06 (Development in accordance with approved plans).**

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

- 3. **B02 (Matching external materials (extension)).**

**Reason: To ensure the external materials harmonise with the existing building.**

- 4. **Before any other works hereby approved are commenced, the access into the application site shall be so constructed, which will include clear visibility from a point 0.6 metres above the level of the adjoining carriageway over the length of the site frontage in accordance with a specification to be submitted to and approved in writing by the local planning authority. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed, which would obstruct the visibility described above.**

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

**Informative:**

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

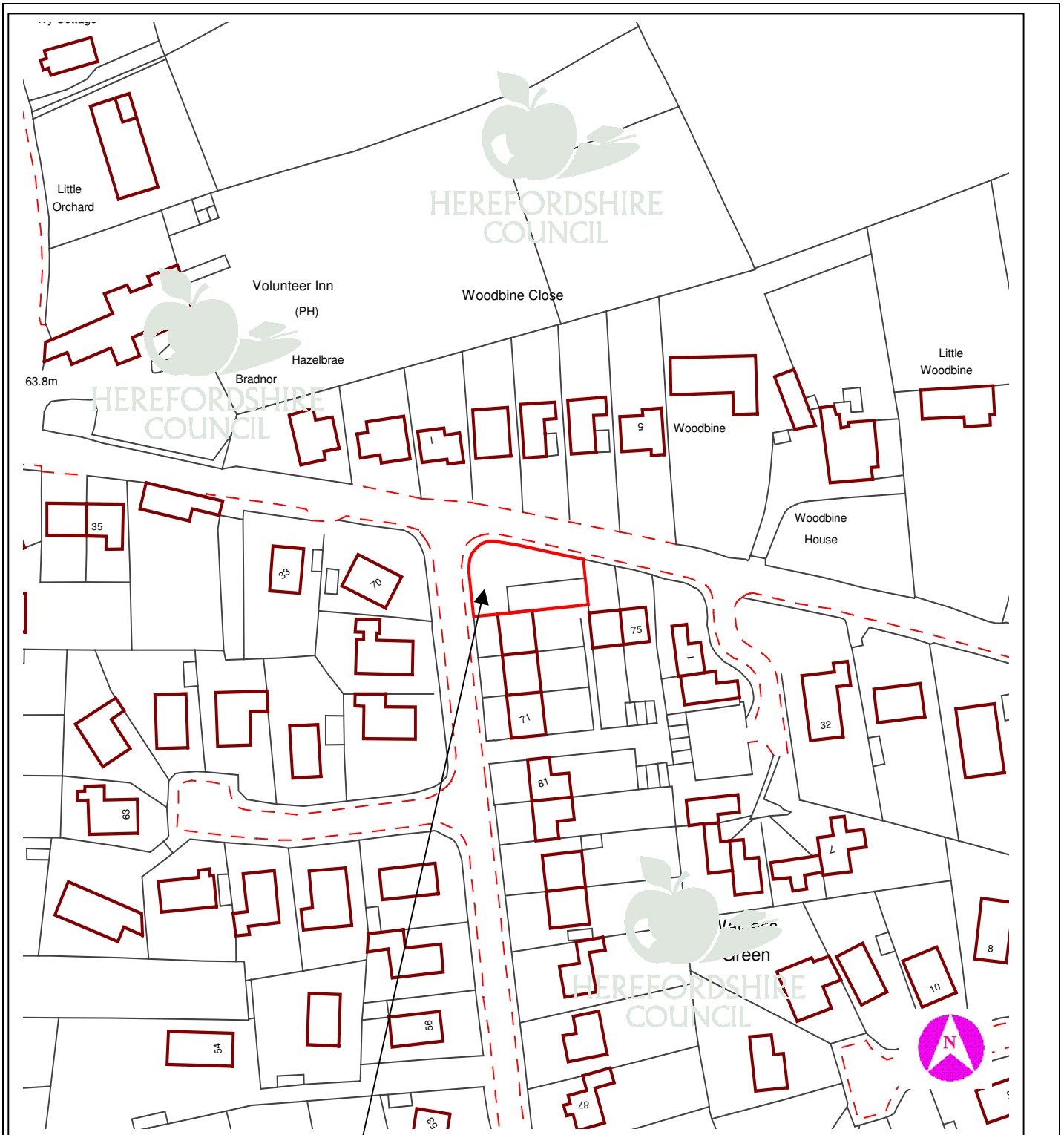
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2005/3985/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to 73 Walkers Green, Marden, Hereford, HR1 3EA

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