

A G E N D A

Southern Area Planning Sub- Committee

Date: **Wednesday, 12th April, 2006**

Time: **2.00 p.m.**

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

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

For any further information please contact:

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

e-mail: rclarke@herefordshire.gov.uk

AGENDA

for the Meeting of the Southern Area Planning Sub-Committee

To: Councillor P.G. Turpin (Vice-Chairman)

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

	Pages
1. RESIGNATION OF CHAIRMAN	
To note the resignation of Councillor Mrs. R.F. Lincoln, the Chairman, on grounds of ill health.	
2. ELECTION OF CHAIRMAN	
To elect a Chairman for the remainder of the current year.	
3. APOLOGIES FOR ABSENCE	
To receive apologies for absence.	
4. DECLARATIONS OF INTEREST	
To receive any declarations of interest by Members in respect of items on the Agenda.	
5. MINUTES	1 - 8
To approve and sign the Minutes of the meeting held on 15th March, 2005.	
6. ITEM FOR INFORMATION - APPEALS	9 - 10
To note the contents of the attached report of the Head of Planning Services in respect of the appeals received or determined for the southern area of Herefordshire.	
REPORTS BY THE HEAD OF PLANNING SERVICES	
To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.	
Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.	
7. DCSE2006/0686/F - HALCYON DAZE, 4 GEORGE PLACE, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BS.	11 - 14
Change of use from A1 to A3.	

8.	DCSE2006/0179/O - LAND ADJACENT TO MOORCROFT, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SJ.	15 - 20
	Site for erection of detached dwelling with double garage.	
9.	DCSW2006/0537/F - LITTLE LLANAFON FARM, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AT.	21 - 24
	Replacement of existing corrugated sheet barn with a new building to provide garage, domestic workshop, mower store, wc's and storage.	
10.	DCSE2006/0460/F - EASTVIEW, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PN.	25 - 30
	Conversion of garage to holiday accommodation, new garage/access and turning.	
11.	DCSE2006/0637/O - PLOT IN GARDEN OF BALLARD LODGE, 39 EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ.	31 - 36
	Erection of a dwelling.	

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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 Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 15th March, 2006 at 2.00 p.m.

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

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

In attendance: Councillors P.J. Edwards and T.W. Hunt (ex-officio)

122. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs. C.J. Davis and G.W. Davis.

123. DECLARATIONS OF INTEREST

There were no declarations of interest made.

124. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th February, 2006 be approved as a correct record and signed by the Chairman.

125. ITEM FOR INFORMATION - APPEALS

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

126. DCSW2004/3397/F - LAND AT JUNCTION OF A465 AND B4348, WINNAL COURT, ALLENSMORE, HEREFORDSHIRE, HR2 9AR (AGENDA ITEM 5)

Conversion of redundant farm buildings to farm shop, plant centre and landscape design centre, including erection of polytunnels, display gardens and associated car parking.

The Southern Team Leader reported the receipt of comments from the Highways Agency, which did not object to the application.

In accordance with the criteria for Public Speaking, Mr. Taylor, the applicant, spoke in support of the application.

Councillor P.G. Turpin, the Local Ward Member noted that the Highways Agency had not objected to the application. He felt that the application should be approved providing the business was operated as a plant centre and not as a garden centre.

A number of Members felt concerned regarding the access for the site, which was located on a busy crossroads. It was noted that a number of accidents had occurred on the crossroads and that this could be made worse by granting the application.

The Southern Team Leader confirmed that the application was not being recommended for refusal on highway grounds as the Highways Agency had not objected to the access.

RESOLVED:

That: (i) The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee:

- (a) The site should remain a plant centre.**
- (b) Highway safety regarding the access.**
- (c) Hedge replanting scheme.**

(ii) If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.

[Note: The Development Control Manager said that he would refer the application in consultation with the Forward Planning Manager]

127. DCSW2006/0263/F - DISUSED AIRFIELD, MADLEY, HEREFORDSHIRE, HR2 9NH (AGENDA ITEM 6)

Temporary offices, welfare facilities and storage yard for plant, equipment and materials for the construction of the Brecon to Corse pipeline on behalf of the National Grid.

The Southern Team Leader confirmed that an expiry date of 30th September, 2008 should have been added to condition 1 of the recommendation. He also confirmed that a new plan detailing the proposed HGV route had been received from the applicant and that comments had been received from the Conservation Manager, the Environmental Health Department, and Welsh Water.

Councillor D.C. Taylor, the Local Ward Member, noted the concerns of the local residents but felt that the addition of a condition regarding vehicles to be required to use the proposed HGV route would allay a number of their fears. The Southern Team leader confirmed that a suitable condition could be added to the recommendation.

RESOLVED

That subject to the resolution of the traffic/highway issues, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

Reason: This planning permission is only granted so as to meet the special and temporary needs of the applicants as the site is considered unsuitable for such a use on a permanent basis.

- 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. F25 (Bunding facilities for oils/fuels/chemicals)

Reason: To prevent pollution of the water environment.

4. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

5. F39 (Scheme of refuse storage)

Reason: In the interests of amenity.

6. F40 (No burning of material/substances)

Reason: To safeguard residential amenity and prevent pollution.

Informative(s):

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

128. DCSW2006/0255/F - THE ESTATE YARD, KINGSTHORNE, HEREFORDSHIRE, HR2 8AN (AGENDA ITEM 7)

Conversion of redundant agricultural saw-mill buildings to two B1 workshop units, including improving junction of access track with highway.

The Principal Planning Officer reported the receipt of further comments from the Rights of Way Manager who had concerns regarding the application.

In accordance with the criteria for public speaking Mrs. Philpott and Mr. Tweddell, two of the neighbouring residents, spoke in objection to the application and Mr. Gell, the applicant's agent, spoke in support.

The Chairman confirmed that the Local Ward Member, Councillor G.W. Davis, did not object to the application.

The Principal Planning Officer confirmed that the colour of the materials used for the development was covered by conditions. He also confirmed that condition 7 of the recommendation covered the use of hand held power tools.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

2. A07 (Development in accordance with approved plans)

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

3. B01 (Samples of external materials)

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

4. E01 (Restriction on hours of working) (8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays).

Reason: To safeguard the amenities of the locality.

5. E02 (Restriction on hours of delivery) (8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays. There shall be no such working on Sundays, Bank or Public Holidays).

Reason: To safeguard the amenities of the locality.

6. E06 (Restriction on Use) (Class B1)

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

7. F08 (No power tools or machinery)

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

8. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

9. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

10. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

11. G01 (Details of boundary treatments)

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

12. Prior to the first use of the development hereby permitted the access road to the site from the unclassified road 71603 shall be improved. This improvement shall include its widening to 4.5m for the first 10 metres from the junction and its re-surfacing. Details of these works, to include a specification, shall be submitted and approved in writing by the local planning authority prior to commencement of work.

Reason: In the interests of highway safety.

13. The existing ditchway adjoining the roadway from the northern most access, i.e. to Unit 1 and the unclassified road 71603, shall be properly piped with a suitable headwell to the satisfaction of the local planning authority.

Reason: In the interests of controlling surface water run-off onto the unclassified 71603 and to reduce flooding in the locality.

14. **Specifications and position for a warning sign, warning visitors/users of the industrial site of horse riders and walkers, shall be agreed in writing with the local planning authority and erected and thereafter maintained to the satisfaction of the local planning authority before either unit is first brought into use.**

Reason: In the interests of highway safety.

Informative(s):

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

129. **DCSE2006/0104/F - CHAPEL MILL COTTAGE, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PL (AGENDA ITEM 8)**

Two storey extension and alterations.

The Principal Planning Officer advised Members that the distance between the proposed dwelling and Moorcroft was 20 metres and not 30 metres as indicated in paragraph 6.5 of the report. He reported the receipt of a letter of objection from Mr. Lewis of High House, Bromsash and also asked that a condition be added to the recommendation in respect of boundary treatment.

In accordance with the criteria for public speaking, Mr. Lewis, one of the neighbouring residents spoke in objection to the application.

Councillor H. Bramer, the Local Ward Member noted that the drainage issues had not been resolved. He felt that granting the application would result in overdevelopment of the site and that a two-storey extension was not suitable.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

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

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

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

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

4. **E17 (No windows in side elevation of extension) (south and east elevations)**

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

5. H10 (Parking - single house)

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

6. F18 (Scheme of foul drainage disposal)

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

Informatives:

1. A watching brief should be kept during the works for the presence of bats as well as nesting birds and if found to be present during the work should cease and an ecologist licensed by English Nature for bat surveys should be engaged to determine the species, populations and impact of the works together with mitigation and compensation. The presence of nesting birds should also be evaluated throughout the works and if revealed or potentially disturbed by the development then the Herefordshire Council's Ecologist should be notified. Works should avoid disturbance to the nests, young, eggs, adults and nesting area.

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

130. DCSW2006/0227/F - LOWER MONKTON FARM, ST. WEONARDS, HEREFORDSHIRE, HR2 8PF (AGENDA ITEM 9)

Conversion of and alterations to a range of period barns to create six residential dwellings.

The Chairman confirmed that the Local Ward Member, Councillor G.W. Davis, supported the application but had concerns about the unclassified road and the location of the passing places.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

2. A07 (Development in accordance with approved plans)

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

3. B01 (Samples of external materials)

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

4. C02 (Approval of details)

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

5. E16 (Removal of permitted development rights)

Reason: In order to define the terms to which the application relates.

6. G01 (Details of boundary treatments)

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

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. The recommendation outlined in the ecological appraisal/report that accompanied planning application DCSW2005/2731/F outlined in 4.5 to 4.19 of the Discussions and Conclusions of said report regarding mitigation, habitat enhancement and monitoring for birds and bats shall be followed to the satisfaction of the local planning authority.

Reason: To ensure that all species of bat and their roosts, together with nesting birds are protected under the Wildlife and Countryside Act 1981.

10. An ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee demolition and ecological mitigation work in accordance with condition 9.

Reason: To ensure that all species of bat and their roosts, together with nesting birds are protected under the Wildlife and Countryside Act 1981.

11. H03 (Visibility splays)

Reason: In the interests of highway safety.

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

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

13. Before the development is first brought into use, i.e. any dwelling is first occupied, at least three passing places shall be provided along the unclassified 71600 road in positions and specifications, i.e. width and length and surfacing that all shall be the subject of the prior written approval of the local planning authority.

Reason: In the interests of general highway safety.

Informative(s):

1. Listed building consent will also be required for this proposal.

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

The meeting ended at 3.17 p.m.

CHAIRMAN

ITEM FOR INFORMATION - APPEALS

APPEALS RECEIVED

There were no appeals received.

APPEALS DETERMINED**Application No. DCSE2004/3927/F**

- The appeal was received on 4th 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 Craig Thorpe Ltd
- The site is located at Land adjoining Upper Weston, Weston under Penyard, Herefordshire
- The application, dated 12th November, 2004 was refused on 4th July, 2005
- The development proposed was Proposed dwelling with garage and access drive
- The main issue is the effect of the proposal on the character and appearance of the area.

Decision: The appeal was **ALLOWED** on 24th February, 2006

Case Officer: Steven Holder on 01432 260479

Enforcement No. EN2005/0054/ZZ

- The appeal was received on 8th November, 2005
- The appeal was made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal was brought by Mr. Maguire (APP/W1850/C/05/2004120) and Triangular Land Partnership (APP/W1850/C/05/4119)
- The site is located at Cothars Farm, Gorsley, Ross-on-Wye, Herefordshire
- The breach of planning control alleged in this notice is "Without planning permission, change of use of the land for sale of vehicles."
- The requirements of the notice are: To cease the unauthorised use of the land as a vehicle sales center.

Decision: The appeals were **DISMISSED** on 15 March, 2006. An application for costs by Mr. W. T. W. Maguire was also **DISMISSED** on 15 March, 2006.

Case Officer: Yvonne Coleman on 01432 383083

Enforcement Notice EN2005/0023/ZZ

- The appeal was received on 27th September, 2005
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr. J. Gilling
- The site is located at Newton Farm, Welsh Newton, Herefordshire, NP25 5RN

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

- The breach of planning control alleged in this notice is:
without planning permission, the erection of a dwelling house
- The requirements of the notice are:
 - i) Demolish the unauthorised dwelling house and
 - ii) Remove all materials from the site that arise from the demolition
- The main issues are:
 - i) The effect of the proposal on the character and appearance of the area
 - ii) Whether or not a dwelling in the countryside is justified on grounds of agricultural or other essential rural business purpose needs and
 - iii) The effect of the proposal on the setting of Pembridge House

Decision: The appeal was **DISMISSED** on 30th March, 2006

Case Officer: Mike Willmont on 01432 260612

Application No. DCSE2005/1346/F

- The appeal was received on 28th September, 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. & Mrs. Gilling
- The site is located at Newton Farm, Welsh Newton, Monmouth, Herefordshire, NP5 3RN
- The application, dated 25th April, 2005, was refused on 8th June, 2005
- The development proposed was Alterations repairs and extensions to existing barn for residential purposes
- The main issues are:
 - i) The effect of the proposal on the character and appearance of the area
 - ii) Whether or not a dwelling in the countryside is justified on grounds of agricultural or other essential rural business purpose needs and
 - iii) The effect of the proposal on the setting of Pembridge House

Decision: The appeal was **DISMISSED** on 30th March, 2006

Case Officer: Mike Willmont on 01432 260612

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

**5 DCSE2006/0686/F - CHANGE OF USE FROM A1 TO A3.
HALCYON DAZE, 4 GEORGE PLACE, GLOUCESTER
ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BS.**

**For: Mrs. J. Ashman, per Geoff Jones Architect, 53
Broad Street, Ross on Wye, Herefordshire, HR9 7DY.**

**Date Received: 7th March, 2006 Ward: Ross-on-Wye East Grid Ref: 59996, 24080
Expiry Date: 2nd May, 2006**

Local Member: Councillor Mrs. C.J. Davis
 Councillor Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 Halcyon Daze is located between Acorns and Kodak Express, on the south side of Gloucester Road.
- 1.2 The site is located in the Central Shopping Zone for Ross-on-Wye, and within the Ross-on-Wye Conservation Area.
- 1.3 This application is for the change of use of the shop to Class A3: Restaurants and Cafes where the primary purpose is for the sale and consumption of food and light refreshments on the premises.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPS.6	-	Planning for Town Centres
PPG.15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.7	-	Development and Features of Architectural and Historical Importance
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy C.23	-	New Development affecting Conservation Areas
Policy C.29	-	Setting of a Listed Building
Policy RT.1	-	Ross-on-Wye Town Centre
Policy RT.11	-	Car Parking Provision

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.5	-	Town Centres and Retail
Policy S.6	-	Transport
Policy TCR.3	-	Primary Shopping Frontages
Policy TCR.6	-	Non-retail Uses (Classes A2 and A3)
Policy HBA.4	-	Setting of Listed Buildings
Policy HBA.6	-	New Development within Conservation Areas

3. Planning History

- 3.1 SS990196PF Change of use from Class A1 - Approved 07.04.99
retail to estate agent within
Class A2

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager - no objection.
- 4.3 Conservation Manager - no objection from an architectural point of view.

5. Representations

- 5.1 Ross Town Council:

“We object to this application. There is a danger of having so many take-aways. It will spoil our town centre.”

6. Officer's Appraisal

- 6.1 Halcyon Daze is located in a parade of modern shop units on the south side of Gloucester Road, in the Central Shopping Zone as shown on the Ross-on-Wye Town Centre Inset Map 37a in the South Herefordshire District Local Plan. Also, it is located in a primary shopping frontage as shown on Inset Map ROSS 2: Ross-on-Wye Town Centre in the Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 6.2 It is the objective of policy RT.1 of the South Herefordshire District LOCAL Plan to maintain and enhance the attractiveness, vitality and viability of Ross town centre, including entertainment facilities and other services supporting a town centre. Policy TCR3 of the Unitary Development Plan (Revised Deposit Draft) states that primary shopping frontages will be protected in that they should continue to be dominated by shops. The policy continues that non-shopping uses will be permitted in these frontages provided it does not result in a continuous frontage of more than 2 non-retail units in the relevant frontage to exceed 25%, taking into account both existing and permitted non-retail uses in the relevant frontage concerned. In this case the primary shopping

frontage runs from the Edinburgh Woollen Mill to Acorns. Within this frontage there is a hot food takeaway, Pan Pizza.

- 6.3 This application proposes the change of use of the existing shop to Class A3: Restaurants and Cafes, places where the primary purpose is for the sale and consumption of food and light refreshments on the premises. The use of the premises as A3 is considered acceptable in this location in that it will not (there are no unimplemented planning permissions) form a continuous frontage of more than 2 non-retail uses. The proposed change of use will retain the high proportion of retail uses in this primary shopping frontage. Also, it is considered an A3 use in this location will assist in the vitality and viability of the town centre.
- 6.4 In conclusion it is considered the proposal complies with policy RT.1 of the Local Plan, and policy TCR3 of the emerging Unitary Development Plan.

RECOMMENDATION

That 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. **E04 (Restriction on hours of opening (restaurants and hot food takeaways))**
Reason: To safeguard the amenities of the locality.
- 3. **A11 (Change of use only details required of any alterations)**
Reason: To define the terms under which permission for change of use is granted.
- 4. **F37 (Scheme of odour and fume control)**
Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

Informative(s):

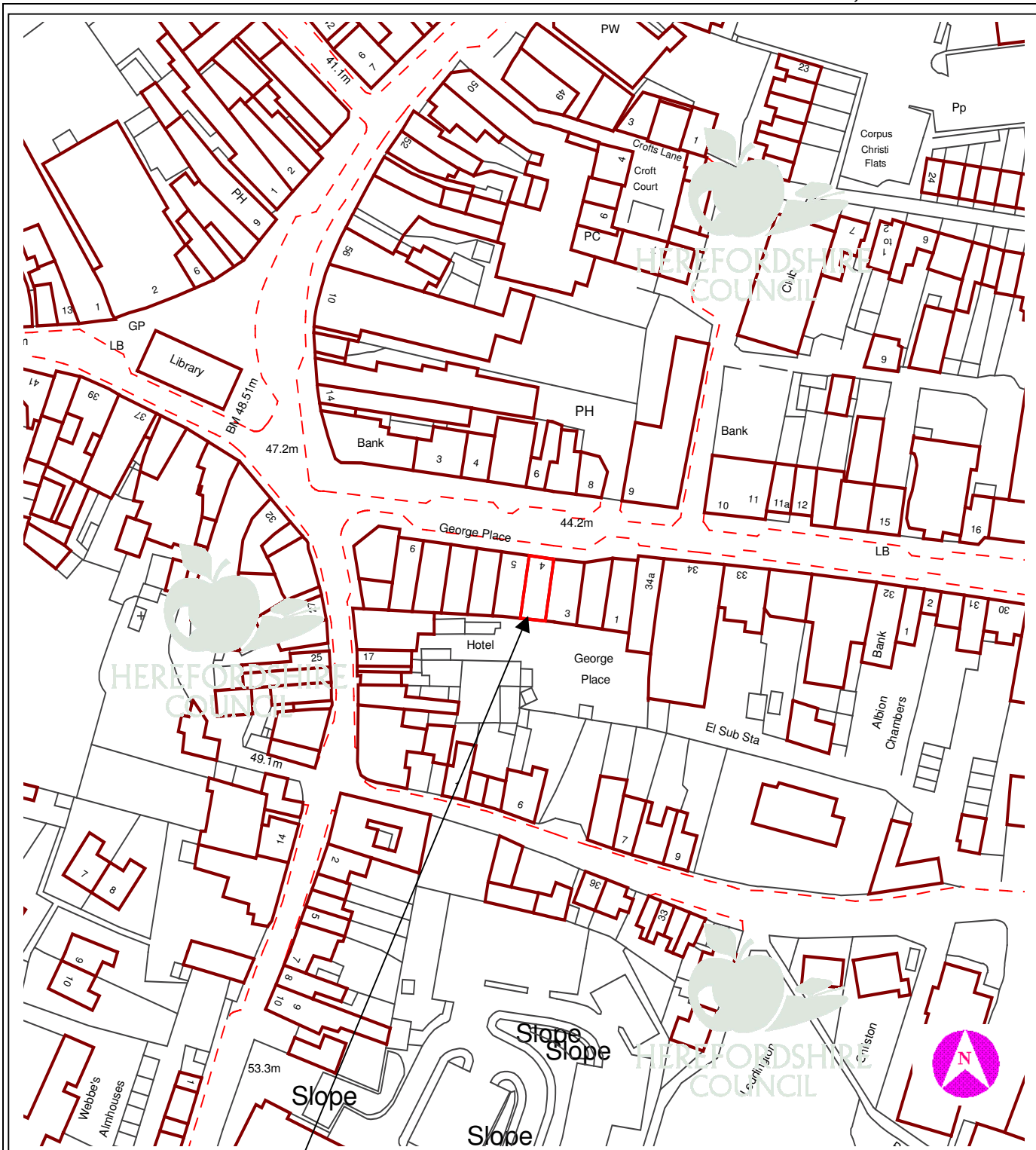
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0686/F

SCALE : 1 : 1250

SITE ADDRESS : Halcyon Daze, 4 George Place, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BS

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6 DCSE2006/0179/O - SITE FOR ERECTION OF DETACHED DWELLING WITH DOUBLE GARAGE AT LAND ADJACENT TO MOORCROFT, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SJ.

For: Mr. & Mrs. Kiddle per A. Wadley, Total Design, Hillview, Gloucester Road, Upleadon, Newent, GL18 1EJ.

Date Received: 20th January, 2006 Ward: Penyard Grid Ref: 67400, 26166

Expiry Date: 17th March, 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 Moorcroft a "recently" constructed dwelling, is located between Manse Lane, a single width road, and the B4221. The Roadmaker Inn and car park is to the west. The site is located in the settlement of Gorsley as shown on Inset Map 28 in the South Herefordshire District Local Plan.
- 1.2 This is an outline application for a dwelling and double garage that will be located in the garden on the west side of Moorcroft. The application reserves all matters except means of access and siting for future consideration. Access, and turning area, is proposed off Manse Lane. The dwelling is shown to be sited in line with Moorcroft. Foul drainage is to be disposed of to a new treatment plant.
- 1.3 The site is some 679 sq.m. (0.06ha), 15 m wide and depth of some 43 m. Hedging defines the northern and southern boundaries. A wooden panel fence runs along the western boundary.

2. Policies

2.1 Planning Policy Guidance

PPS1	-	Delivering Sustainable Development;
PPG3	-	Housing;
PPS7	-	Sustainable Development in Rural Areas; and
PPG13	-	Transport.

2.2 Hereford and Worcester County Structure Plan

Policy H16A	-	Housing in Rural Areas Development Criteria
Policy H18	-	Residential Development in Rural Settlements
Policy CTC9	-	Development Criteria.

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries

Policy SH7	-	Residential Proposal Sites in Larger Villages
Policy SH8	-	New Housing Development Criteria in Larger Villages
Policy SH14	-	Siting and Design of Buildings
Policy SH15	-	Criteria for New Housing Schemes
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 S6	-	Transport
Policy DR1	-	Design
Policy DR4	-	Environment
Policy H4	-	Main Villages: Settlement Boundaries
Policy H5	-	Main Villages: Housing Land Allocations
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Development Land and Buildings
Policy H15	-	Density

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Severn Trent Water - no objection subject to condition.

Internal Council Advice

4.2 Traffic Manager - no objection.

5. Representations

5.1 Linton Parish Council:

The Council does not support this application. Although the site is within the settlement boundary the access will be onto a very narrow country lane, further residential development of this site may be considered cramming and out-of-keeping with the spacious character of this part of the village. We believe that development may be contrary to policies GD1 and SH8 which states "It should not be interpreted that the drawing of a boundary around, for instance a large garden, indicates that housing development is acceptable within that garden."

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

6. Officer's Appraisal

6.1 Moorcroft is located in the larger settlement of Gorsley as shown on Inset Map No. 28 in the South Herefordshire District Local Plan. Gorsley is also a main village in the

Herefordshire Unitary Development Plan (Revised Deposit Draft), the site falls within settlement boundary shown on Inset Map 19a.

- 6.2 Policy SH8 deals specifically with housing in larger settlements setting a criterion for consideration; size, scale and character of the settlement or location, and will not adversely affect its setting leading to cramming. The site is the side garden of Moorcroft laid out as lawn with shrub planting to borders. This part of the village area is characterised by large houses set in large gardens. It is considered there is sufficient space to accommodate the proposal so that it will not appear as cramming or harmful to the character of the area in that it will integrate well with the existing pattern of the village.
- 6.3 Access will be onto Manse Lane, which, the Traffic Manager considers acceptable so as not to compromise matters of highway safety.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 5 A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
- 6 Prior to the commencement of development, details of the disposal of surface water and foul sewerage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details.**
Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
- 7 H05 (Access gates)**
Reason: In the interests of highway safety.

8 H12 (Parking and turning – single house)

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

Informatives:

- 1 HN01 (Mud on highway)**
- 2 HN05 (Works within the highway)**
- 3 HN10 (No drainage to discharge to highway)**
- 4 HN22 (Works adjoining highway)**
- 5 N15 - Reason(s) for the Grant of Planning Permission.**

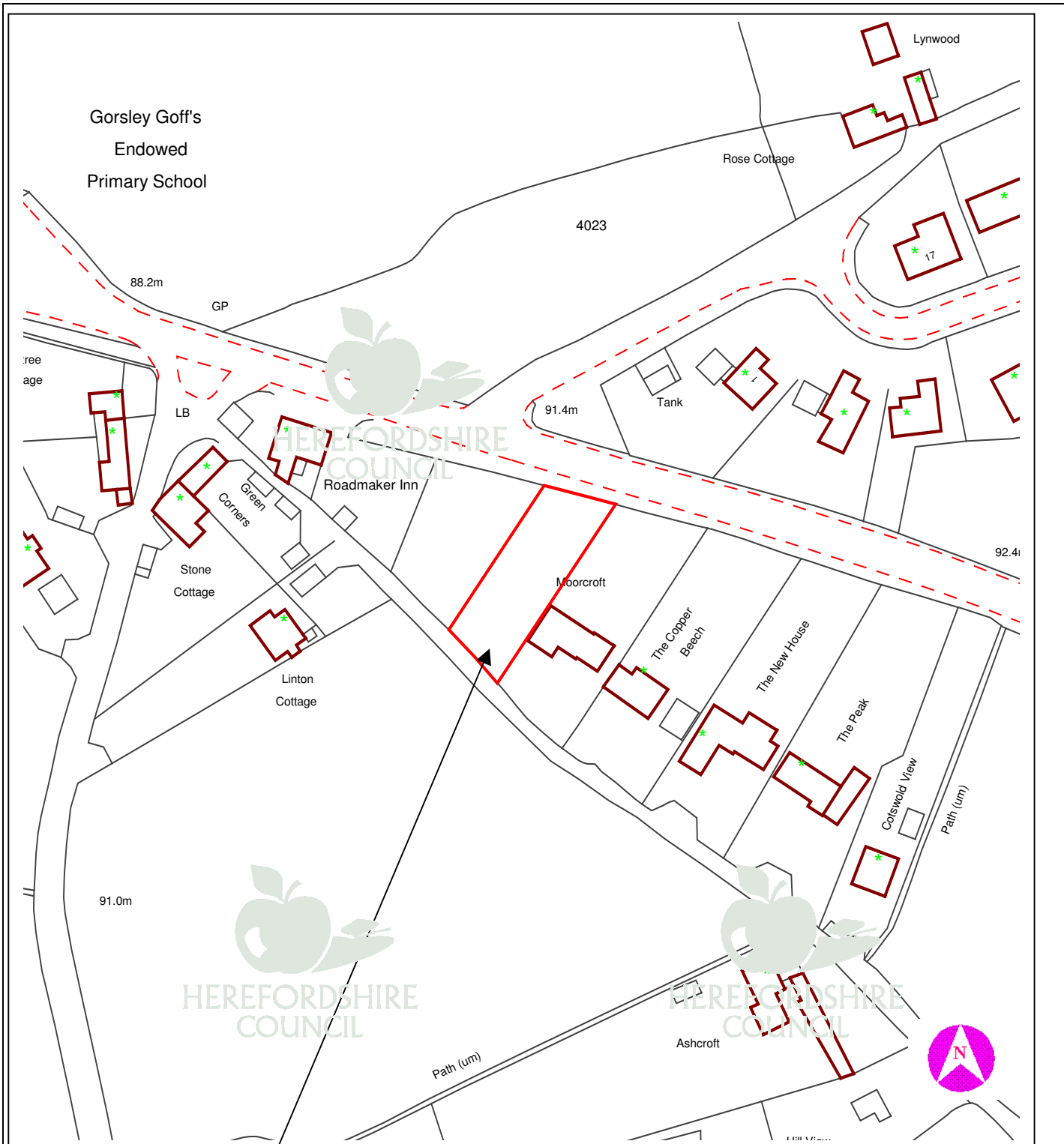
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0179/O

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Moorcroft, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SJ

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7 DCSW2006/0537/F - REPLACEMENT OF EXISTING CORRUGATED SHEET BARN WITH A NEW BUILDING TO PROVIDE GARAGE, DOMESTIC WORKSHOP, MOWER STORE, WC'S AND STORAGE, BARN AT LITTLE LLANAFON FARM, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AT.

For: Mr. & Mrs. M. Gibbins per Mr. J. Scriven, Long Orchard, 5 Overbury Road, Hereford, HR1 1JE

**Date Received: 17th February 2006 Ward: Golden Valley Grid Ref: 32581, 41568
North**

Expiry Date: 14th April 2006

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

1.1 This site is on the southern side of Little Llanafon Farm which gains access onto the southern side of the Class II road (B4348) approximately half way between Peterchurch and Dorstone. Little Llanafon comprises a holiday let unit and opposite two workshops, the applicants' property and to the south-east a barn that it is proposed to replace with a double garage; two wc's, mower store and domestic workshop. A storage area is proposed at first floor level. The building will be covered in horizontal weatherboarding under a synthetic slate roof. The building is 7 metres wide, 11.4 metres long and 5.2 metres to the ridge. The elevation visible from the highway is of an open fronted double garage and from the side a pitched roof building that slopes southward over the remainder of the building.

1.2 The building replaced is 7 metres wide and 13.5 metres long. The proposed new building is sited slightly to the south-east of the steel clad building it replaces. The building is 2 metres closer to the boundary with Llanafon Farm, i.e. 4 metres away, 6 metres currently.

2. Policies

2.1 Planning Policy Statements

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

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Areas of Great Landscape Value
Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy SH.23 - Extensions to Dwellings

Policy C.8	-	Areas of Great Landscape Value
Policy TM.1	-	General Tourism Provision

3. Planning History

3.1	SH940190PF	Change of use of general farm buildings to Class B1 craft workshops	-	Approved 23.03.94
	SH961005PF	Change of use of existing barn to holiday cottage/annex	-	Approved 02.10.96
	DCSW2005/2396/F	New front entrance and porch	-	Approved 30.08.05
	DCSW2005/2454/F	Demolition of existing outbuildings, new holiday let, ancillary outbuilding and wind turbine		Withdrawn 19.09.05

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objections.

5. Representations

5.1 Dorstone Parish Council make the following observations:

“Do not support the application - observations:-

1. No supporting evidence nor plan showing existing barn.
2. Existing workshop on site.
3. No need established for size and height of proposed building.
4. Closeness of proposed building to boundary.
5. Not consistent with building it replaces.
6. Facilities proposed include disabled toilet, more consistent with commercial use.
7. Building proposed similar to planning application DCSW2005/2454/F ancillary outbuilding which was withdrawn.”

6. Officer's Appraisal

6.1 The main consideration in the determination of this application is whether or not the proposed building is acceptable in terms of its size and massing, siting and proposed use.

6.2 The use for the building is a hybrid one entailing a domestic use, i.e. workshop and garaging and a log store, together with a commercial use in association with the existing workshop units granted planning permission in 1994. The facilities for non-residential use are the two wc's, one of which is for use by disabled persons. The mower store can be used by the applicant. It is considered that the type of uses

proposed are acceptable for this site and will not conflict with residents on adjoining properties.

- 6.3 The building has been reduced in scale particularly in height. The double garage with pitched roof over is lower in height and reduced in bulk, and the storage area above the garaging area has been reduced in usable floor area by increasing the roof pitch. The siting for the building is also considered acceptable given that the building is still 4 metres away from the eastern boundary of the property, from a distance of 6 metres at present. It is not considered that the relative proximity of the building is a matter that, given the reduced profile of the building and the external finish proposed for the building, would detract from the amenities of the adjoining property nor indeed from this part of the designated Area of Great Landscape Value.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 (Time limit for commencement (full permission))**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2. **A07 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3. **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
- 4. **E18 (No new windows in specified elevation)**
Reason: In order to protect the residential amenity of adjacent properties.
- 5. **E08 (Domestic use only of garage)**
Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

Informative(s):

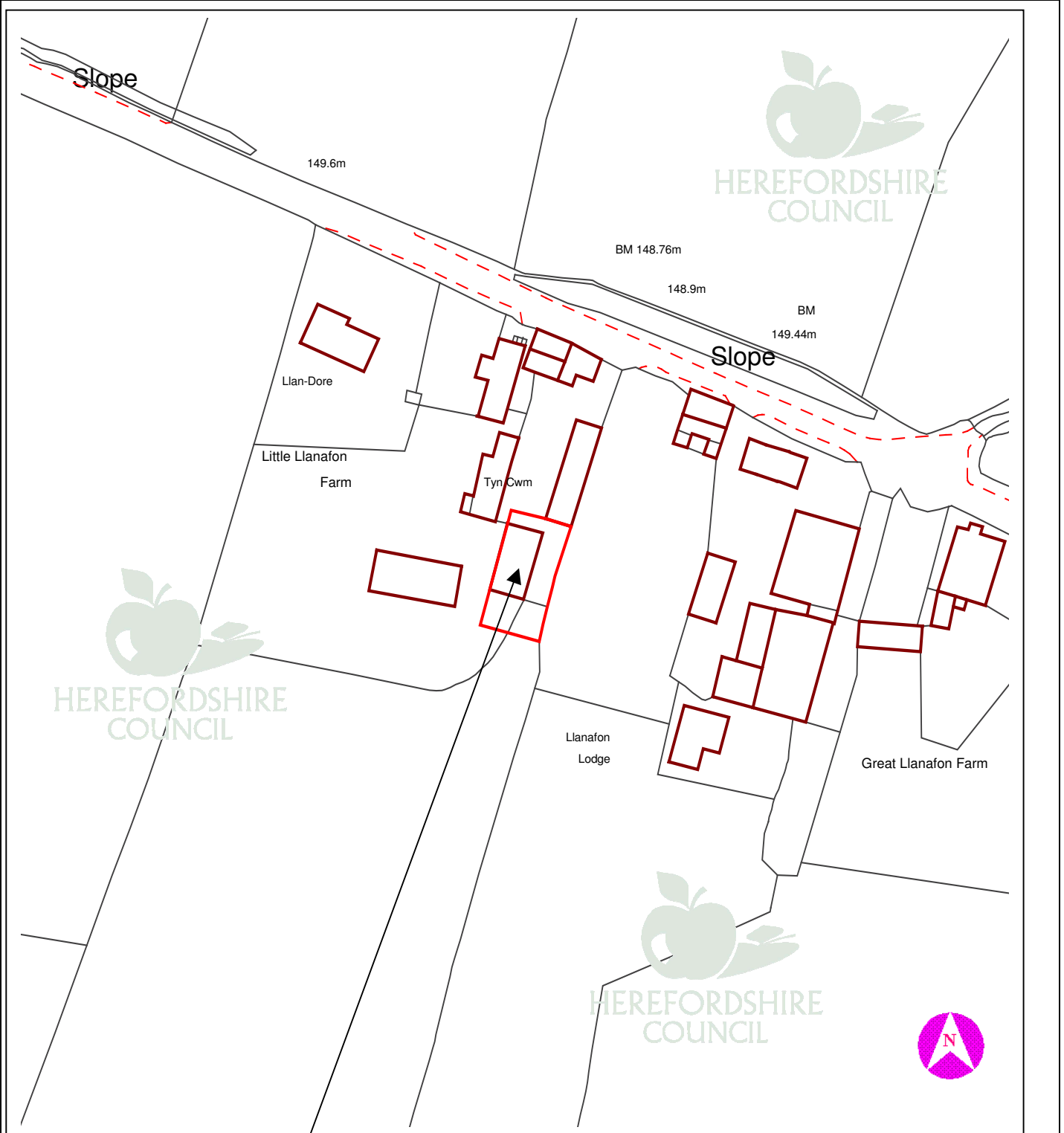
- 1. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/0537/F

SCALE : 1 : 1250

SITE ADDRESS : Barn at Little Llanafon Farm, Dorstone, Hereford, Herefordshire, HR3 6AT

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8 DCSE2006/0460/F - CONVERSION OF GARAGE TO HOLIDAY ACCOMMODATION, NEW GARAGE/ACCESS AND TURNING, EASTVIEW, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PN.

For: Mr. & Mrs. Powell per Mr. R.H. Ball, Ilex, Ashfield Crescent, Ross-on-Wye, Herefordshire, HR9 5PH

Date Received: 9th February 2006

Ward: Penyard

Grid Ref: 64973, 24039

Expiry Date: 6th April 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 Eastview, Bromsash is a 1½ storey brown brick dwelling with attached double garage. The property is located within the smaller settlement of Bromsash immediately adjacent to the B4224. The site is bordered to the north by a residential property and to the east, south and west by agricultural land.
- 1.2 The application proposes to convert the existing attached garage to one bedroom holiday accommodation providing an open plan living, kitchen, dining room, and shower room at ground floor and bedroom at first floor. The existing garage doors will be replaced with timber patio doors and frame to match the style of the existing doors/windows. The existing garden will be sub-divided to provide independant amenity space for the dwelling and proposed holiday accommodation.
- 1.3 In addition, it is proposed to erect a detached garage in brick and tile to match the dwelling. The garage will measure 6.9m long x 5.5m wide and 4.6m high. The existing access will be revised with the removal of some hedgerow to provide additional parking for 2 cars with a turning area.

2. Policies

2.1 Planning Policy Guidance

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

2.2 Hereford and Worcester County Structure Plan

- | | | |
|--------------|---|--|
| Policy CTC.9 | - | Development Criteria |
| Policy E.20 | - | Development of the Tourist Industry |
| Policy TSM.1 | - | Criteria for Tourism Related Development |

2.3 South Herefordshire District Local Plan

- | | | |
|-------------|---|--|
| Policy GD.1 | - | General Development Criteria |
| Policy TM.1 | - | General Tourism Provision |
| Policy TM.5 | - | Proposals for Small Guesthouses, Bed & Breakfast and Self-Catering Accommodation |

Policy SH.23 - Extensions to Dwellings

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Part 1

Policy S.1 - Sustainable Development
Policy S.2 - Development Requirements
Policy S.8 - Recreation, Sport and Tourism

Part 2

Policy RST.1 - Criteria for Recreation, Sport and Tourism Development
Policy RST.12 - Visitor Accommodation
Policy RST.13 - Rural and Farm Tourism Development
Policy H.18 - Alterations and Extensions

3. Planning History

3.1 None relevant.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager raises no objection.

5. Representations

5.1 Linton Parish Council objects to the application and have provided the following comments:

“This would be equivalent to allowing another house to be built, encroaching on open countryside. There is no call for holiday accommodation in Bromsash, it is a small hamlet, the only facilities available are a post box and a telephone kiosk, therefore all journeys would need to be by car. We do not consider that it complies in any way with the policies of the South Herefordshire District Local Plan now in force nor with Policy RST.12 in the emerging Unitary Development Plan.”

6. Officer's Appraisal

6.1 Policies TM.1 and TM.5 of the South Herefordshire District Local Plan and Policy RST.12 of the Herefordshire Unitary Development Plan (revised deposit draft) support the provision of small self-catering accommodation from the conversion or change of use of existing property, subject to set criteria. The proposal must be of a scale and design appropriate for its surroundings, not harm the character or appearance of the countryside, and wherever possible, be accessible by a choice of modes of transport.

6.2 The proposal seeks to create a small additional unit of ancillary accommodation from an existing attached garage which, although it is entirely self-contained, is of small scale, immediately associated to the principal dwelling and entirely dependant upon it for provision of services such as drainage and vehicular access.

- 6.3 For information, the applicant can convert the existing double garage into additional ancillary accommodation and erect a detached garage, as proposed, providing it is reduced to 4 metres in height, without the benefit of planning permission. Planning permission is only required in this instance because the converted garage would be used for holiday let purposes.
- 6.4 Provided that the resultant accommodation is attached, by condition, to the principal dwelling, the proposal is considered to be acceptable. A further condition will be attached restricting the use of the garage to holiday accommodation or purposes ancillary to the dwelling.
- 6.5 The proposed detached garage will be in keeping with the scale and character of the existing dwelling. The new development will be read against the existing dwelling and subject to the use of appropriate materials the proposal is considered acceptable and is not considered to harm the character or appearance of the countryside. A condition will be attached ensuring that the use of the garage is retained for parking.
- 6.6 The proposal is considered to comply with local plan policies and it is therefore recommended that planning permission be granted.

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

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

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

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

5. **E15 (Restriction on separate sale)**

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

6. **E06 (Restriction on Use)**

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

Informative(s):

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

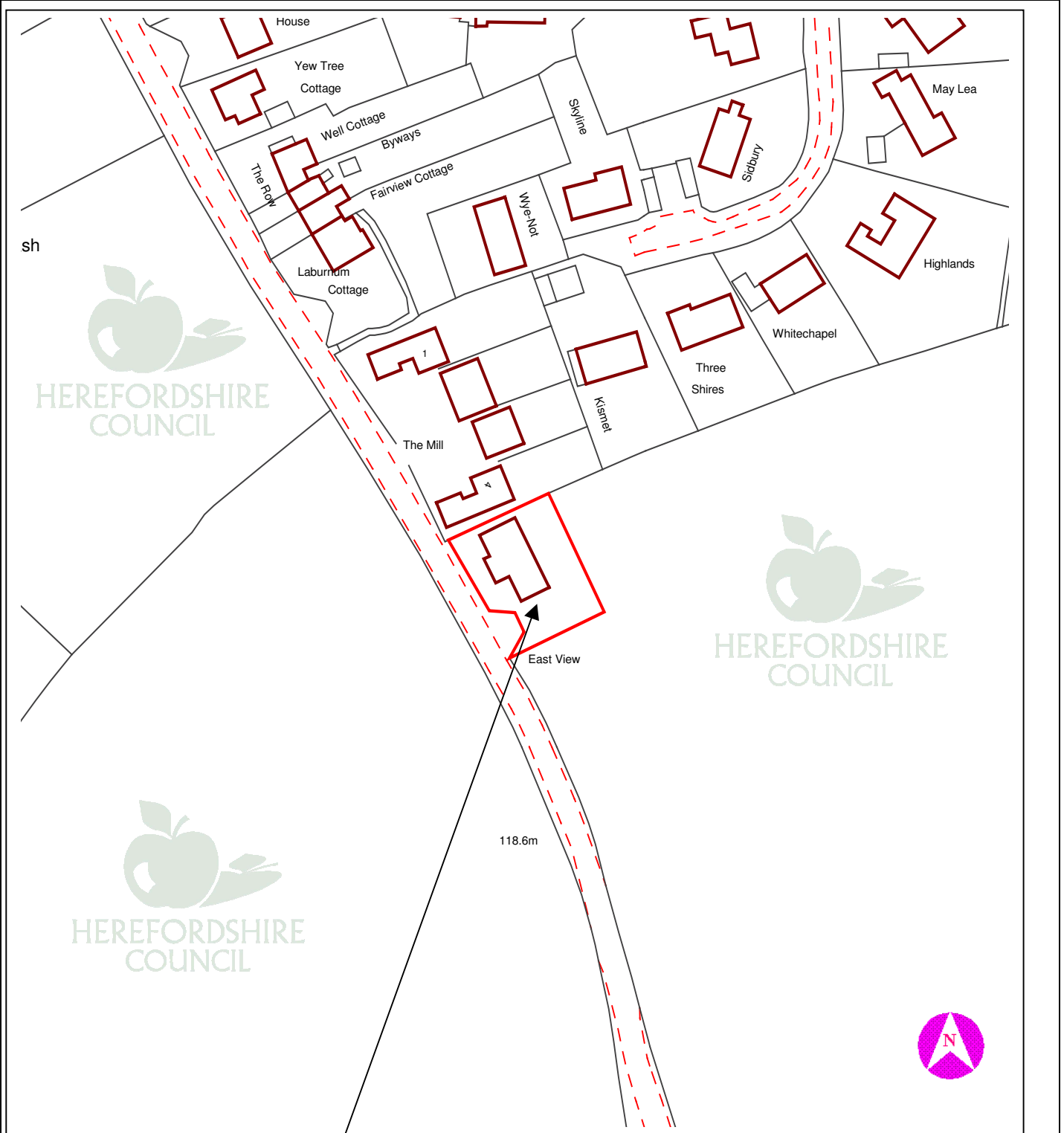
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0460/F

SCALE : 1 : 1250

SITE ADDRESS : Eastview, Bromsash, Ross-on-Wye, Herefordshire, HR9 7PN

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9 DCSE2006/0637/O – ERECTION OF A DWELLING, PLOT IN GARDEN OF BALLARD LODGE, 39 EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ.

For: Mr. L. Marshall per Mr. C. Goldsworthy, 85 St Owen Street, Hereford, HR1 2JW.

Date Received: 2nd March, 2006

Ward: Ross-on-Wye East

Grid Ref: 59780, 23200

Expiry Date: 27th April, 2006

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

1. Site Description and Proposal

- 1.1 The site is located on the east side of Walford Road (Class II B4234) some 800 metres south of Ross-on-Wye town centre. It comprises part of the curtilage of Ballard Lodge, which is a detached modern bungalow.
- 1.2 The 0.1 hectare site is rectangular in shape with a frontage onto the Walford Road and Eastfield Road. It is primarily lawned and is currently screened from Walford Road by a stone wall, panelled fence and a significant number of mature trees to the western and southern boundaries of the site. The land levels within the site are higher than those on the adjacent roadside.
- 1.3 The site is within the settlement boundary of Ross-on-Wye in the Wye Valley Area of Outstanding Natural Beauty and immediately adjacent to the Conservation Area.
- 1.4 Outline planning permission is sought for the erection of a single dwelling in the western side of the garden of Ballard Lodge. Details of the siting and proposed access have been submitted for consideration. Details of the design, external appearance and landscaping have been reserved for future consideration.
- 1.5 The access is proposed onto the Walford Road at the most northern point of the application site. The dwelling is proposed to be sited in the centre of the application site with a proposed garage to the north of the site.

2. Policies

2.1 Planning Policy Guidance and Statements

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

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria
Policy H.16A	-	Housing in Rural Areas
Policy H.18	-	Housing in Rural Areas Outside the Green Belt

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.23	-	New Development affecting Conservation Areas
Policy C40	-	Essential Services
Policy C43	-	Foul Sewerage
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy 3	-	Infill Sites for Housing
Policy 16	-	Conservation Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H1	-	Hereford and Market Towns: Settlement boundaries and established residential areas
Policy H14	-	Re-using previously developed land and buildings

3. Planning History

3.1	SH891453PO	Erection of a dwelling at Ballard Lodge, Eastfield Road, Ross-on-Wye, Herefordshire	-	Approved 04.10.89
	DCSE2005/3821/O	Site for erection of a dwelling at garden of Ballard Lodge, Eastfield Road, Ross-on-Wye, HR9 5JZ	-	Refused 18.01.05

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water – comments are awaited.

Internal Council Advice

4.2 The Traffic Manager has provided the following comments on the application:

Provision should be made for a singular access onto the highway, Walford Road (B4234). Visibility splays (of 2m x 60m) appear achievable within the site frontage and existing highway/footway however, the proposed access will have to be located at least 12 metres (centre line) from the northern site boundary.

Additional conditions are recommended.

4.3 The Conservation Manager has provided the following comments on the application:

“You will be aware of my comments regarding the previous application and my concerns regarding the impact of this proposal on the adjacent conservation area and the approach to it. Previously I noted that its western boundary to Walford Road shares with the conservation area beyond the characteristics of hedgerow and trees

and sandstone walling. We now have some information regarding the proposed access and 'break' in the bank and hedgerow frontage of some 9 metres. Previously I noted that the levels could also be an issue with this site being much higher than the pavement. Bearing in mind this latter fact relative height and impact of proposed bungalow could be an issue."

5. Representations

5.1 Ross-on-Wye Town Council are hesitant about aspects of the development and make the following comment:

The proposed development extends beyond the building line and alters the line of Walford Road. Access was close to an extremely busy junction and it was also considered to be overdevelopment of the site.

5.2 A letter of representation has been received from Professor H.H Rosenbrock of Linden, Walford Road, Ross-on-Wye, HR9 5PQ. The main points raised are:

- The plan in the re-application clarifies what is intended, and the previous objections remain
- The original screen of foliage on the steep land adjoining Walford Road has been allowed to deteriorate, and is no longer effective. It is replaced in part by planting further from Walford Road: mature twin conifer trees shown on the plan, and (not shown on the plan) a mature sycamore, two half grown conifers and various smaller trees. These need to be retained, and the quarter acre mentioned in the application is thereby much reduced.
- A consequence of the restriction of the area described above is that the proposed new bungalow is too near Ballard Lodge to allow screening vegetation between them, which would obstruct light to both buildings. The built up-area comprising a drive, standing for three cars, footpaths and new bungalow, together with Ballard Lodge, would therefore take on an urban appearance out of keeping with the conservation area.

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

6. Officer's Appraisal

6.1 In assessing the proposal it is appropriate to consider the character and pattern of existing development in the locality and of the site itself. This section of Walford Road is a well-established and mature residential suburb, which is interspersed with some commercial uses. The built form consists of primarily detached dwellings that are large in scale and set within spacious and well-landscaped grounds. The presence of trees, shrubs and hedgerows along Walford Road are an important and attractive feature of the area and the approach into the town centre.

The main issues for consideration are:

- Whether the proposal is acceptable in principle in this location
- Whether the proposed siting and access are acceptable
- The impact of the proposal on the Conservation Area
- The impact of the proposal on residential amenity

- 6.2 The site is located within the identified settlement boundary of Ross-on-Wye in an established residential area, where new residential development is acceptable in principle, subject to meeting the requirements set out in Policy GD.1 and Policy 3 of the South Herefordshire District Local Plan. These policies aims to protect the character of the area, the amenities of neighbouring residents, and ensure adequate parking and access arrangements can be achieved.
- 6.3 The application site is the enclosed garden to Ballard Lodge where it is proposed to erect a dwelling to the west of the property. The proposed dwelling is sited forward of other dwellings on Walford Road such that it would appear prominent and intrusive in the street scene which would be detrimental to the character of the surrounding area. The proposal would also lead to a reduction in amenity space to Ballard Lodge making it uncharacteristic of the area.
- 6.4 The site is currently screened from Walford Road by a stone wall, panelled fence, hedge and a significant number of mature trees within the grounds of Ballard Lodge. The garden is elevated above the Walford Road. The Traffic Manager has no objection to the creation of an access onto the Walford Road, subject to conditions. However, the centre line of the proposed access would need to be relocated approximately 12 metres from the northern boundary to achieve satisfactory visibility along the Walford Road. This would interfere with the proposed siting of the dwelling and would result in the removal of two mature conifer trees that are proposed to be retained.
- 6.5 The creation of an access onto the Walford Road would require significant excavation of the bank. The significant excavation and removal of the existing boundary treatment would introduce a gap in this established feature and would result in harm to the appearance of the street scene in this location and would adversely affect the setting and character of the immediately adjoining Conservation Area.
- 6.6 The restricted width of the site and the proposed siting of the dwelling means that there may be an issue of overbearing of the private amenity space of the dwelling 'Ballard Lodge'.
- 6.7 It is noted that outline planning permission for the erection of a dwelling on the site was approved on 4th October 1989. This permission expired in 1994. The current local plan was adopted in 1999 and therefore the current proposal should be considered in the light of current policy and practice. In addition, It is considered that this application does not overcome the previous planning refusal dated 18th January, 2006.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 Having regard to Policies GD.1, C.22 and C.23 within Part 1 of the South Herefordshire District Local Plan and Policy 3 within Part 3 of the South Herefordshire District Local Plan a proposed dwelling on this site is considered to be an unacceptable form of development.**

The erection of a dwelling, due to its position and the creation of a vehicular access, would appear both prominent and intrusive in the street scene of Walford Road and would adversely affect the character of the adjacent Conservation Area. In addition, it is likely that the erection of a dwelling would have an adverse impact on the amenity of the adjoining dwelling.

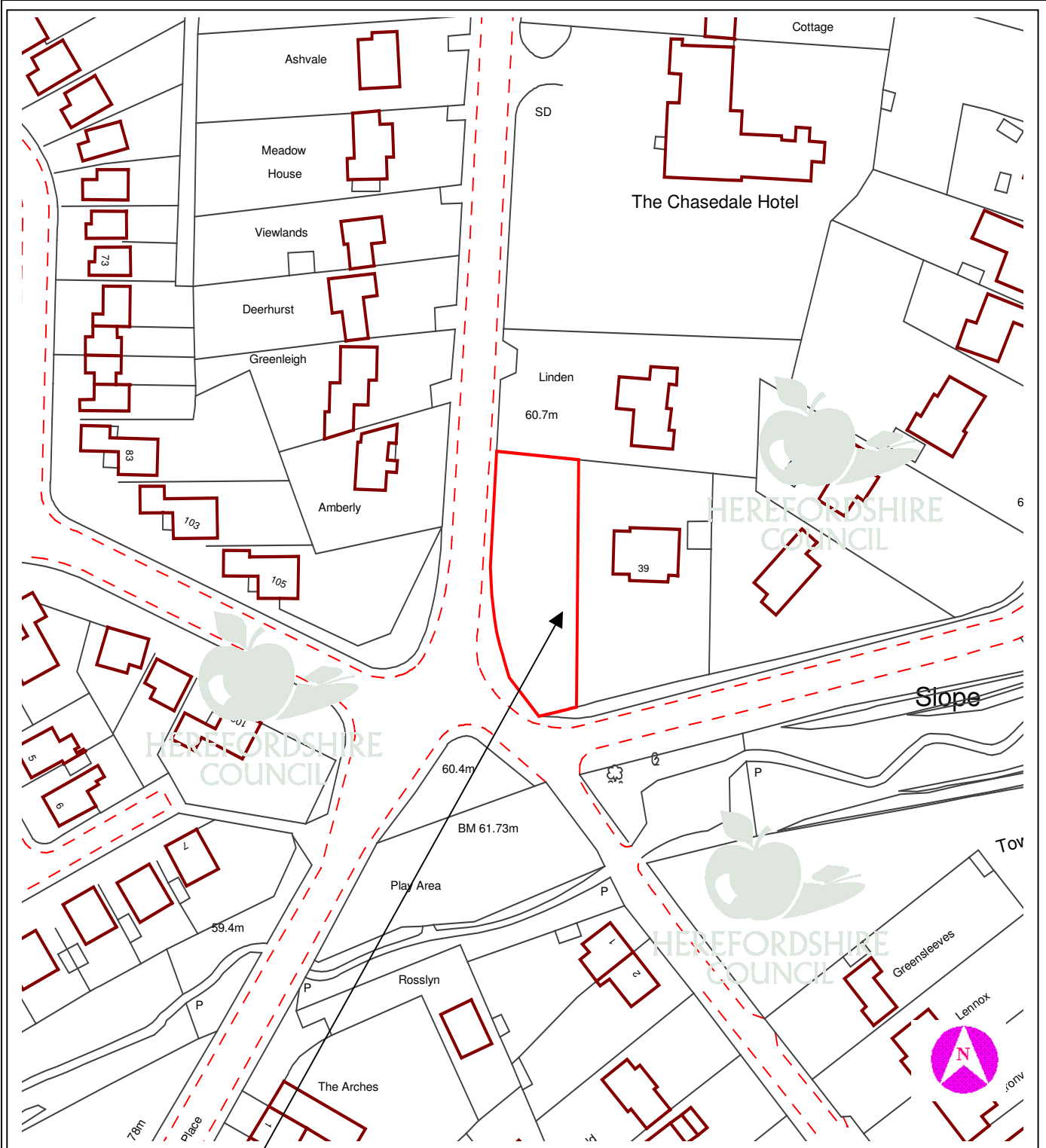
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0637/O

SCALE : 1 : 1250

SITE ADDRESS : Ballard Lodge, 39 Eastfield Road, Ross-on-Wye, Herefordshire, HR9 5JZ

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