

A G E N D A

Southern Area Planning Sub- Committee

Date: **Wednesday, 7th June, 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 (Chairman)
Councillor H. Bramer (Vice-Chairman)

Councillors 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
<p>1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN</p> <p>To note that, at the Annual Council meeting on 12th May, 2006 Councillor P.J. Turpin was elected Chairman and Councillor H. Bramer was appointed Vice-Chairman of the Southern Area Planning Sub-Committee.</p>	
<p>2. APOLOGIES FOR ABSENCE</p> <p>To receive apologies for absence.</p>	
<p>3. DECLARATIONS OF INTEREST</p> <p>To receive any declarations of interest by Members in respect of items on the Agenda.</p>	
<p>4. MINUTES</p> <p>To approve and sign the Minutes of the meeting held on 10th May, 2006.</p>	1 - 10
<p>5. ITEM FOR INFORMATION - APPEALS</p> <p>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.</p>	11 - 12
<p>REPORTS BY THE HEAD OF PLANNING SERVICES</p> <p>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.</p> <p>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.</p>	
<p>6. DCSE2005/3936/F - LAWFORDS HOUSE, WALFORD ROAD, ROSS-ON-WYE, HR9 5PQ</p> <p>Alterations and two storey and single storey extensions to residential home.</p>	13 - 22

7.	DCSE2006/0845/F - BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ.	23 - 28
	Log cabin for use as office and very occasional blind showroom.	
8.	DCSE2006/0842/A - BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ	29 - 32
	Display of free standing swing sign.	
9.	DCSW2006/1086/F - ST. GABRIELS, MUCH BIRCH, HEREFORDSHIRE, HR2 8HY.	33 - 38
	Construction of a dwelling and a detached garage (relating to SW2003/0351/O).	
10.	DCSW2006/1216/T - O/S 1 THE BINES, CLEHONGER VILLAGE, HEREFORDSHIRE, HR2 9SL	39 - 44
	To re-site one KX100 style telephone kiosk.	
11.	DCSE2006/1136/F - ARBOUR HILL FARM, ARBOUR HILL, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TH.	45 - 50
	Change of use of traditional buildings to residential use.	
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	Formation of parking area.	
13.	DCSE2006/1173/F - GARAGE AT REAR OF 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.	57 - 60
	Conversion of garage into bedsit.	
14.	DCSE2006/1176/F - LAND ADJACENT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.	61 - 66
	Erection of 2 no. houses (semi-detached).	
15.	DCSE2006/1180/F - 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.	67 - 72
	Creation of 2 x 1 bed flats in lieu of 1 x 2 bed maisonette as currently approved. Creation of 2 offices in lieu of 1 office as currently approved. Increase height of part of ex. Roof.	
16.	DCSE2006/1188/F - LAND AT LYNE DOWN, NR. MUCH MARCLE, HEREFORDSHIRE, HR8 2NT	73 - 78
	Erection of 4 no. stables for private equestrian uses and change of use of land to equine uses.	
17.	DCSE2006/1035/F - HOMELANDS, SOLLERS HOPE, HEREFORDSHIRE, HR1 4RL.	79 - 84
	Renovation and extension to existing cottage and barn.	

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 10th May, 2006 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)

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

142. APOLOGIES FOR ABSENCE

Apologies were received from Councillors JW Edwards, Mrs AE Grey and Mrs JA Hyde.

143. DCSW2006/1298/F LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TRADDOW OFF THE A4137 HENTLAND

New natural gas pressure reduction installation and associated works

The Southern Team Leader said that the application would be submitted to the Sub-Committee in July and suggested that because of its significant visual impact, a site inspection should be held in advance.

RESOLVED:

That prior to consideration of the application, a site inspection be held on the following grounds.

- (a) the character or appearance of the development itself is a fundamental planning consideration;**
- (b) a judgement is required on visual impact; and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.**

144. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillors	Item	Interest
G. Lucas	Item 7 – (DCSE2006/0582/F – Land in the garden of The Orchard, Bridstow)	declared a prejudicial interest and left the meeting for the duration of the item.
DC Taylor	Item 10 – (DCSW2006/0905/O – Land adjoining Yew Tree Farm Poplar Road Clehonger)	declared a prejudicial interest and left the meeting for the duration of the item.

145. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th April, 2006 be approved as a correct record and signed by the Chairman.

146. ITEM FOR INFORMATION - APPEALS

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

147. DCSW2005/2516/F - MOUNT PLEASANT, KINGSTHORNE, HEREFORD, HR2 8BA.

Erection of replacement garage and dwelling.

The Principal Planning Officer reported that satisfactory revised plans had been received from the applicants regarding a reduction in the curtilage of the new dwelling.

RESOLVED

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

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

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

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

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

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

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

4. **Details of materials and finishes to all doors, including garage doors, windows and external boarding shall all be the subject of the prior written approval of the local planning authority before any development commences on site.**

Reason: to ensure the satisfactory appearance of the development

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

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

6. **The existing dwelling shall be demolished prior to the date of first occupation of the replacement dwelling. All materials shall be removed from the site to the satisfaction of the local planning authority, save those being used in the construction of the dwelling, garage or driveway.**

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

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

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

Informative(s):

1. **The details for the future conservatory do not form part of the application. This structure would require planning permission.**
2. **N15 - Reason(s) for the Grant of Planning Permission**

148. DCSE2006/0884/O - LAND ADJ. 2 THE MOORS, HILDERSLEY, ROSS-ON-WYE, HR9 7NQ.

Site for erection of one dwelling and one bungalow

The Principal Planning Officer said that the Environment Agency had recommended refusal because a flood risk assessment study had not been undertaken by the applicant. He understood that one had recently been submitted to the Environment agency but he had not been able to obtain its views on the study and therefore recommended that the application should be refused. He said that Ross Rural Parish Council had no objection to the application subject to the inclusion of a vehicular turning circle.

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

RESOLVED

That the application be refused on the grounds that it does not comply with

planning policies LP C44 and UDP DR7 and the advice from the Environment Agency.

149. DCSE2006/0582/F - LAND IN THE GARDEN OF THE ORCHARD, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ.

Proposed dwelling.

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. H01 (Single access - not footway)

Reason: In the interests of highway safety.

4. H05 (Access gates)

Reason: In the interests of highway safety.

5. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

6. 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.

7. W01 (Foul/surface water drainage)

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

8. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage

system, to protect the health and safety of existing residents and ensure no detriment to the environment.

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

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

Informative(s):

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

150. **DCSW2006/0847/F - THE CLOSERIE, WORMELOW, HEREFORDSHIRE, HR2 8EL.**

Two storey extension with basement below and alterations including two dormer windows to existing first floor.

The Principal Planning Officer said that satisfactory revised plans had been received from the applicants about the western end of the new garage roof and dormer window in the new extension.

RESOLVED

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

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

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

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

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

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

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

4. **E19 (Obscure glazing to windows)**

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

Informative(s):

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

151. DCSW2005/3136/F - LAND ADJACENT TO HEREFORD WALDORF SCHOOL, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.

Change of use from agricultural use to overspill car parking in part of field on temporary basis.

The Chairman had a number of concerns about the application. He said that there was considerable opposition to the application within the locality and the impact that it would have on an area of great landscape value. It was likely that the applicants would be obtaining the results of a feasibility study in June regarding the proposed Hereford Waldorf Academy project and he felt that it was important for this to be known before a decision was made on the current application. He therefore suggested that it be deferred.

RESOLVED

That consideration of the application be deferred pending the outcome of the feasibility study regarding the proposed Hereford Waldorf Academy project.

152. DCSW2006/0905/O - LAND ADJOINING YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW

Outline application for residential development and construction of new vehicular access.

It was reported that Allensmore Parish Council felt that the application was preferable to the previous one for nine units, but still had concerns about back land development.

In accordance with the criteria for public speaking Mr. Shurmer a neighbouring resident, spoke in objection to the application and Miss Olds, the applicant, spoke in favour.

Having considered all the details the Committee felt that the application was acceptable but that when it came to the full application, the neighbours concerns about the new properties overlooking his property would need to be addressed.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

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

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

3. A04 (Approval of reserved matters)

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

4. A05 (Plans and particulars of reserved matters)

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

5. W01 (Foul/surface water drainage)

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

6. W02 (No surface water to connect to public system)

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

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

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

Informative(s):

- 1. N15 - Reason(s) for the Grant of Planning Permission**
- 2. Development to comprise of bungalows**

153. DCSE2006/0661/F - ABBOTTS CLOSE, LOWER GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HW.

Erection of five dwellings, associated garages and drainage.

The receipt of a letter from a neighbour expressing concerns about highway safety issues and the proposed dwellings being visually intrusive was reported.

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. A09 (Amended plans)

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

4. W01 (Foul/surface water drainage)

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

5. 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.

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

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

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. H03 (Visibility splays)

Reason: In the interests of highway safety.

10. H05 (Access gates)

Reason: In the interests of highway safety.

11. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

**154. DCSE2006/0919/F - BRAMBER, LLANGROVE, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 6EU**

Single storey extension and loft conversion with dormer windows.

RESOLVED

That subject to the submitted revised drawings being acceptable with regard to the size and number of dormer windows, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission, subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2. A09 (Amended plans)

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

3. E19 (Obscure glazing to windows)

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

4. E18 (No new windows in specified elevation)

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

5. No development shall take place until details of materials to be used in the construction of the external surfaces of the dormers 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.

Informative(s):

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

The meeting ended at 2.45 p.m.

CHAIRMAN

ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCSW2005/3420/O**

- The appeal was received on 19th May, 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. J.E. Sloper
- The site is located at Top Wood, Dorstone Hill, Herefordshire
- The development proposed is Eco holiday chalet
- The appeal is to be heard by Hearing

Case Officer: **Andrew Prior on 01432 261932**

Application No. DCSW2005/2843/O

- The appeal was received on 17th May, 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 Messrs G. & R. Thorne
- The site is located at Mushroom Farm, Much Birch, Herefordshire, HR2 8HY
- The development proposed is Outline residential application for four dwellings.(Previously approved SH911020PO)
- The appeal is to be heard by Written Representations

Case Officer: **Andrew Prior on 01432 261932**

Application No. DCSW2005/2948/F

- The appeal was received on 4th May, 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. D.W. Jenkins & Mrs. M.A. Jenkins
- The site is located at Westlea, Westbrook, Hay on Wye, Herefordshire, HR3 5SY
- The development proposed is Proposed new dwelling. Change of use of the cabin to provide facilities for clients, with office space. Alternative site for outdoor manege.
- The appeal is to be heard by Written Representations

Case Officer: **Andrew Prior on 01432 261932**

APPEALS DETERMINED

Application No. DCSE2005/3592/O

- The appeal was received on 31st January, 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr. J. Anderson
- The site is located at Land at Beechgrove, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JE
- The application, dated 8th November, 2005 , was refused on 30th December, 2005
- The development proposed was Site for erection of a detached dwelling with ancillary works.
- The main issue is acceptability of provision of a dwelling on the site

Decision: The appeal was **ALLOWED** on 17th May, 2006

Application No. DCSE2005/2052/F

- The appeal was received on 4th January, 2006
- 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. Gilmour
- The site is located at Land to the rear of Chase Villa, 21 Gloucester Road, Ross-on-Wye, Herefordshire
- The application, dated 24th June, 2005 , was refused on 18th August, 2005
- The development proposed was Erection of a two storey dwelling
- The main issue is it would neither preserve nor enhance the character or appearance of the Conservation Area but would seriously harm both.

Decision: The appeal was **DISMISSED** on 15TH May, 2006

Case Officer: Steve Holder 01432 260479

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

DEFERRED APPLICATION

6 DCSE2005/3936/F - ALTERATIONS AND TWO STOREY AND SINGLE STOREY EXTENSIONS TO RESIDENTIAL CARE HOME AT LAWFORDS HOUSE, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ

For: P. Vine Esq & Ms. M. Wilson per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire, HR9 7DY.

Date Received: 7th December, 2005 Ward: Ross-on-Wye East Grid Ref: 59815, 23506

Expiry Date: 1st February, 2006

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

This application was reported to the Southern Area Planning Sub-Committee on 15th February, 2006. Members deferred determination of the application until the Traffic Manager had been re-consulted in respect of the car parking layout and traffic calming scheme, Welsh Water had been consulted and the issue of the fire escape had been resolved. The Traffic Manager and Welsh Water had been consulted and amended plans have been received in respect of the fire escape. As such the application is brought back to Committee for determination.

1. Site Description and Proposal

- 1.1 'Lawford House' is a large scale, extended, detached property situated on the eastern side of the Walford Road (B4234). It is currently used as a residential care home. The site lies within the primarily residential area, Wye Valley Area of Outstanding Natural Beauty and the Ross-on-Wye Town Conservation Area, as defined in the South Herefordshire District Local Plan.
- 1.2 The property, which is accessed off the Walford Road, is set back some 10 metres into the site. A wall and hedgerow defines the roadside boundary and there is a tall, brick wall to the southern boundary. Within the site the levels are relatively flat. There is an area for parking to the front of the building.
- 1.3 Planning permission is sought for the erection of a two storey extension to the southern side of the building and the ground floor extension of an existing single storey element. The two storey extension would be slightly forward of the main part of the front elevation, similarly to an existing two storey element of the building on the left hand side. The enlargement of the existing ground floor element would extend to the rear of the side parallel to the southern boundary. The extension would provide an additional 5 bedrooms, resulting in 20 bedrooms in total, reception and covered entrance.

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPG13	-	Transport

DEFERRED APPLICATION

PPG15 - Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
 Policy CTC.9 - General Development Criteria
 Policy CTC.15 - Conservation Areas

2.3 South Herefordshire District Local Plan

Policy GD1 - General Development Criteria
 Policy C5 - Development within AONB
 Policy C22 - Maintain Character of Conservation Areas
 Policy C23 - New Development affecting Conservation Areas
 Policy CF2 - Provision of Facilities for Health and Social Services
 Policy CF4 - Residential Homes
 Policy T4 - Highway and Car Parking Standards

Part 3, Chapter 37

Policy 4 - Primary Residential Areas
 Policy 16 - Conservation Area

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy S11 - Community Facilities and Services

Part 2

Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy HBA6 - New Development within Conservation Areas
 Policy LA1 - Areas of Outstanding Natural Beauty
 Policy CF7 - Residential Nursing and Care Homes

3. Planning History

SH870365PF	Change of use from residential to Class XIV residential home	-	Granted 06.05.87
SH870904PF	Fire escape at rear	-	Granted 04.09.87
SH871106PF	Conversion of existing garage to provide new bedroom accommodation for residential use	-	Granted 23.10.87
SH890564PF	Extension to provide extra bedrooms and bathroom for retirement home	-	Refused 24.04.89
SH891223PF	Extension to residential home for the elderly, to provide extra accommodation.	-	Granted 14.08.89
SE1999/2575/F	Alterations and extensions to residential	-	Granted 7.12.1999

DEFERRED APPLICATION

care home to create 5 no. new bedrooms, office, reception and staff room.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water – No comments, the development does not drain to the hydraulically overloaded area of the public sewerage system.

Internal Council Advice

- 4.2 The Conservation Manager - No objections from an architectural point of view. All new materials and finishes should be to approval.
- 4.3 The Traffic Manager - Parking provision indicated on drawing no. 1162.51 is satisfactory. With regards the traffic calming scheme, the revised siting of the access would appear to affect a 'build out', but the original scheme is under review and in any event the 'build out' could be relocated.
- 4.4 The Environmental Health and Trading Standards Manager - recommends conditions regarding a restriction on construction hours and days, preventing the burning of materials on site and ensure machinery and plant complies with specified standards.

5. Representations

- 5.1 Ross-on-Wye Town Council - insufficient parking provision.
- 5.2 One letter of representation have been received from Mr and Mrs D J Warwick of Chevenhall, Walford Road. The main points raised are:
- Submitted plans are out of date, do not accurately show proximity of Chevenhall to Lawford House. Our property (Chevenhall) is currently been extended to the northern elevation.
 - Proposed two storey and single storey extensions would be too close to our property and adversely affect our right to light, view and privacy
 - Our main entrance to the house is on the northern elevation and would be dominated by the resulting building
 - Insufficient off road parking, conservative estimate is that there could be up to 50 new regular visitors. On street parking would be dangerous, already existing problems
 - Unsightly fire escape would overlook our property
 - Proposal is too large
 - Development aesthetically out of character with the Conservation Area
 - Increased commercial activity in a residential area
 - Adverse impact on the value of our home

No further comments have been received in respect of the amended plans.

DEFERRED APPLICATION

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

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are the impact on the character and appearance of the Conservation Area, the affect on highway safety and the amenity of neighbouring properties.
- 6.2 Planning permission was previously granted (SE1999/2575/F) for the scheme subject to this proposal. This permission lapsed. There have been no major changes in terms of planning policy since the grant of this permission. There has, however, been a change in circumstances as Chevenhall, the neighbouring property to the south, has been granted planning permission (SE2004/1971/F) to extend and this is currently been carried out.
- 6.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. 'Lawford House' is a substantial building and makes a positive contribution to the character and appearance of the Conservation Area. In terms of scale, mass, design and materials the extension would complement the existing building and result in a balanced elevation. The ground floor addition would be largely screened from view by the proposed two storey extension, but would have a pitched roof and would complement the existing building. As such the impact of the extensions on the character and appearance of the existing building are considered to be acceptable. The two storey side extension would be obvious in the street scene and would reduce the existing gap between Lawford House and the neighbouring property, Chevenhall. However a gap, albeit reduced, would be retained and due to the staggering of the properties and the existing vegetation it is considered that the proposal would preserve the character and appearance of the Conservation Area. The Conservation Manager raises no objections to the proposal, subject to satisfactory materials and finishes.
- 6.4 In this suburban location it is considered that the proposal would not adversely impact the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty.
- 6.5 At present the site provides limited off road parking. Planning Policy Guidance 13 - Transport, in respect of car parking requirements state that in areas where services are readily available by walking, cycling or on public transport car parking standards should be revised. Furthermore, policy T4 of the Local Plan states that in Conservation Areas and in close proximity to the town centre parking standards may be reduced due to the provision of alternative means of transport and the need to balance between parking needs and environmental interests. The application site lies within the built up area of Ross-on-Wye, with access to public transport. There are no parking restrictions on the Walford Road (B4234) outside of the application site. Having taken account of government guidance and Development Plan policies it is considered that for this proposal, in this location, the provision of six car parking spaces would be reasonable and satisfactorily balance the requirement for off road parking spaces against the visual impact on the Conservation Area. A plan in this respect has been received and the Traffic Manager considers it acceptable. Furthermore the proposal would not unacceptably adversely affect the Council's Traffic Calming Scheme.

DEFERRED APPLICATION

- 6.6 The extensions would be to the south (side) and west (rear) of the property. The land to the rear of the site is part of the St Joseph's Roman Catholic Primary School's playing fields and to the south lies Chevenhall, a detached dwellinghouse. Due to the distance separation and single storey nature of the extensions to the rear of the property the proposal would not be harmful to the amenities of the school.
- 6.7 The submitted plans do not indicate the extensions currently been erected to the north and west of Chevenhall. However these extensions would not result in Chevenhall been closer to the boundary with Lawford House. Whilst the proposed two storey extension would be nearer to the boundary with Chevenhall it would be set back some 3 metres. The existing windows in the northern elevation of Chevenhall are set forward of Lawford House. There would be only one new window in the northern elevation of the extension at Chevenhall, to serve an office. This window is required by a planning condition to be obscurely glazed and non-opening to protect the amenities of Lawford House. On this basis it is considered that there would be no direct overlooking between windows. The application site is to the north of Chevenhall. The original 'front' door to Chevenhall is to the northern elevation, but the planning permission to extend provides a new door to the southern elevation. The vehicular access and parking area are located to the south of the house. Taking these factors into account, together with the existing relationship between Lawford House and Chevenhall and the suburban context, it is considered that the proposed extensions would not materially adversely impact upon the residential amenity of the objectors' property. A fire escape is proposed to the southern elevation. As originally submitted the fire escape would have been set off the wall of the extension by some 1.6 metres and as a result would have been 0.4 metres from the boundary with Chevenhall. Amended plans have been received, which re-site the fire escape so that it would abut the wall of the extension. As a result it would be some 2 metres from the boundary with Chevenhall. In addition the design of the fire escape has been modified, so that lattice detailing would be provided at a height of 1.5 metres to the southern elevation. It is considered that the likely rare use of the fire escape and its revised siting and design would ensure that the privacy and residential amenity of the neighbouring property would not be unacceptably harmed.
- 6.8 It is considered that having balanced the need to provide residential care for the elderly with the impact upon the Conservation Area, highway safety and the residential amenity of neighbouring properties the proposal is acceptable and accords with the relevant Development Plan policies.

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) received 15 February 2006 and 24 April 2006.

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

3 B01 (Samples of external materials)

DEFERRED APPLICATION

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

- 4 E17 (No additional windows in southern elevation of extension)**

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

- 5 The development hereby permitted shall not be brought into use until the turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.**

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

- 6 During the construction phase 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: Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm, nor at any time on Sundays, Bank or Public Holidays.**

Reason: To protect the amenity of local residents.

- 7 No material or substances shall be incinerated within the application site during the construction phase.**

Reason: To protect the amenity of local residents.

- 8 G10 (Retention of trees)**

Reason: In order to preserve the character and amenities of the area.

- 9 G19 (Existing trees which are to be retained)**

Reason: To prevent the unnecessary damage to or loss of trees.

- 10 GO4 (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 Prior to the commencement of development on site details of the new section of wall, to the western boundary to infill the existing vehicular access opening, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out strictly in accordance with the approved details to a timetable to be agreed with the local planning authority.**

Reason: To protect the character and appearance of the Conservation Area.

DEFERRED APPLICATION

13 Prior to its installation detailed drawings at scale 1:20 of the southern elevation of the fire escape shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and prior to the first use of the extension hereby approved.

Reason: In order to protect the residential amenity of the neighbouring property, Chevenhall.

Informatives:

1 All machinery and plant shall be operated and maintained in accordance with BS5228: 1984 "Noise Control of Construction and Open sites".

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

Decision:

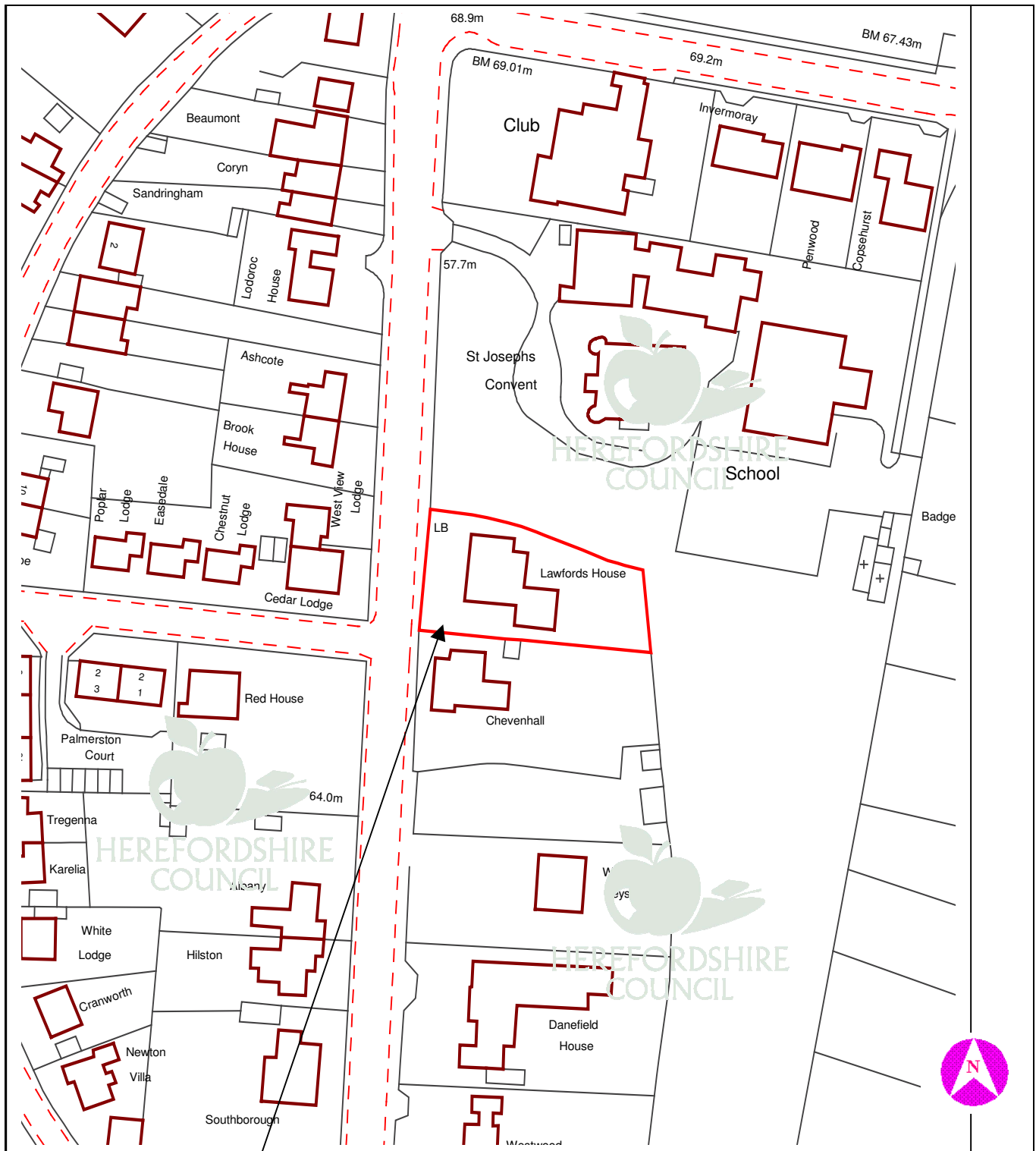
Notes:

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Background Papers

Internal departmental consultation replies.

DEFERRED APPLICATION



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APPLICATION NO: DCSE2005/3936/F

SCALE : 1 : 1250

SITE ADDRESS : Lawfords House, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ

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Further information on the subject of this report is available from Mrs. C. Atkins on 01432 260536

7 DCSE2006/0845/F - LOG CABIN FOR USE AS OFFICE AND VERY OCCASIONAL BLIND SHOWROOM AT BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ.

For: N. Cook, T/A New Blinds, Burnt House, Bridstow, Ross on Wye, Herefordshire, HR9 6QQ.

Date Received: 20th March, 2006 Ward: Llangarron Grid Ref: 57723, 24980

Expiry Date: 15th May, 2006

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The site lies on the northeastern side of the C1261 Hoarwithy Road at Bridstow, within the Wye Valley Area of Outstanding Natural Beauty. The land levels rise from the southeast to the northwest. Burnt House occupies a long narrow plot, which runs parallel with the road. A mature hedgerow defines the roadside boundary of the site. The vehicular access and parking area that serves the property are located to the southeast of the dwelling.
- 1.2 Retrospective planning permission is sought for the retention of a log cabin, sited to the northwest of the dwelling, and its continued use as an office and showroom (by appointment) in connection with the applicant's blind sales business. The log cabin is of timber construction with a felted, pitched roof, and has a floor area of some 4.7 metres by 4.7 metres and a roof ridge height of 2.5 metres.
- 1.3 Advertisement consent is also sought (application SE2006/0842/A) for a freestanding swing sign at the site.

2. Policies

2.1 Department of Environment

PPS 1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Area of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy ED12	-	Working from Home

2.4 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Part 1

Policy S1 - Sustainable Development

Part 2

Policy E9 - Home-based Businesses

Policy LA1 - Areas of Outstanding Natural Beauty

3. Planning History

3.1	SE2002/0049/F	Attached single garage and 1st. floor extension	-	withdrawn 1.3.2002
	SE2002/1448/F	Attached single garage and 1st. floor extension	-	granted 4.7.2002
	SE2005/4007/F	Office in garden.(Retrospective application)	-	withdrawn 9.2.2006

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager raises no objection to the proposal.

5. Representations

5.1 Bridstow Parish Council has no objection to the application.

5.2 A letter submitted with the application by the applicant states that:

- no longer employ any staff
- showroom is open by appointment, so visitors will be few, if any
- cabin used as an office, telephone calls will be diverted when I am not there
- deliveries are very few, as my business is small, and are made by 'parcel force type vehicles

5.3 Two letters of representation have been received from Ms J G Taylor, owner of Willows and the owner/occupier of Merryweather, Bridstow. The main points raised are:

- Property already been used as an office/showroom, this is out of order in this location
- Increase in traffic, both vehicular and pedestrian, is exceedingly dangerous, if the business succeeds this will get worse. Delivery vehicles obstruct the fast road. Mason's potatoes vans, cars and tractors already mean more traffic than the area should sustain
- Proposal should be considered alongside SE2006/0814/F (new access and parking at Foxdale)

- Affects my property (Willows), making access more hazardous. Vehicles from Burnt House both turn in the drive and park on the verge
- Willows is my main source of income, as a holiday let. Having a business opposite will be detrimental to this.
- Fear that a small country property is stealthily becoming an industrial unit, to the detriment of the AONB

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

6. Officer's Appraisal

- 6.1 The main issues are the principle of a business use in this location, the effect upon residential amenity, the impact upon highway safety and the impact upon the Wye Valley Area of Outstanding Natural Beauty.
- 6.2 Planning policies ED12 of the Local Plan and E9 of the Unitary Development Plan (Revised Deposit Draft), in principle consider the operation of small businesses from home favourably. The nature of the applicant's business is such that the log cabin would be principally used as an office, but on occasion and by appointment customers could visit to view samples of the products available. The business is a 'one-person' business, as the applicant does not employ any staff. A small 'parcel force' type vehicle would make delivery of the blinds and the applicant would then take them to the customer's home to be fitted. On this basis it is considered that the business is small and therefore falls within the scope of the policies. The policies require that the business is of a scale that would not create adverse amenity problems to neighbouring dwellings/land uses. Due to the limited number of customers that would visit the site and the predominantly office use of the building, it is considered that the use would not adversely impact upon the living conditions of neighbouring properties and would be compatible with the land uses in the surrounding area.
- 6.3 Taking into account the nature of the business and type of delivery vehicles it is considered that it would not generate a significant increase in vehicular traffic, such that it would have a harmful impact upon the free flow of traffic or safety. The type of delivery vehicles is the same as for home deliveries and their frequency would not be unduly excessive. There is sufficient parking within the site to accommodate the few, infrequent visitors to the site. Planning application SE2006/0814/F for a new access to serve Foxdale, referred to by the objector has been refused planning permission.
- 6.4 By reason of the siting, design and height of the log cabin and the mature hedgerow to the roadside boundary the building is not prominent in either the rural street scene or the Wye Valley Area of Outstanding Natural Beauty. If the business were to cease the building could easily and appropriately be used incidentally to the use of the dwelling.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 The log cabin hereby approved and the dwelling known as Burnt House shall not be sold or leased separately from each other.**

Reason: In order to protect the residential amenity of the occupiers of Burnt House and in the interests of highway safety.

- 2. The use of the log cabin shall be restricted to an office and showroom use in connection with the applicant's business or for purposes incidental to the enjoyment of the dwellinghouse as such.

Reason: To control the nature of the business in the interests of residential amenity and highway safety.

Informative:

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

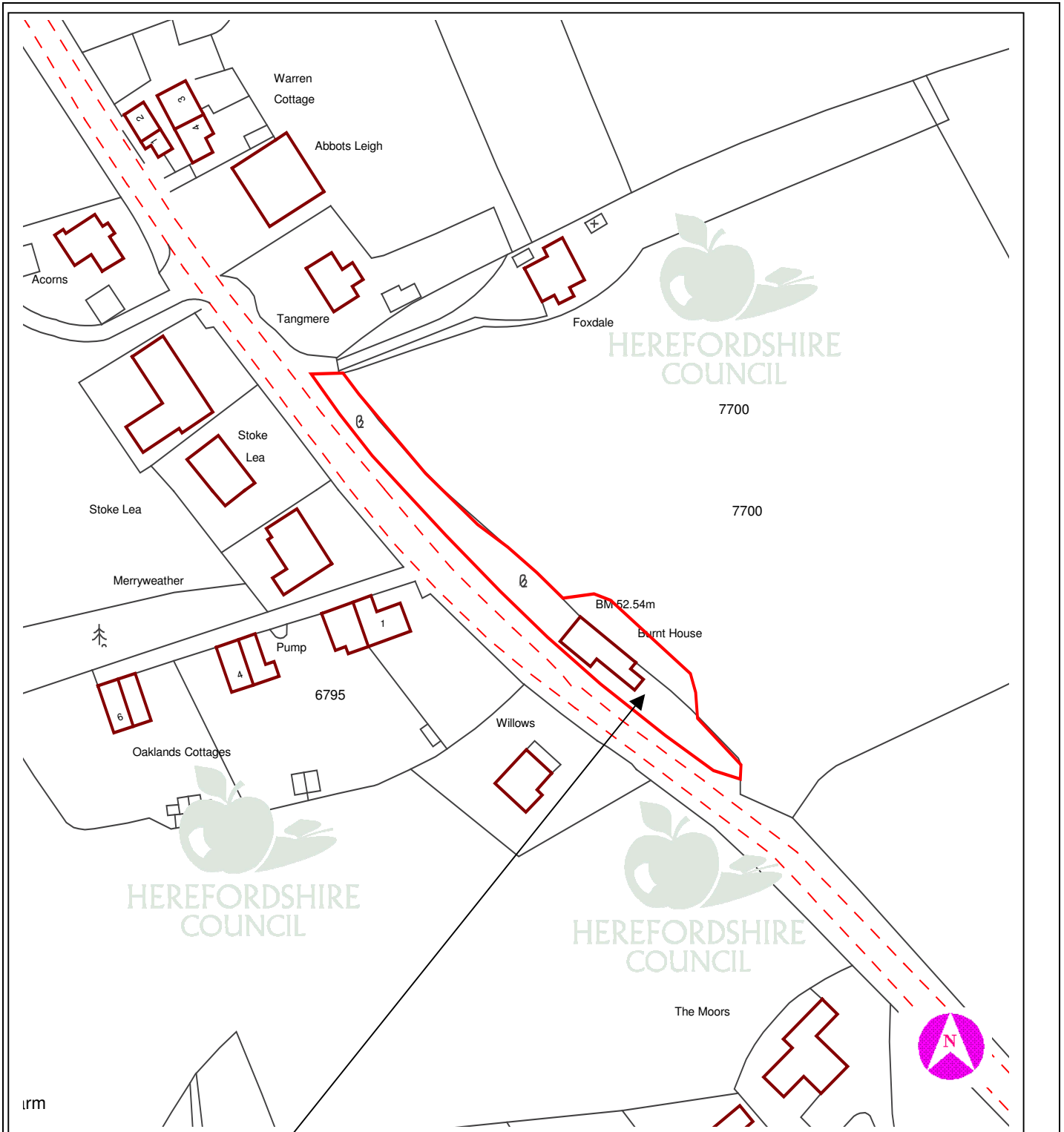
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0845/F

SCALE : 1 : 1250

SITE ADDRESS : Burnt House, Bridstow, Ross-on-Wye, Herefordshire, HR9 6QQ

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8 DCSE2006/0842/A - DISPLAY OF FREE STANDING SWING SIGN. BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ

For: N. Cook, T/A New Blinds, Burnt House, Bridstow, Ross on Wye, Herefordshire, HR9 6QQ

Date Received: 20th March, 2006 Ward: Llangarron Grid Ref: 57723, 24980

Expiry Date: 15th May, 2006

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The site lies on the northeastern side of the C1261, Hoarwithy Road at Bridstow, within the Wye Valley Area of Outstanding Natural Beauty and an Area of Special Advertisement Control. The land levels rise from the southeast to the northwest. Burnt House occupies a long narrow plot, which runs parallel with the road. A mature hedgerow defines the roadside boundary of the site. The vehicular access and parking area that serves the property are located to the southeast of the dwelling.
- 1.2 Retrospective advertisement consent is sought for the retention of a freestanding, swinging, non-directional sign advertising the applicant's business. The sign, which is situated at the entrance to the site, is 1.1 metres in height and 0.68 metres in width and is not fixed to the ground.
- 1.3 Planning permission is also sought (application SE2006/0845/F) for the retention of a log cabin at the site, for use by the applicant as an office and occasional showroom.

2. Policies

2.1 Department of Environment

PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport
PPG19	-	Outdoor Advertisement Control

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Area of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy C50	-	Advertisement Control

2.4 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Part 2

Policy LA1 - Areas of Outstanding Natural Beauty

Policy HBA11 - Advertising

3. Planning History

- | | | | | |
|-----|---------------|---|---|-----------------------|
| 3.1 | SE2002/0049/F | Attached single garage and 1st. floor extension | - | withdrawn
1.3.2002 |
| | SE2002/1448/F | Attached single garage and 1st. floor extension | - | granted
4.7.2002 |
| | SE2005/4007/F | Office in garden.(Retrospective application) | - | withdrawn
9.2.2006 |

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager raises no objection providing that the sign is not within the highway or highway verge and does not obstruct visibility splays.

5. Representations

- 5.1 Bridstow Parish Council has no objection to the application.
- 5.2 Two letters of representation have been received from Ms. J.G. Taylor, owner of Willows and the Ms Meredith of The Cotteralls, Bridstow. The main points raised are:
- concerned that the proposal would lead to on road parking, on a hazardous stretch of the Hoarwithy Road
 - sign has been in use for some 6 months, without permission
 - this application relates to SE2006/0845/F, which I trust you will refuse and therefore this application becomes redundant
 - sign is totally out of keeping with this rural location and dangerous on such a busy road

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

6. Officer's Appraisal

- 6.1 The main issues, in the consideration of this application for advertisement consent, are amenity and public safety, as stipulated in PPG19 – Outdoor Advertisement Control.
- 6.2 Policy C50 of the Local Plan sets out the criteria for the consideration of proposals for advertisements. With relevance to this application, it states that advertisements should be of a size, design and colour to complement the visual appearance of the locality and avoid being unsightly, confused or cluttered in appearance. The sign is modest in size,

of a simple design and has a predominantly yellow background with black text. Furthermore the site lies within the smaller settlement of Bridstow, where there is a cluster of residential properties. By virtue of these factors, it is considered that the sign is not so prominent that it has an unacceptable detrimental impact upon the visual amenities of the surrounding area.

6.3 The sign is positioned at the vehicular access into the site, adjacent to the highway verge. There is an existing conifer hedgerow adjacent and parallel to the Hoarwithy Road. It is therefore considered that the sign, in the position shown and due to its height would not restrict visibility for vehicles exiting the site. Furthermore the sign simply highlights the location of the business and due to its modest size would not unduly distract passers by. Therefore, it is considered that the sign would not be harmful to public safety.

RECOMMENDATION

That planning permission be granted subject to the standard Advertisement Consent conditions.

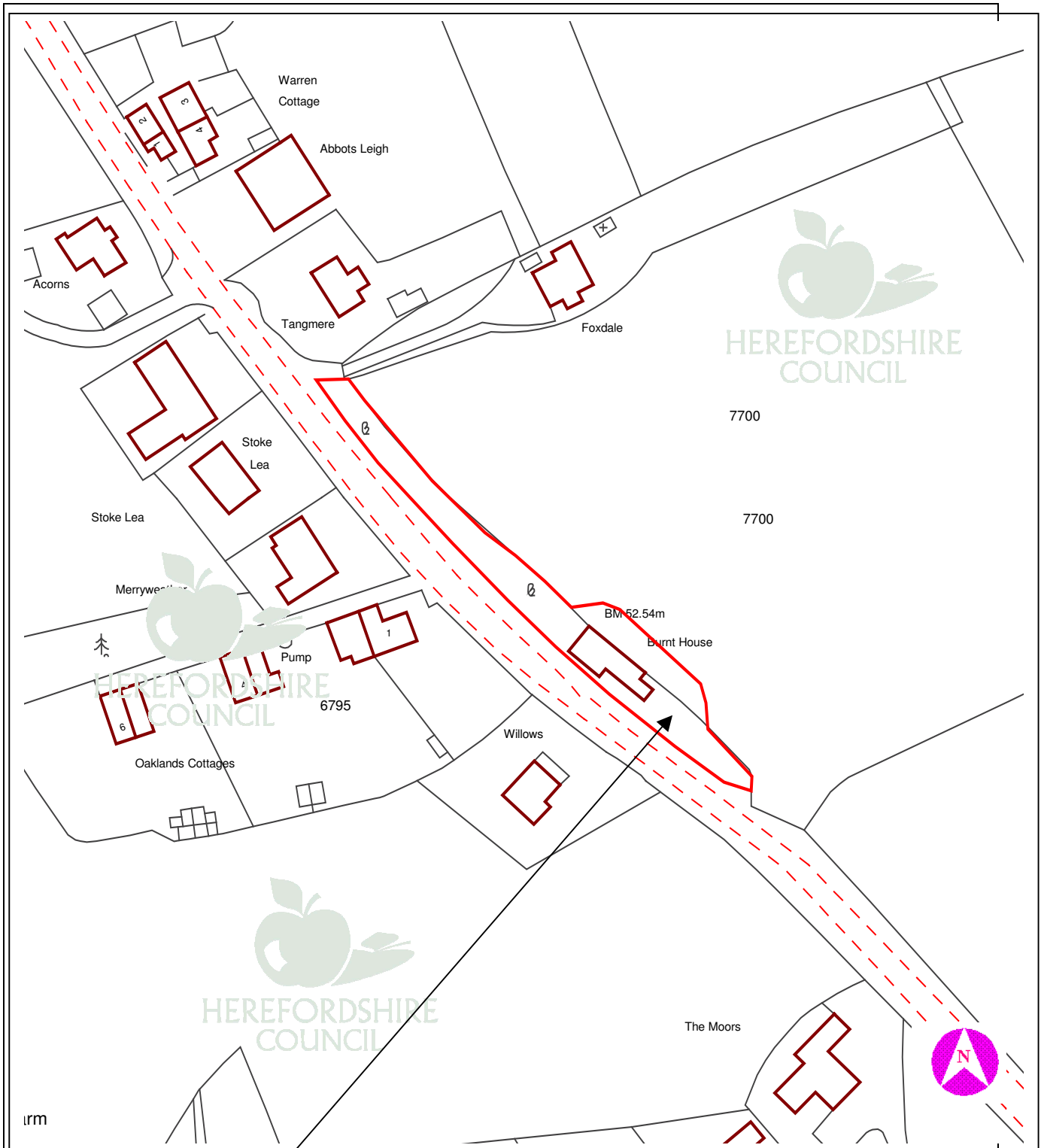
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0842/A

SCALE : 1 : 1250

SITE ADDRESS : Burnt House, Bridstow, Ross-on-Wye, Herefordshire, HR9 6Q

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9 DCSW2006/1086/F - CONSTRUCTION OF A DWELLING AND A DETACHED GARAGE. (RELATING TO SW2003/0351/O) ST. GABRIELS, MUCH BIRCH, HEREFORDSHIRE, HR2 8HY.

**For: Mr. S. Veale per Mr. J. Clarke JCA Designs Ltd,
2 Abbey Terrace, Tewkesbury, Gloucester, GL20 5SP**

Date Received: 10th April, 2006

Ward: Pontrilas Grid Ref: 51318, 29756

Expiry Date: 5th June, 2006

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

- 1.1 The site is defined within the settlement boundary of Much Birch and within a designated Area of Great Landscape Value. St. Gabriels is a large detached dwelling of part stone, render and brickwork under concrete tiling with dormers to the rear, set within large grounds with scattered outbuildings and small pond. It is located on the northern side of the A49 trunk. The northern boundary provides high hedging screening St. Gabriels from view. Further hedging and trees edge the south-eastern and north-eastern boundaries. Open fields are to the northern boundary of the site. An unadopted highway lies to the eastern boundary serving five properties.
- 1.2 This is a full application that proposes a 4-bedroomed dwelling with detached single garage within part of the garden of St. Gabriels, approximately 24 metres to its east. The parcel of land is rectangular in shape widening from 35m from the south-west boundary to 40m to the south-east boundary and approximately 19m wide. Vehicular access is to be via the unadopted track to the east of the site, served via the A49 trunk road. The dwellinghouse and garage will be positioned horizontally across the site within 0.5m from the western boundary and the garage will abut the eastern boundary. It is to be constructed of red brown facing brick and red brown plain tiles.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPS.3	-	Housing
PPG.13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.2	-	Development in Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries
Policy C.8	-	Development within Areas of Great Landscape Value
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.14	-	Siting and Design of Buildings
Policy T.3	-	Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.6	-	Transport
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy H.6	-	Housing in Smaller Settlements
Policy H.13	-	Sustainable Residential Design

3. Planning History

3.1	SH800204PF	Use of land as a site for a caravan during building work on cottage	-	Approved 16.04.80
	SH840825PF	Replacement of defective building with a new double garage	-	Approved 06.11.84
	SW2001/3321/O	Site for erection of 1 no. dwelling	-	Refused 05.02.02
	SW2003/0351/O	Erection of 2/3 bedroom bungalow with garage	-	Approved 28.03.03
	SW2006/0877/O	Erection of 2/3 bedroom bungalow with garage (renewal of SW2003/0351/O)	-	Approved 02.05.06
	SW2006/0936/RM	Erection of 3 bedroom bungalow with garage	-	Approved 17.05.06

4. Consultation SummaryStatutory Consultations

4.1 Highways Agency - no objections to the proposal.

Internal Council Advice

4.2 The Traffic Manager does not object to the proposal and suggests conditions relating to 45 degree visibility splays onto the unadopted track. The unadopted track provides a public footpath MB14, which would be affected by the proposal. However, the Traffic Manager states that the residents of the new dwelling should have lawful authority to drive over the public footpath.

4.3 Forward Planning Manager comments:-

"The principle of an appropriately designed and scaled dwelling has already been established on the site (LPA Ref: SW2003/0351/O) and suggests policies within the revised Unitary Development Plan can be given considerable weighting".

5. Representations

5.1 Much Birch Parish Council opposes the application due to size. A modest bungalow, as originally proposed, would be acceptable.

5.2 Two letters of objection and representations have been received from:

Helen Marshall, Aston, Much Birch, Hereford, HR2 8HY
W.B. Horton, Elm Cottage, Much Birch, Hereford

The main points being:

- a large dwelling would not be in keeping with other bungalows in the lane
- proposed entrance will be exactly opposite my own access
- entrance moved to the position of first application in 2001, which was refused for this reason.

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

6. Officer's Appraisal

6.1 The main issues are considered to be the principle of development; the scale and character of proposal within location; effect on the amenities of neighbours and highway safety.

6.2 The principle of residential development within the garden area of St. Gabriels, albeit for a bungalow, has been established having regard to application SW2006/0877/O. This application sought renewal of two/three bedroom bungalow previously granted outline planning permission on the 28th March 2003 (LPA Ref: SW2003/0351/O), which identified a local housing need through letters of support for such development. Reserved Matters application SW2006/0936/RM for a three bedroom bungalow has been granted on the 17th May 2006.

- 6.3 Policy GD1 and Policy SH10 within the South Herefordshire District Local Plan seeks to ensure that development complements and enhances the surrounding area and does not adversely impact upon neighbouring amenities and that adequate parking and access arrangements can be achieved. The emerging Herefordshire Unitary Development Plan also identifies Much Birch as a smaller settlement. Policy H6 allows residential development on plots arising from the infilling of small gaps and that such development helps to satisfy local housing need.
- 6.4 The application site is situated adjacent to the A49 trunk road leading to Ross-on-Wye, directly opposite the garage and car forecourt. The area has a range of modest sized dwellinghouses, sporadically situated along the trunk road leading from the Hereford direction to the application site. The dwellinghouses adjacent to the site are predominately bungalows, albeit St. Gabriels is two-storey. Further along the unadopted track serving the site are two large detached houses, these are visually screened from public view.
- 6.5 The proposed floor area of the dwellinghouse measures 11m (l) x 8.3m (w) x 6.7m (to ridge). A smaller 1½ storey is proposed to the south-east elevation measuring 5.6m (l) x 2.3m (w) x 5.7m (to ridge), which accommodates an en-suite to bedroom one over utility/w.c. area. Dormers are proposed to the south-west rear elevation and north-east front elevation. The single detached garage will be positioned approximately 1.3m to the south-east elevation. The end elevation of the dwellinghouse will continue with 2.1m high wall with gate access to garden and will link into the garage section. The garage measures 6m (l) x 3.1m (w) x 4m (to ridge). The existing hedging to the trunk road will be retained. The wooden gate at the corner section of the land, this being near to the junction of the A49 will be blocked off and hedgerow planted. Hedging will remain to the north and eastern boundaries adjacent to the unadopted track. Three trees are to be removed within the site. Access is formed to the north-eastern corner, directly opposite the neighbouring property known as Aston.
- 6.6 The concerns of the neighbouring residents are noted. The dwellinghouse is situated 16m from the trunk road and would be viewed from the north westerly approach of the A49 leading towards Hereford. The neighbouring bungalows to the south-east of the application site are further forward and albeit the unadopted track separates the site, the dwellinghouse would be viewed as part of this group. The fact that St. Gabriels is a two-storey dwellinghouse, and screened from view; the relationship of the building to the existing neighbouring properties in terms of its overall scale and height does not complement its surroundings and thus alters the character and appearance of the locality.
- 6.7 The Traffic Manager has no objections to the proposed access onto the unadopted track. Nevertheless, the access may conflict with the neighbouring property known as Aston, should vehicles be manoeuvring from both entrances at the same time.
- 6.8 On balance, it is considered that the proposal for a 4-bedroom dwellinghouse with garage, would not be acceptable within its surroundings, therefore proposal is contrary to policies contained within the local plan and emerging Unitary Development Plan.

RECOMMENDATION

That planning permission be refused for the following reason:

1. The proposal, by virtue of its size, design and height, would be out of scale and therefore harmful to the character and appearance of the locality contrary to Policies GD.1, C.2, SH.10 and SH.14 of the South Herefordshire District Local Plan. Further, this imposing large dwelling would not comply with the maximum size for dwellings in smaller settlements as specified in Policy H.6 in the emerging Herefordshire Unitary Development Plan.

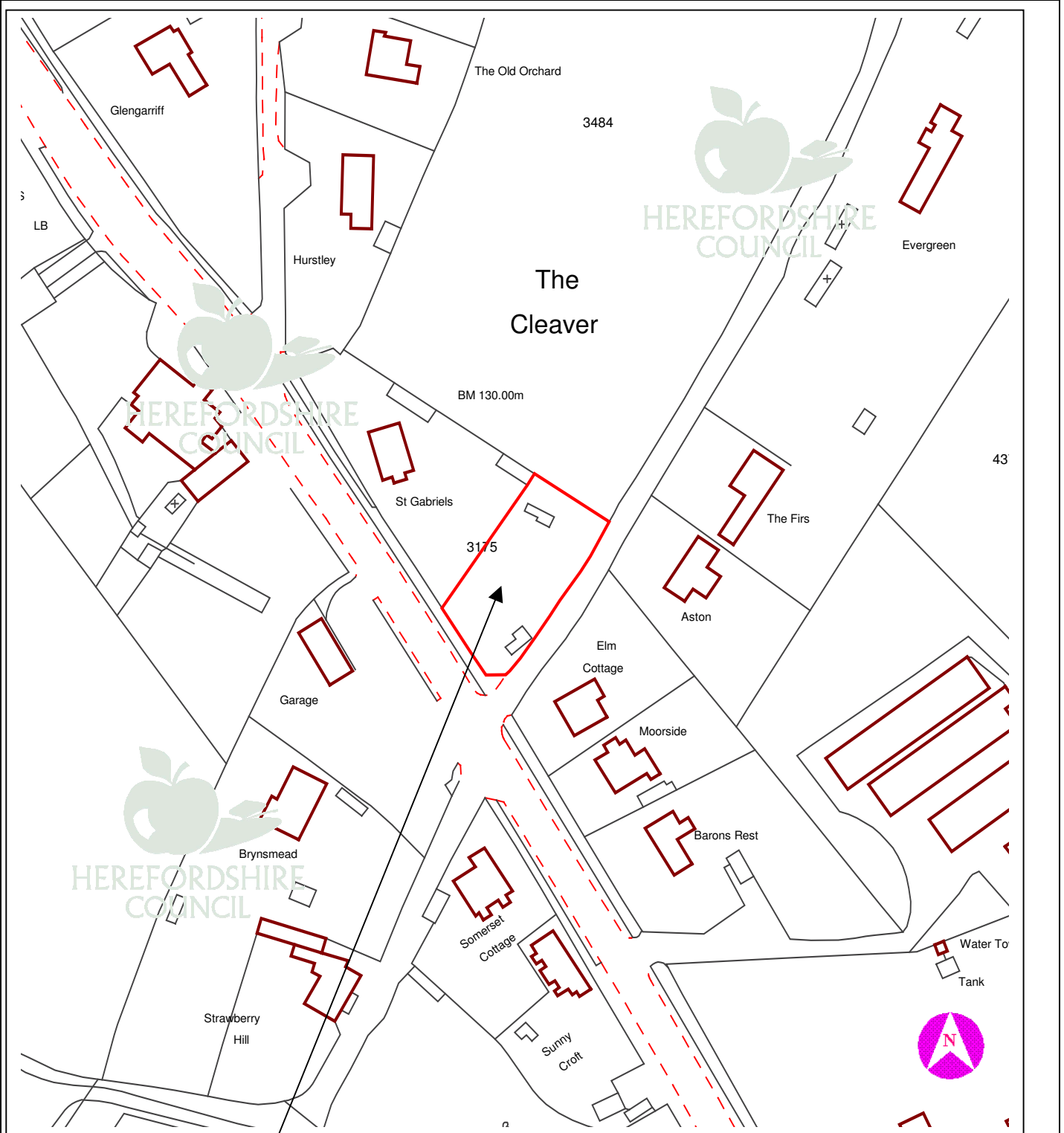
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW/2006/1086/F

SCALE : 1 : 1250

SITE ADDRESS : St. Gabriels, Much Birch, Herefordshire, HR2 8HY

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10 DCSW2006/1216/T - TO RE-SITE ONE KX100 STYLE TELEPHONE KIOSK, O/S 1 THE BINES, CLEHONGER VILLAGE, HEREFORDSHIRE, HR2 9SL.

For: BT Payphones per W. Stubbs, BT Payphone Planning Manager, Ground Floor, 32 Washway Road, Sale, M33 6GT.

Date Received: 21st April, 2006

Ward: Stoney Street

Grid Ref: 45021, 37733

Expiry Date: 15th June, 2006

Local Member: Councillor D.C. Taylor

1. Site Description and Proposal

1.1 The application is made under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 as amended. Under the Prior Notification procedure the local planning authority determines whether prior approval is required for the siting and appearance of a proposed development and, if it is, whether to grant or refuse Prior Approval. Prior approval is sought for the siting of a standard telephone kiosk with slab path on a grass area adjacent to the B4352 and the entrance to The Bines, Clehonger. The existing BT cabinet is adjacent to the site.

1.2 The original kiosk, which this application replaces, was located on the B4352 between 1 Meadow View and Bine Cottage, Clehonger. Outline planning permission (DCSW2005/2500/O) has been granted for a house on the site between the two properties. The telephone kiosk was located at the approved access point for the development.

2. Policies

2.1 Planning Policy Guidance

PPS.1 - Delivering Sustainable Development
PPG.8 - Telecommunications

2.2 Hereford and Worcester County Structure Plan

Policy CTC.9 - Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.41 - Telecommunications Development
Policy C.42 - Criteria to Guide Telecommunication Development
Policy T.3 - Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1 - Sustainable Development

- Policy S.2 - Development Requirements
- Policy S.11 - Community Facilities and Services
- Policy CF.3 - Telecommunications

2.5 Circular 16/94 - Planning Out Crime

3. Planning History

3.1 DCSW2006/0186/T Re-site one KX100 style - Withdrawn 13.02.06
telephone kiosk adjacent to
B4352, Clehonger, Herefordshire,
HR2 9SL

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objection to the proposal

5. Representations

5.1 The applicant has made the following submission:

1. The kiosk cannot be located on the opposite side of the B4349 as there are no services on that side of the road.
2. The Commercial Field Officer for BT Payphones surveyed this site as a Universal Service Obligation (USO) as such we have an obligation to the community to provide a service in this area.

5.2 Clehonger Parish Council have provided the following response:

“Would prefer to see the telephone kiosk moved to the opposite side of the road so that vehicles can pull off the road onto the service road in front of No. 11 - 14 The Bines.”

5.3 Seven letters of representation have been received from:

Mrs. M. Price, 1 The Bines, Clehonger, HR2 9RA
Mr. & Mrs. Waters, 2 The Bines, Clehonger, HR2 9RA
Miss J. E. Whistance, 3 The Bines, Clehonger, HR2 9RA
Mr. & Mrs. Smith, 4 The Bines, Clehonger, HR2 9RA
Mr. & Mrs. Ellsum, 6 The Bines, Clehonger, HR2 9RA
Mr. & Mrs. Whistance, 8 The Bines, Clehonger, HR2 9RA
Mr. & Mrs. Bethell, 16 The Bines, Clehonger, HR2 9RA

The main points raised in the letters of representation are:

- the proposed position is dangerous to drivers as they try to exit the cul-de-sac onto the B4352
- there is no pavement, or suitable parking or street lighting in this location
- vehicles parking to use the kiosk will impede the view of traffic down the main road, which consists of a major road junction within 20 yards, and the brow of a steep hill
- proposed siting is dangerous for residents of The Bines when crossing the road as they will not be able to see around parked vehicles
- the proposed position of the kiosk would be dangerous for potential users
- driveway is opposite proposed site and concerned that driveway will become obstructed by users of the telephone kiosk
- increase in youngsters in the area increasing the risk of serious accident on the main busy road
- increase in vandalism not only to the phone kiosk but also to the surrounding properties
- increase in rubbish with youngsters hanging around the phone box.

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

6. Officer's Appraisal

- 6.1 The application is made under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 as amended. Under the Prior Approval procedure the local planning authority determines whether the siting and appearance of the development is acceptable. Planning Policy Guidance Note 8 provides advice relating to the considerations of such applications. Policy C.42 of the South Herefordshire District Local Plan and Policy CF.3 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) reflect the advice contained within PPG.8. In relation to the proposed development the key aspects for consideration are whether the design of the kiosk is acceptable and whether the siting is appropriate in terms of the impact on the amenity of the area and the impact on highway safety.
- 6.2 The applicant requires this telephone box to be located in a position with a high visible presence. It is suggested that with a proposal such as this there is balance between finding a visible location and one that is visually intrusive to the detriment of the locality. This site is prominent, however, it relates well to the existing housing estate being located at the entrance to The Bines and is in a logical location for the area adjacent to the main road.
- 6.3 Concern has been expressed about the impact on highway safety, however the Transport Manager has no objection to the proposal.
- 6.4 It is considered that the proposed location will not be harmful to the appearance of the locality. It is concluded that the siting and appearance of the proposed development are acceptable.

- 6.5 In some cases, local planning authorities may be disposed to conclude that prior approval ought to be refused because of siting considerations. But they should first seek to understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service. Consideration was given to siting the kiosk on the opposite side of the road within an existing lay-by however there are no services for connection on that side of the road. The operator has confirmed that they have a legal requirement to provide a service in the area.
- 6.6 PPS.1 states that consideration must be given as to whether proposed development would have a detrimental effect on the locality generally, and on amenities that ought, in the public interest, to be protected. A site meeting was undertaken with the Community Support Officer for the area, who felt that the kiosk would be visible from a number of properties and would not therefore give rise to increased anti-social behaviour or vandalism in the area.

RECOMMENDATION

That prior approval is granted.

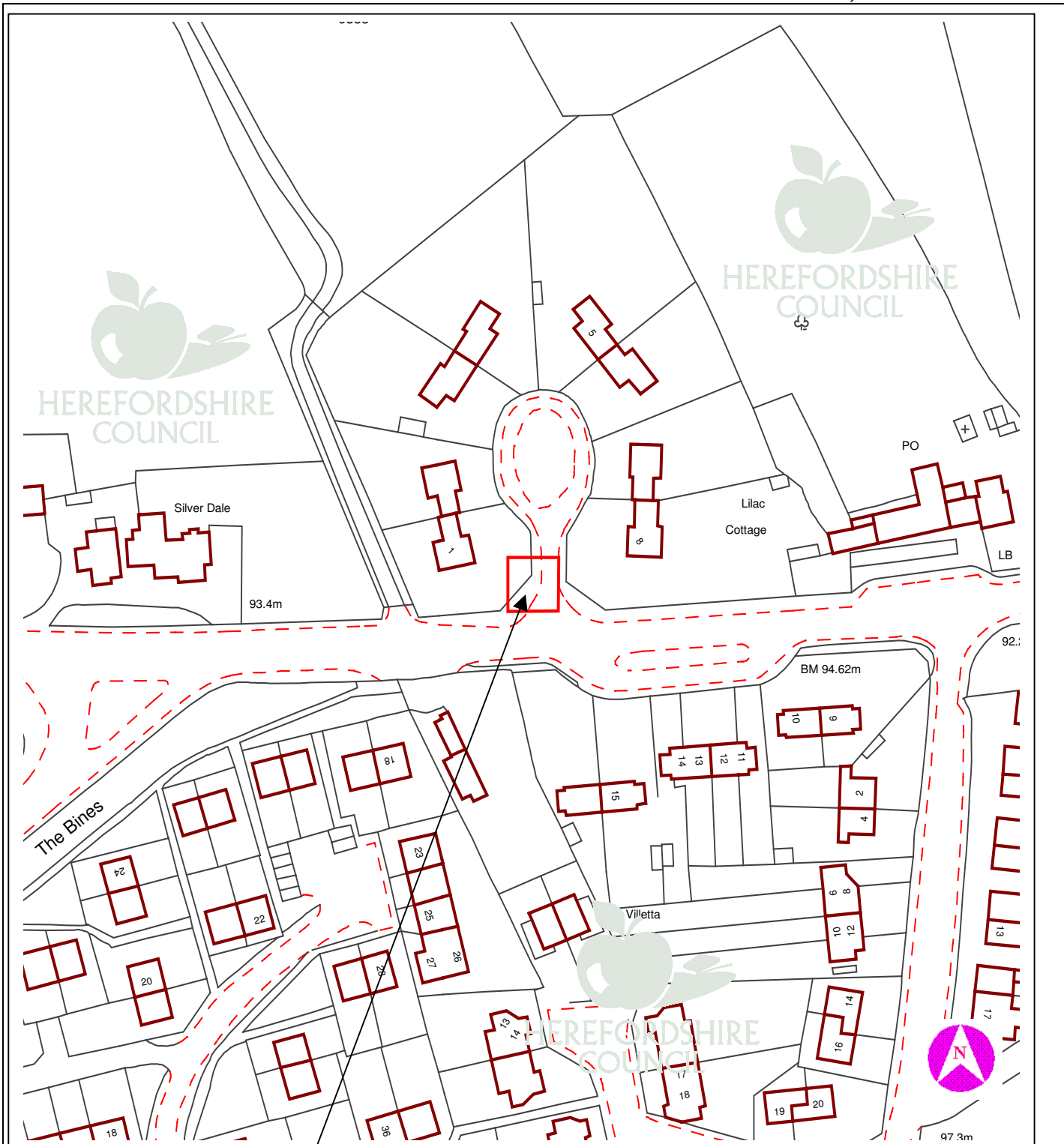
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/1216/T

SCALE : 1 : 1250

SITE ADDRESS : O/S 1 The Bines, Clehonger Village, Herefordshire, HR2 9SL

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11 DCSE2006/1136/F - CHANGE OF USE OF TRADITIONAL BUILDINGS TO RESIDENTIAL USE AT ARBOUR HILL FARM, ARBOUR HILL, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TH.

For: D. Boynton & Son per Bruton Knowles, Bisley House, Green Farm Business Park, Bristol Road, Gloucester, GL2 4LY.

**Date Received: 12th April, 2006 Ward: Kerne Bridge Grid Ref: 58828, 22652
Expiry Date: 7th June, 2006**

1. Site Description and Proposal

- 1.1 Arbour Hill is a small farm complex and adjoining cottages situated on the road leading south-westwards from Lincoln's Hill towards Walford. This application relates to the traditional farm buildings which are located between the farmhouse and cottages. The main two-storey stone barn is close to the highway with the ridge extending to the south-east. Attached to the south-eastern end of the barn are two single-storey buildings, with a small Dutch-style barn at the north-western end. There are also a number of modern farm buildings.
- 1.2 It is proposed to convert the complex into 3 units: two with one bedroom and one with 3 bedrooms. The latter would comprise to south-eastern section of the two-storey barn plus the two single-storey wings. The Dutch barn would be reclad (brick and shiplap boarding) and retained as a store. The original openings in the main barn have been infilled with stone, in the main, and a number of these would be re-opened with new windows and doors fitted. This has kept to a minimum the number of new openings and roof lights that are necessary. The brick single-storey buildings would be rendered; the open sided building would be infilled with shiplap boarding above a brick plinth. The modern buildings would be demolished.
- 1.3 Gardens would be formed on either side of the barn, with vehicular access to the north-east of the barn. A three-bay open car port would be constructed at the south-eastern end of the drive. The other existing access adjoining the farmhouse would be closed.

2. Policies

2.1 Planning Policy Guidance

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
Policy CTC13 - Buildings of Special Architectural or Historic Interest
Policy CTC14 - Criteria for the Conversion of Buildings in Rural Areas
Policy H20 - Residential Development in Open Countryside

2.3 South Herefordshire District Local Plan

Policy C1	-	Development Within Open Countryside
Policy C4	-	AONB Landscape Protection
Policy C5	-	Development within AONB
Policy C16	-	Protection of Species
Policy C36	-	Re-Use and Adaptation of Rural Buildings
Policy C37	-	Conversion of Rural Buildings to Residential Use
Policy SH16	-	Housing and Livestock Units
Policy SH24	-	Conversion of Rural Buildings
Policy GD1	-	General Development Criteria

2.4 Herefordshire UDP (Revised Deposit Draft)

Policy LA1	-	Areas of Outstanding Natural Beauty
Policy HBA12	-	Re-Use of Rural Buildings
Policy HBA13	-	Re-Use of Rural Buildings for Residential Purposes
Policy H7	-	Housing in the Countryside outside Settlements

2.5 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

- | | | | | |
|-----|-----------------|--|---|----------------------|
| 3.1 | DCSE2004/3937/F | Change of use of traditional buildings to residential use. | - | Withdrawn
10.1.05 |
|-----|-----------------|--|---|----------------------|

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager required 6 parking spaces for 3 units but only 4 spaces are indicated. The visibility indicated on the block plan is considered adequate at this quiet rural location. However the proposed car parking spaces and boundary treatment will obstruct the public footpath.
- 4.3 Head of Environmental Health comments that:

“Whilst there are obvious environmental concerns regarding the proximity of the proposed development to buildings used for intensive animal rearing, there are existing dwellings closer to the farm than the application site. There is no complaint history regarding normal operation of the farm and I have not noted any problems by personal observation.

In my view there is no substantive environmental reasons to object to the application proceeding.”

- 4.4 Conservation Manager notes that 3 species of bat were found to be using the barn as well as nesting birds and recommends that conditions be included regarding mitigation, habitat enhancement and monitoring. In principle there are no objections to the design but a number of points of detail are raised including the design of infilling, position of one window and roofing material.

5. Representations

- 5.1 The applicants agent points out that this revised scheme takes into account comments by the Planning and Conservation Officers. A report of a survey of bats and birds has been submitted plus details of marketing.

- 5.2 Parish Council's observations are as follows:

"The majority of Councillors objected to this application because of

- (1) the close proximity of a large poultry unit,
- (2) the further blurring of the boundary between town and country that will occur,
- (3) the increase of traffic on a substandard road,
- (4) the PC trusts that the barns were well advertised for business use since details were not given to enquirers by the agent on the previous application, SE2004/3937/F."

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

6. Officer's Appraisal

- 6.1 There are three main issues to be considered. Firstly whether policies for barn conversions have been complied with, secondly whether there would be acceptable living conditions in view of the nearby intensive poultry farm and thirdly parking and the public footpath.
- 6.2 The main building is a traditional stone barn which is structurally sound and would not require extensive re-construction. In terms of design the Conservation Architect is generally satisfied that the scheme complies with policies and guidelines. The detailed design concerns have been raised with the agent and revised drawings will be submitted. The Ecological Report has identified appropriate mitigation and enhancement measures to ensure that bats and nesting birds are protected. An extensive marketing campaign has been undertaken and the estate agent has confirmed that there has been no serious interest expressed for commercial use. Subject therefore to revised drawings I consider the proposal to comply with the Council's policies and guidelines.
- 6.3 The large poultry farm at Arbour Hill Farm is in separate ownership from the application site. As noted above it is about 2 m to the south-west. The prevailing wind would blow odours towards the new residential units and noise would be more likely to carry. However an environmental impact analysis was undertaken in the 1990s in connexion with a proposal to replace an intensive pig farm with 3 additional poultry units concluded that Arbour Hill farmhouse, which is closer to the poultry units would not be unacceptably affected by noise and odours from the poultry units. Since then no complaints have been made to the Environmental Health Service and no noise/odour has been detected on various visits to the application and adjoining sites over the past

couple of years. In these circumstances it is considered that the living conditions of occupiers would be acceptable.

- 6.4 The applicants agent has queried whether the public footpath would be obstructed by the proposed parking arrangements. Nevertheless there is clearly space within the area allocated for parking and turning to provide 6 parking spaces and which would not occupy land over which there is a public right of way. Revised proposals, which may mean that the car port is not included, have been requested.

RECOMMENDATION

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

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

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

2 C02 (Approval of details)

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

3 G01 (Details of boundary treatments)

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

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 RB1 (No Permitted Development)

Reason: To ensure the character of the original conversion scheme is maintained.

7 H08 (Access closure)

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

- 8 No development shall take place until details of the mitigation, habitat enhancement and monitoring of bats and birds outlined in sections 4.9 to 4.21 of the Ecological Survey dated July 2005 by Rebecca Collins 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 protected species.

- 9 No development shall take place until details of a works programme which shall include the timing of development to minimise disturbance to bats and nesting birds have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved works programme.**

Reason: In the interests of protected species.

Informative:

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

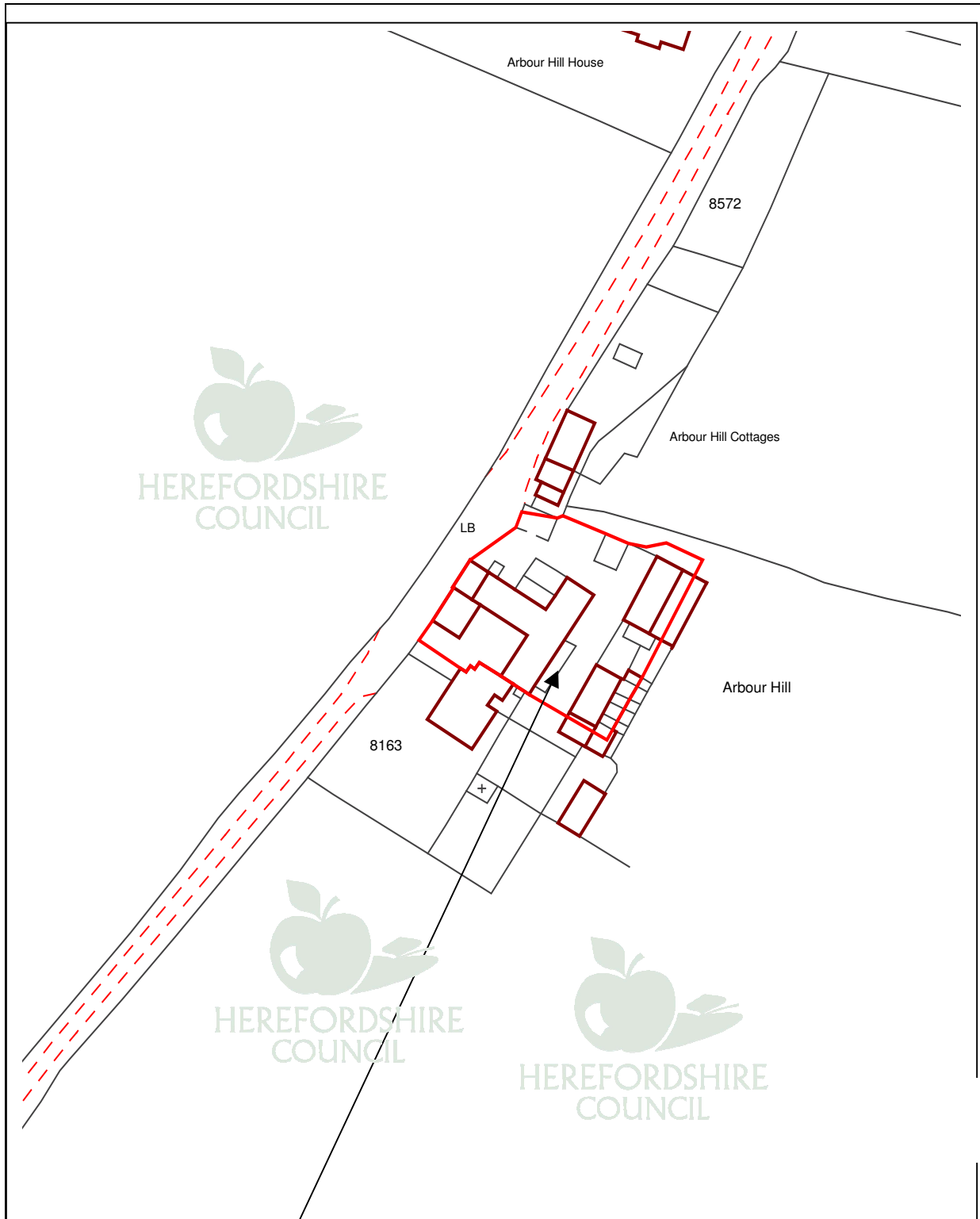
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1136/F

SCALE : 1 : 1250

SITE ADDRESS : Arbour Hill Farm, Arbour Hill, Lincoln Hill, Ross-on-Wye, Herefordshire, HR9 7TH

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12 DCSW2006/0956/F - FORMATION OF PARKING AREA, 'CWM HILL ENTRANCE' ABBEYDORE, EWYAS HAROLD COMMON, EWYAS HAROLD, HEREFORD, HR2 0AB.

For: Mr. J.I. Rogers, Fiddlers Cottage, Itton, Chepstow, Monmouthshire, NP16 6BX

**Date Received: 27th March, 2006 Ward: Golden Valley Grid Ref: 38151, 30105
South**

Expiry Date: 22nd May, 2006

Local Member: Councillor J.B. Williams

1. Site Description and Proposal

- 1.1 The site is at the north-western extremity of Ewyas Harold Common and constitutes an arbitrary strip of land between an existing hedgerow and concrete strip some 35 metres from the cattle grid entrance to the north-west of this part of the Common. The strip is some 5/6 metres wide and 20 metres long. It is stated that this will provide 4/5 parking spaces. The surface being of 50mm of stone with 10mm covering.
- 1.2 The unclassified road (u/c 74211) that provides access to the Common is some 570 metres from the junction of the C1212 road. It passes Cwm Hill Farm and Meadow Croft fronting onto the unclassified road. The site is in the parish of Dulas. The access road (u/c 74211) is in Abbey Dore and the majority of the Common within the parish of Ewyas Harold.

2. Policies

2.1 Planning Policy Guidance

- PPS.7 - Sustainable Development in Rural Areas
PPG.17 - Sport and Recreation

2.2 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
Policy R.12 - New Access Provision
Policy CF.6 - Access for All
Policy C.8 - Area of Great Landscape Value
Policy C.10A - Common Land

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy S.2 - Development Requirements
Policy RST.4 - Safeguarding Existing Recreational Space
Policy RST.6 - Countryside Access

3. Planning History

3.1 No relevant history identified.

4. Consultation Summary

Statutory Consultations

4.1 Open Spaces Society “opposes the application as it will infringe the rights of commoners and damage the Common. Bringing vehicles onto Common unlawful if without authority. Also consent needed from Secretary of State under Section 194 of the Law of Property Act 1925.”

Internal Council Advice

4.2 The Traffic Manager has no objections.

4.3 The County Land Agent states:

“In my opinion this will be a great asset to the Common and will ensure that people can park legally on the Common without the risk of getting stuck, which will ensure that the lanes are not blocked by parked cars.

Mr. Rogers will obtain a Section 194 Order. The opening up of the Common in this way will enable the best intentions of CROW to be followed.

Public Rights of Way Officer could be interested too.”

5. Representations

5.1 In a letter that accompanies the application the applicant makes the following points:

- looked at 3 sites relating to Cwm Hill entrance
- site close to entrance will need a lot of fill, site near right hand hedge will bring cars onto the Common, the third option is on road approach and should provide parking for 6 cars and least use of Common.

5.2 Abbey Dore Parish Council's observations are awaited.

5.3 Dulas and Ewyas Harold Parish Councils have no objections.

5.4 Five letters of representation and objection have been received:

Mr. & Mrs. L. & B. Lloyd, Cwm Hill Farm, Abbey Dore, HR2 0AD

Mr. M. G. & Mrs. J.M. Wright, Hill Place, Ewyas Harold, HR2 0JG

Mr. C. & Mrs. G.P. Hales, Valley View, Ewyas Harold, HR2 0JD

Mr. A. Scarrott, The Foxes, Ewyas Harold Common, Ewyas Harold, HR2 0JD

L. Overstall, Little Cwm, Dulas, Hereford, HR2 0HL

The main points raised being:

- no objection with provisos
- need more signs for cattle grid, sheep and cattle use road
- not lawful in any case, more than 15 yards from highway (38 metres in this instance)
- needs authorisation under Section 194 of Law of Property Act 1925
- contrary to Parish Plan, i.e. encouraging large numbers of people to access Common from this part of the Common
- 4 miles (x 2) drive for Ewyas Harold residents
- Cwm Hill road dangerous and steep for elderly and disabled
- most walkers start at car parks, not sufficient space here
- no car parks on other commons in Herefordshire, should not be case here
- if car park established at north-west entrance unlikely ever to establish facilities near Springletts Lane entrance within 30 yards of Common entrance
- applicant should buy piece of land for car park off the Common
- has been damage to Common caused to grazing land by illegal vehicles, footpath became impassable and closed for weeks
- 4 grid entrances to Common, better to spread car parking around legally.

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

6. Officer's Appraisal

- 6.1 The main issues are considered to be the principle of development and secondly the impact of the proposal on residents and highway safety.
- 6.2 This site is wholly on Common land, and therefore not only does the proposal require planning permission as it constitutes an engineering operation to the land, but almost certainly consent will be required from the Secretary of State under the provisions of Section 194 of the Law of Property Act 1925. This application has been appropriately publicised and those most affected consulted, indeed some of those nearest to the proposed car park have written to the authority. In the event that the applicant needs to seek the consent of the Secretary of State for the works proposed, it will then open up the proposal to all those whom have interest in Ewyas Harold Common.
- 6.3 Policy C.10A contained in the South Herefordshire District Local Plan requires that common lands are conserved and enhanced, and that access and recreational use is promoted where legislation allows. This last proviso relates back again to the provisions of Section 194 of the Law of Property Act 1925. It is evident from representations received that the Common is used by walkers and regrettably by those whom have damaged the Common with the use of vehicles. There is also a debate about the most appropriate place if any for a car park. The car park site proposed does not affect the amenities of nearby residents in terms of noise and disturbance. It is not also considered such that it would detract from the amenity of this part of the Area of Great Landscape Value and is therefore not contrary to the provisions of Policies GD.1 or C.8 in the South Herefordshire District Local Plan.

- 6.4 The main route from Ewyas Harold is up Cwm Hill and it is, as has been stated in representation, a road that is steep and has limited forward visibility or passing places. Nevertheless, the Traffic Manager has not objected to the proposal and therefore a refusal reason on these grounds is not considered to be sustainable. It could also be the case that visitors to the Common arriving by car could come from the west, thereby avoiding Cwm Hill altogether.
- 6.5 Therefore it is considered that with the emphasis on greater access for recreation in the countryside in Government advice, as set out in PPS.7 and PPG.13, the proposal can be supported on planning policy grounds.

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.

Informative(s):

- 1. **The applicant's attention is drawn to the need for consent under Section 194 of the Law of Property Act 1925.**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

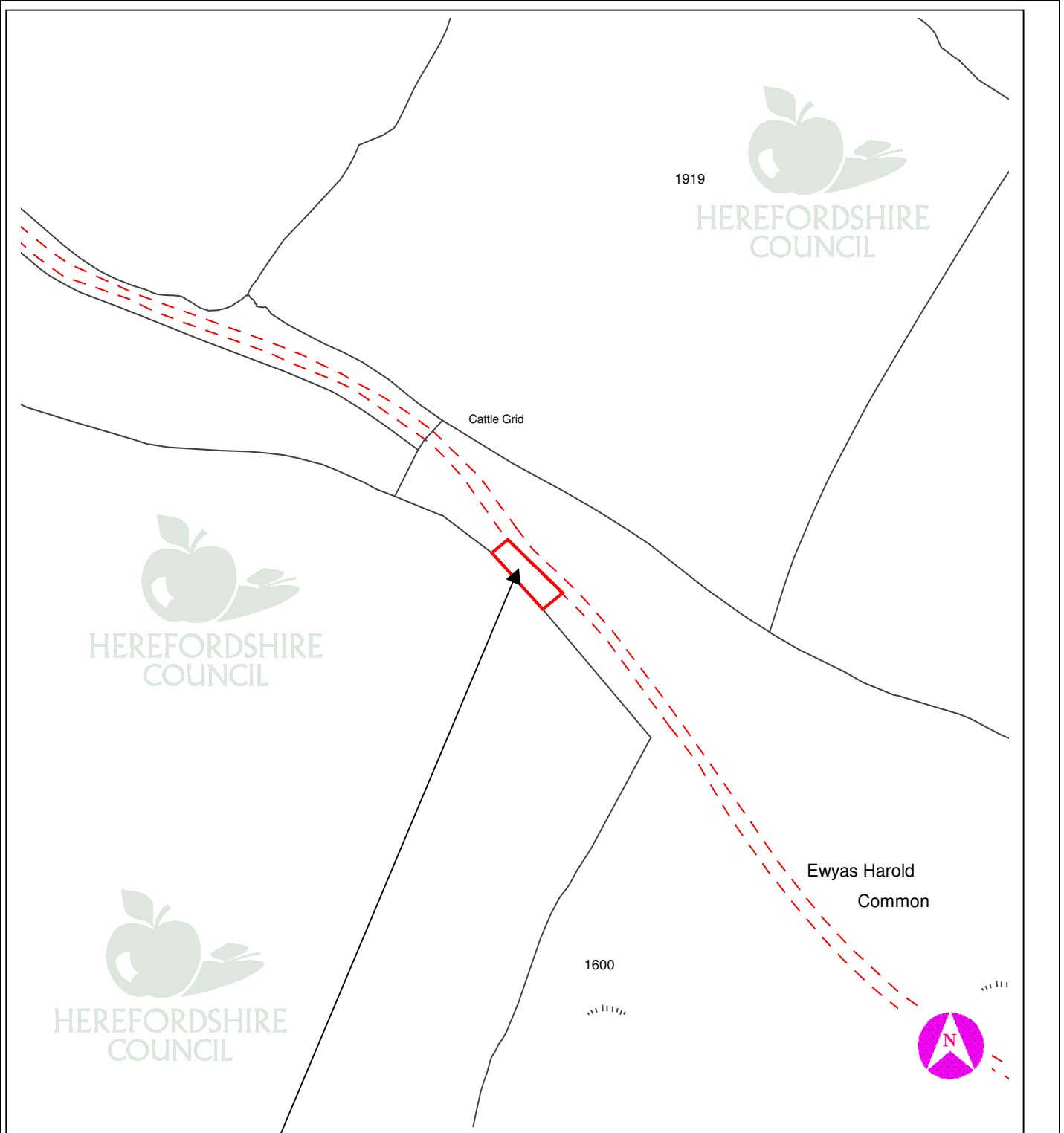
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW/2006/0956/F

SCALE : 1 : 1250

SITE ADDRESS : 'Cwm Hill Entrance' Abbeydore, Ewyas Harold Common, Ewyas Harold, Herefordshire, HR2 0AB

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13 DCSE2006/1173/F - CONVERSION OF GARAGE INTO BEDSIT AT GARAGE AT REAR OF 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.

For: Kingsley Builders Ltd. per Mr. F. Granville F.G. Design, 6 Denmark Drive, Sedbury, Chepstow, Monmouthshire, NP16 7BD.

Date Received: 19th April, 2006 Ward: Ross-on-Wye East Grid Ref: 60108, 24119
Expiry Date: 14th June, 2006

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

1. Site Description and Proposal

1.1 Planning permission was granted in November 1999 for re-building a garage with residential flat above at the eastern end of Corpus Christi Lane. The building adjoins the yard of retail premises at 1 Henry Street and, to the north, a residential property (2 Henry Street). There is a considerable difference in ground level between Corpus Christi Lane and Henry Street, such that the rear upstairs window of the garage/flat is just above the level of the yard of 1 Henry Street.

1.2 It is proposed to convert this garage/flat into two residential units. The main change to the existing flat would be a new external spiral staircase from the adjoining land (part of a new courtyard to be formed at 1 Henry Street), incorporation of the internal staircase into the lounge and insertion of a rooflight to compensate for blocking up the rear bedroom window. The ground floor flat would be accessed through the existing front door, with a lounge with kitchen area occupying the front part of the building, a bedroom with en-suite wc/shower to the rear. The garage doors would be replaced by four windows with vertical wooden boarding below. A new door would be formed in the adjoining wall to gain entry to the upper flat's staircase and the wall would be rebuilt in stone to a reduced height (about 3.5m).

2. Policies

2.1 South Herefordshire District Local Plan

Policy SH5	-	Housing Land in Ross on Wye
Policy C23	-	New Development affecting Conservation Areas
Policy GD1	-	General Development Criteria
Policy 5(Part 3)	-	Housing in Built-up Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H2	-	Hereford and the Market Towns : Housing Land Allocations
Policy H16	-	Car Parking

3. Planning History

3.1	SE1999/2634/F	Re-build garage and form one bed flat over.	-	Approved 18.11.99
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4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has no objections in principle but recommends conditions be included relating to contamination and drainage.
- 4.2 Welsh Water Authority objects to the proposals which would overload the public sewerage system unless conditions prevent occupation prior to the completion of essential works planned for completion by 1 April 2010.
- 4.3 Traffic Manager has no objection to the grant of permission. A garage parking space will be lost. However this is a sustainable location (town centre), and in line with Government Policy Guidelines to encourage the reduction in car use, is considered acceptable. It is recommended that secure covered cycle parking be provided in order to promote an alternative and sustainable mode of transport.
- 4.4 Conservation Manager has no objections from an architectural point of view.

Internal Council Advice

5. Representations

- 5.1 Ross on Wye Parish Council comments that the removal of the garage is considered to be detrimental to an area already congested by on-street parking. The reduction of any parking facilities would exacerbate the problem.

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

6. Officer's Appraisal

- 6.1 This building is on the periphery of the commercial part of Ross on Wye and adjoins residential properties in Henry Street, Crofts Lane and Corpus Christi Lane. Residential use is therefore appropriate. The two units formed would be small (about 30m² internal floor space) and with limited light/outlook in the bedroom. The ground floor bedroom would rely on borrowed light from the front window, the first floor a rooflight. There would be no private amenity space. Nevertheless as a 1 or 2-person unit these would not provide unacceptable living conditions.
- 6.2 Corpus Christi Lane is the access road to the rear of shops in Gloucester Road and the land to the south of the application site is private car parking. The loss of a garage together with one extra residential unit could add to the pressures as there are very few opportunities for on-street parking in Corpus Christi Lane. The flats are in the town centre however with ready access to public transport and a full range of facilities within walking distance. In this location, as the Traffic Manager points out, car parking is not essential and the lack of parking is not good grounds to refuse planning permission.
- 6.3 A consultant engineer's report, in response to Welsh Water objections is to be submitted. Welsh Water have advised that if surface water flows can be restricted to offset additional flows this may be sufficient to overcome their objections.

RECOMMENDATION

That subject to Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

Informative(s):

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

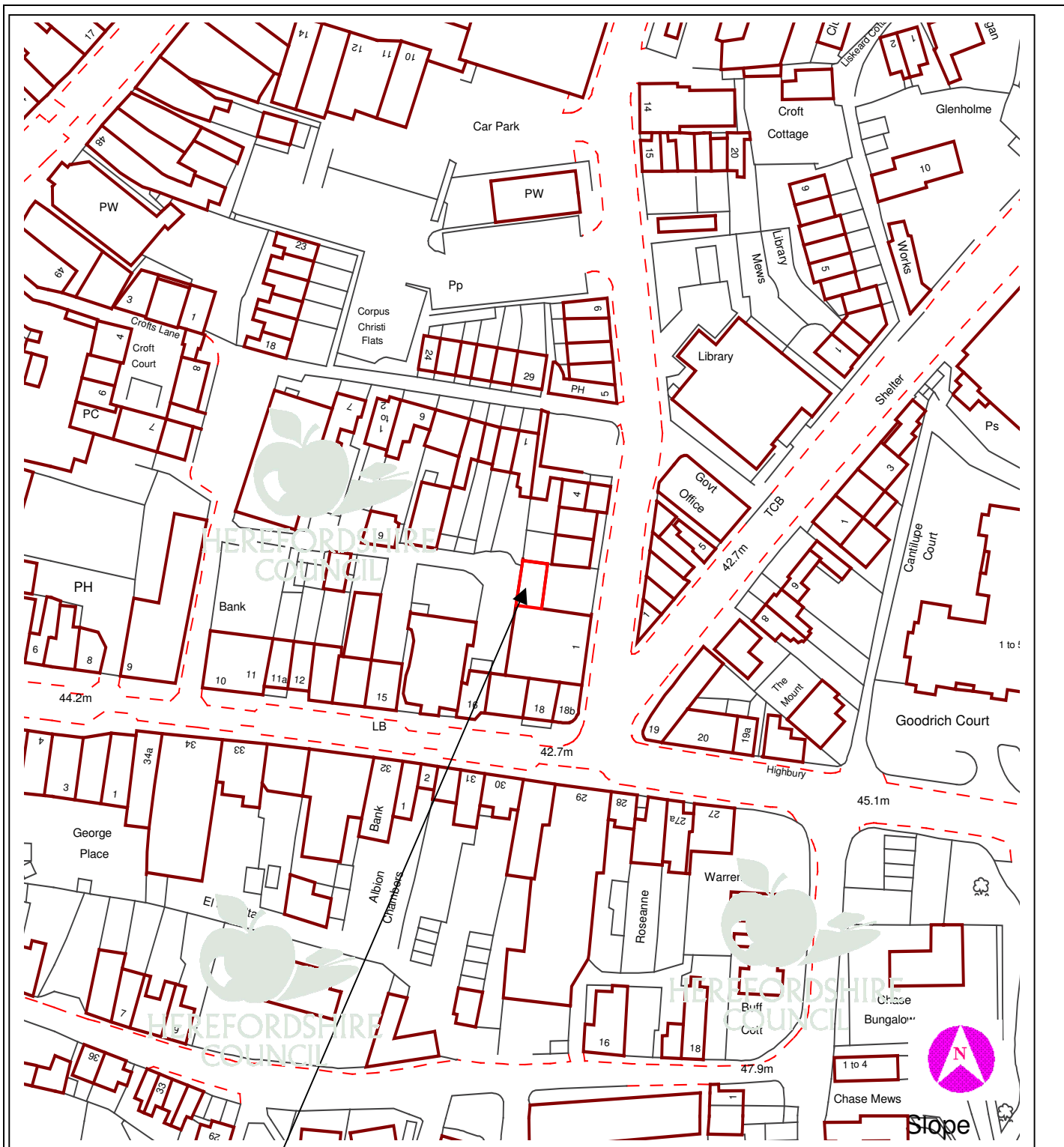
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1173/F

SCALE : 1 : 1250

SITE ADDRESS : Garage at rear of 1 Henry Street, Ross-on-Wye, Herefordshire, HR9 7AA

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14 DCSE2006/1176/F - ERECTION OF 2 NO. HOUSES (SEMI-DETACHED) AT LAND ADJACENT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.

For: Kingsley Builders Ltd. per F.G. Design, 6 Denmark Drive, Sedbury, Chepstow, Monmouthshire NP16 7BD.

**Date Received: 19th April, 2006 Ward: Ross-on-Wye East Grid Ref: 60116, 24118
Expiry Date: 14th June, 2006**

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

1. Site Description and Proposal

- 1.1 The application site comprises part of the yard of retail premises at 1 Henry Street. It is about 12 m x 11 m in area. To the north of the site are Victorian houses (2-4 Henry Street) and to the west is a garage with a small flat on first floor. The site is on the edge of the town centre, with retail and other commercial properties in Gloucester Road and on the east side of Henry Street; on the west side of Henry Street, Corpus Christi Lane and Crofts Lane there are residential properties.
- 1.2 It is proposed to erect two houses attached to 2 Henry Street. They would be similar in style to the latter but set back at both front and back and lower at eaves and ridge level. The new houses would match but be handed so that the entrance doors adjoined. Each house would have 3 bedrooms, one of which would occupy the roof space and be lit by rooflights of both elevations. A small courtyard 3 or 4 m deep would be formed at the rear of the houses. No off-street car parking is proposed.

2. Policies

2.1 Planning Policy Guidance

PPG3 - Housing

2.2 Hereford and Worcester County Structure Plan

Policy CTC18 - Development in Rural Areas

2.3 South Herefordshire District Local Plan

Policy SH5 - Housing Land in Ross on Wye
Policy C23 - New Development affecting Conservation Areas
Policy GD1 - General Development Criteria
Policy 5(Part 3) - Housing in Built-up Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H2 - Hereford and the Market Towns : Housing Land Allocations
Policy H16 - Car Parking

3. Planning History

- | | | | | |
|-----|-----------------|----------------------------|---|------------|
| 3.1 | SH950066/F | Change of use to A1 retail | - | Approved |
| | | | | 5.4.95 |
| | DCSE2004/1079/F | 2 dwellings | - | Not |
| | | | | determined |

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has no objections in principle but recommends conditions be included relating to contamination and drainage.
- 4.2 Welsh Water Authority objects to the proposals which would overload the public sewerage system unless conditions prevent occupation prior to the completion of essential works planned for completion by 1 April 2010.

Internal Council Advice

- 4.3 Traffic Manager has no objection to the grant of permission. A garage parking space will be lost. However this is a sustainable location (town centre), and in line with Government Policy Guidelines to encourage the reduction in car use, is considered acceptable. It is recommended that secure covered cycle parking be provided in order to promote an alternative and sustainable mode of transport.
- 4.4 Conservation Manager does not object in principle but raises concerns regarding the rooflights and points out that the design would benefit from provision of a chimney.

5. Representations

- 5.1 Town Council comments that there is insufficient off-street parking provision and considerable concerns were expressed about the adverse impact on an already overloaded sewerage system.

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

6. Officer's Appraisal

- 6.1 The proposal raises three main issues: firstly the effect on the street scene and the character and appearance of the Conservation Area, secondly whether off-street parking is necessary and thirdly, whether the development can be drained acceptably.
- 6.2 The site is a small gap in an otherwise built up frontage, now that new houses have been built at the other end of the adjoining terrace (2-4 Henry Street). The retail shop is not part of the Gloucester Road frontage but has a wide shop front along Henry Street. The yard is not attractive and in principle development would enhance the street scene. The proposed houses are acceptable in both design and scale in this location and I consider that they would contribute positively to the character and appearance of this part of Ross on Wye Conservation Area. The applicant's agent has agreed to add a chimney and delete the rooflights from the front elevation.

- 6.3 The Council's car parking standards have for a considerable time allowed for reduced provision within Ross on Wye town centre. Thus Appendix 4 of the South Herefordshire District Local Plan states that "parking within a proposed development may be reduced in full or in part depending on local circumstances". Subsequently Government advice has stressed the need to restrict car parking in order to encourage use of public transport and this approach is reflected in the Herefordshire Unitary Development Plan (Revised Deposit Draft). This site is very close to the town's bus terminus in Cantilupe Road, with all the shops and facilities of the town within walking distance. In these circumstances it would be acceptable to allow development without off-street parking. This would be consistent with the Council's decision to allow housing on the site adjoining 4 Henry Street, which similarly has no private car parking. Secure cycle parking may not be practicable.
- 6.4 The public sewerage system in this part of the town is overloaded and it would not be acceptable to exacerbate this situation. A scheme was devised to ensure that surface water flows into this combined sewerage system would be restricted in connexion with the earlier application (DCSE2004/1079/F). Welsh Water has indicated that this may be acceptable for this proposal and a consultant's report is being prepared.

RECOMMENDATION

That subject to Welsh Water withdrawing their objection and subject to acceptable revised elevational drawings the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

3 E17 (No windows in side elevation of extension)

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

4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a site investigation and method statement has been submitted, and obtained written approval from the local planning authority. The Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

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

Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 6 Upon completion of the site investigation and method statement, the development of the site shall be carried out in accordance with the approved Method Statement.

To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

Informative:

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

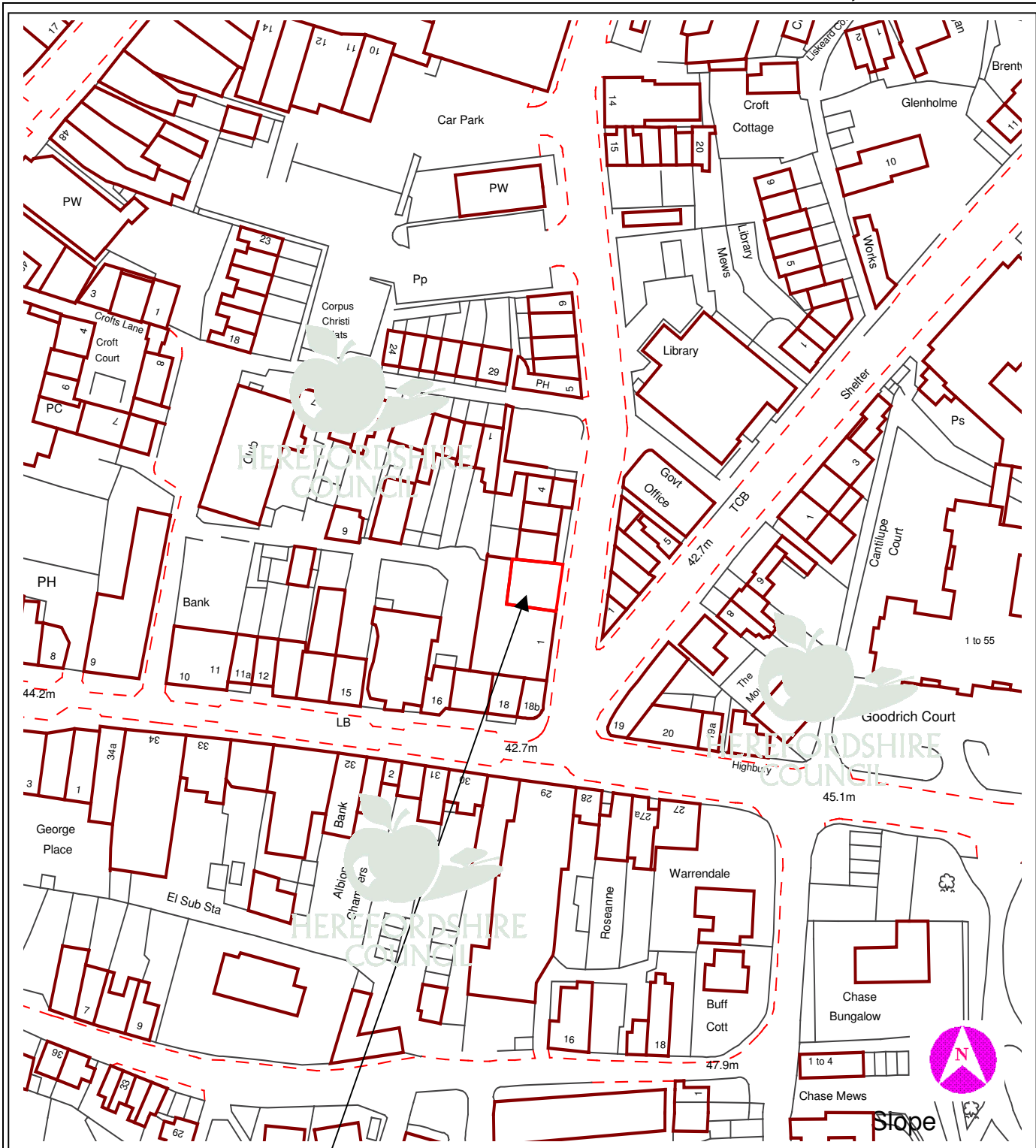
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1176/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent 1 Henry Street, Ross-on-Wye, Herefordshire, HR9 7AA

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15 DCSE2006/1180/F - CREATION OF 2 X 1 BED FLATS IN LIEU OF 1 X 2 BED MAISONETTE AS CURRENTLY APPROVED. CREATION OF 2 OFFICES IN LIEU OF 1 OFFICE AS CURRENTLY APPROVED. INCREASE HEIGHT OF PART OF EX. ROOF AT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA.

For: Kingsley Builders Ltd. per Mr. F. Granville, F.G. Design, 6 Denmark Drive, Sedbury, Chepstow, Monmouthshire, NP16 7BD.

**Date Received: 19th April 2006 Ward: Ross-on-Wye East Grid Ref: 60111, 24107
Expiry Date: 14th June 2006**

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

1. Site Description and Proposal

- 1.1 The application site comprises commercial premises on the west side of Henry Street, which adjoin the rear of properties in Gloucester Road and front the eastern end of Corpus Christi Lane. The bulk of this building, which is at various levels and includes a basement, is currently used as a retail shop. The proposal is to divide the ground floor shop into two units with additional stores and facilities at upper basement level; form two one-bedroom flats at basement and ground floor levels from the area to the rear of the shop and the rear part of the basement, and 2 offices from the front part of the basement. The main external changes would be alteration to the roof over the rear part of the building, reduction in the level of the yard so that full height windows can be formed at basement level, plus formation of a courtyard for the flats and new steps down to the offices.
- 1.2 The submitted drawings also include proposals for a pair of semi-detached houses which would occupy the remainder of the yard and for conversion of the adjoining garage in Corpus Christi Lane into a bedsite. Planning applications have been submitted for these proposals which are the subject of separate reports.

2. Policies

2.1 Planning Policy Guidance

PPG6	-	Town Centres and Retail Development
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy E17	-	Location of Office Accommodation
Policy CTC9	-	Development Criteria
Policy CTC18	-	Use of Urban Areas for Development

2.3 South Herefordshire District Local Plan

Policy C23	-	New Development Affecting Conservation Areas
Policy RT1	-	Ross on Wye Town Centre
Policy 17 (Part 3)	-	Re-Use of Existing Buildings
Policy 24 (Part 3)	-	Under-Used/Vacant Upper Floors

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Policy H2	-	Hereford and the Market Towns : Housing Land Allocations
Policy TCR8	-	Small Scale Retail Development
Policy TCR10	-	Office Development

3. Planning History

3.1	SH950066PF	Change of use to A1 retail.	-	Permitted 5.4.95
	SE2004/1077/F	Conversion of shop premises to form 2 shops, office unit and apartment.	-	Approved 9.2.05

4. Consultation SummaryStatutory Consultations

- 4.1 Welsh Water objects to the proposals which would overload the public sewerage system unless conditions prevent occupation prior to the completion of essential works planned for completion by 1st April, 2010.

Internal Council Advice

- 4.2 Traffic Manager notes that there is no car parking provision included. However, this is a sustainable location (town centre) and in line with Government Policy Guidelines to encourage the reduction in car use, is considered acceptable. It is recommended that secure cycle parking be provided in order to promote an alternative and sustainable mode of transport.
- 4.3 Head of Conservation does not wish to object from an architectural point of view.

5. Representations

- 5.1 The Town Council comments that there is insufficient off-street parking provision and considerable concerns were expressed about the adverse impact on an already overloaded sewerage system.

- 5.2 One letter of objection has been received. The following reasons are given:

- (1) The increase of the height of the roof will obstruct the light to the rear of 18 Gloucester Road.
- (2) Since the building is let as commercial property this will affect the people in the offices.
- (3) The basement and Annette Hair fashions are also let as shops which will be darker than they are now, since buildings of some height already surround them.
- (4) Since part of the existing planning application overhangs the yard of 18 Gloucester Road not enough attention is being paid to how the application affects this property.

The full text of this letter 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 These premises are currently in retail use and adjoin the defined primary shopping frontage in Gloucester Road. To the north of the yard of these premises are residential properties with further commercial uses on the opposite side of Henry Street and in Cantilupe Road. The proposed mix of uses (retail on ground floor, with flats on basement and ground floor and office in basement) is appropriate in this location. Policy RT10 (South Herefordshire District Local Plan) encourages re-use of vacant upper floors above shops for residential, shop or office purposes and this principle surely applies also to basements.
- 6.2 No parking is proposed as the yard is the subject of another application for the erection of new housing but in this town centre location is not essential. Government guidance in PPG13 seeks to reduce the amount of parking in new development in order to encourage use of public transport. For this small mixed use scheme in a town centre no parking provision would accord with both central and emerging local planning policies.
- 6.3 The main changes to external appearance relate to the side elevation. These are considered to be acceptable and would ensure good lighting to the basement. The concern of the neighbour regarding loss of light is appreciated. Nevertheless any adverse impact is not considered to be significant and would not be sufficient grounds to refuse planning permission.
- 6.4 The proposal is a revision of an earlier scheme (DCSE2004/1077/F) to which Welsh Water did not object. A consultant engineer showed that surface water flows could be restricted to an agreed discharge rate to the combined sewerage system. This would ensure that existing flows were either reduced or no greater than at present. Further work is being undertaken to overcome the current objection and will be reported at the Committee Meeting.

RECOMMENDATION

That subject to Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

Informative:

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

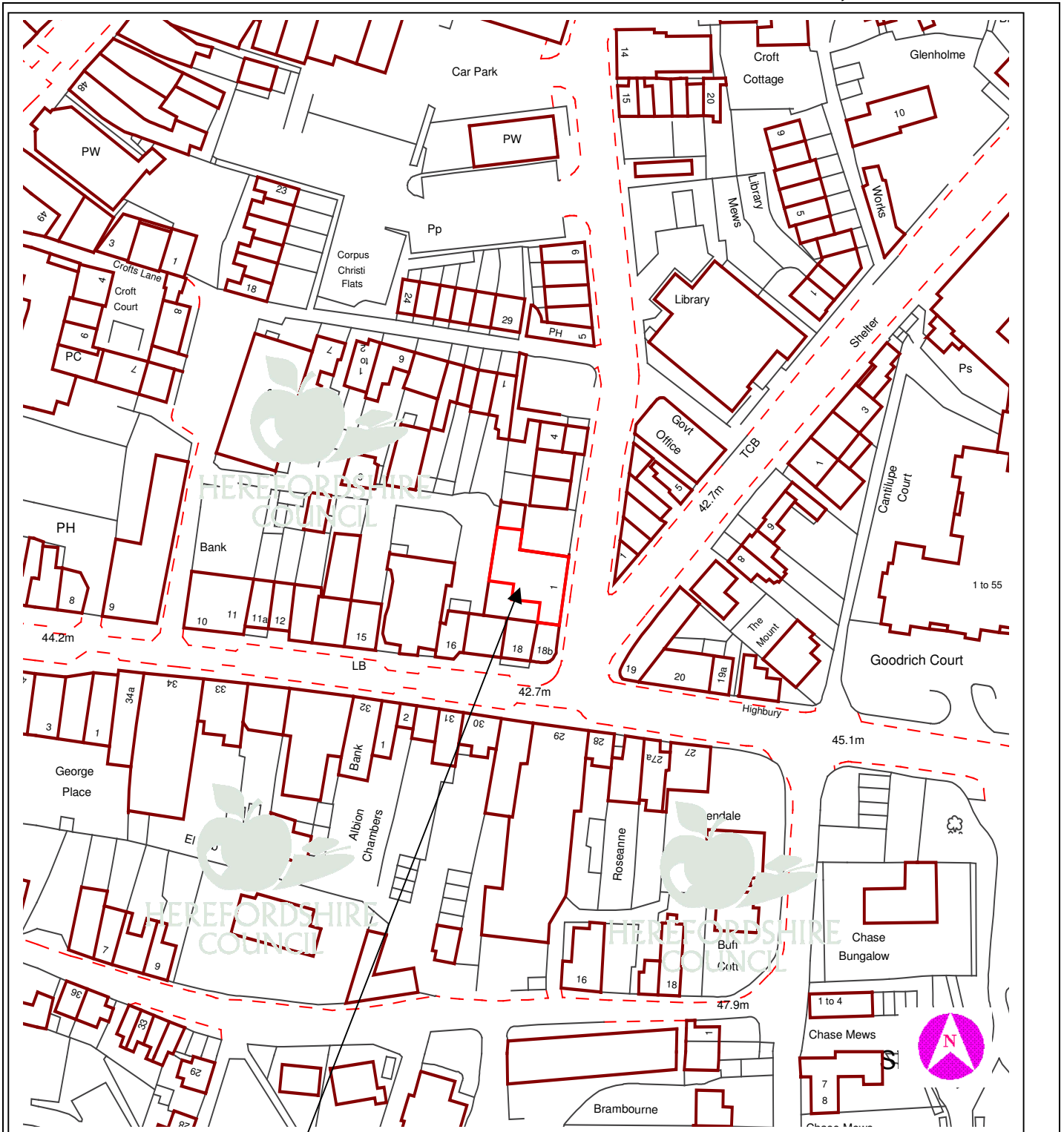
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1180/F

SCALE : 1 : 1250

SITE ADDRESS : 1 Henry Street, Ross-on-Wye, Herefordshire, HR9 7AA

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16 DCSE2006/1188/F – ERECTION OF 4 NO. STABLES FOR PRIVATE EQUESTRIAN USES AND CHANGE OF USE OF LAND TO EQUINE USES AT LAND AT LYNE DOWN, NR. MUCH MARCLE, HEREFORDSHIRE, HR8 2NT.

For: Mr. & Mrs. K. Marcus per Three Counties Planning, PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG.

Date Received: 19th April 2006 Ward: Old Gore Grid Ref: 64805, 31545

Expiry Date: 14th June 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

- 1.1 This application proposes the erection of a block of 4 stables within a large field (about 2 ha) sandwiched between the A449 Ross - Ledbury road and the unclassified road linking Old Pyke Junction with Welsh Court, Yatton and about 175m north of Lyne Down Farm. In the south-west corner of the field there is an access gate and the stables would be sited about 20m to the north, close to the roadside hedge. The stables would be 14m long x 6 m deep x 4.5 m to ridge. They would be of blockwork construction with timber cladding externally. The field has been used as a paddock for horses for some years and this proposal is to regularise use for keeping of horses.

2. Policies

2.1 Planning Policy Guidance

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside
 Policy C8 - Development Within Area of Great Landscape Value
 Policy GD1 - General Development Criteria

3. Planning History

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

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager suggests improvements be made to the existing field access onto the highway to increase its conspicuity/improve visibility and aid manoeuvrability of vehicles entering/leaving the site to mitigate its intensification of use. He also recommends highway conditions be attached to any permission.

5. Representations

5.1 The applicants' agent points out that the proposal would:

- (1) it would enable applicant to keep a maximum of 6 or 7 horses that she regularly exercises as part of her private leisure and hobby pursuits
- (2) the position chosen is close to access, water and other services
- (3) no requirement for heavy vehicular traffic to visit site or for designated car parking or other facilities
- (4) there are other equine establishments nearby
- (5) use entirely in accordance with PPS7
- (6) quite close to Much Marcle and road network carries little traffic - most of it equine generated.

5.2 Much Marcle Parish Council has no objections to this application on the basis that it is for private use only and does not intend to change to business use at a later date/future.

5.3 One letter has been received objecting to the proposal for the following reasons:

- (1) the purpose of 4 stables is questioned as this implies boxing up horses but this is unlikely as their owners live at a distance
- (2) an animal shelter is not the same as a stable and for the most part horses thrive year round when out to grass
- (3) once change of use to equestrian use is established progressive development becomes more probable - already extensive equestrian activity stretching south as far as Lyne Down
- (4) the road, (Victorian carriage way) is incapable of taking yet more horseboxes. Land Rovers and trailers together with visitors' car in addition to tractor-drawn implements
- (5) this would be further sporadic development into an area of great natural beauty.

5.4 One letter has been received expressing no objections provided:

- (1) conditions restricting the stable to private use only and not for any trade, business or equestrian enterprise and that permission does not imply support for any future residential development to accompany the stabling
- (2) the reasons are to preserve local amenity and as Traffic Manager has found that "potential for vehicle conflicts exists on the present route (possible accidents) to and from the site"

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

6. Officer's Appraisal

- 6.1 There are no specific policies relating to development for equine purposes in the Development Plan or the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). Some general support for equine enterprises and recreational and leisure facilities is included in PPS7 (paragraph 32) but does not relate directly to this proposal. However the Council's normal approach has been to approve field shelters and small groups of stables provided they do not harm the landscape.
- 6.2 There are 2 main issues: the effect on the rural character and natural beauty of the area and the effect on highway safety and congestion. On the first issue the proposed stables are of appropriate design and materials. They would be sited close to the tall, thick boundary hedge, which would effectively screen them from the adjoining road, at least in the summer months. Siting close to the access is also beneficial. The field rises steeply from the A449 and although there is a line of trees along the highway boundary the stables would be glimpsed by passing traffic. Views would be limited from the north however by a line of trees along the northern boundary of the field and a shoulder of land within the field. Further planting, both along the southern boundary and in the field would mitigate any adverse impact. It is concluded therefore that the proposal would not harm significantly this attractive landscape.
- 6.3 The narrow rural road has few passing places, although this section has wide verges. There is a stud farm some 0.5km to the north and concern has been raised regarding the traffic generated by that enterprise. However this proposal is for private use, involving only 4 stables. The applicants live in this area although not in the area adjacent to the field. I do not think therefore that the proposal would result in a significant increase in traffic and most journeys are likely to be by car rather than horse box or trailer. This view is supported by the Traffic Manager. Improvements to the access are required but a full visibility splay would involve the loss of trees along the frontage.
- 6.4 If permission is granted this would not imply that further equine development would be acceptable. Such development would require planning permission and would be considered on its merits in the light of prevailing policies.

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 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.

4 E11 (Private use of stables only)

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

5 Before any other works are commenced details of improvements to the access including visibility to the north have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

6 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

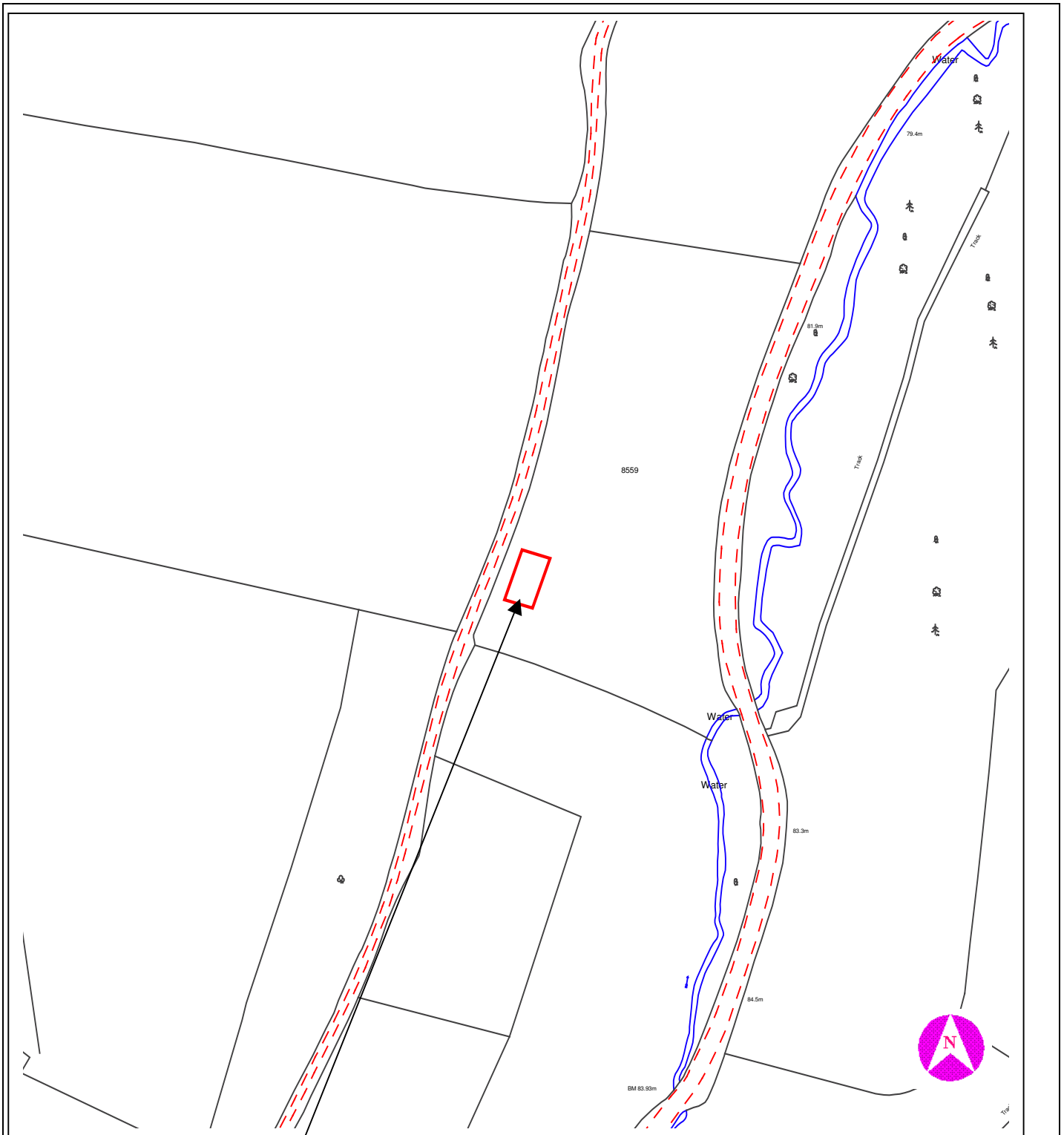
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1188/F

SCALE : 1 : 2500

SITE ADDRESS : Land at Lyne Down, Nr. Much Marcle, Herefordshire, HR8 2NT.

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17 DCSE2006/1035/F - RENOVATION AND EXTENSION TO EXISTING COTTAGE AND BARN AT HOMELANDS, SOLLERS HOPE, HEREFORDSHIRE, HR1 4RL.

For: Mr. & Mrs. Summerfield per Hook Mason Ltd, 11 Castle Street, Hereford, HR1 2NL.

Date Received: 31st March, 2006 Ward: Old Gore

Grid Ref: 61749, 33038

Expiry Date: 26th May, 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

1.1 The Homelands is a detached cottage which is located on the west side of the Class III road which links Sollers Hope and Woolhope. The cottage is two storey and in painted stone with a slate roof. Attached to its rear is a single storey metal structure. The cottage has not been occupied for some time.

1.2 The proposal is for its renovation and extension. The extension would be to the rear and would more than double the size of the existing property. The additional accommodation would provide hall, kitchen, living room and utility on the ground floor with two bedrooms and bathroom above.

2. Policies

2.1 Planning Policy Statements

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H20 - Residential Development in Open Countryside
Policy CTC1 - Areas of Outstanding Natural Beauty
Policy CTC2 - Areas of Great Landscape Value
Policy CTC9 - Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1 - General Development Criteria
Policy SH23 - Extensions to Dwellings
Policy C5 - Development within AONB
Policy C8 - Development Within Area of Great Landscape Value

2.4 Herefordshire Unitary Development Plan – (Revised Deposit Draft)

Policy H7 - Housing in the Countryside outside Settlements
Policy H18 - Alterations and Extensions
Policy LA1 - Areas of outstanding Natural Beauty

3. Planning History

3.1 None

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager's advice is awaited.

4.3 The Conservation Manager considers that, on balance, the scheme is acceptable subject to details.

5. Representations

5.1 How Caple Group Parish Council which includes Sollers Hope consider the proposals to be "attractive and imaginative" and do not object to the proposal.

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

6. Officer's Appraisal

6.1 The determining issues having regard to the relevant policies are whether, as a result of the development the existing dwelling would remain the dominant feature, whether the extensions in terms of its mass, scale, design and materials are in keeping with the existing character and whether there is harm to the landscape character of the area.

6.2 The existing property is a fairly typical late C18/early C19 cottage and is in fair condition with no major defects. It is of good local and historical interest and should be retained. However, typically, it is small being two-up/two-down with a total floor area of some 77 sq.m. There is a metal-faced addition to the rear of some 18 sq.m. but it is not habitable space as such. The cottage has not been occupied for some time but its residential use has not been abandoned. It is however almost entirely lacking in facilities.

6.3 The application proposed a renovation and extension of the cottage. However the proposed total floor area of the new extension is some 222 sq.m. and the resultant dwelling would be some three times the size of that which currently exists. The extension is formed by creating a rear "range" approximately on the site of former outbuildings/barns, and connecting this rear element to the main house. Consequently, whilst the increase in volume is substantial, the increase in footprint over the current extent of buildings on site is quite modest. Furthermore, the design maintains the integrity of the design of the existing cottage and by adding to it at the rear maintains its overall character, especially when viewed from the public vantage point of the highway.

6.4 Consequently, in terms of the three criteria in paragraph 6.1 above:

- The existing dwelling remains the dominant feature.

- The extension is “out of scale” but, in replacing the remains of the barns/outbuildings, gives an improved appearance and, if the barns/outbuildings are taken into account is arguably of comparable scale to the complete range of structures on the site.
- There is no overriding harm to the landscape character of the area.

6.5 The design is, of itself, of a high quality and appropriate to its locality.

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 C04 (Details of window sections, eaves, verges and barge boards)

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

4 C06 (External finish of flues)

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

5 E16 (Removal of permitted development rights)

Reason: To bring any future development under planning control and to ensure the character of the building is retained.

6 G01 (Details of boundary treatments)

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

Informative(s):

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

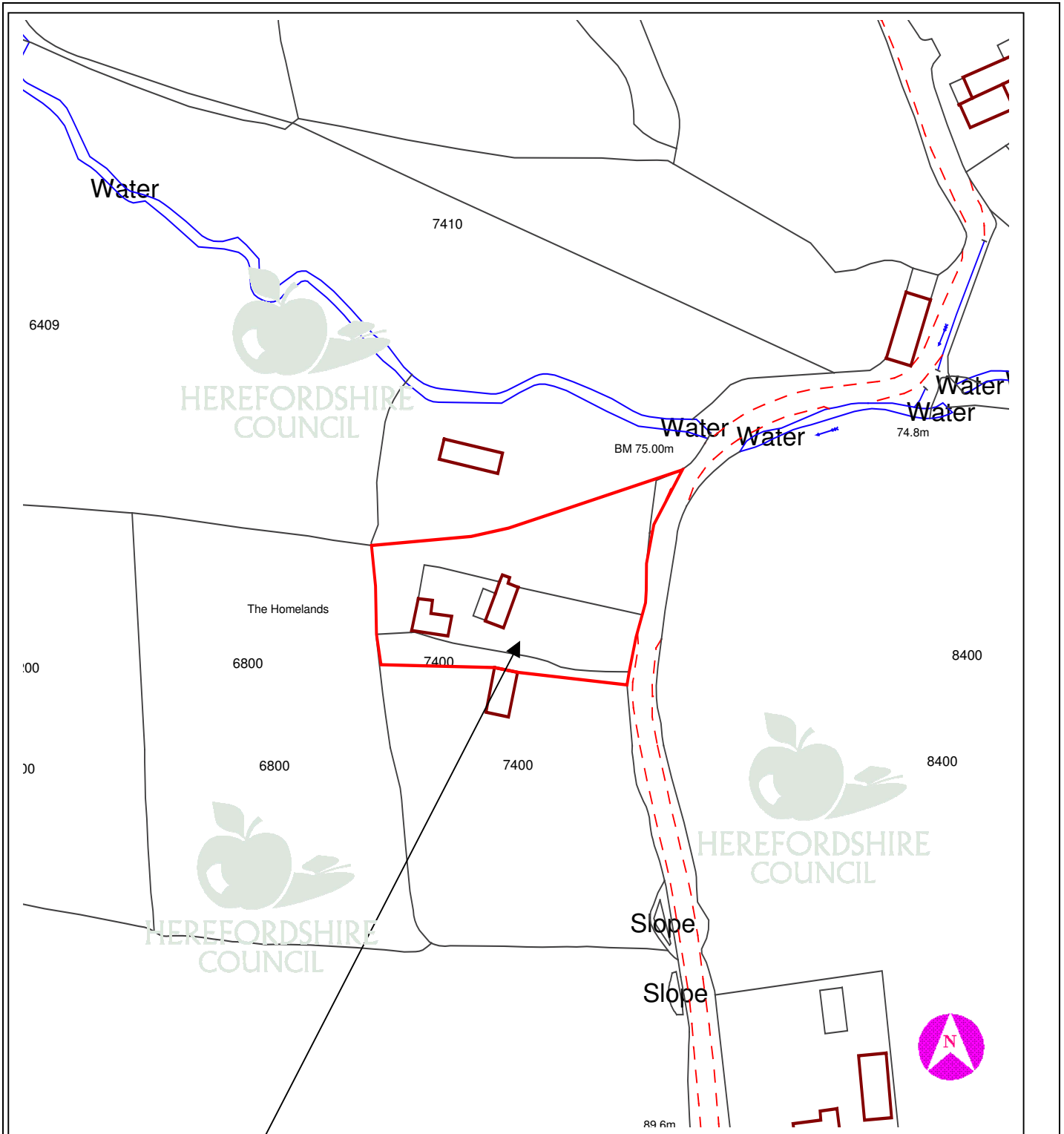
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1035/F

SCALE : 1 : 1250

SITE ADDRESS : Homelands, Sollers Hope, Herefordshire, HR1 4RL

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