

A G E N D A

Central Area Planning Sub-Committee

Date: **Wednesday, 28th 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:

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AGENDA

for the Meeting of the Central Area Planning Sub-Committee

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

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

	Pages
1. APOLOGIES FOR ABSENCE To receive apologies for absence.	
2. DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.	
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4. ITEM FOR INFORMATION - APPEALS To note the Council's current position in respect of planning appeals for the central area.	21 - 22
APPLICATIONS RECEIVED	
To consider and take any appropriate action in respect of the planning applications received for the central area of Herefordshire and to authorise the Head of Planning Services to impose any additional and varied conditions and reasons considered to be necessary. Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.	
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	Construction of hostel to accommodate up to 56 seasonal workers employed by the Tillington Fruit Farms.	
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	Conversion of 4 flats to 3 no. 2-storey mews houses and 1 first floor flat; demolition of outbuildings and development of 2 no. cottages; and extension to existing take away.	
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| 14. | DCCE2006/0099/O - ROYAL NATIONAL COLLEGE FOR THE BLIND, COLLEGE ROAD, HEREFORD, HR1 1EB | 97 - 118 |
| | Construction of halls of residence, sports and complementary therapy building, creation of floodlit outdoor sports pitch, residential development on 2.3ha and associated open spaces, landscaping, infrastructure, access roads, footpaths and cycle paths. | |
| | Ward: Aylestone | |
| 15. | DCCW2006/1438/F - PLOT ADJACENT BROOKLANDS, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8DQ | 119 - 124 |
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| 16. | DCCW2006/1258/RM - PLOT ADJOINING WYLOE, LYDE, HEREFORDSHIRE, HR4 8AD | 125 - 130 |
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| 17. | DCCW2006/1383/F - 137 EDGAR STREET, HEREFORD, HEREFORDSHIRE, HR4 9JR | 131 - 134 |
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| | Ward: Wormsley Ridge | |
| 19. | DATE OF NEXT MEETING | |
| | The next scheduled meeting is Wednesday 26th July, 2006. | |

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 31st May, 2006 at 2.00 p.m.

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

Councillors: Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S.J. Robertson, Mrs E.A. Taylor, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling, D.B. Wilcox and R.M. Wilson

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

1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN

It was noted that Councillor D.J. Fleet was re-elected as Chairman and Councillor R. Preece was re-appointed as Vice-Chairman at Annual Council.

2. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J.W. Newman, Miss F. Short and A.L. Williams.

3. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor	Item	Interest
D.J. Fleet	Agenda Item 7, Minute 193 DCCE2006/0351/F Lucksall Caravan Park, Mordiford, Hereford, HR1 4LP	Declared a personal interest.
Mrs. W.U. Attfield and Mrs. S.J. Robertson	Agenda Item 8, Minute 194 DCCE2006/0989/F Land adjacent to Co-op Store, Holme Lacy Road, Hereford, HR2 6DF	Declared prejudicial interests and left the meeting for the duration of the item.
D.J. Fleet	Agenda Item 11, Minute 197 DCCE2006/1219/F 23 Venns Lane, Hereford, HR1 1DE	Declared a personal interest.
Mrs. W.U. Attfield and A.C.R. Chappell	Agenda Item 14, Minute 214 DCCW2006/1057/F St. Martins Bowling Club, Asda Site, St. Martins, Hereford, HR2 7JF	Declared a prejudicial interest and left the meeting for the duration of the item.

Mrs. W.U. Attfield	Agenda Item 15, Minute 201 DCCE2006/1212/F 77-79 Holme Lacy Road, Hereford, Herefordshire, HR2 6DF	Declared a prejudicial interest and left the meeting for the duration of the item.
Mrs. S.J. Robertson	Agenda Item 17, Minute 203 DCCW2006/1071/O Land to the Rear of Stoney Croft, Marden, Hereford, HR1 3DX	Declared a prejudicial interest and left the meeting for the duration of the item.

4. MINUTES

RESOLVED: That the Minutes of the meeting held on 3rd May, 2006 be approved as a correct record and signed by the Chairman.

5. ITEM FOR INFORMATION - APPEALS

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

6. DCCE2006/0351/F - LUCKSALL CARAVAN PARK, MORDIFORD, HEREFORD, HR1 4LP [AGENDA ITEM 7]

Additional 14 static caravans, including change of use of part of the land.

The Senior Planning Officer outlined the details of the Site Licence and advised that Building Control had confirmed that the treatment plant capacity would accommodate the additional static caravans. It was reported that objections had been received from the CPRE and a letter had been received from the applicant's agent clarifying the drainage arrangements.

Councillor Mrs. J.E. Pemberton, the Local Ward Member, commented on the importance of community involvement and consultation. It was noted that the Local Ward Member had been inundated with letters of complaint regarding this proposal, particularly given the spread and speed of development in this sensitive landscape area in recent years. Councillor Mrs. Pemberton outlined a number of concerns, including:-

- There was a need look into unauthorised development at the site.
- It was suggested that the caravans only be occupied for a limited number of months per year.
- The report did not mention that the site was designated a Special Area of Conservation.
- If planning permission was to be permitted, then it should be subject to the resolution of the outstanding matters in consultation with the Local Ward Member and the Chairman.
- The need for appropriate landscaping to minimise the impact of the development was emphasised.

Councillor W.J.S. Thomas concurred with the Local Ward Member, particularly that the outstanding matters should be resolved before planning permission was granted. In response, the Central Team Leader advised that there was a list of possible breaches but none were germane to this application. He said that a meeting could be convened with the Local Ward Member, the Chairman and the applicant to follow

up the claims and further consideration given as to whether a planning application or cessation of use was required in each instance. However, he said that the outstanding matters could take some time to address and it would be unreasonable to require that these be completed prior to the determination of this application. Councillor Thomas commented on the importance of local confidence and maintained that the scheme should not be implemented until all other matters were resolved.

Councillor D.B. Wilcox noted the importance of tourism but felt that there were issues which had to be addressed in this case, particularly in relation to the number of units on the entire site, the drainage arrangements and highway safety implications.

The Central Team Leader clarified the drainage arrangements and the matters controlled by the Site Licence.

Councillor R.I. Matthews supported the views of the Local Ward Member and, noting the proximity of the proposed development to the highway, stressed the need for adequate landscaping.

Councillor Mrs. M.D. Lloyd-Hayes felt that the park was well screened and moved that the application be approved and this was seconded.

In response to questions from Councillor P.J. Edwards, the Central Team Leader advised that landscaping would be required on the land within the applicant's control and that, as the static caravans did not have a residential use class, there were no permitted development rights which could be removed. Councillor Edwards suggested that the concerns of Members should be relayed to the Council's Licensing Section.

The Senior Planning Officer advised that the Special Area of Conservation designation was linked to the Site of Special Scientific Interest which was outside but adjacent to the application site. The Senior Planning Officer noted that, at the last meeting, it was suggested that the colour of the caravans should be conditioned, Members indicated that this should be a part of the planning permission if granted.

In response to concerns expressed by Councillor Ms. A.M. Toon, the Central Team Leader re-iterated that it would be unreasonable to withhold planning permission whilst possible breaches were investigated, particularly as the issues were not directly connected to the specific location of this proposal and there was no certainty that the matters could be resolved to the satisfaction of all parties.

The Legal Practice Manager clarified the options available to the Sub-Committee and advised that planning permission could not be contingent on putative investigations into possible breaches.

Councillor Mrs. Pemberton drew attention to the comments of Holme Lacy Parish Council and commented on vehicular and pedestrian safety concerns.

Councillor Mrs. E.M. Bew moved "that the question be now put". Councillor D.B. Wilcox requested an amendment but this was rejected due to the closure motion.

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. Prior to the introduction of the static caravans hereby approved, the existing field gate serving the application site shall be permanently closed to vehicular traffic.

Reason: In the interests of highway safety.

3. G04 (Landscaping scheme (general)).

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

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

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

5. Threshold floor levels of the caravans shall not be set less than 46.45m AOD, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the development from flood risk.

6. Dry pedestrian access shall be provided, in accordance with the submitted 1:2500 plan, entitled 'Proposed Layout Alterations', on land no lower than 45.85m AOD and thereafter maintained, to ensure access to the public highway.

Reason: To provide a safe dry pedestrian access in a 1% flood event, plus climate change.

7. F18 (Scheme of foul drainage disposal)

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no external surface of any static caravan hereby approved shall be of a colour other than one which has previously been approved in writing by the local planning authority for that purpose.

Reason: To minimise visual intrusion.

Informatives:

1. N01 – Access for all.
2. N03 – Adjoining property rights.
3. N04 – Rights of way.
4. HN1 – Mud on highway.
5. HN2 – Public rights of way affected.
6. N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.

7. N11B - Wildlife and Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C) Regs 1994 – Bats.
 8. N15 – Reason(s) for the Grant of PP/LBC/CAC.
7. DCCE2006/0989/F - LAND ADJACENT TO CO-OP STORE, HOLME LACY ROAD, HEREFORD, HR2 6DF [AGENDA ITEM 8]

Erection of two storey block of 4 flats.

The Senior Planning Officer reported the receipt of the comments of Welsh Water (no objections subject to standard conditions).

In accordance with the criteria for public speaking, Ms. Davies spoke against the application.

Councillor A.C.R. Chappell, a Local Ward Member, drew attention to the planning history outlined in the report and commented that the previously approved single dwelling would have less impact than this new proposal. He felt that the proposal would be over intensive and would exacerbate the parking problems in the vicinity.

Councillor R. Preece, also a Local Ward Member, noted the need to protect the amenities of the neighbouring properties.

A number of other Members felt that the proposal was over intensive and that parking provision was insufficient. Some Members were disappointed to note that the Transportation Manager had no objections.

The Central Team Leader commented on the need for clear and specific reasons. In response, Councillor Chappell said that the proposal was out of proportion for the area and would have a detrimental impact on highway safety. Given Members' concerns, Councillor Mrs. P.A. Andrews noted that the development would have an unacceptable impact on local amenity and, therefore, would be contrary to policy H12 of the Hereford Local Plan.

RESOLVED:

That (i) The Central Area Planning Sub-Committee is minded to refuse the application subject to the following reasons for refusal set out below (and any further reasons for refusal felt to be necessary by the Development Control Manager) provided that the Development Control Manager does not refer the application to the Planning Committee:

1. **The scale and massing of the proposed development would be out of keeping with the character and appearance of the locality and constitute overdevelopment of the site. The proposal is therefore contrary to Hereford Local Plan Policies ENV14, H3, H12 and H14, together with Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S2 and DR1.**
2. **The development provides inadequate off street parking facilities and, if allowed, would lead to vehicles parking and manoeuvring on the highway to the detriment of highway safety. The proposal is therefore contrary to PPG13, Hereford Local Plan Policy T5 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S6 and T11.**

- (ii) **If the Development Control Manager does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.**

[Note: Following the vote on this application, the Central Team Leader advised that character was a subjective matter and, therefore, he would not refer the application to the Development Control Manager.]

8. [A] DCCE2006/0723/F AND [B] DCCE2006/0722/L - 14/15 HIGH TOWN, HEREFORD, HR1 2AA [AGENDA ITEM 9]

Proposed alterations and extension to 14/15 High Town to form retail unit at ground and first floor level with residential units above.

The Senior Planning Officer reported the receipt of correspondence from the applicant's agent in response to the concerns of the Georgian Group.

The Chairman, speaking in his capacity as the Local Ward Member, noted the considered views of the historic and conservation groups. He said that, whilst being naturally concerned about additions to historic buildings, this proposal would bring the whole building into use and this should be welcomed given that it had been neglected in parts.

Some Members felt that the contemporary design approach of the proposed new extension would have a detrimental impact. However, other Members noted the need for additional retail floorspace and commented that the juxtaposition of historic and modern architectural styles had worked well in other areas of Hereford.

RESOLVED:

That planning permission and listed building consent be granted subject to the following conditions:

DCCE2006/0723/F:

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

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

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

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

- 3. D01 (Site investigation – archaeology).**

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

- 4. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

- 5. H29 (Secure cycle parking provision).**

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

Informatives:

- 1. NC01 - Alterations to submitted/approved plans.**
- 2. ND02 - Area of Archaeological Importance.**
- 3. ND03 - Contact Address.**
- 4. N01 - Access for all.**
- 5. N03 - Adjoining property rights.**
- 6. N06 - Listed Building Consent.**
- 7. N07 - Housing Standards.**
- 8. N08 – Advertisements.**
- 9. N12 - Shopfront security.**
- 10. N15 - Reason(s) for the Grant of Planning Permission.**

DCCE2006/0722/L:

- 1. C01 (Time limit for commencement (Listed Building Consent)).**

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

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

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

- 3. Following the initial strip of the ground floor subsequent to the commencement of development, a photographic recording of 14/15 High Town, Hereford shall be deposited with the Council in accordance with details to be agreed prior to the conducting of said recording.**

Reason: In the interests of maintaining a record of the history and development of this site.

- 4. Prior to the commencement of development a schedule of reclamation of items of architectural and/or historical interest shall be submitted to and agreed in writing with the local planning authority. The identified items shall then be reclaimed in accordance with the agreed details.**

Reason: In the interests of preserving items of architectural or historic interest associated with this application site.

- 5. If, during development, items of historical and/or architectural interest not identified under condition 3 are found, a schedule of reclamation shall be submitted to and agreed in writing with the local planning authority. The identified items shall then be reclaimed in accordance with**

the agreed details.

Reason: In the interests of preserving items of architectural or historic interest associated with this application site.

6. The lath and plaster roof at second floor level to the rear of the timber framed building shall be preserved and left unaltered unless otherwise agreed in writing with the local planning authority. Furthermore, prior to the commencement of development any additional insulation required for this element shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details.

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

7. Prior to the commencement of development the proposed finish to the timbers in the panelled room found to the rear of the first floor shall be submitted to and agreed in writing by the local planning authority. Development shall then be carried out in accordance with the agreed details.

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

Informatives:

1. NC01 - Alterations to submitted/approved plans.
 2. N15 - Reason(s) for the Grant of Listed Building Consent.
9. **DCCE2006/1016/F - THE FORGE, LITTLE DEWCHURCH, HEREFORD, HR2 6PN [AGENDA ITEM 10]**

Replace old shed/store with new.

Councillor W.J.S. Thomas, the Local Ward Member, noted the concerns of local residents but felt that most of the objections would be addressed through the recommended conditions.

In response to a question, the Senior Planning Officer advised that the development was ancillary to the main dwelling house and was not habitable.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. The 'reed' cladding introduced on the east and north facing elevations of the outbuilding approved by virtue of this permission shall be maintained and retained in perpetuity in its current condition unless otherwise approved in writing by the local planning authority.

Reason: In the interests of the visual amenity of the locality.

2. Within one month of the date of this permission a scheme of landscaping, including proposals for the management of the roadside hedgerow, shall be submitted to and approved by the local planning authority. All proposed planting shall be clearly described with species, sizes and

planting numbers. The landscaping on site shall then be managed in accordance with the approved management plan.

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

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

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

Informatives:

1. N03 - Adjoining property rights.

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

10. DCCE2006/1219/F - 23 VENNS LANE, HEREFORD, HR1 1DE [AGENDA ITEM 11]

Proposed two storey extension.

The Senior Planning Officer reported the receipt of the comments of the Transportation Manager (no objections, subject to conditions) and Hereford City Council (no objections). He also reported the receipt of a letter of objection from an agent of behalf of the occupiers of an adjoining property.

Councillor D.B. Wilcox, a Local Ward Member, noted the concerns of local residents and felt that a site inspection was warranted given the particular elevations and levels proposed.

The Central Team Leader reminded the Sub-Committee that the eight-week decision target would not be met if consideration of the application was deferred. The Legal Practice Manager clarified that Members needed to be aware of performance considerations but this should not drive decision making if further investigation was required.

In accordance with the criteria for public speaking, Mr. Peter had registered to speak against the application and Mr. Mohan had registered to speak in support of the application but both decided to defer their respective opportunity to speak until the application was next considered following the site inspection.

RESOLVED:

That consideration of planning application DCCE2006/1219/F be deferred for a site inspection for the following reason:

- **The setting and surroundings are fundamental to the determination or to the conditions being considered.**

11. DCCE2006/1231/RM - LAND AT LUGWARDINE COURT, LUGWARDINE, HEREFORD, HR1 4AE [AGENDA ITEM 12]

Proposed erection of three detached houses and ancillary garages, formation of new vehicular access and driveway.

The Senior Planning Officer reported the receipt of further correspondence from Lugwardine Parish Council (concerns were expressed about the impact on the residents of Lugwardine Court Orchard) and eight further letters of objection (the concerns were summarised).

Councillor R.M. Wilson, the Local Ward Member, noted that the outline planning permission (CE2002/3749/O refers) was for three 'modest' dwellings but the Parish Council felt that the scale of the dwellings proposed under this reserved matters application would have a greater impact. Therefore, Councillor Wilson proposed that a site inspection be held.

The Legal Practice Manager noted that a site inspection would not normally be held for a reserved matters application but it appeared apposite in this instance given the specific circumstances outlined by the Local Ward Member.

In accordance with the criteria for public speaking, Mr. Bloom and Mr. Norman had registered to speak against the application but both decided to defer their respective opportunity to speak until the application was next considered following the site inspection.

RESOLVED:

That consideration of planning application DCCE2006/1219/F be deferred for a site inspection for the following reason:

- **The setting and surroundings are fundamental to the determination or to the conditions being considered.**

**12. DCCW2006/0798/G - THE LAKES, SWAINSHILL, HEREFORD, HR4 7PU
[AGENDA ITEM 13]**

Discharge of a planning obligation.

The Principal Planning Officer reported the receipt of an additional letter of objection.

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

Councillor R.I. Matthews, the Local Ward Member, commented that the Section 106 Planning Obligation had been placed on the land for a very valid reason, particularly given the number of complaints received about the disturbance caused by activities on the site. He felt that successful manufacturers should be encouraged but was concerned that the business had outgrown this site and any further development would have a significant detrimental impact on the locality, particularly with regard to the nearby historic church. He commented that the residential use of the land would be more acceptable to local residents than manufacturing use. It was proposed that the discharge of the planning obligation should be refused given the potential detrimental impact on the amenities of residents, that the proposal would result in the over development of the site, that development would damage the rural character of the area and would be detrimental to highway safety.

The Legal Practice Manager clarified the implications of refusing to discharge the planning obligation in view of the planning permission for the erection of a new workshop building and expansion of service/storage yard (DCCW2005/3733/F refers).

The Principal Planning Officer commented that the Parish Council had suggested a set of restrictions that could be substituted for the Section 106 Planning Obligation and these were covered under the recently approved expansion proposals and were, therefore, under the control of the Enforcement Team.

Councillor D.B. Wilcox noted that the voting was very close when the previous application was considered and that substantial arguments were made against the proposal, particularly given the view of local residents that the business was outgrowing its viability in this location. He noted that the Section 106 Planning Obligation had been entered into voluntarily and he felt that it should not be reneged upon.

Councillor Mrs. M.D. Lloyd-Hayes spoke in support of the recommendation and felt that the business should be supported. She noted that quarrying had generated significant levels of traffic in the past and felt that this application would have relatively minimal impact on the local road network.

Councillor J.C. Mayson felt unable to support the lifting of the planning obligation which had been entered into as recently as 1998.

Councillor A.C.R. Chappell commented that he sought to support rural business initiatives but felt that the planning obligation should not be discharged until it could be demonstrated that the business was complying with all obligations and conditions imposed.

A number of Members expressed concerns about alleged breaches of conditions in relation to this site and the resulting impact on the amenities enjoyed by local residents.

Councillor W.J.S. Thomas spoke in support of the expansion of the business but sought clarification about the relationship of the Section 106 to the approved development scheme. The Principal Planning Officer confirmed that this application sought the formal discharge of the planning obligation to reflect the approved expansion of the business operation. In response to a question from Councillor R.M. Wilson, the Legal Practice Manager advised that the use of the term 'covenant' was a misnomer in this instance and explained the purpose and use of the planning obligation. Following further comments by Members, the Chairman noted that the planning obligation effectively prevented the land from being developed and would need to be discharged if the expansion proposals were to be implemented.

Councillor Thomas suggested that officers be delegated to approve the application subject to securing the safeguards sought by the Parish Council, in consultation with the Local Ward Member and the Chairman.

Councillor Matthews commented that conditions could not mitigate the significant visual impact of the expansion proposals upon the locality.

A motion to refuse the application failed and the recommendation was then approved.

RESOLVED:

That the Section 106 Planning Obligation be discharged.

13. DCCW2006/1057/F - ST. MARTINS BOWLING CLUB, ASDA SITE, ST. MARTINS, HEREFORD, HR2 7JF [AGENDA ITEM 14]

4 no. spot lights to bowling green.

The Principal Planning Officer reported the receipt of the comments of the Conservation Manager (no objections) and the receipt of confirmation from the

applicant that the proposed spot lights would only be used between May and September; therefore, an additional condition was recommended to prevent the use of the lights between October and April inclusive.

Councillor Mrs. W.U. Atfield, a Local Ward Member, noted the assurances that had been given that there would be limited light spillage from the units and commented that she had not received any further complaints about the proposal from local residents.

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

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

3. **The floodlights shall be turned off no later than 10.00 pm.**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings.

4. **F34 (Restriction on level of illuminance of floodlighting (sports grounds)).**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings.

5. **The floodlights shall not be used between the months of October-April without the written consent of the local planning authority.**

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

Informative:

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

14. DCCE2006/1212/F - 77-79 HOLME LACY ROAD, HEREFORD, HEREFORDSHIRE, HR2 6DF [AGENDA ITEM 15]

Alteration of existing car parking area to form additional spaces.

The Principal Planning Officer reported that the applicant was prepared to replace an existing timber fence with a 1.8m high brick wall to provide a more robust boundary between the site and neighbouring properties and also that the consultation period had now expired.

In accordance with the criteria for public speaking, Mr. Hornsby spoke against the application.

Councillor R. Preece, a Local Ward Member, suggested that further consideration be given to boundary treatments to prevent trespassing into residential curtilages and

questioned the possibility of installing a chain across part of the car park which could limit access to the area when the supermarket was closed. The Principal Planning Officer suggested that these matters could be further explored with the applicant and local residents in consultation with the Local Ward Members or dealt with by condition.

Councillor A.C.R. Chappell, also a Local Ward Member, commented that the layout of the car park did not encourage sensible parking and questioned the need for additional car parking spaces given that most customers appeared to park on the roadside. He felt that the access was not fit for purpose and the expansion of the car park would exacerbate existing highway safety problems.

In response to a question from Councillor Mrs. P.A. Andrews about the lack of enforcement action in relation to agreed landscaping obligations as part of the planning permission for the replacement supermarket (CE2001/2182/F refers), the Principal Planning Officer noted that limited resources meant that the enforcement of conditions was often reactive rather than proactive.

Councillor W.J.S. Thomas commented on vehicular and pedestrian safety concerns and felt that the development should not be permitted until pedestrian walkways were put into decent order within the site.

The Central Team Leader noted that Members' concerns centred on highways safety and noted that the detrimental impact upon residential amenity that could result from the expansion of the car park was a material consideration.

Councillor Chappell felt that the applicant should take their responsibilities to the local community seriously and should address the highway safety concerns.

The Legal Practice Manager drew attention to the fact that the Traffic Manager had not raised any objections and commented that impact upon amenity was perhaps a more sustainable reason for refusal.

Councillor Preece felt that the car park should be rationalised to make it more user friendly and to encourage drivers not to obstruct the highway.

Councillor P.J. Edwards supported the application, subject to conditions in respect of the matters raised by Members and Officers, and questioned whether an obligation could be sought to provide a traffic order to prevent on street parking. In response, Councillor Chappell commented that local residents might not welcome the imposition of such a traffic order.

Councillor Ms. A.M. Toon suggested that the wall be constructed prior to the use of the additional parking.

Some Members felt that the landscaping scheme required as part of the original planning permission should be implemented.

In response to a suggestion, the Principal Planning Officer suggested that recommended condition 2 could be expanded to include reference to the requirement of clear signage at the frontage to the store.

RESOLVED:

That planning permission be granted subject to the following conditions:

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

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

2 A09 (Amended plans).

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

3 G04 (Landscaping scheme (general)).

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

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

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

5 G01 (Details of boundary treatments).

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

6 Prior to the commencement of development, details to include plans of signage to direct customers to the parking area hereby approved shall be submitted for the approval of the local planning authority. The approved signage shall be erected prior to the first use of the parking area.

Informative:

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

15. DCCW2006/0914/F - THE BAY HORSE, 236 KINGS ACRE ROAD, HEREFORD, HR4 0SD [AGENDA ITEM 16]

Extend existing dining room and construct eight letting bedrooms.

The Local Ward Members supported the application.

In response to a question, the Principal Planning Officer confirmed that additional car parking spaces would be provided as part of the proposal and that the Traffic Manager had not raised any objections.

Councillor P.J. Edwards noted that the recommended conditions detailed in the report only included cycle parking and no other highways conditions. The Central Team Leader advised that standard conditions would need to be added to any planning permission granted.

Councillor J.G.S. Guthrie noted that the Tourism Officer supported the proposal and commented that the Tourist Board welcomed the provision of additional letting rooms.

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

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

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

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

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

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

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

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

6. **H29 (Secure cycle parking provision).**

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

7. **H13 (Access, turning and parking).**

Informative:

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

16. DCCW2006/1071/O - LAND TO REAR OF STONEY CROFT, MARDEN, HEREFORD, HR1 3DX [AGENDA ITEM 17]

Proposed dwelling and garage.

The Principal Planning Officer advised that paragraph 5.2.3 of the report should read "The dwelling will be in a back garden in a 'landlocked' situation with access *skirting* the flank and rear of adjoining house".

In accordance with the criteria for public speaking, Mrs. Edge spoke against the application.

Councillor J.G.S. Guthrie commented on the volume of heavy traffic in the vicinity of the site and noted the objections raised by Marden Parish Council. He felt that the application should be refused as it would represent an over intensive form of backland development and would have a detrimental impact on privacy of adjacent dwellings and on the settings and surroundings of the area. He added that a precedent could be set if this proposal was permitted.

In response to questions, the Principal Planning Officer confirmed that the Traffic Manager had no objections to the improved access and that the application did not consider any alternative access route.

The Central Team Leader advised the Sub-Committee that the site was located within the settlement boundary for Marden and the design of the proposal was considered acceptable, particularly given the mixed character of the buildings in the area. He felt that it would be difficult to defend a refusal on the grounds of over intensive development in this instance given the size of the site. He commented that there was, however, a judgement to be made on the potential for disturbance to adjoining dwellings resulting from the access arrangements for the development.

In response to a question from Councillor P.J. Edwards, the Principal Planning Officer explained the surface and foul water drainage arrangements.

A motion to refuse the application failed and the recommendation was then approved.

RESOLVED:

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

1. **A02 (Time limit for submission of reserved matters (outline permission)).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
2. **A03 (Time limit for commencement (outline permission)).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
3. **A04 (Approval of reserved matters).**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
4. **A05 (Plans and particulars of reserved matters).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
5. **E13 (Restriction on height of building).**
Reason: To safeguard the character and amenities of the locality.
6. **H03 (Visibility splays).**
Reason: In the interests of highway safety.
7. **H12 (Parking and turning - single house).**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. **HN01 - Mud on highway.**

2. HN22 - Works adjoining highway.
3. N15 - Reason(s) for the Grant of Outline Planning Permission.
17. DCCW2006/1227/F - LAND TO THE REAR OF MARSTON HOUSE, 64 BELMONT ROAD, HEREFORD, HR2 7JW [AGENDA ITEM 18]

Proposed new detached 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. A06 (Development in accordance with approved plans).
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. B01 (Samples of external materials).
Reason: To ensure that the materials harmonise with the surroundings.
4. E18 (No new windows in specified elevation).
Reason: In order to protect the residential amenity of adjacent properties.
5. F10 (Restriction on hours of operation of machinery/equipment).
Reason: To safeguard the amenity of the area.
6. F40 (No burning of material/substances).
Reason: To safeguard residential amenity and prevent pollution.
7. H13 (Access, turning area and parking).
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
3. N06 - Listed Building Consent.
4. N12 - Shopfront security.
5. N15 - Reason(s) for the Grant of Planning Permission.

18. **DCCE2006/1254/F - 122-124 WIDEMARSH STREET, HEREFORD, HR4 9HN
[AGENDA ITEM 19]**

Change of use from existing vacant tyre fitting depot to indoor soft play based family entertainment centre with proposed extension.

The Principal Planning Officer reported the following:-

- A letter of objection had been received from Norris and Stewart Cars (the concerns were summarised).
- A letter of support had been received from Jonathan Bretherton, Chief Executive of Edgar Street Grid Ltd. and a number of recommendations would be included as part of any planning permission granted, including improvements to provide a pedestrian corridor to land at the rear of the site.
- The Traffic Manager had expressed concerns about lack of on site parking but noted the availability of public car parks near the site. Therefore, no on site parking was required but the drop-off and collection point would be retained.
- Discussions were continuing with the Environment Agency regarding flood risk but there were no known historic records of flooding in relation to this site.
- The Economic Development Manager supported the proposal, in line with the comments of Edgar Street Grid Ltd..
- The Forward Planning Manager supported the proposal.
- Suitably amended plans were required to ensure a higher standard of design and materials for the existing and new building

In accordance with the criteria for public speaking, Mr. Phillips spoke in support of the application.

The Chairman, speaking in his capacity as Local Ward Member, felt that the proposal would be an improvement on the existing building. He noted that the building would become more prominent with the regeneration of the Edgar Street Grid and, therefore, the design and materials had to be appropriate. He noted that on site parking would be difficult to achieve and that it was anticipated that clientele would walk to the facility.

A number of Members spoke in support of the proposal, particularly given the popularity of such entertainment centres.

Councillor P.J. Edwards noted the need to develop the Edgar Street Grid in an holistic manner and with a high quality design approach.

Councillor D.B. Wilcox noted that traffic calming measures proposed for Widemarsh Street would improve highway safety in the vicinity of the site.

In response to a question by Councillor Mrs. S.P.A. Daniels, the Principal Planning Officer advised that formal comments were awaited from the Environmental Health Manager and any appropriate conditions could be included as part of the planning permission if granted.

RESOLVED:

Subject to the receipt of suitably amended plans and no further objections from statutory consultees raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of

Delegation to Officers be authorised to 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 B01 (Samples of external materials).

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

- 4 E06 (Restriction on Use).

Reason: The local planning authority wish to control the specific use of the land/premises to ensure the use remains in accordance with policy TCR21R of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

- 5 H29 (Secure cycle parking provision).

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

- 6 A new gated pedestrian/cycle access shall be provided in the south eastern corner of the site prior to first use of the development hereby permitted. Details of the proposed means of providing a pedestrian/cycle access shall be provided within 2 months of the commencement of the development hereby permitted. The access shall be created in accordance with the approved details.

Reason: To provide a pedestrian/cycle link between the site and the Edgar Street Grid Canal Basin and Historic Core area as required by Policy TCR21R of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

- 7 G01 (Details of boundary treatments).

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

Informatives:

- 1 N08 – Advertisements.

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

19. DATE OF NEXT MEETING

It was noted that the next scheduled meeting was Wednesday 28th June, 2006.

The meeting ended at 5.19 p.m.

CHAIRMAN

ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCCW2006/0410/F**

- The appeal was received on 7th June, 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. Elsleys.
- The site is located at The Old Post Office, Bishopstone, Hereford, Herefordshire, HR4 7HX.
- The development proposed is Demolition of porch, kitchen and attached structure and replacement with two storey extension.
- The appeal is to be heard by Written Representations.

Case Officer: Peter Clasby on 01432 261947

Application No. DCCE2006/0418/F

- The appeal was received on 22nd 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. & Mrs. Scully.
- The site is located at Paget Spring, Hawkes Lane, Fownhope, Hereford, HR1 4PZ.
- The development proposed is Extensions and alterations to dwelling, erection of detached garage/store.
- The appeal is to be heard by Hearing.

Case Officer: Adam Sheppard on 01432 261961

APPEALS DETERMINED**Application No. DCCW2004/3085/F**

- The appeal was received on 8th August, 2005.
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal was brought by Persimmon Homes (South Midlands).
- The site is located at Land at Attwood Lane, Holmer Park, Hereford.
- The development proposed was 32 dwellings and associated works.

Decision: The appeal was WITHDRAWN on 9th June, 2006.

Case Officer: Russell Pryce on 01432 261957

Application No. DCCE2005/1453/O

- The appeal was received on 12th December, 2005.
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal was brought by Mr. A. Gregory.
- The site is located at Rarespares, Withington Station, Whitestone, Hereford, HR1 3SE.
- The application, dated 25th April, 2005, was refused on 21st June, 2005.
- The development proposed was Site for provision of parking, new platform and office to facilitate proposed re-opening of railway station.
- The main issue is unsafe access.

Decision: The appeal was DISMISSED on 15th May, 2006.

Application No. DCCW2005/2153/F

- The appeal was received on 27th 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. P. Rosser.
- The site is located at 11 Lewis Smith Avenue, Hereford, Herefordshire, HR2 7BG.
- The application, dated 30th June, 2005, was refused on 24th August, 2005.
- The development proposed was First floor bedroom extension to rear.
- The main issue is the impact of amenity of neighbouring properties.

Decision: The appeal was DISMISSED on 15th May, 2006.

Case Officer: Dave Dugdale on 01432 261566

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

5 DCCE2006/1219/F - PROPOSED TWO STOREY EXTENSION AT 23 VENNS LANE, HEREFORD, HR1 1DE

For: Mr. M. Mohan, per Mrs. Sibley, Brendon Gate, Ellwood, Coleford, Glos., GL16 7LZ

Date Received: 5th April 2006

Ward: Aylestone

Grid Ref: 52001, 40920

Expiry Date: 31st May 2006

Local Members: Councillors D.B. Wilcox and A.L. Williams

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 31st May, 2006 in order to carry out a site visit. The visit took place on the 12th June, 2006. This report has been updated to reflect correspondence received subsequent to the meeting of the 31st May, 2006.

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of two storey side and rear extensions to 23 Venns Lane, Hereford. The existing property is a two storey detached dwelling with an existing single storey extension to the rear and an attached double garage to the side. The site is located within the Established Residential Area of Hereford.
- 1.2 This proposal represents the third application on this site for these works, the first two being withdrawn on the advice of Officers due to concerns relating to the impact of the proposals upon the residential amenities of the neighbouring properties. This scheme has been revised following discussions with Officers seeking to secure an acceptable form of development.
- 1.3 This revised proposal involves the erection of a two storey side extension with a 3.3 metre width to replace the existing single storey garage extension which has a 5.3 metre maximum width. The addition is to be of a standard design being set down and back from the front elevation of the main dwelling house to create a subservient appearance. To the rear, a two storey addition in a centralised location is proposed. This addition has single storey 'wings' on each side and has a hipped roof design. Materials are proposed to match the existing property.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14	-	Design
Policy H16	-	Alterations and Extensions
Policy T5	-	Car Parking – Designated Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H16	-	Car Parking
Policy H18	-	Alterations and Extensions
Policy T11	-	Parking Provision

3. Planning History

- 3.1 DCCE2004/0247/F Proposed two storey side and rear extensions. Withdrawn 8th March, 2004.
- 3.2 DCCE2005/2232/F Proposed two storey side and rear extensions. Withdrawn 12th August, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to the provision of three off street parking spaces
- 4.3 Conservation Manager: No response received.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Local residents – Four letters of objection have been received relating to number 21 Venns Lane, two letters being received from the owner, and two by agents acting on the owners behalf. The comments made can be summarised as follows:
- 1) The submitted plans to not show number 21 and therefore the impact cannot be effectively assessed by the Planning Officer;
 - 2) The proposal will result in a significant loss of light to the study which is served by a single opening directly opposite the existing and proposed extension.
 - 3) The two storey extension would have an overbearing impact due to its height and proximity to the boundary;
 - 4) The Committee were requested to make a site visit.
 - 5) It is suggested that the following design revisions would mitigate these concerns:
 - a. Reduce the height of the addition,
 - b. Reduce the width (and therefore the height) of the two storey element,
 - c. That the roof is created as a half hip.

In addition to the above, though no written submission has been made in relation to this current application the concerns of the occupier of property number 25 relating to light loss, particularly to the first floor 'studio', are recognised.

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

6. Officers Appraisal

6.1 It is considered that the main issues for consideration in this instance are:

1. Principle of Development.
2. Residential Amenities.
3. Design, Scale and Visual Amenities

Principle of Development

6.2 Hereford Local Plan Policy H16 states that development should be of an appropriate design and scale in the context of the existing situation, and be acceptable in relation to the visual amenities of the locality and highway issues. Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H18 reflects this position. Hereford Local Plan Policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy DR1 require a high standard of design in new development.

6.3 On the basis of the above the principle of this proposal is accepted with the acceptability or otherwise of this scheme therefore resting in the details of the development.

Residential Amenities

6.4 The main issue of concern in this instance is the impact of these proposals upon the two neighbouring properties. To the northeast is No. 25, a detached two storey property. This property has side facing window openings in the affected elevation and clearly the addition of a two storey extension could potentially impact upon these openings. It is the case, however, there is significant existing boundary landscaping providing extensive screening and the windows in question are not the sole openings serving the rooms in question with front and rear elevations providing light to the front and rear rooms respectively. Furthermore, at ground floor level the scheme is moved further away from the boundary through the demolition of the double garage and the erection of an addition 2 metres narrower in width. Finally, the orientation of these properties is of note and it is suggested that the loss of direct sunlight, having regard to the existing boundary treatment, will not be significant.

6.5 To the southwest is No. 21. This is a single storey dwelling with a side facing habitable opening looking directly onto the side of the application property. This is considered to be the most significant issue in relation to residential amenities with the opening in question being the sole opening serving a habitable room. The proposal involves a two storey rear addition and the proximity of this to the boundary with No. 21 was the principal reason for Officer concern in the previous two applications. In this revision the two storey element is centralised and this, together with the in-setting of the proposed rear addition and the hipped roof design, is such that the overbearing impact and light loss for the window in the side of No. 21 will not be significantly increased above the existing level. The removal of the side facing opening in this proposal also removes the privacy issue currently found on site and is considered to be a gain. On this basis, though the existing and proposed relationship between numbers 21 and 23 is not ideal, it is nevertheless considered that the proposed addition will not cause additional harm to a significant level beyond that currently found on site.

- 6.6 Overall, though the relationship of this property to the neighbouring dwellings is somewhat problematic, it is considered that the impact of this revised proposal upon residential amenities will be within acceptable limits. Effective conditioning will ensure the privacy of the neighbouring properties is protected.

Design, Scale and Visual Amenities

- 6.7 The two storey side extension has an acceptable subservient design. Having regard to the appearance of the existing dwelling, it is considered that the removal of the attached flat roof double garage and the erection of an appropriately designed two storey side extension represents an enhancement of the existing dwelling's appearance. To the rear, the proposed extension also ensures a subservient appearance through the use of a low ridgeline. The single storey wings and the hipped roof design give a balanced appearance and the size is considered appropriate for the associated dwelling. As with the proposed side extension, the replacement of the existing flat roof rear extension with the proposed addition is considered a visual enhancement. Overall it is considered that these additions will improve the overall design and appearance of the existing dwelling house and are considered acceptable.

Other Issues

- 6.8 Although the application site falls outside the Aylestone Hill Conservation Area, the site does lie in close proximity to it and the existing landscaping on site is of note. On this basis an appropriate landscaping condition is proposed.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

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

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

4. **E17 (No windows in side elevation of extension).**

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

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

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

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

Reason: To protect the amenity of local residents.

- 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) [2].**

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

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

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

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N11A - Wildlife and Countryside Act 1981 (as amended) – Birds.**
- 3. **N11B - Wildlife & Countryside Act 1981 (as amended) and Conservation (Nat. Habitats & C.) Regs 1994 – Bats.**
- 4. **N15 - Reason(s) for the Grant of Planning Permission.**

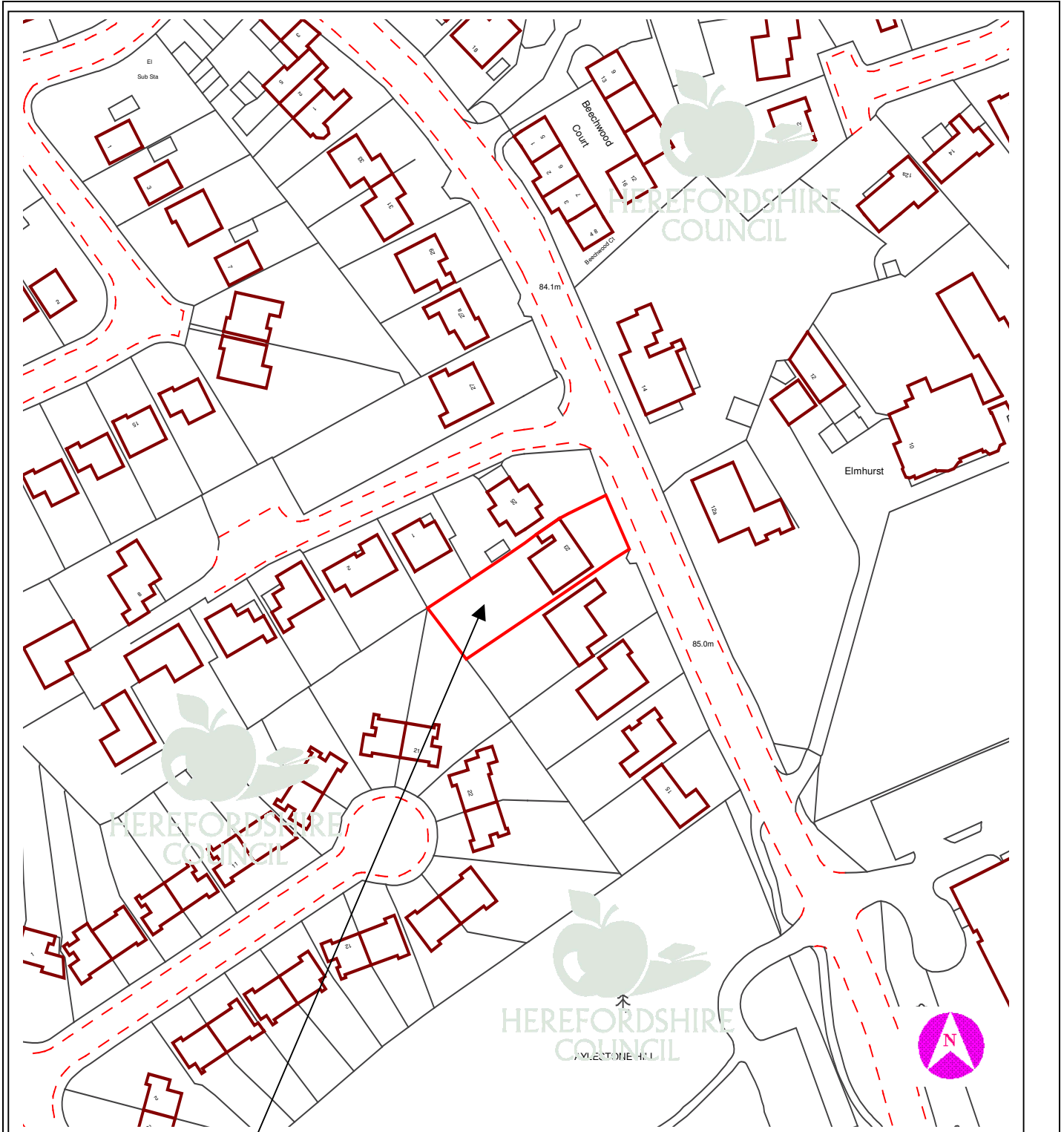
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1219/F

SCALE : 1 : 1250

SITE ADDRESS : 23 Venns Lane, Hereford, HR1 1DE

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Further information on the subject of this report is available from Mr. A. Sheppard on 01432 261961

6 DCCE2006/1231/RM - PROPOSED ERECTION OF THREE DETACHED HOUSES AND ANCILLARY GARAGES, FORMATION OF NEW VEHICULAR ACCESS AND DRIVEWAY AT LAND AT LUGWARDINE COURT, LUGWARDINE, HEREFORD, HR1 4AE

For: Amco Services Ltd. per Border Oak Design & Construction, Kingsland Sawmills, Kingsland, Leominster, Herefordshire, HR6 9SF

Date Received: 7th April, 2006

Ward: Hagley

Grid Ref: 54694, 40845

Expiry Date: 2nd June, 2006

Local Member: Councillor R.M. Wilson

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 31st May, 2006 in order to carry out a site visit. The visit took place on the 12th June, 2006. This report has been updated to reflect correspondence received subsequent to the meeting of the 31st May, 2006.

1. Site Description and Proposal

- 1.1 This application seeks Reserved Matters permission for the erection of three dwellings on land at Lugwardine Court, Lugwardine. The application site has an extant outline permission (DCCE2006/3749/O) for three detached dwellings with garages. The matters for consideration in this application are the siting, design, landscaping and external appearance of the proposed development. The means of access was approved by virtue of the aforementioned outline permission.
- 1.2 The application site itself comprises a 0.2 hectare paddock situated on raised land to the southeast of the A438 at Lugwardine. To its northeast side is Lugwardine Court Orchard, a development of 15 sheltered houses. To the east and southeast is Lugwardine Court, a private educational facility associated, at least in part, with St. Mary's School. To the south is a small courtyard of traditional agricultural buildings and a walled garden. Residential properties are found to the west on the opposite side of the A438. Ground level falls away generally from Lugwardine Court Orchard towards the walled garden and barns and also steeply at the edge of the site with the A438.
- 1.3 The application proposes the erection of three detached dwellings with associated garaging. The dwellings would be served by the approved access from the south.
- 1.4 This application represents a resubmission of a previously refused scheme (DCCE2005/3510/RM).

2. Policies

- 2.1 National:
- PPS1 - Delivering Sustainable Development
 - PPG3 - Housing
- 2.2 South Herefordshire District Local Plan:
- Policy GD1 - General Development Criteria
 - Policy C29 - Setting of a Listed Buildings
 - Policy SH6 - Housing Development in Larger Villages
 - Policy SH8 - New Housing Development Criteria in Larger Villages
 - Policy T3 - Highway Safety Requirements
 - Policy T4 - highway and Car Parking Standards
- 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):
- Policy S1 - Sustainable Development
 - Policy S2 - Development Requirements
 - Policy S6 - Transport
 - Policy S7 - Natural and Historic Heritage
 - Policy DR1 - Design
 - Policy DR2 - Land Use and Activity
 - Policy H4 - Main Villages: Settlement Boundaries
 - Policy H16 - Car Parking
 - Policy T11 - Parking Provision
 - Policy HBA4 - Setting of Listed Buildings
- 3. Planning History**
- 3.1 SH891493PO Sheltered housing development. Refused 20th September, 1989.
- 3.2 SH901109O Sheltered housing development. Refused 24th October 1990. Appeal allowed 9th July, 1991.
- 3.3 SH920267PM Sheltered housing development. Approved 22nd April, 1993.
- 3.4 SH960270PF Erection of 8 single storey dwellings (second phase of development of 15 dwellings originally approved). Approved 10th October, 1996.
- 3.5 CE2002/0323/F Change of use from residential home to educational, with ancillary residential accommodation, office and kitchen facilities, together with meeting rooms and offices for community use. Approved 29th May, 2002.
- 3.6 CE2002/3749/O Erection of 3 detached dwellings with garages. Approved 11th June, 2003.
- 3.7 DCCE2003/3285/F Removal of Section 106 Agreement (not to cause or permit any other than an elderly person or chronically sick or disabled person to reside within any part of the property or any extension thereto). Approved 30th January, 2004.

- 3.8 DCCE2005/3510/RM Three detached houses and ancillary garaging and formation of access and driveway. Refused 14th December, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 River Lugg Internal Drainage Board: Council will need to be satisfied that drainage arrangements are satisfactory otherwise no comment.

Internal Council Advice

- 4.2 Traffic Manager: Conditions attached to original outline permission need to be satisfied. The parking layout is a little restricted but in view of the distance from the public highway it would be unlikely that there would be any impact on highway safety.
- 4.3 Conservation Manager: No objection.

5. Representations

- 5.1 Lugwardine Parish Council: We still have concerns about the size of the proposed houses particularly in relation to the adjacent bungalows.
- 5.2 Local residents – Nine letters have been received from local residents raising objections to this proposal. The objections raised can be summarised as follows:
- Dwellings will be elevated above Croft Cottage, Quarry Cottage and Bank Cottage opposite meaning ground floor windows will affect privacy into bedroom windows;
 - Proposed access onto Ledbury Road via Tidnor Lane is hazardous for the number of cars likely to use it;
 - Proposed development will lead to more development in the area which will affect the character of Lugwardine.
 - The proposal will result in a loss of privacy and light loss to the properties on the western side of the A438.
 - The proposed new properties are inappropriate in design and character for this location.
 - Adverse impact upon the setting of the Listed Buildings to the west of the application site.
 - Excessive scale for the location, not modest properties.
 - Adverse impact upon highway safety.
 - Intrusive nature of this development.
 - Precedent for further development in Lugwardine.
 - Loss of views
 - Overbearing impact and loss of privacy upon properties in Lugwardine Court Orchard.

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

6. Officers Appraisal

- 6.1 It is considered that the main areas for consideration in the context of this application are:
- Principle of Development.

- Design and Scale.
- Residential Amenities
- Visual Amenities

Principle

- 6.2 The extant outline permission on this site for three dwellings (CE2002/3749/O) establishes and confirms the principles of residential development on this site. It is therefore advised that the acceptability or otherwise of this application rests with the details of the scheme (the “reserved matters”).

Design and Scale

- 6.3 The proposal consists of three detached properties. Two have detached garaging and the third unit an attached garage. Subsequent to the refusal of the previous application the design, scale and layout of the dwellings have been revised. The scale of the properties has been reduced and the layout revised to reduce the impact of these properties into this prominent location. Of particular note are the two ‘roadside’ properties which have been substantially reduced in scale from those originally suggested in this location. As with the previous scheme, the proposed dwellings are timber framed with a mix of brick and rendered elevations, with clay tiles for the roof. The design of the properties remains traditional and though some concern was expressed in relation to the design and appearance of these properties in the previous application, it is considered that the reduced scale of this development is such that the appearance of the proposed dwellings is now appropriate in this location. Timber framed properties are characteristic of rural Herefordshire. The wider area includes a wide range of dwelling types which include timber-framed buildings and traditional ‘cottages’, together with the more adjacent Lugwardine Court Orchard development which is of no significant architectural note. In this context it is considered that the design and scale of these buildings will not detract from the character and appearance of the site and surrounding area.

Residential Amenities

- 6.4 The impact of the proposed dwellings upon the adjacent residential development to the east known as Lugwardine Court Orchard is of some concern. This is a development of modest single storey properties on ground approximately 4 metres higher than the application site. The rear gardens of the properties run, in part, along the eastern boundary of the application site. In the previous proposal the orientation of the properties was such that the loss of privacy was a problem. The revised scheme has addressed this issue through the revisions to the site layout, the design of the proposed dwellings and their orientation. The two units on the eastern boundary, 1 and 3, are both orientated so that only side elevations face Lugwardine Court Orchard. These side elevations have no window openings at first floor level. On this basis it is considered that the privacy concerns associated with the previous application have been addressed through these revisions and no unacceptable impact upon the privacy of the properties to the east will result. Adequate distance between these properties and the site boundary exists to ensure that no unacceptable overbearing impact or light loss result from this proposal.
- 6.5 To the northwest of the application site is Bank Cottage, Croft Cottage and Rose Cottage. It is also of note that a new dwelling recently secured permission between Croft and Rose Cottage (DCCE2006/0435/F). The distances between properties is

between 14m at the closest point to the west, and 30m to the north. The relationship of these properties with the proposed dwellings is such that a degree of overlooking will result, however, having regard to the differences in site levels, the orientation of the properties and the resulting relationships and the existing boundary treatment, it is considered that the relationship between these properties will be acceptable.

Visual Amenities and Listed Building Issues

6.6 Having regard to the design, scale and layout revisions secured through this revised application, it is now assessed that this proposal will integrate effectively into the street scene and the wider settlement pattern. It is considered that the visual amenities of the locality will be maintained through this development. Furthermore, in consideration of the alterations secured in this revised proposal, it is considered that the setting of the Listed Building (Rose Cottage) located to the north of the application site will be preserved through this development.

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

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

Informatives:

- 1. **N01 - Access for all.**
- 2. **N03 - Adjoining property rights.**
- 3. **N09 - Approval of Reserved Matters.**
- 4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision:

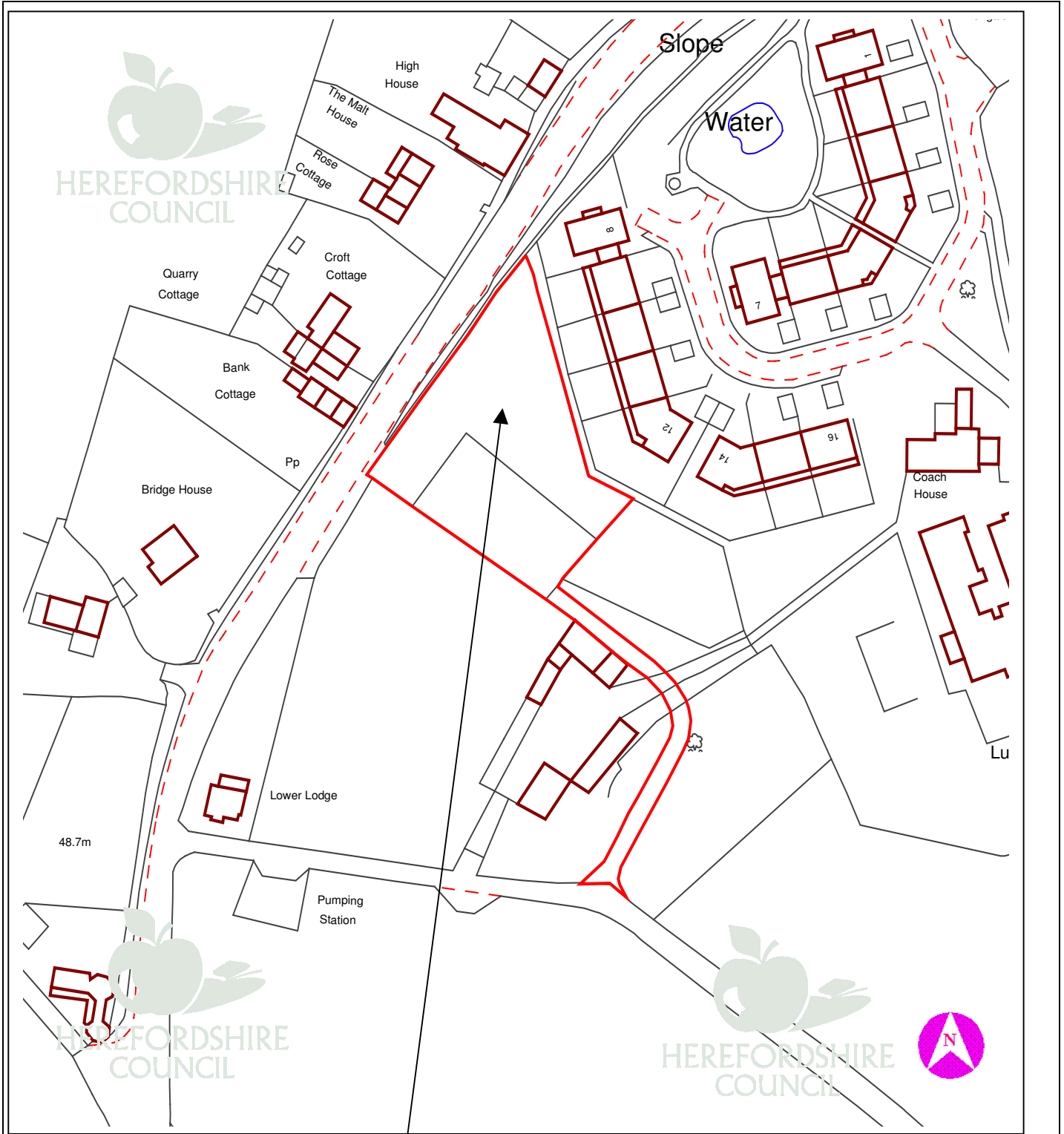
Notes:

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Background Papers

Internal departmental consultation replies.

Further information on the subject of this report is available from Mr. A. Sheppard on 01432 261961



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APPLICATION NO: DCCE2006/1231/RM

SCALE : 1 : 1250

SITE ADDRESS : Land at Lugwardine Court, Lugwardine, Hereford, HR1 4AE

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Further information on the subject of this report is available from Mr. A. Sheppard on 01432 261961

Further information on the subject of this report is available from Mr. A. Sheppard on 01432 261961

7 DCCW2006/1148/F - CONSTRUCTION OF HOSTEL TO ACCOMMODATE UP TO 56 SEASONAL WORKERS EMPLOYED BY THE TILLINGTON FRUIT FARMS AT FORMER FROMINGTON NURSERY, BURMARSH, HEREFORDSHIRE

For: The Co-operative Group (CWS) Ltd. per Savills, Wytham Court, 11 Westway, Botley, Oxford, OX2 0QL

Date Received: 3rd April, 2006 Ward: Sutton Walls Grid Ref: 53260, 47236

Expiry Date: 29th May, 2006

BVPI Expiry Date: 3rd July, 2006

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site is located in Fromington on the east side of the unclassified road between Franklands Gate and Hawkersland Cross in the Parish of Marden. It is located behind a group of dwellings, Franklands Cottages and occupies part of an existing concrete hardstanding together with part of the orchard that surrounds the north, east and south of the site.
- 1.2 The proposal is to erect a contemporary style hostel measuring approximately 29.5 metres by 14.4 metres with a maximum height of 6.5 metres. One part of the building is two storey whilst the majority is single storey. Two mono pitch roof coverings are proposed. External materials are facing brickwork and red cedar boarding on the ground floor elevations and red cedar boarding with metal standing seam cladding to the first floor elevations, all under a metal standing seam roof.
- 1.3 The accommodation will comprise seven bedrooms on the ground floor containing two bunk beds in each room together with male and female washrooms, storage area, communal kitchen, dining area and living room. The first floor accommodation comprises seven bedrooms, the same total as the ground floor.
- 1.4 An outdoor amenity area constructed of paving slabs is proposed at the rear (east) of the hostel comprising an area of 10 metres by 27 metres.
- 1.5 Parking for cars and minibus is proposed at the front (west) of the building.
- 1.6 The accommodation is required to house the applicant's workforce who harvest the fruit, do ground work and tend trees.

2. Policies

2.1 National:

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

2.2 Hereford and Worcester County Structure Plan:

Policy H16A	-	Housing in Rural Areas
Policy H20	-	Housing in Rural Areas
Policy CTC9	-	Development Requirements
Policy A1	-	Agriculture
Policy A4	-	Agricultural Dwellings

2.3 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C1	-	Development Within Open Countryside
Policy S11	-	Housing in the Countryside
Policy SH17	-	Agricultural Workers' Dwellings
Policy SH18	-	Imposition of Agricultural Occupancy Condition

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S2	-	Development Requirement
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR14	-	Lighting
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
Policy E13	-	Agricultural and Forestry Development
Policy T11	-	Parking Provision
Policy LA6	-	Landscaping Schemes

3. Planning History

- 3.1 DCCW2005/3164/F Construction of hostel to accommodate 56 seasonal workers employed by Tillington Fruit Farm. Withdrawn 5th January 2006.

4. Consultation SummaryStatutory Consultations

- 4.1 Environment Agency: Confirm that foul drainage treatment plant will need to be further assessed.
- 4.2 Welsh Water: No objection provided no connection to the public sewerage system.

Internal Council Advice

- 4.3 Traffic Manager: Some concern about travel options for shopping and recreation. Consider provision of cycle and suitable storage and conditions for improvements to the access.
- 4.4 Conservation Manager: Confirms that provided that there are no other alternative sites that the building sited in an area designated as "Principal Settled Farmlands" would

only have a moderate adverse impact on the rural landscape. In addition a survey report needs to be conditioned to cover the potential of slow worms and any necessary mitigation works.

- 4.5 County Land Agent: Confirms in my opinion for the efficient running of the farms the one site accommodation of the labour force will be an improvement. The number of workers stipulated is justified.

5. Representations

- 5.1 Marden Parish Council: "At the meeting of Marden Parish Council, it was resolved to make the following comments on the above application:

The Parish Council was concerned about the impact of another 56 workers on the community when added to the existing large seasonal workforce at S. & A. Produce. It was felt the extra workers houses in the parish would place an additional strain on roads, public transport and local amenities. There was also concern about road safety issues. The road through Burmarsh is in a very poor state of repair, it is narrow, and there are no footpaths along most of its length. The road is subject to the National Speed Limit, and since the residents of the hostel are not to be allowed cars, the provision of minibus transport to local shops would increase road traffic in the area. There would also be dangers to residents if they chose to walk from the site via local roads.

It was agreed that the applicants should consider siting the hostel at their Tillington farm, as Tillington has much better road access than Marden and the hostel could be sited without being obtrusive to other dwellings in the area. The use of the road through Burmarsh via Franklands Corner would be dangerous for minibuses because of the narrow and winding nature of the road.

It was agreed that the proposed building is not in keeping with the area, and would be obtrusive in an area of small houses.

It was noted that concerns about drainage from the site raised by a local resident have not been addressed.

It was agreed that the Parish Council is therefore opposed to the application.

It was agreed to ask for the application to be referred to the Central Area Planning Sub-Committee."

- 5.2 Seven letters of objection have been received from:

Mr. & Mrs. A. Skyrme, Frankland Villa, Sutton St. Nicholas.
Mr. R. McColl, Orchard View, Burmamrsh, Hereford.
W. & M. Keown-Boyd, Wayside Cottage, Sutton St. Nicholas.
George Rizzardini, Summerfields, Burmarsh, Sutton St. Nicholas.
Mr. & Mrs. Hodges, 17 Burmarsh Cottages, Burmarsh, Hereford.
Michael Dudley, Fromington Cottage, Burmarsh, Sutton St. Nicholas, Hereford.
Mrs. J. Potts, Little Fromington, Burmarsh, Sutton St. Nicholas, Herefordshire.

- 5.3 The main planning reasons:

1. There are currently 40 residents in Burmarsh and the infrastructure is not sufficient to accommodate the increase in population.
 2. Insufficient parking facilities at the site.
 3. No pavements for pedestrian traffic.
 4. The proposed building is huge and unsightly and not in keeping with this rural setting.
 5. Traffic would increase making it dangerous to walk along the single track lanes.
 6. This is a greenbelt area where local residents have been refused permission to build so why should it be any different in this site.
 7. There are already a number of seasonal workers in the area and unsocial behaviour has been increased and we do not want it on our doorstep.
 8. Concerns over the discharge of water and whether existing culverts can accommodate the increase.
 9. Increase of noise, especially from amenity area.
 10. The orchards are mechanically harvested carried out by local people.
 11. The entrance is on a bad bend and will be a danger to highway safety.
 12. They should be accommodated at Tillington.
- 5.4 The applicant's agent has submitted a full Planning Statement which supports their client's case. The following of which are extracts. The full report is available for Members' inspection.

“Farming Operation

6.4 Farmcare has an extensive and long established fruit growing enterprise in Herefordshire which is based around a 780 acre estate. Their business is principally focussed upon the production of apples.

6.5 Their estate has 3 operational centres located at Tillington, Fromington and Ledbury. These farms operate collectively as The Tillington Fruit Farms. The division of land between the holdings is as follows:

Location	Size of Holding
Tillington	355 acres
Marden	172 acres
Ledbury	220 acres

6.6 Both Tillington and Fromington are owned by the Co-operative Group. Hill Top Farm at Ledbury is rented on a long term farm business tenancy which has a minimum of 18 years to run on with an option to extend for a further 15 years.

6.7 A range of fruit is produced by the Tillington Fruit Farms including apples, strawberries, cherries and blackcurrants. The production of soft fruits is however ancillary to the production of apples. The agricultural holding is cropped as follows:

- 580 acres of apple trees in production
- 20 acres of strawberries in production
- 20 acres of cherries in production
- 20 acres of black currants in production

6.8 The Tillington Fruit Farm produces 7,000 tonnes of apples and 60 tonnes of soft fruit each year. Apple trees are at all locations. The fruit is used in the Co-op's cider and is also sold in UK supermarkets.

6.9 There are approximately 80,000 apple trees within the estate which range from newly planted orchards to trees that are 40 to 50 years old. Routine maintenance of the Orchards includes an ongoing programme of grubbing out old trees and replanting, as well as annual pruning in order to maximise productive life and income.

6.10 The apple enterprise produces some 3,000 tonnes of desert apples which are all hand picked. They are packed and processed at Wye Fruits near Ledbury. A further 4,000 tonnes of apples go for cider production and this fruit is harvested mechanically.

6.11 The 60 acres of soft fruit complement the apple growing and allows for the effective use of labour. Polytunnels are not used for the production of strawberries. All of the soft fruit is hand picked to add value.

Staff Requirements

6.12 Tillington Fruit Farms employ 9 permanent staff: a farm manager, 3 foremen and 5 other permanent employees. Casual labour is also utilised throughout the year to undertake ground works, tend trees and harvest fruit as follows:

- December to January - winter pruning and groundwork.
- January to May - tree and fruit planting;
- June to December - harvesting;

6.13 Farmcare has a requirement for a core of 40 to 60 casual workers. The core workforce is recruited from a Government backed employment agency for overseas employees, the majority of which are east European.

6.14 During harvesting Farmcare's requirement for casual labour increases, to between 80 and 120 employees. Between 60 and 80 additional workers are therefore required between June and December. In recent years, Farmcare has managed to make up the shortfall in labour by employing families and couples taking a working holiday. The pickers are usually UK residents who bring their own caravans. They are all based on an established caravan site at Hilltop Farm, Ledbury.

7.0 Need for Workers Accommodation

7.1 The Tillington Fruit Farms are clearly a thriving and expanding business that relies upon a large casual workforce, which is required throughout the year. For reasons of efficiency and sustainability the workforce needs to be accommodated within a reasonable distance of the farmed areas.

7.2 Currently Farmcare accommodate their core seasonal staff in 4 cottages. Multiple occupation of these properties by 8 or more employees does not comply with current fire or health and safety regulations. Discussions with the Fire Brigade have confirmed that the cottages cannot be improved to meet the regulations without being substantially altered and extended. Given the current size and location of the cottages, this is not a practical or appropriate solution.

7.3 As a consequence of these circumstances there is a need to provide alternative accommodation for Farmcare's core workforce of between 40 and 60 employees. The following section explains the process that has been followed in order to arrive at the proposed development solution.

8.0 Approach to Provision of Workers Accommodation

8.1 It is widely acknowledged within the agricultural industry that casual labour is becoming more difficult to find. Up until the late 1990's local labour made up the majority of the workers employed by Tillington Fruit Farms. Since then, Farmcare has found it increasingly difficult to meet their labour requirements in this way.

8.2 A key issue for Farmcare is therefore the recruitment of good quality staff. The implications of not having a large enough workforce are very serious. In 2005, for example, Farmcare was unable to pick 400 tonnes of apples because of a shortage of seasonal workers. This has resulted in the loss of 70,000 worth of crop. It also means that some 55 hectares of the holding is not currently in fruit production as there is insufficient labour to replant. This is limiting the ability of the business to grow.

8.3 In order to be able to reliably attract sufficient numbers of staff, Farmcare must provide good quality accommodation for their seasonal workers. This means modern, well equipped living quarters that meet workers expectations and the requirements of health and fire regulations, as well as guidelines relating to shared accommodation.

8.4 Farmcare has considered the following options for providing accommodation for the core casual workforce employed at The Tillington Fruit Farm. These are:

- Use of caravans;
- Multiple occupation of houses;
- Conversion and reuse of redundant buildings; and
- a purpose built hostel.

8.5 The Co-op has farms throughout the United Kingdom and their seasonal workers are accommodated in a variety of different ways. At Blairgowrie in Scotland, where only soft fruit is grown, seasonal workers are housed in caravans during the summer months. At Stourton in Leicestershire, which is an arable and vegetable unit, where there is already a purpose built hostel. As explained earlier, in Herefordshire workers are housed in farm cottages.

8.6 The Co-op therefore has direct experience of the issues associated with various types of workers accommodation. The decision to provide accommodation in the form of a permanent hostel is therefore well informed, it has been influenced by the following factors.

Caravans

8.7 Providing accommodation in caravans is a potential solution but is far from ideal and does not meet the Co-op's objectives. Caravans provide a very basic standard of accommodation and are only really suitable for occupation for short periods of time. Farmcare utilise casual labour throughout the year, their requirements are as follows:

- January to May - Tree and Fruit Planting
- June to December - Harvesting
- December to January - Winter pruning and ground work.

8.8 During the winter months caravans do not provide the standard of accommodation required. In order to make caravans suitable for occupation over prolonged periods and during the colder and wetter months it is essential for supporting infrastructure, such as hardstandings, roads and services to be provided. As is the case elsewhere in Herefordshire, washing and WC facilities would also have to be provided in permanent buildings and external lighting would be required. The associated development and external lighting would become a permanent feature of the landscape. The caravans and associated facilities would have a much greater effect on local visual amenities than the proposed hostel. This has been confirmed by the landscape officer's response to planning application DCCW2005/3614/F.

8.9 The need to remove and store caravans when they are not in use is also an issue that is relevant to the determination of this planning application. The large number of lorry movements required to bring caravans to the site and then remove them when they are vacant would in large part negate the traffic and travel benefits achieved by locating the workforce in a central location. Moreover, storage of unoccupied caravans either at the site or elsewhere on the Estate would inevitably have a negative visual impact.

Multiple Occupation of Houses

8.10 Traditionally, the Co-op has accommodated seasonal workers in houses. These properties were not designed for this purpose and therefore perform poorly as units of multiple occupation.

8.11 In total the Co-op owns 21 properties in Herefordshire: 10 at Tillington and 11 at Marden. Their size and type varies considerably. In summary:

- 8 properties are occupied by permanent staff;
- 5 properties are occupied by retired employees or their dependants;
- 4 are reserved for occupation by seasonal workers; and
- 4 properties are let on Assured Shorthold Tenancies.

8.12 Six of the properties have agricultural ties. Of these 4 are occupied by permanently employed agricultural workers or ex-agricultural employees who are protected under the Rent (agricultural) Act 1976.

8.13 In order to meet fire regulations, health and safety guidelines and comply with recommended standards for occupation, the 4 properties currently occupied by seasonal workers would need significant adaptation and extension. Given the size and location of the properties involved this is not practical or desirable.

8.14 In addition, the number of workers accommodated in each property would need to be reduced, which in turn will require a greater number of houses to be used as accommodation for seasonal workers. This could not be achieved without displacing permanently employed staff which is also not practical or desirable. Using greater numbers of properties as workers accommodation would also create management and logistical problems as well as raising supervision and welfare issues. It would also lead to a greater number of vehicle movements.

8.15 For these reasons, Farmcare has concluded that the use of existing farm cottages is no longer acceptable.

Conversion of Redundant Buildings

8.16 Farmcare has given careful consideration to whether the accommodation required could be delivered through the conversion and reuse of redundant buildings. This approach has been discounted on the grounds that there are not sufficient buildings to provide the number of bed spaces required and because it would not achieve the operational and sustainability advantages of having workers living in one location.

Permanent Hostel

8.17 The proposed hostel will allow Farmcare to fulfil their obligation to guarantee the well-being and welfare of their employees. It is the best way for the Farmcare to provide the standard of accommodation that is required for employees that work outside throughout the year.

8.18 The new hostel will consolidate the workforce into a single location and this will have a number of operational advantages. It will:

- make it easier for Farmcare to supervise their employees;
- allow staff resources to be managed more efficiently;
- allow Farmcare to accommodate their staff in a way that complies with health and safety and fire standards; and
- improve standards of welfare for their employees.

8.19 A permanent hostel is also the solution that is most compatible with the character and setting of Burmarsh and the surrounding countryside.

8.20 For these reasons Farmcare has decided that a permanent hostel is the most appropriate solution in this instance.

9.0 Location, Layout, Design and External Appearance

9.1 The location and design of the proposed hostel responds to recommendations made by the Council's officers during pre-application discussions. During pre-application meetings Kevin Bishop has confirmed that the simple utilitarian structure proposed represents an appropriate solution.

Location

9.2 A number of factors have led to the former Fromington Nurseries being identified as the preferred location for the new workers hostel.

9.3 Hilltop Farm at Ledbury is leased to the Co-op. It is not therefore viable for them to invest in excess of half a million pounds in the construction of a new hostel on land that they do not own. In addition, Hilltop Farm is remote from the main fruit growing areas at Tillington and Marden. It is not therefore logistically practical or desirable to accommodate the majority of the workforce there.

9.4 Tillington is located on the western edge of The Tillington Fruit Farms. Should the workforce be located there workers would have to travel the longest distance to reach Hilltop Farm. A journey from Marden to Ledbury can however be achieved more easily.

9.5 For these reasons it has been concluded that the Burmarsh holding represents the only appropriate location for the new workers hostel. It is located at the centre of the Co-op's main fruit growing areas and performs best from an operational point of view. A hostel at the former Fromington Nurseries site will generate the fewest vehicle movements and is therefore the most sustainable location.

Layout

9.6 The hostel will be located to the rear of Fromington Nursery Cottages, all of which are owned by the Co-op. The application site is far enough away from the cottages so that their residential amenities will not be effected. Development in this location will relate well to the existing pattern of development without encroaching a significant distance into the countryside.

9.7 The hostel has been orientated so that its principle elevations face north and south. By doing this overlooking of the rear gardens of the cottages is avoided. A small amount of amenity space will be provided for use by residents. Landscaping will be used to screen this area from view and afford privacy.

9.8 The Council's car parking standards are not directly applicable to the application proposals. A condition of occupation of the hostel will be that workers will not be allowed to keep a car. On this basis and given that Farmcare already provides a minibus service for their workers, only 5 car parking spaces and 1 minibus space have been incorporated into the layout. The car parking spaces will be for use by visiting members of staff or visitors such as doctors.

9.9 The existing access to the site located between 1 and 3 Fromington Cottages will be utilised. The application drawings show that visibility splays at the access can be provided in accordance with the Highway Authorities requirements.

Design and External Appearance

9.9 The hostel has a utilitarian appearance that reflects its intended use. Sleeping accommodation is provided on 2 floors at the southern end of the building. The washing cooking and communal areas are all at ground floor level.

9.10 Single pitch roofs cover the single and 2 storey elements of the building. This approach reduces the mass and bulk of the building without creating a potential maintenance liability as would have been the case if flat roofs had been used.

9.11 A statement prepared by Angus Jamieson Associates explains in greater detail the design rationale for the new hostel.

10.0 Operation of the Hostel

10.1 Farmcare has a requirement for casual labour throughout the year. The hostel will therefore be open year round. The foreman in charge of casual staff already lives in Fromington, the new hostel will therefore be closely supervised.

10.2 The hostel will provide accommodation for male and female workers, with separate bedrooms, bathrooms and WC's provided for each sex. The remainder of the accommodation will be communal with large kitchen, living and dining areas provided. Fridges and cupboards for food storage will be provided in a large pantry next to the kitchen. Clothes washing facilities will be provided in a utility room located between bathrooms on the ground floor.

10.3 Sleeping accommodation will be in the form of 14 rooms, seven on each floor of the hostel. Each room will sleep up to 4 people in bunk beds. Lockers and clothes storage space will be provided within each room. The 56 bed spaces to be provided is capable of meeting Farmcare's requirement to house a core of 40 to 60 casual workers throughout the year.

10.4 The standards applied to the accommodation provided within the Hostel have been discussed with and agreed by Greg Warwick of Herefordshire Council's Social Care and Strategic Housing Directorate. A summary of the how they have been applied is contained in the design statement in Appendix 4.

10.5 Responses to the Co-op's previous planning application from local residents suggested that workers living in the hostel might have to walk to local shops. Farmcare will however continue to provide a minibus service to local shops (for example the village shop in Marden) and supermarkets on a regular basis and as a consequence employees will not need to leave the site on foot to purchase provisions.

10.6 Farmcare find it difficult to meet their labour requirements each year. There is therefore sufficient work on the Tillington Fruit Farms to keep their seasonal workers occupied on a full time basis. Workers will therefore not have time to seek or undertake second jobs.

11.0 Conclusion

11.1 The Co-op has been producing fruit crops from farms in their ownership at Tillington, Fromington and Ledbury for many years. The Tillington Fruit Farm is

therefore a mature and financially stable business that makes a significant contribution to the local and regional economy.

11.2 The assessment above demonstrates that there is an identified need for the proposed hostel. It also shows that the hostel has been sited and designed so that its impact on the character and appearance of the locality and the residential amenities of the adjacent cottages has been minimised.

11.3 It is essential for the proper functioning of Tillington Fruit Farms to have casual labour available throughout the year. As this requirement cannot be wholly met by local labour it is necessary for Farmcare to employ seasonal workers through a Government sponsored employment agency. Although Farmcare can provide accommodation for some of these workers within the community, multiple occupation of farm cottages no longer represents a viable solution for both operational and employee welfare reasons.

11.4 Consideration has been given to providing accommodation within mobile homes and through the conversion and reuse of existing buildings. Having done so it has been found that a modest hostel centrally located at the heart of the Tillington Fruit Farms is the most appropriate solution.

11.5 The provision of a permanent hostel will increase the sustainability of The Tillington Fruit Farms business and allow for the planned expansion through improved efficiency. This will further assist the local economy.

11.6 The provision of a high standard of accommodation will allow issues relating to the health and welfare of casual workers to be addressed. This will assist Farmcare to attract and retain the high quality employees that are critical to the success of their business.”

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

6. Officers Appraisal

- 6.1 There is no specific policy that this proposal sits wholly within. It falls to be considered under a number of policies relating to agricultural workers dwellings. (Policies H16A, H20, A1 and A4 of the Hereford and Worcester County Structure Plan, Policies SH11, SH17 and SH18 of the South Herefordshire District Local Plan and Policies H7 and H8 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 6.2 A hostel is not a dwelling in its own right as indicated by the Use Classes Order that defines hostels as a sui generis use and not C3 which is the use class attributed to dwellings.
- 6.3 However, in considering the proposal the following are considered to be the primary issues.
- (a) The Principle of Development
 - (b) The Impact of the Siting, Design and Visual Appearance
 - (c) The Impact on Adjoining Residential Properties
 - (d) Access and Highways Issues
 - (e) Other Issues

(f) Conclusions

The Principle of Development

- 6.4 The applicant's case is based upon a need to house 40-60 workers on a year round basis and the County Land Agent has confirmed that the numbers are justified through the standard man days calculations.
- 6.5 The location of the building is a key consideration. The applicants have considered the three sites that they farm and for which the labour is required. The Ledbury site is only rented and is therefore not viable in terms of investing in a new building. Tillington is owned but located to the west of the land holdings and would require greater travel distances to Ledbury. The Fromington site, lying between the two therefore provides a more sustainable location in terms of the applicant's land holdings and is also located near a main village, Marden.
- 6.6 The conversion of buildings has also been investigated but discounted on the grounds that there are not sufficient buildings to provide the number of bed spaces. In addition from the operational perspective of the company, this could well provide for a dispersed workforce and would not be a sustainable option in your Officers' view.
- 6.7 The site chosen, and subject of the planning application nestles behind Franklands Cottages that are owned by the applicant and represents a relatively unobtrusive site in terms of impact on the wider landscape. The next consideration is the form that this accommodation could take. The applicant owns Franklands Cottages in front of the site and is occupied by their workers who include some workers who would be housed in this hostel. However they do not provide sufficient accommodation or the style of accommodation that is required.
- 6.8 Another alternative would be to house the workers in caravans. However whereas these are sufficient for seasonal workers they are not considered appropriate during the winter months. In addition the intrusion into the landscape of a number of caravans would also have to be a key consideration. A condition preventing the use of land in the applicant's ownership and control for seasonal caravans will therefore form part of the recommendation.
- 6.9 On balance your Officers consider that a building of the design proposed would have a more positive impact on the landscape than a group of caravans. It should also be noted that the Conservation Manager does not object to the intrusion of this building within the landscape. It will also be seen as part of the group of buildings at Fromington Cottages which is a locational requirement of policy.

The Impact of Siting, Design and Visual Appearance

- 6.10 The siting of the hostel within the landscape has been fully assessed by the Council's Conservation Manager who considers that the chosen site is the best that can be achieved in order to reduce adverse visual impact and could be further improved with the planting of native trees along the hedgerows. The additional tree planting would be in keeping with the landscape assessment of this area designated as Principal Settled Farmlands. This characterises the landscape as being notably domestic in character, defined chiefly by the scale of the field pattern.

6.11 The design is of a contemporary nature with the use of traditional brick with modern elements of western red cedar with metal standing seam with two mono pitched roofs and in some respects would not be dissimilar to an industrial/agricultural style building. Accordingly with appropriate landscaping the proposal would sit well within the landscape.

The Impact on Adjoining Residential Properties

6.12 The concerns of local residents are noted, however visually it is not considered to be detrimental to the landscape and the nearest residential property not owned by the applicant is over 100 metres away.

6.13 The impact of these workers being located here is noted, however some already reside in the cottages and if the building was not approved in the region of eleven caravans would have to be brought in to accommodate the workers. The site already contains substantial hardsurfacing and this could easily be achieved. Therefore to provide a purpose built unit of accommodation would be more beneficial to the workers and the neighbours as more facilities would be available on site without having to travel. In addition the Farm Manager resides in one of the cottages adjacent and will oversee the management of the hostel.

6.14 Regarding travel, the company would be providing a minibus service.

Access and Highway Issues

6.15 The site is accessed by an existing entrance between Fromington Cottages. This access is substandard, however improvements can be achieved and the Traffic Manager is satisfied that a safe access can be provided.

6.16 The site lies approximately 800 metres from the Marden road which provides two way traffic into the village of Marden.

6.17 In line with guidance and policy promoting sustainable travel options, a Green Travel Plan is requested by condition to ensure ongoing monitoring of the site. This would complement the requirement to provide secure cycle parking.

Other Issues

6.18 Foul drainage is by means of a private treatment plant, details of which the Environment Agency require clarification of, however this represents a technical matter and not considered fundamental to the consideration of the application. The requirements could be covered by condition.

Conclusions

6.19 The provision of a hostel to house the workers is an innovative approach to providing enhanced accommodation and in your Officers' opinion is less intrusive in the landscape than a number of caravans or accommodation pods that have been used elsewhere in the county. The need for the accommodation has been proven and well supported by the County Land Agent.

6.20 Policy allows for exceptional development to be provided in the countryside for agriculture whether it is buildings or dwellings. This proposal is one that fits into both categories and can therefore be justified.

6.21 Finally management of the hostel will be undertaken by the Farm Manager who resides in one of the cottages adjacent to the site and an occupancy condition will be recommended limiting the use to agricultural workers.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

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

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

- 4. The occupation of the hostel shall be limited to a person solely or mainly working in the locality in agriculture.**

Reason: It would be contrary to Development Plan policies to grant planning permission for hostel accommodation in this location except to meet the expressed case of agricultural need.

- 5. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

- 6. F18 (Scheme of foul drainage disposal).**

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

- 7. F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

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

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

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

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

10. H03 (Visibility splays).

Reason: In the interests of highway safety.

11. H13 (Access, turning area and parking).

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

12. H21 (Wheel washing).

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

13. H29 (Secure cycle parking provision).

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

14. Prior to the commencement of the development a Travel Plan that contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the local planning authority. The Travel Plan shall be implemented in accordance with the approved details. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and shall be made available for inspection by the local planning authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

15. G39 (Nature Conservation – site protection).

Reason: To ensure that the nature conservation interest of the site is protected.

16. Prior to the first occupation of the hostel subject of this permission all agricultural workers caravans sited on land in the control or ownership of the applicant shall be removed permanently from the land and no caravans shall be placed on the said land without the consent of the local planning authority.

Reason: The permanent hostel accommodation replaces the need for agricultural workers caravans and the removal of such temporary structures is regarded as an important justification for the hostel, which will bring about an enhancement of the wider landscape.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification, no agricultural workers caravans, as defined within Part 5, Schedule 2 of the Order, shall be sited on any agricultural land within the control or ownership of the applicant.

Reason: The permanent hostel accommodation replaces the need for agricultural workers caravans and the removal of such temporary structures is regarded as an important justification for the hostel, which will bring about an enhancement of the wider landscape.

Informatives:

1. In connection with condition 14, the applicant is advised that advice on its formulation and content can be obtained from the Sustainable Travel Officer, Herefordshire Council Transportation Unit, PO Box 236, Plough Lane, Hereford, HR4 0WZ.
2. N15 - Reason(s) for the Grant of Planning Permission.

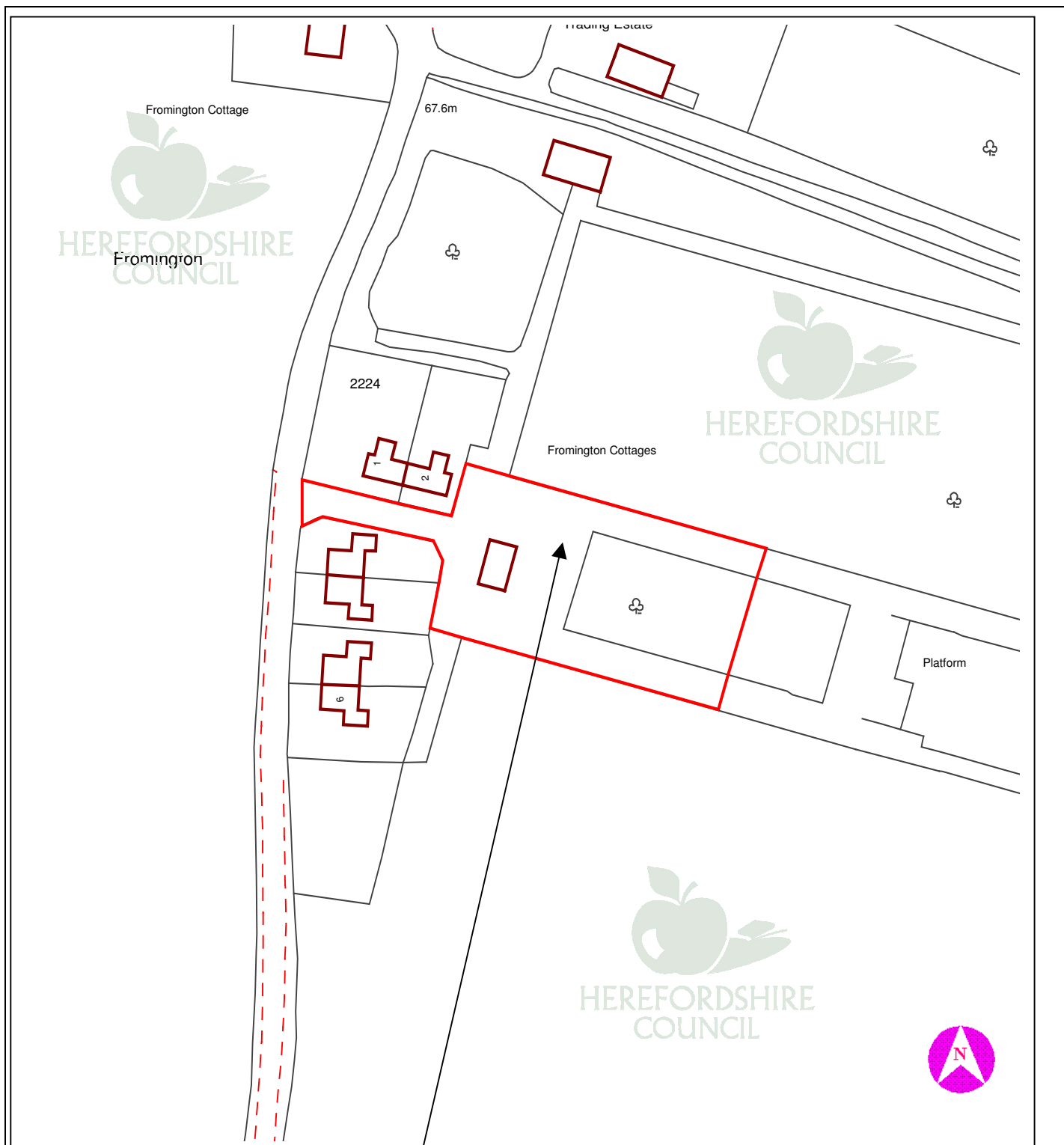
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1148/F

SCALE : 1 : 1250

SITE ADDRESS : Former Fromington Nursery, Burmarsh, Herefordshire

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8 DCCW2006/1255/F - NEW DWELLING (AMENDMENT TO FORMER APPROVED APPLICATION CW2005/0333/F) AT THE BOUNDARY, SWAINSHILL, HEREFORD, HR4 7QE

For: Mrs. P. Hales per Hook Mason Ltd., 11 Castle Street, Hereford, HR1 2NL

Date Received: 11th April, 2006 Ward: Credenhill Grid Ref: 44793, 41934
Expiry Date: 6th June, 2006

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 This site is located on the northern side of the A438 Hereford to Brecon road at Swainshill between "The Boundary" and Longhope.
- 1.2 The proposal is to construct a new chalet bungalow constructed of brick under a plain tile roof. The building measures 15 metres wide and a depth of 10.3 metres.
- 1.3 The proposal is a revision to an earlier scheme granted approval last year. The main difference is that the garage has been omitted and a car port provided in its place. The dimensions of the dwelling are the same.
- 1.4 The plot slopes away from the main road down to the north and west towards Longhope. Access would be obtained by enlarging the existing access to "The Boundary" to provide a joint access.

2. Policies

2.1 Hereford and Worcester County Structure Plan:

- Policy H18 - Housing in Rural Areas
 Policy CRC9 - Development Requirements

2.2 South Herefordshire District Local Plan:

- Policy GD1 - General Development Criteria
 Policy SH10 - Housing in Smaller Settlements
 Policy T3 - Highways Safety Requirements
 Policy T4 - Highway and Car Parking Standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- Policy S1 - Sustainable Development
 Policy S2 - Development Requirements
 Policy S3 - Housing
 Policy DR1 - Design
 Policy DR2 - Land Use and Activity

- Policy H3 - Managing the Released Housing Land
Policy H6 - Housing in Smaller Settlements

3. Planning History

- 3.1 DCCW2005/0333/F Proposed new detached dwelling. Approved 12th April, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Raise no objection.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.

5. Representations

- 5.1 Kenchester Parish Council: No objections.

- 5.2 Stretton Sugwas Parish Council: "Stretton Sugwas Parish Council feel that the new dwelling is out of scale with the bungalows either side and will not harmonise with the rest of the existing buildings because of its size and dominating appearance."

- 5.3 One letter of objection has been received from Mr. P. Newing, Longhope, Swainshill, Hereford. The main points raised:

1. The new dwelling is larger than previously approved both in area and height.
2. The drastic change in levels means the enlarged dwelling will have a major impact on 'Longhope' and dominate views to the east and southeast.
3. Privacy will be intruded by comings and goings and impact upon leisure times spent in the garden.
4. The new dwelling will have unrestricted views of Longhope and grounds.
5. The rear balcony will further impede privacy.
6. An en-suite window is now included in the west elevation.
7. If approved a substantial fence 2 metres high with gravel boarding should be provided on the western boundary.

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

6. Officers Appraisal

- 6.1 The modifications to the previous approval are minor and have no greater impact on the adjoining dwelling, Longhope. The slab level of the new dwelling will be conditioned as previous. The insertion of an obscure en-suite window in the west

elevation will provide a break in an otherwise bland gable without impacting upon the privacy of the neighbour.

- 6.2 With regard to concerns raised in respect of the size of the proposed dormer bungalow, it has dimensions of 15 metres wide and a depth of 10.3 metres. The previously approved dormer bungalow had the same depth but a width of 17.3 metres. The height has remained consistent at 6.7 metres. The critical factor will be to ensure that the slab level is dropped as low as possible so as to minimise the impact on the neighbouring property. It is strongly recommended that development should not commence until the slab level condition amongst others is approved.
- 6.3 Local concerns are noted but in this instance the proposed modifications are not significantly different from the scheme already approved and will not detract from the character of the locality or the amenity of the neighbouring occupier.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

2. **A09 (Amended plans).**

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

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

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

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

Reason: In order to clarify the terms of this permission and protect the amenity of adjoining residents.

5. **E17 (No windows in side elevation of extension).**

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

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

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

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

Reason: To protect the amenity of local residents.

8. **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.

9. G01 (Details of boundary treatments).

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

10. Prior to occupation of the dwelling details of the proposed steps from the terrace to the garden shall be submitted for approval in writing of the local planning authority and the steps installed in accordance with the approved details.

Reason: No details submitted with the application.

11. H03 (Visibility splays).

Reason: In the interests of highway safety.

12. H05 (Access gates).

Reason: In the interests of highway safety.

13. H12 (Parking and turning - single house).

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

Informatives:

- 1. HN01 - Mud on highway.**
- 2. HN05 - Works within the highway.**
- 3. HN10 - No drainage to discharge to highway.**
- 4. Regarding the slab level required to be submitted under condition no. 8, the local planning authority will be expecting the lowest level achievable for the site in the submission of the details.**
- 5. N15 - Reason(s) for the Grant of Planning Permission.**

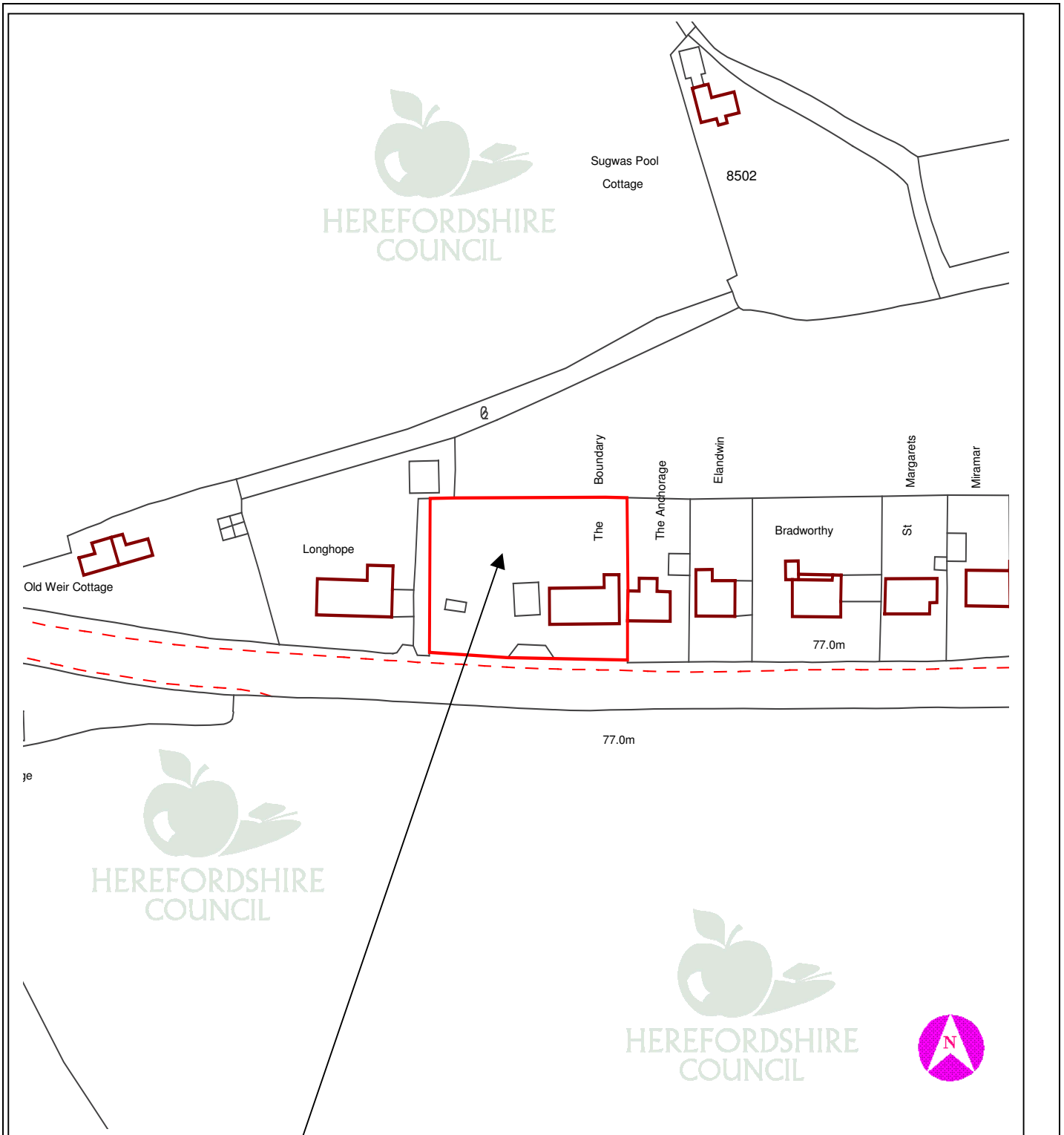
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1255/F

SCALE : 1 : 1250

SITE ADDRESS : The Boundary, Swainshill, Hereford, HR4 7QE

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9 DCCE2006/1550/F - ERECTION OF 2 NO. SEMI DETACHED DWELLINGS. PLOT 2 AT NO. 1 HOLME LACY ROAD, HEREFORD, HR2 6DP

For: Diocese of Hereford, Hook Mason, 11 Castle Street, Hereford, HR1 2NL

Date Received: 9th May, 2006

Ward: St. Martins & Hinton

Grid Ref: 50757, 38653

Expiry Date: 4th July, 2006

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

1. Site Description and Proposal

- 1.1 The site is located adjacent to the B4399 (Holme Lacy Road) on the corner of the junction providing access to St Martin's Church Hall. To the west lies a detached property known as The Rectory, to the north is a further detached property and east of the access road are playing fields. The site presently forms part of the garden associated with the property immediately to the north, 1 Holme Lacy Road and is fully enclosed by mature hedging.
- 1.2 Planning permission is sought for the construction of two semi-detached two bedroom properties to replace the approved detached four bedroom dwelling along with the creation of a new access.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
H3	-	Design of new residential development
H6	-	Amenity open space provision in smaller schemes
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H15	-	Density
H16	-	Car parking

3. Planning History

- 3.1 DCCE2006/0296/F - Erection of 2 semi-detached residential dwellings. Application withdrawn 22nd March, 2006.
- 3.2 HC870581/PF/E - Erection of new parsonage house and detached four bedroom dwellinghouse. Approved 3rd March, 1988.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No comments received.

Internal Council Advice

- 4.2 Traffic Manager: I suggest the roadside hedge is removed/cut back to provide 2 x 15m visibility splay towards the junction. I would also suggest that the parking is revised to give a parking area for both units in front of the properties with a turning space to the side.

5. Representations

- 5.1 Hereford City Council: Recommends refusal on the grounds of over intensive development of the site and access to the site too close to the existing road junction.

6. Officers Appraisal

- 6.1 Planning permission was approved on 3rd March, 1988 for a new detached parsonage house and a further detached four bedroom dwelling. The parsonage house was constructed following approval of planning permission but the second dwelling has never been constructed. However, the planning permission remains live through the commencement and construction of the parsonage house. The fall back position is therefore the construction of a four bedroom detached dwelling house on the site and the appraisal reflects this situation.
- 6.2 The properties are sited towards the western boundary of the site and are orientated in a southerly direction in order to minimise the impact on the amenity of the occupants of the parsonage house. The existing mature boundary hedge along the southern boundary of Holme Lacy Road is also to be retained which will mean the properties will largely be screened within the site. The design is typical of the style of property but will nevertheless compliment the design character of the area. The Traffic Manager has requested revisions to the internal parking arrangements and improvements to the visibility from the access. These matters are currently being addressed by the applicant and amended plans are awaited.
- 6.3 The concerns of the City Council are noted although they raised no objection to the previously withdrawn application earlier this year which was in fact for larger properties than is now proposed. Adequate space exists to accommodate the properties proposed and the footprint is comparable to the approved scheme which could be built at any time. It is acknowledged that the access is substandard in terms of its visibility but again the same access was approved under the 1988 planning permission and the Traffic Manager is satisfied that it can be improved to an acceptable standard.

6.4 On balance, the proposal will provide two modest two bedroom properties with adequate off street parking and private amenity space whilst at the same time creating a more acceptable relationship and juxtaposition with the existing dwelling than that which was approved in 1988. The development is considered acceptable in accordance with the development plan policies.

RECOMMENDATION:

Subject to the receipt of satisfactory amended plans relating to the access and internal parking, 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 A06 (Development in accordance with approved plans)

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

3 B01 (Samples of external materials)

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

4 E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

5 E16 (Removal of permitted development rights)

Reason: The local planning authority wish to control any future enlargement of the properties and development within the curtilage due to the confined nature of the site.

6 G01 (Details of boundary treatments)

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

7 E17 (No windows in side elevation of extension)

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

Informatives:**1 N15 - Reason(s) for the Grant of PP/LBC/CAC**

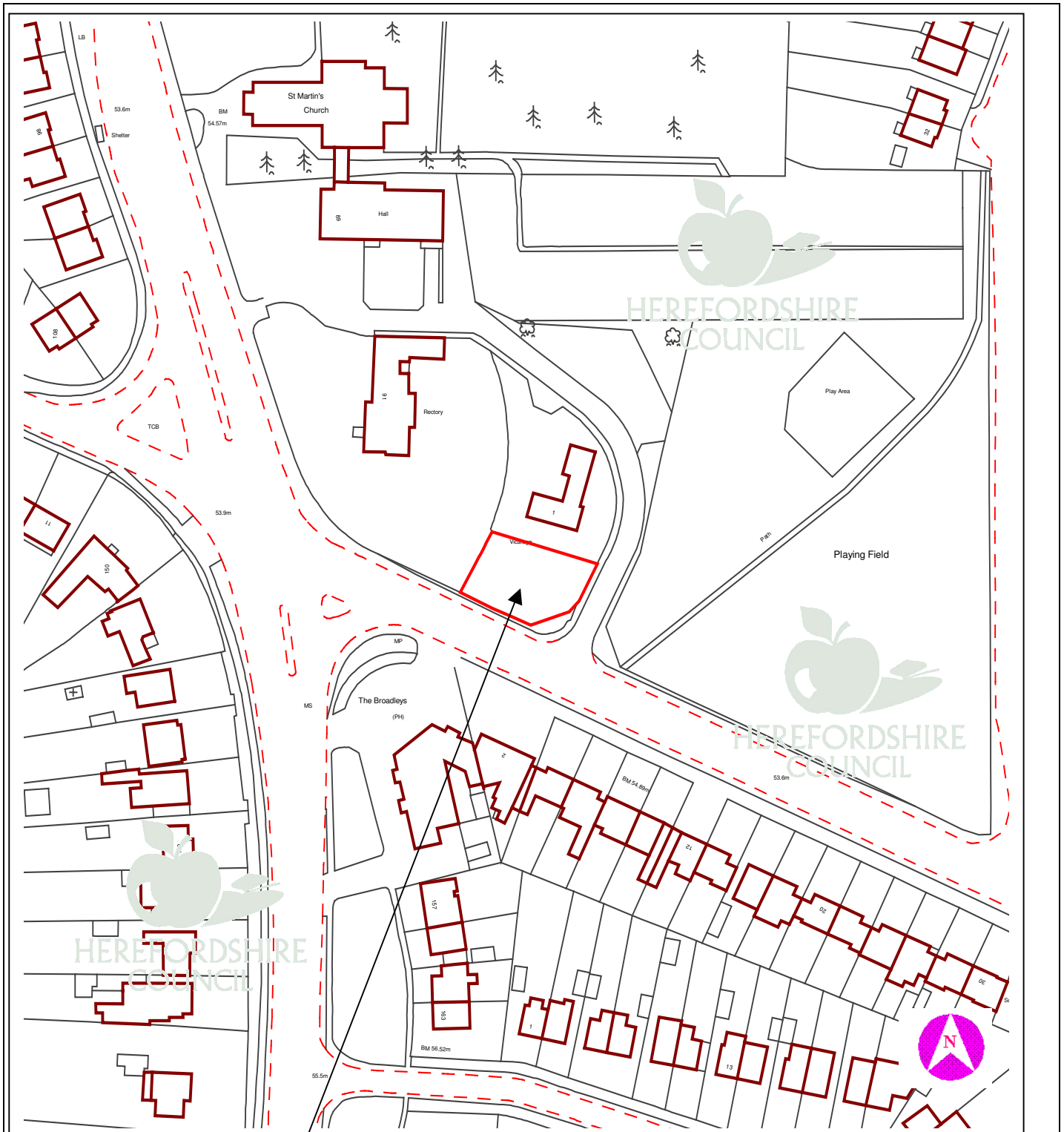
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1550/F

SCALE : 1 : 1250

SITE ADDRESS : Plot 2 at No. 1 Holme Lacy Road, Hereford, HR2 6DP

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10 DCCE2006/1277/F - CONVERSION OF 4 FLATS TO 3 NO. 2-STOREY MEWS HOUSES AND 1 FIRST FLOOR FLAT; DEMOLITION OF OUTBUILDINGS AND DEVELOPMENT OF 2 NO. COTTAGES; AND EXTENSION TO EXISTING TAKE AWAY. 1-3, PEREGRINE CLOSE, HEREFORD, HEREFORDSHIRE, HR2 6BS

For: Mr. J. Rudge, Malcolm Rogers Consultancy Services, Highfields, Stanford Road, Great Witley, Worcs, WR6 6JG

Date Received: 18th April, 2006 Ward: St. Martins & Hinton Grid Ref: 51442, 38606

Expiry Date: 13th June, 2006

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

1. Site Description and Proposal

1.1 The site occupies a corner position bordering Hinton Road to the west, Acacia Close to the north and Peregrine Close to the south. A detached two storey brick and slated pitched roof building occupies the northern half of the site with an attached single storey garage running along the western boundary. This building is presently sub-divided into two one bedroom flats and a fish and chip shop/Chinese take-a-way at ground floor with one two bedroom and one one bedroom flat at first floor. The southern part of the site is largely set out to lawn and the curtilage is enclosed by a 1.5 metre high block wall. The site is largely surrounded by existing properties including bungalows to the north, two storey dwellings to the east and south and a detached timber framed two storey property to the west which is Grade II Listed. The site lies within the flood plain designated as both Flood Zone 2 and 3.

1.2 Planning permission is sought firstly for the re-arrangement of accommodation within the existing building on site to provide a single storey extension of the takeaway off the northern elevation at ground floor and sub-division of the remainder of the property into 2 No. two bedroom, and one three bedroom mews style property and a one bedroom flat at first floor. A first floor extension is also proposed off the northern elevation. Secondly, the existing single storey garage at the south western corner of the site is to be demolished and replaced with a one-and-a-half storey extension to create a further 2No. two bedroom units. The majority of the existing garden is to be changed to hardstanding to create six off road parking spaces with a further single space for the operators of the take-away proposed along side Acacia Close.

2. Policies

2.1 Hereford Local Plan:

ENV1 - Land liable to flood

ENV14	-	Design
H3	-	Design of new residential developments
H7	-	Communal open space
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors
H21	-	Compatibility of non-residential uses
CON2	-	Listed buildings – development proposals

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR7	-	Flood risk
DR13	-	Noise
H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H14	-	Using previously developed land and buildings
H15	-	Density
H16	-	Car parking
H17	-	Sub-division of existing housing
HBA4	-	Setting of listed buildings

3. Planning History

- 3.1 HC960077PF - Erection of external extraction ducting. Approved 8th May, 1996.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments awaited.

Internal Council Advice

- 4.2 Traffic Manager: I have concerns over the density of the proposed residential development and subsequent level of parking provision. I also note that the parking space in Acacia Close for the take-away operators is sub-standard. However, the parking appears to be acceptable for the number of units proposed. The take-away business is existing and does not appear to be significantly intensified as a result of the proposal. Recommends conditions. Comments awaited on amended plans.
- 4.3 Environmental Health and Trading Standards Manager: I am satisfied that there are no adverse environmental health implications.
- 4.4 Conservation Manager: The setting of the adjacent listed houses would not be affected by the proposed development. With regard to the building, what may have been an

interesting core has been extended numerous times and therefore its architectural merits are less than if it had remained unaltered. In spite of this it still has some features of interest. The proposed extensions providing they use appropriate materials should not be overly detrimental to the character of the complex and therefore would be acceptable.

5. Representations

5.1 Hereford City Council: Recommends refusal on the grounds of proposed over intensive development.

5.2 Ten letters of objection have been received from local residents. The main points raised are:

- 1 the proposal is an over development of the site;
- 2 the proposal will lead to further congestion on narrow roads;
- 3 there will be disruption for possibly 12 months from the building works;
- 4 the tow path walk which is enjoyed by many holiday visitors will be ruined by yet more cars blocking the route;
- 5 the take-away was originally a chip shop but now includes a Chinese which means more customers waiting longer times and more cars blocking the road;
- 6 the storage area for the take-away is being moved to Acacia Close which is not suitable for heavy vehicles;
- 7 further congestion will make it difficult for emergency vehicles to access;
- 8 the deeds of all properties in Acacia Close forbids any business activities;
- 9 the take-away has no designated off road parking;
- 10 the local highway network is not suitable for accommodating further vehicular traffic associated with the development.
- 11 no parking will be available for visitors

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

6. Officers Appraisal

6.1 The proposal is for the re-organisation of the accommodation within the existing building to change three one bedroom flats and one two bedroom flat into a one bedroom flat, two two bedroom mews houses and one three bedroom mews house along with the creation of two additional two bedroom cottages.

6.2 There is no objection in principle to the re-organisation of the accommodation within the existing building as the floor area is largely the same with the exception of a small first floor extension off the northern elevation. The additional bedrooms are being created by sub-dividing existing rooms. A further single storey extension is proposed off the northern elevation to provide a new store and preparation area for the take-away. The scale of the extensions are modest and the form and design will harmonise with the existing building and will have no additional impact on the amenity of neighbouring properties.

6.3 The second element to the proposal relates to the demolition of the existing single storey garage/food storage area and its replacement with a one-and-a-half storey building to create two two bedroom cottages. The scale of this building is modest with the height being subservient to all other buildings in the immediate locality. This will

ensure its impact on the character of the area and setting of the nearby listed building is minimised. The building has a simple form and appearance appropriate to its context and will have no additional impact on amenity enjoyed by nearby properties. As such the principle of the building in terms of its scale, design and materials is also considered acceptable.

- 6.4 The majority of the concerns expressed by objectors relate to lack of adequate parking and increased vehicle movements associated with both the additional number of units proposed and the take-away. The size of the take-away is not proposed to change and there will be no intensification of use as a result of this application in relation to the take-away usage. An additional two residential units will be created as a result of the development, which inevitably will lead to the likelihood of increased vehicle movements and a requirement for additional parking. The applicants have addressed this by providing off road parking of one space per unit. This is below the required standard particularly for a three bedroom unit, albeit this unit is modest in floor area. However, there is presently no off street parking to serve the existing four residential units or take-away and on balance the provision of one space per unit is considered to be an improvement on the existing situation. This is confirmed by the Traffic Manager who, whilst having concerns ultimately does not object to the application.
- 6.5 There remain concerns with the lack of private amenity space available to serve the units particularly given the location of the site on the fringes of the city. This issue has been addressed to a certain extent by enlarging the available space to be used as a communal garden area and although small, will provide an adequate amount of space for outdoor recreational use such as barbecues and the like. Furthermore the site is within walking distance of the King George's Playing Fields offering a range of recreational opportunities. Comments are awaited from the Environment Agency as the site lies within the flood plain. The applicants have, however, liaised with the Environment Agency prior to submission of the application and propose that the floor level of the two new cottages is above the highest recorded flood level for the locality.
- 6.6 Whilst parking and amenity space is limited, the provision of some off road parking is considered to be an enhancement of the existing situation where no off street parking exists, notwithstanding that an additional two units are proposed. On balance, therefore, the proposal is considered acceptable.

RECOMMENDATION

Subject to there being no objection from the Environment Agency by the end of the consultation period, the officers named in the scheme of delegation to officers be authorised to approve the application subject to the following conditions and any 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 A06 (Development in accordance with approved plans)

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

3 B01 (Samples of external materials)

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

4 H02 (Single access - footway)

Reason: In the interests of highway safety.

5 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

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

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

7 H29 (Secure cycle parking provision)

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

8 G01 (Details of boundary treatments)

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

Informative:

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

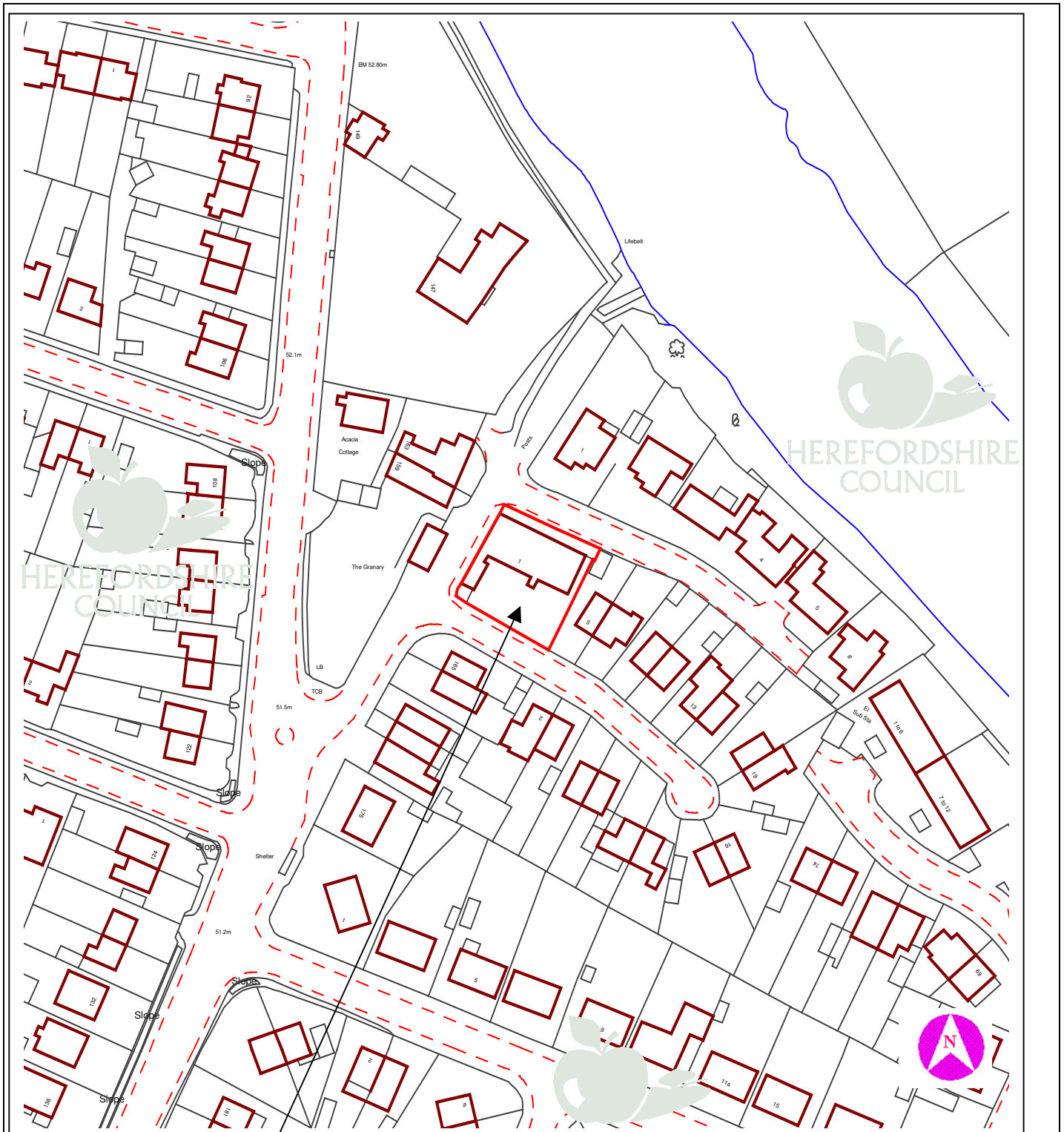
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1277/F

SCALE : 1 : 1250

SITE ADDRESS : 1-3, Peregrine Close, Hereford, Herefordshire, HR2 6BS

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11A DCCE2006/1158/F - DEMOLITION OF REAR TWO STOREY EXTENSIONS AND CONSTRUCTION OF NEW EXTENSION TO PROVIDE LIVING ACCOMMODATION FOR 38 KEY WORKERS AND EXTENSION TO PUBLIC HOUSE. 57-59 COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BP

For: Regimental Inns Ltd, Hook Mason Ltd, 11 Castle Street, Hereford, HR1 2NL

11B DCCE2006/1159/C - DEMOLITION OF REAR TWO STOREY EXTENSIONS FORMING ANCILLARY ACCOMMODATION TO THE EXISTING PUBLIC HOUSE PREMISES 57-59 COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BP

For: Regimental Inns Ltd, Hook Mason Ltd, 11 Castle Street, Hereford, HR1 2NL

Date Received: 10th April, 2006 Ward: Central Grid Ref: 51380, 40197

Expiry Date: 5th June, 2006

BVPI Expiry Date: 10th July, 2006

Local Member: Councillor D.J. Fleet

1. Site Description and Proposal

1.1 The site is located on the southern side of Commercial Road approximately 50 metres south west of the junction with Union Walk. Neighbouring the site to the north east is Wetherspoon's Public House, south west is the Litten Tree Public House above which are 10 flats. To the rear of the site is a mixture of commercial uses including a second hand car sales area and offices along with semi-detached properties. A two storey brick and slated pitched roof building fronts onto Commercial Road with vehicular access obtained through an archway to the rear of the site. To the rear of the original public house are a series of two storey pitched roof extensions constructed predominantly from brick which extend out towards the rear of the site. The majority of the ground floor of the premises is currently used as a public house known as The Hop Pole the first floor being used as staff accommodation. To the rear of the site lies a small beer garden with a parking area for around 5 cars.

1.2 The site lies within Hereford City Conservation Area, the Central Shopping and Commercial Area and the frontage is designated as Secondary Shopping Frontage as identified in the Herefordshire Unitary Development Plan (Revised Deposit Draft). The site also falls within an Area of Archaeological Importance.

- 1.3 This report covers two applications. Firstly, Conservation Area Consent is sought to demolish the two storey extensions to the rear of the original building fronting Commercial Road. Secondly, full planning permission is sought for the construction of a new three and four storey development above and to the rear of the existing public house. The proposal comprises residential accommodation similar in form to Halls of Residence. This being clusters of en-suite bedrooms with a communal kitchen and living area and central circulation space comprising pods of accommodation totalling 38 bedrooms with a small communal outdoor amenity area. The existing parking area to the rear of the site is to be retained with parking available for 4 cars along with a turning area large enough for small service vehicles. The parking will be for the use of employees associated with the public house, the new residential accommodation being car free and specifically designed to provide accommodation for student nurses and clinical staff at the hospital but potentially available for teachers, police officers, fire officers, social workers, prison and probation staff.

2. Policies

2.1 Hereford Local Plan:

ENV14	-	Design
ENV15	-	Access for all
H3	-	Design of new residential development
H6	-	Amenity open space provision in smaller scheme
H7	-	Communal open space
H8	-	Affordable housing
H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas - site factors
H22	-	Existing non-residential uses
H23	-	City Centre residential accommodation
CON11	-	Use of period materials
CON12	-	Conservation areas
CON13	-	Conservation areas – development proposals
CON14	-	Planning applications in conservation areas
CON16	-	Conservation area consent
CON18	-	Historic street pattern
CON19	-	Townscape
CON20	-	Skyline
CON35	-	Archaeological evaluation
T11	-	Pedestrian provision
T12	-	Cyclist provision

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR13	-	Noise

H1	-	Hereford and the market towns: settlement boundaries and established residential areas
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H15	-	Density
H16	-	Car parking
H19	-	Open space requirements
T6	-	Walking
T7	-	Cycling
HBA6	-	New development in conservation areas
HBA7	-	Demolition of unlisted buildings within conservation areas
ARCH1	-	Archaeological assessments and field evaluations
ARCH2	-	Foundation design and mitigation for urban sites
ARCH6	-	Recording of archaeological remains
ARCH7	-	Hereford AAI

3. Planning History

- 3.1 CE2001/0601/F - External alterations to front and side elevations, minor single storey first floor extension and the refurbishment and internal re-organisation of existing public house. Approved 10th May, 2001.
- 3.2 HC960374AI - Two externally illuminated O'Neills painted fascia signs, 1 externally illuminated projected sign, 1 internally illuminated projecting sign. Application undetermined.
- 3.3 HC960373PF - Alterations to front elevation and formation of beer garden to the rear of existing public house. Application undetermined.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No comment.
- 4.2 Welsh Water: No objection subject to conditions on foul and surface drainage.

Internal Council Advice

- 4.3 Traffic Manager: The application has some transport implications, given that there is no car parking proposed for the key workers, and only 4 car park spaces for the public house. The proposal would meet guidelines for a car free development as the site is close to the city centre services, hospital, retail shops, bus station and railway station. There are excellent public transport and pedestrian cycle links from the site to employment, commercial and recreational trip generators nearby. It is relevant that in Hereford, 27.8% of households have no access to a car or van (2001 Census) and only 51% of residents actually drive to work. Ownership of motor vehicles is lowest amongst single, young people, who would be the most likely occupants of the development. I have no objections subject to conditions in particular requiring additional cycle storage on site.

- 4.4 Conservation Manager - Archaeology: An archaeological evaluation of the site has now been completed and indicates the presence of archaeological remains on site. These remains however, whilst certainly significant, are not exceptional in their importance. Accordingly I have no objection to the development as proposed subject to acceptable archaeological mitigation being secured by a suitable archaeological condition.
- 4.5 Conservation Manager - Ecology: No objections subject to an informative note suggesting the applicants undertake a watching brief for the presence of bats and nesting birds during the demolition stage.
- 4.6 Conservation Manager: The buildings to the rear are not of any particular architectural merit and therefore their demolition is considered acceptable. The proposed new design follows the historic burgage plot style of development with a number of buildings of differing heights, which would be in keeping with the character of development within the Conservation Area. The design is restrained and not particularly exciting however given that this is an area of backland development this would be acceptable. The most important aspect of this scheme would therefore appear to be the choice of materials such as the brick and in particular the slates so that the building sits comfortably within the surrounding Conservation Area. The proposal is considered acceptable.
- 4.7 Environmental Health and Trading Standards Manager: Comments awaited on revised acoustic report.
- 4.8 Strategic Housing Manager: The definition of key workers listed within the application is based on national guidance and would not necessarily be seen by Strategic Housing as a key worker in the Herefordshire area, requiring affordable housing. Studies undertaken by the Housing Market Research Officer indicates that there is no evidence to suggest that key workers as defined nationally are disadvantaged and unable to access the housing market without financial assistance and therefore there appears to be no local evidence/need data to support the application for the identified group for the provision of affordable housing. It is also considered that shared accommodation is outdated and self-contained units are more acceptable and flexible at meeting a range of long term housing needs. In addition to the above, as the application is for 38 units, Strategic Housing would seek a 35% element of affordable housing from the development.

5. Representations

- 5.1 Hereford City Council: No objection to this application but has concerns of the lack of rear emergency route from the site in a south easterly direction.
- 5.2 Conservation Advisory Panel: Concern at the communal areas and servicing of the area. Design quality of the link to the rest of the town.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The more modern two storey extensions to the rear of the existing public house are of no architectural or historic merit and therefore there is no objection to their demolition.

The building of interest, namely the original public house and particularly the façade onto Commercial Road is to be retained and restored.

- 6.2 The site lies within the Conservation Area and is also within an Area of Archaeological Importance and therefore considerable care is required with any new development in this context. The new build element of the scheme has been designed to respect the scale and form of other buildings in the immediate locality surrounding the site. Immediately to the south is the imposing former mill building now used as the Litten Tree Public House at ground floor with residential accommodation above. This building provides the backdrop for the new development when viewed from Commercial Road. The scale and particularly the height has been specifically designed to be subservient to this building in order to create a gradual height increase from the two storey Wetherspoon's Public House building. The effect of which is that the new development will, with the exception of the pitched slated roof, not be prominent or even particularly visible from wider vantage points. The mass has also been diluted by breaking up the roof line and varying the width in order to break up the side elevations. Additional details such as large glazed full height panels and hardwood timber cladding will also assist in softening the impact of the predominantly brick elevations. Overall, it is considered that the scale, form, design and materials proposed for the development will harmonise sympathetically into the immediate context and the wider Conservation Area.
- 6.3 The proposal is to provide accommodation for what is described as key workers, the accommodation being primarily targeted at student nurses and other NHS clinical staff at the hospital but also being available for teachers, police officers, fire officers, social workers and prison and probation staff. Rather than self-contained units, the form of accommodation is akin to student halls of residence. Namely, clusters or pods of between 3 and 8 en-suite bedrooms centred around a communal circulation space with a shared kitchen and living room. The scheme comprising a total of 8 pods of accommodation. No proposal of this nature has come forward within Herefordshire previously but the applicants have undertaken their own market research including discussions with the hospital and colleges. This has revealed that there is a current shortage of student type accommodation within the city. For example, much of the former student nurses accommodation within the hospital grounds either no longer exists or is now being used as offices or other non-residential uses.
- 6.4 The type of accommodation proposed has generated an objection from Strategic Housing as it does not comply with the Council's definition of affordable housing neither has a specific need for this type of accommodation been proven through normal measures such as housing need surveys. This type of accommodation is unique for Herefordshire and therefore it is not surprising that no reference to this type of accommodation is made within the relevant development plan policies or Supplementary Planning Guidance on affordable housing. However, it is considered that providing the occupation of the accommodation is tightly controlled by condition or legal agreement it offers the opportunity to provide affordable city centre accommodation for Herefordshire's primarily young, workforce. Furthermore, the scheme ultimately falls below the threshold for the provision of conventional affordable housing as a unit is defined as being self-contained and consequently only 8 pods of self-contained accommodation are proposed. The Unitary Development Plan threshold for provision of affordable housing is in fact 15 self-contained units.
- 6.5 The Environmental Health Manager has requested further information including a further acoustic report to fully assess the impact of local sources of noise on the

amenity of the occupants. They do not, however, object to the application in principle and it is likely that with appropriate construction techniques such as acoustic insulation and double glazing, the amenity of the occupants can be safeguarded. Four parking spaces are to be provided for employees and deliveries associated with the public house but the proposed residential accommodation is to be car free. This is considered acceptable given the city centre location of the site and the nature of the accommodation proposed. This view is supported by the Traffic Manager who raises no objection to the principle of the development being car free provided a contribution is made towards sustainable transport initiatives in the locality. Details of this contribution are appended to this report as Heads of Terms for the Section 106 Agreement. The scheme will also incorporate a communal garden area, which although small, will provide a useable outdoor space for the occupants to have barbecues and the like. Finally the Council's Archaeologist has confirmed that the trial digs that have been undertaken have revealed some archaeological remains but they are not so significant as to thwart the development and therefore a suitable archaeological condition requiring further evaluation to be undertaken is recommended.

- 6.6 The scheme would provide a unique opportunity for Herefordshire to provide low cost city centre accommodation whilst protecting and enhancing the character and appearance of the Conservation Area.

RECOMMENDATION

1. **Subject to there being no objection from the Head of Environmental Health and Trading Standards by the end of the consultation period.**
2. **The Legal Practice Manager will be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 in accordance with the Heads of Terms appended to this report and incorporating any additional matters he considers appropriate.**
3. **The planning obligation shall be completed by 5th July, 2006 and upon completion of the aforementioned planning obligation that officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any further conditions considered necessary by officers:**

CONDITIONS – CE2006/1158/F

- 1 **A01 (Time limit for commencement (full permission))**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 **A06 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.

- 4 D01 (Site investigation - archaeology)
- Reason: To ensure the archaeological interest of the site is recorded.
- 5 Prior to the commencement of the development the applicant shall provide a Method Statement in order to minimise the amount of dust and dirt emanating from the site during the demolition and construction phases. The development should be carried out in accordance with the agreed Method Statement.
- Reason: To safeguard the amenities of the locality.
- 6 During the demolition and construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following hours: Monday to Friday 8am to 6pm, Saturday 8am to 5.30pm nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the local planning authority.
- Reason: To protect the amenity of local residents.
- 7 No materials or substances shall be incinerated within the application site.
- Reason: To safeguard residential amenity and prevent pollution.
- 8 Development shall not begin until the applicant/agent has provided for the prior approval of the local planning authority a parking policy/plan identifying where all demolition and construction traffic associated with the development will be parked and how the parking will be managed. The parking shall be in accordance with the approved policy/plan.
- Reason: To prevent indiscriminate parking in the interest of highway and pedestrian safety.
- 9 H13 (Access, turning area and parking)
- Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- 10 H29 (Secure cycle parking provision)
- Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.
- 11 G01 (Details of boundary treatments)
- Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
- 12 Within 3 months of commencement of work on the construction of the new development details to include scale plans shall be provided of the proposed communal garden area which shall include details of all hard and soft landscaping proposed. The approved details shall be completed prior to first occupation of the development hereby permitted.

Reason: To ensure a reasonable standard of communal amenity space is available for future occupants of the development.

- 13 All windows and glazed areas on the south west elevation shall be glazed with obscure glass, details of which shall be submitted for the approval in writing of the local planning authority within 2 months of commencement of work on the construction of the new development. The glazing to be used shall be in accordance with the approved details.**

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

- 14 The accommodation hereby permitted shall be occupied as halls of residents (groups of up to 8 en-suite bedrooms arranged around communal living and circulation areas) and limited to a person or persons solely or mainly working, or last working, in the county of Herefordshire in one of the occupations listed below, or a widow or widower of such a person, and to any resident dependents.**

- 1. Nurses and other NHS clinical staff.**
- 2. Teachers in schools and in further education and Sixth Form Colleges.**
- 3. Police Officers.**
- 4. Prison and probation service staff.**
- 5. Social workers, educational psychologists and occupational therapists employed by local authorities.**
- 6. Whole time junior fire officers and retained firefighters (all grades).**

The development shall not be occupied in any other manner or for any other use including any other use within Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: To ensure the accommodation remains affordable and available in perpetuity for occupation with the identified key workers.

- 15 Within 2 months of the commencement of the construction of the development hereby permitted, details shall be provided of the criteria to be used for determining the identity of prospective and successive occupiers of the accommodation and the means by which such occupancy shall be managed and enforced. A detailed record of occupancy shall be maintained and made available to the local planning authority for inspection upon reasonable request.**

Reason: To ensure the accommodation remains affordable and available in perpetuity for occupation by the identified key workers.

- 16 W01 (Foul/surface water drainage).**

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

- 17 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.

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

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

Informatives:

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 A watching brief should be kept during the works for the presence of bats as well as nesting birds. If found to be present during the work, operations should cease and an ecologist licenced by English Nature for bat surveys should be engaged to determine the species, populations and impact of the works together with mitigation and compensation. The presence of nesting birds should also be evaluated throughout the works and if revealed or potentially disturbed by the development the Herefordshire Council's Ecologist should be notified. Works should avoid disturbance to the nests, young, eggs, adults and nesting area.**
- 5 ND02 - Area of Archaeological Importance**
- 6 N15 - Reason(s) for the Grant of PP/LBC/CAC**

CONDITIONS – DCCE2006/1159/C**1 A01 (Time limit for commencement (full permission))**

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

2 A06 (Development in accordance with approved plans)

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

4 Prior to the commencement of the development the applicant shall provide a Method Statement in order to minimise the amount of dust and dirt emanating from the site during demolition phase. The demolition shall be carried out in accordance with the agreed Method Statement.

Reason: To safeguard the amenities of the locality.

4 During the demolition and construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday to Friday 8am to 6pm, Saturday 8am to 5.30pm nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of local residents.

5 D01 (Site investigation - archaeology)

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

6 F40 (No burning of material/substances)

Reason: To safeguard residential amenity and prevent pollution.

7 Development shall not begin until the applicant/agent has provided for the prior approval of the local planning authority a parking policy/plan identifying where all demolition and construction traffic associated with the development will be parked and how the parking will be managed. The parking shall be accordance with the approved policy/plan.

Reason: To prevent indiscriminate parking in the interest of highway and pedestrian safety.

8 C14 (Signing of contract before demolition)

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

9 C16 (Detailed scheme of demolition operations)

Reason: To minimise the risk of damage to the existing building.

Informative:

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

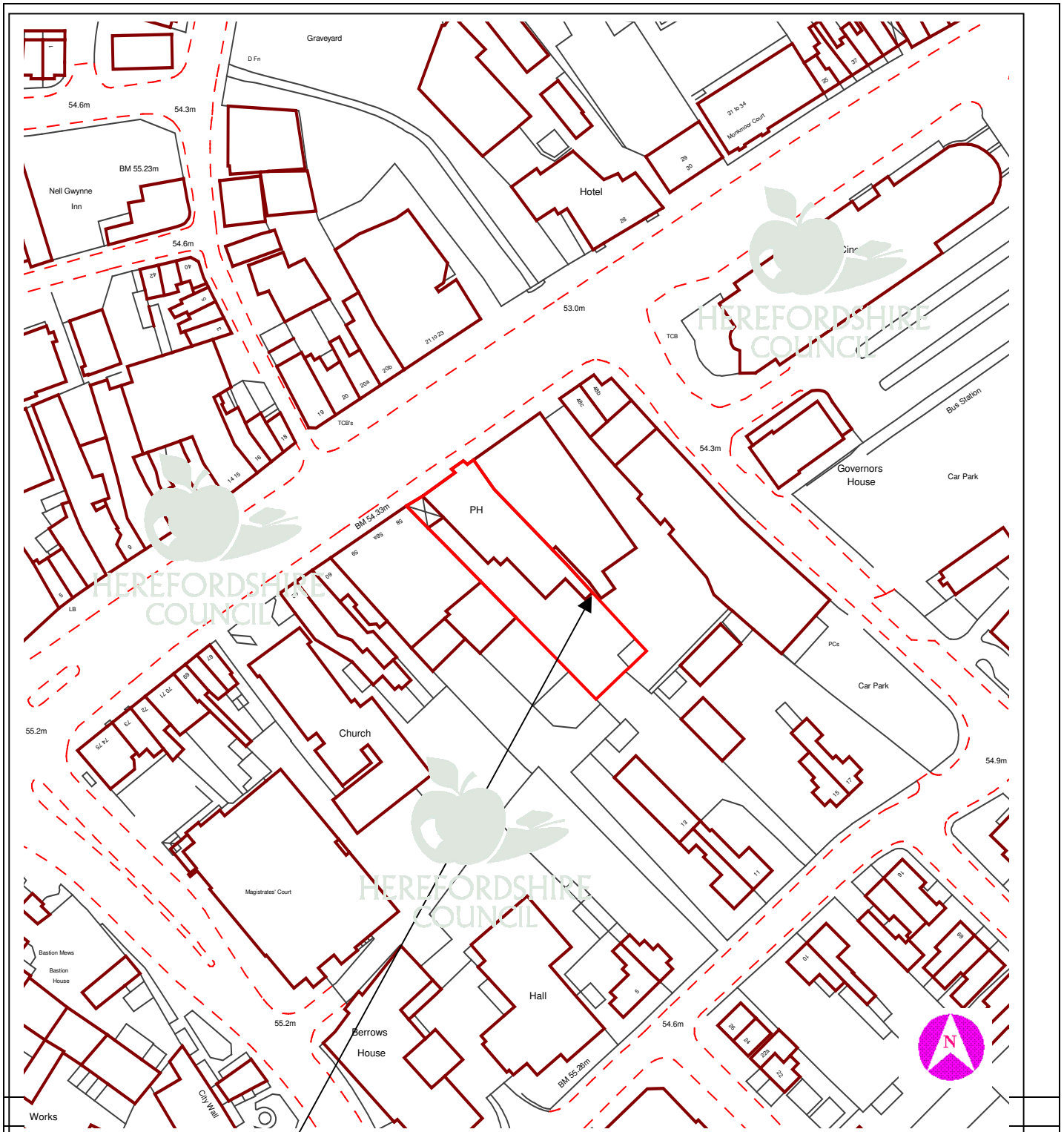
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



APPLICATION NO: DCCE2006/1158/F

SCALE : 1 : 1250

SITE ADDRESS : 57-59 Commercial Road, Hereford, Herefordshire, HR1 2BP

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

Planning Application – DCCE2006/1158/F
Car free key worker residential development

At Rear of The Hop Pole Public House, Commercial Road, Hereford

1. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £1500 per bedroom being a total contribution of £54,000 for improved transportation infrastructure in the locality of the application site which sum shall be paid on or before the commencement of development.
2. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
 - a) Traffic calming and improved safety signing
 - b) Contribution to improved bus service
 - c) Improved bus shelters/stops
 - d) Improve lighting to highway routes leading to the site
 - e) Improved pedestrian and cyclist connectivity with the site
 - f) Improved cycle parking facilities
 - g) Improved pedestrian crossing facilities
3. In the event that Herefordshire Council does not for any reason use the said sum of Clause 1 for the purposes specified in the agreement within 10 years of the date of this agreement, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
4. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
5. The developer shall complete the Agreement within 12 weeks of the date the application is registered as valid otherwise the application will be registered as deemed refused.

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

10th April 2006

12 DCCE2006/1374/O - PROPOSED DWELLING IN GARDEN. 22 FOLLY LANE, HEREFORD, HEREFORDSHIRE, HR1 1LY

For: Mrs D.R. Built, per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW

Date Received: 26th April, 2006 Ward: Tupsley Grid Ref: 52509, 40355

Expiry Date: 21st June, 2006

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

1. Site Description and Proposal

1.1 This application seeks outline permission for the erection of a new dwelling at 22 Folly Lane, Hereford. The application reserves all matters but an indicative layout plan has been provided. This application represents a resubmission of an Outline planning application (DCCE2005/3072/O) which also sought permission for a dwelling. This application was refused using Delegated powers.

1.2 The existing site fronts onto Folly Lane and consists of a dwelling located to the rear within a garden curtilage. To the west of the site is found frontage development facing onto Folly Lane. Folly Drive runs immediately to the east of the application site serving 11 dwellings. The application site is located within the Established Residential Area and gradient levels rise from the front of the site to the rear of the site. This proposal seeks permission for a dwelling to be sited in the front garden area of number 22 Folly Lane. The indicative layout suggests a dwelling located approximately 11 metres in from the highway with the existing front access point closed. A new vehicular access to serve both the existing and proposed property is shown to the front of number 22, accessed from Folly Drive.

2. Policies

2.1 Hereford Local Plan:

H12	-	Established residential areas – character and amenity
H13	-	Established residential areas – loss of features
H14	-	Established residential areas – site factors

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
H1	-	Hereford and the market towns: settlement boundaries and established residential areas

3. Planning History

- 3.1 DCCE2005/3072/O – Proposed dwelling. Refused 15th November, 2005
- 3.2 95/0035/PF - Two storey extension. Approved 27th February, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager – No response received
- 4.3 Environmental Health Manager – No objection

5. Representations

- 5.1 Local residents – Two letters of objection have been received from the following sources:
- P.A. Hawkins, 20 Folly Lane, Hereford
 - Mr and Mrs C.L. Williams, 24 Folly Lane, Hereford

The comments raised can be summarised as follows:

1. The proposed access will cause noise, light and pollution issues; the existing access should be used.
 2. Mature trees on site have been removed;
 3. Adverse impact upon nature conservation;
 4. Unacceptable subdivision of a garden area;
 5. Proposal fails to acceptably meet the criteria outlined in Hereford Local Plan Policy H14;
 6. The proposal fails to comply with the criteria outlined in Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy S1 and S2;
 7. The proposal will be unable to promote or reinforce the distinctive character and appearance of the locality in accordance with policy DR1 of Herefordshire Unitary Development Plan (Revised Deposit Draft).
- 5.2 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application site is located within the Established Residential Area of Hereford and as such there is no fundamental policy objection to a residential development of this site. As noted previously, all matters have been reserved in this application; however, the principle of residential development on this site must be considered.
- 6.2 As with the previous application it is considered that there are two significant issues for consideration in the context of this application. The first is the relationship of any new

dwelling with the existing property on site. The second is the ability of any new property to integrate effectively into the street scene.

6.3 Having regard to the site and its context, it is considered that a new dwelling of an appropriate design and scale for this locality could not be introduced without either compromising the privacy of the existing dwelling, or representing an incongruous feature within the street scene to the detriment of the visual amenities of the area. A location towards the rear of the site will result a loss of privacy between the proposed property and the existing dwelling. Whilst the required distance between these properties to avoid overlooking would result in a prominent and intrusive feature within the street scene. The site is notable for its gradient and the siting of the neighbouring properties (20 and 24) is not conducive to the appropriate siting of this proposal. It is further assessed that, notwithstanding the above issues, a new dwelling on this site would result in a contrived relationship between the existing dwelling on site and the proposed new property.

6.4 Turning to the objections raised, the access limitations were recognised by the Traffic Manager in the previous application for this proposal (DCCE2005/3072/O) but it was suggested that either a widening of Folly Drive or the use of the existing access could resolve these concerns. A refusal on this matter was not considered reasonable with the previous application, particularly as access is a reserved matter, and this remains the case with this application.

6.5 Though this site does initially appear to offer the potential for development, it is considered that for the reasons discussed above the site is ultimately unable to acceptably accommodate a dwelling without compromise.

RECOMMENDATION

That planning permission be refused on the following ground:

- 1. The proposed development would, by virtue of the site constraints and its' context, result in a contrived and unacceptable relationship with the existing dwelling; and, would result in an adverse impact on the character and appearance of the street scene to the detriment of the visual amenities of the locality. The proposal is therefore considered contrary to Hereford Local Plan Policies H12, H13, H14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) Policies S1, S2, S3, DR1, H1**

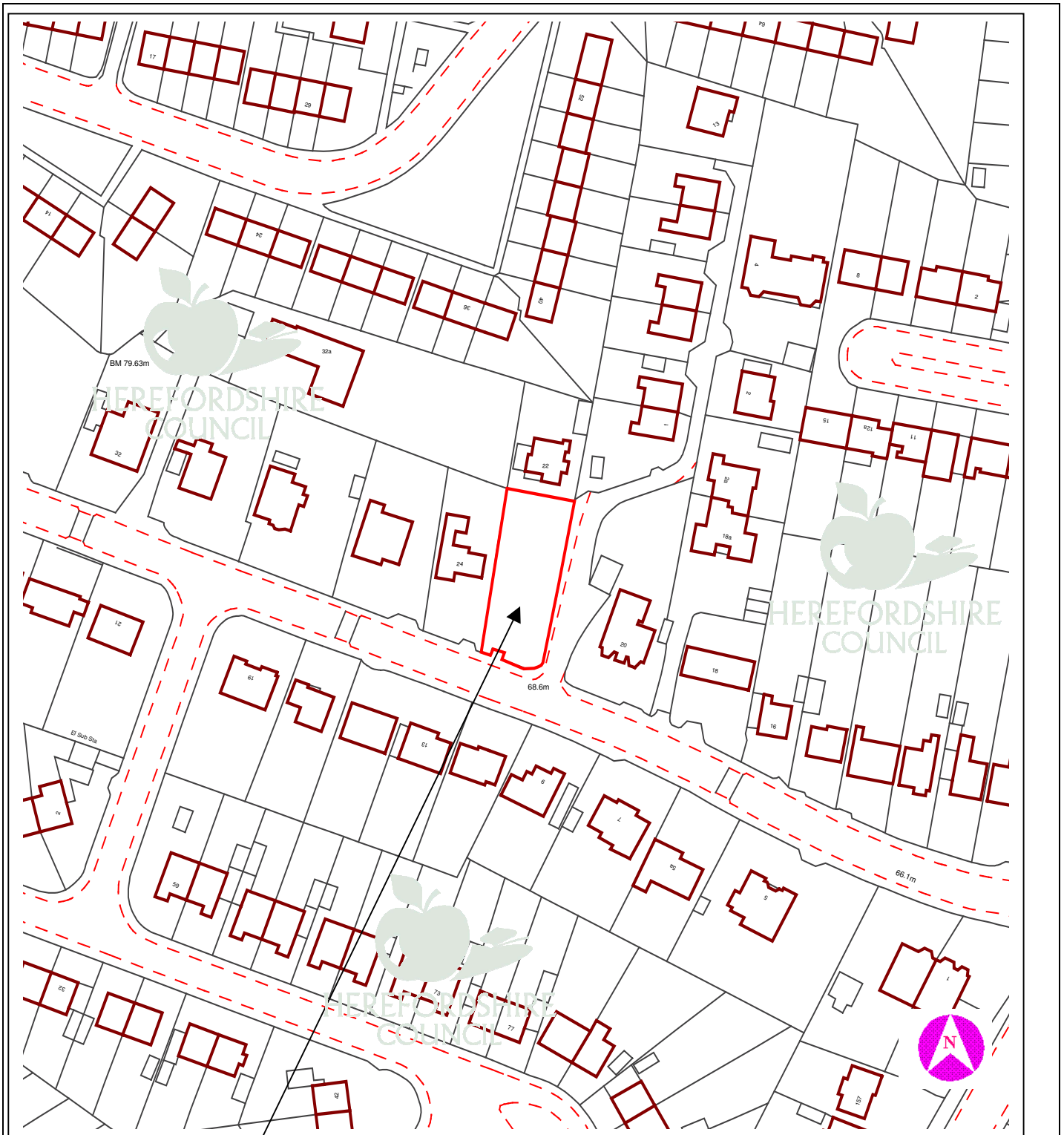
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1374/O

SCALE : 1 : 1250

SITE ADDRESS : 22 Folly Lane, Hereford, Herefordshire, HR1 1LY

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Further information on the subject of this report is available from Mr A Sheppard on 01432 261961

**13 DCCE2006/1023/F - RESURFACE TRACK WITH
HARDCORE AND SCALPINGS (PART
RETROSPECTIVE) ACCESS TRACK FROM U72011
ROAD TO FIELD KNOWN AS WARWICKSHIRE OSM
9071, DINEDOR, HEREFORD, HR2 6PG**

**For: Mr. M. Wilcox, The Firs, Holme Lacy, Hereford,
HR2 6LU**

Date Received: 24th March, 2006 Ward: Hollington Grid Ref: 51880, 35628

Expiry Date: 19th May, 2006

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 This application seeks retrospective permission for the resurfacing of a field access track with hardcore and scalping. The access track in question links the U72011 with field parcel OSM 9071. The access track runs down from the minor road U72011, northwards, between Upper Cross Cottage and Orchard Meadow, to a small meadow. The track is approximately 60 metres in length and 5 metres wide. The site falls within an Area of Great Landscape Value and it is characterised as 'Forest Smallholdings and Dwellings' in the Landscape Character Assessment. At this time hardcore has been laid but the scalpings have not.
- 1.2 This applications is a re-submission with the first (DCCE2006/0420/F) being withdrawn due to issues relating to land ownership and the associated advertisement of this application. Though the ownership of land is not a planning issue, the correct advertising required in scenarios where land ownership is in doubt has now been undertaken.

2. Policies

2.1 National:

PPS1	-	Delivering sustainable development
PPG9	-	Biodiversity and geological conservation
PPG15	-	Planning and the historic environment

2.2 South Herefordshire District Local Plan:

GD1	-	General development criteria
C1	-	Development within open countryside
C8	-	Development within AGLV
C9	-	Landscape features
C16	-	Protection of species
T3	-	Highway safety requirements

2.3 Herefordshire Unitary Development Plan:

S1	-	Sustainable development
S2	-	Development requirements
S6	-	Transport
S7	-	Natural and historic heritage
LA2	-	Landscape character and areas least resilient to change
NC1	-	Biodiversity and development
NC7	-	Compensation for loss of diversity
NC8	-	Habitat creation, restoration and enhancement
NC9	-	Management of landscape features of the landscape important for fauna and flora

3. Planning History

- 3.1 DCCE2006/0420/F – Resurface access track with hardcore and scalping (Part Retrospective). Withdrawn 21st February, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Conservation Manager – No objections subject to conditions
- 4.3 Traffic Manager – No objection
- 4.4 Public Rights of Way Manager – No objection

5. Representations

- 5.1 Parish Council – No objection
- 5.2 Local Residents – Three letters of objection (from two address points and one family name) have been received from the following sources:
- Mr M.A. Joynt, Orchard Meadow, Dinedor
 - Mr James Joynt, Little Acre, Dinedor
 - Mrs M. A. Joynt, Little Acre, Dinedor

The comments raised can be summarised as follows:

1. The track is not a right of way into the field, but was rather a path onto rough ground to the right of the field;
2. The work has already been carried out;
3. This was a 'green lane' with ecological and conservation interest and it should revert to this state;
4. Adverse impact upon the visual amenities of the locality;
5. The works have obstructed access for a neighbouring property;
6. The access is intended to provide access so a dwelling can be built on site;
7. If a dwelling is not permitted, the site will fall into disrepair;
8. Adverse impact upon hedgerows and associated wildlife;
9. Mud on the road was not historically an issue.

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

6. Officers Appraisal

6.1 The Traffic Manager has confirmed that there are no highway safety issues associated with this application and on this basis it is assessed that the acceptability or otherwise of this application rests with the landscape, conservation, and ecological issues associated with the works already undertaken, and those proposed.

6.2 The hardcore (crushed concrete and brick) has already been laid as a sub-base across the full width and length of the track and this is somewhat unsightly because it contains quite large pieces of rubble (half bricks for example) and because of the mix of different colours of the building waste. However, the introduction of scalping on top of the hardcore would create a top surface that would be more muted in colour. The Landscape Officer has advised that subject to the effective control of this it is considered that the track will not have an adverse visual impact on the wider rural landscape.

6.3 Notwithstanding the above, the works already carried out are of concern. The way in which surfacing has been laid across the full width of the track, from hedge to hedge, does harm the appearance of this lane. On this basis the Landscape Officer advises that it is appropriate for the width of the lane to be restricted in width to allow for the creation of earth verges on either side of the track. These could be seeded with a grass/wildflower mix. In this way the rural character of the lane would be restored and the visual impact of the surfacing reduced. Appropriate conditions could secure this.

6.4 With regard to technical issues, it is essential that the specification for a sufficient depth of top surfacing is secured to ensure that the unsightly sub-base underneath does not become exposed. This is proposed to be controlled through an appropriate condition. In terms of appearance, scalplings would be suitable as they are muted in colour and would dull down over time with dry mud and dust spread over the wearing surface. A condition will secure an appropriate specification for the track, which will achieve the required finish.

6.5 The Landscape Officer confirms that on balance, if the width of the track is reduced, a suitable specification for the track agreed, and grass verges instated, the development would be acceptable from a landscape perspective.

6.6 Turning to the ecological issues associated with these works, the Council's Ecologist advises that a loss of wildlife habitat has occurred due to the works undertaken. To address this a shallow ditch is requested on the eastern side of the lane by removing 1m of the existing hardcore at the junction with the road, raising to 2m further to the north. The need for the reinstatement of a verge as confirmed by the Landscape Officer is echoed.

6.7 On the basis of the above it is considered that, subject to effective conditions controlling the reinstatement of verges and the use of an appropriate surfacing, this proposal is acceptable. It is considered that the outstanding matters raised by objectors and not addressed in this report are not planning issues.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

- 2. **Prior to the recommencement of works on site, or within 6 months of the date of this permission, a landscape and ecological enhancement plan shall be submitted to and approved in writing by the local planning authority. Development shall then be completed strictly in accordance with the agreed details and thereafter retained.**

Reason: In the interests of the visual amenities and conservation of the locality.

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

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

- 4. **The hardstanding shall be properly consolidated and surfaced in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the recommendation of development. Development shall then be completed strictly in accordance with the agreed details.**

Reason: In the interests of the visual amenities of the locality.

Informatives:

- 1. **N03 – Adjoining property rights**
- 2. **HN05 – Works within the highway**
- 3. **In the interests of clarification the applicant is advised that the requirements of Condition 2 shall include the reinstatement of verges, the creation of a shallow ditch, and the reintroduction of appropriate landscaping features in accordance with the requirements of the Council's Landscape and Ecology Officers.**
- 4. **N15 – Reason(s) for the Grant of PP/LBC/CAC**

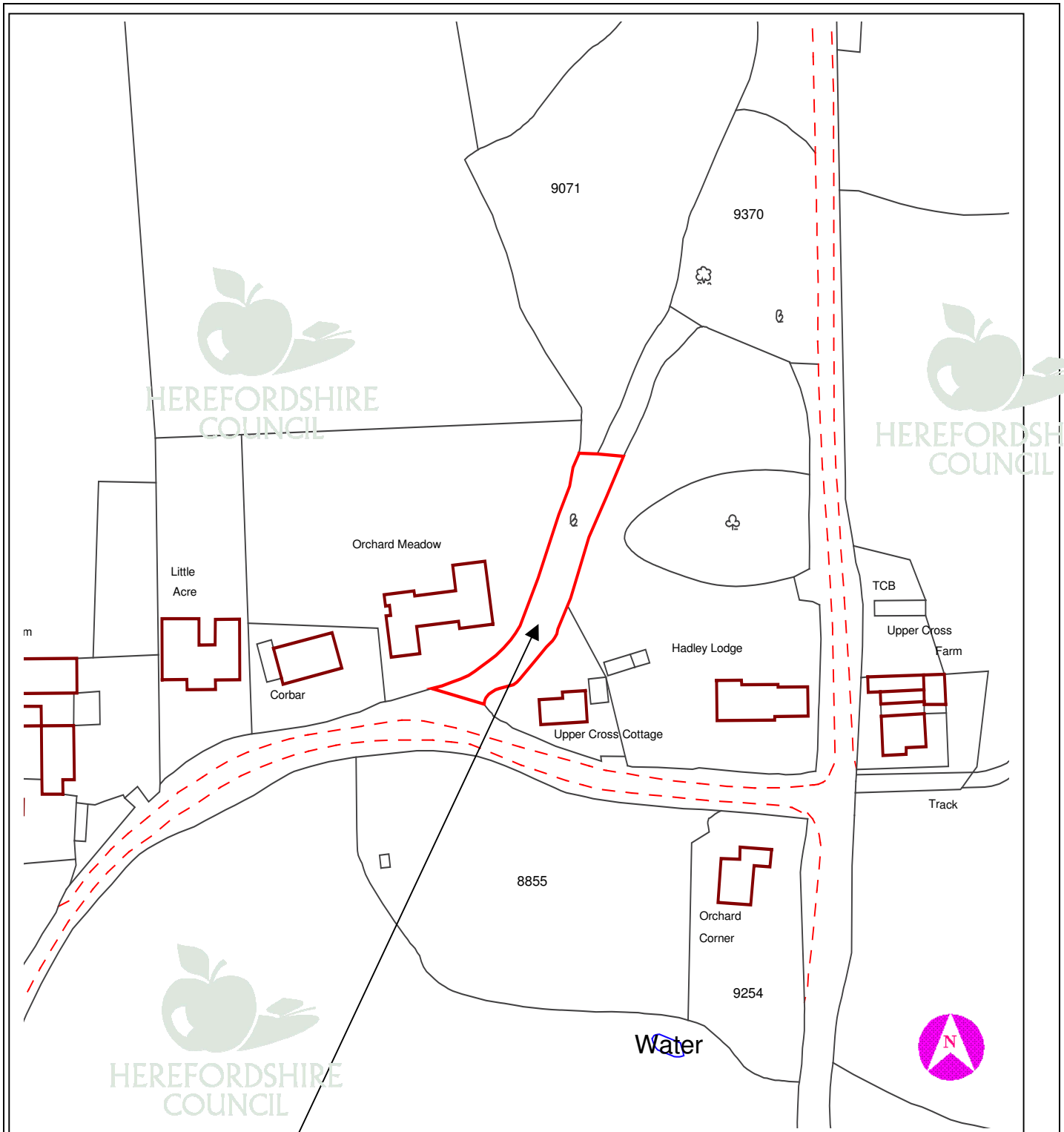
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1023/F

SCALE : 1 : 1250

SITE ADDRESS : Access track from U72011 road to field known as Warwickshire OSM 9071, Dinedor, Hereford HR2 6PG

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14 DCCE2006/0099/O - CONSTRUCTION OF HALLS OF RESIDENCE, SPORTS AND COMPLEMENTARY THERAPY BUILDING, CREATION OF FLOODLIT OUTDOOR SPORTS PITCH, RESIDENTIAL DEVELOPMENT ON 2.3HA AND ASSOCIATED OPEN SPACES, LANDSCAPING, INFRASTRUCTURE, ACCESS ROADS, FOOTPATHS AND CYCLE PATHS AT ROYAL NATIONAL COLLEGE FOR THE BLIND, COLLEGE ROAD, HEREFORD, HR1 1EB

For: Royal National College for the Blind, per Montagu Evans, 44 Dover Street, London, W15 4AZ

Date Received: 11th January, 2006 Ward: Aylestone Grid Ref: 51794, 41363

Expiry Date: 8th March, 2006

BVPI Expiry Date: 12th April, 2006

Local Members: Councillors D.B. Wilcox and A.L. Williams

UPDATE REPORT

1. Members may recall that this application was considered at the Central Area Planning Sub-Committee on the 5th April, 2006 where delegated authority was given to approve the application subject to, amongst other things, the details of the affordable housing being agreed and finalised. The previous Committee Report is appended to this update and an extract from the minutes is detailed below.

That subject to the type, mix and method of delivering the affordable housing being agreed with Strategic Housing, Planning Services and the applicants in consultation with the Chairman and Local Ward Members.

2. Policy H9 of the Revised Deposit Draft Unitary Development Plan requires that 35% of all residential schemes of 15 or more dwellings to be affordable housing. However, due to the wider public, social, educational and economic benefits of the scheme as a whole and the need to recoup as much money as possible from the sale of the residential site, a figure of 17.5% affordable was negotiated and agreed which equates to a total of 12 affordable units based on a total number of 70 dwellings.
3. Of the 17.5% the applicants are proposing that 60% of the units are to be made available for households with at least one member with sight loss and the remaining 40% for households with at least one member with a disability all allocated through the Council's Homepoint allocation system. The affordable housing is proposed to be provided by the Thomas Pocklington Trust who operate in the same manner as a Registered Social Landlord but are specifically focused and funded to meet housing needs for people with sight loss and other disabilities and do not provide general needs affordable housing. As the proposed affordable housing does not incorporate any general needs affordable housing it does not accord with Council's Supplementary

Planning Guidance and consequently the Head of Strategic Housing Services maintains an objection to the proposal.

4. Based on figures as at 6th May, 2006, there are 1073 people on the Homepoint waiting list requiring accommodation in Hereford City, 690 of which are within the highest priority (gold) banding. Of that 690, two are registered as having sight loss or partial sight loss within the gold banding and 23 are registered as having a disability. This means that only 3.6% of all people requiring accommodation in Hereford City within the gold banding would be eligible for the affordable accommodation being proposed. Whilst it is therefore likely that sufficient occupants who accord with the restrictions submitted by the applicant could be found, people with sight loss or a disability will be positively prioritised ahead of others on the waiting list who may be in greater and more urgent need of accommodation.
5. The accommodation is to be of a bespoke design tailored specifically for the needs of the blind and partially sighted, which the applicants consider would enhance the stock of available affordable housing in Herefordshire. A further compromise has been suggested to provide six general needs affordable units for rent and six units targeted specifically and only for the blind and partially sighted or people with a disability. However, the applicants do not accept this mix of housing as the current provider does not/cannot provide general needs affordable housing. This therefore means that a further registered social landlord would have to provide the general needs affordable units, which may complicate the management of the overall scheme and would affect the value of the development land and consequently, the money available to be channelled into funding the other developments proposed under this application.
6. This is now the only outstanding issue in respect of the application. As the affordable provision does not accord with relevant supplementary planning guidance and an objection is maintained from Head of Strategic Housing Services and the matter has been brought before Members to consider the options available.
7. The key question therefore remains whether there exist such special circumstances that both the lesser provision of 17.5% affordable units already agreed and the specialist accommodation proposed is an acceptable provision or whether the failure to provide a proportion of general needs affordable housing is a matter warranting the refusal of planning permission.
8. In recognition of the likely sensitivity of this outstanding matter it is referred back to Committee for consideration. The recommendation below is made in accordance with current Herefordshire Council housing and planning policies. If Members are happy to regard this case as an exceptional case of sufficient merit taking into account all the issues raised when they last considered it then the alternative course of action would be to vary the Heads of Terms of the agreement in accordance with the applicants request and resolve to grant planning permission subject to conditions as previously reported and the Section 106 Agreement as amended.

RECOMMENDATION

1. **That if the six general needs affordable units for rent cannot be provided as part of the affordable package the application be refused under delegated powers as being contrary to the November 2004 Supplementary Planning Guidance entitled 'Provision of Affordable Housing' and Policy H9 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).**

DCCE2006/0099/O - CONSTRUCTION OF HALLS OF RESIDENCE, SPORTS AND COMPLEMENTARY THERAPY BUILDING, CREATION OF FLOODLIT OUTDOOR SPORTS PITCH, RESIDENTIAL DEVELOPMENT ON 2.3HA AND ASSOCIATED OPEN SPACES, LANDSCAPING, INFRASTRUCTURE, ACCESS ROADS, FOOTPATHS AND CYCLE PATHS AT ROYAL NATIONAL COLLEGE FOR THE BLIND, COLLEGE ROAD, HEREFORD, HR1 1EB

For: Royal National College for the Blind, per Montagu Evans, 44 Dover Street, London, W15 4AZ

Date Received: 11th January 2006 **Ward: Aylestone** **Grid Ref: 51794, 41363**

Expiry Date: 8th March 2006

BVPI Expiry Date: 12th April, 2006

Local Members: Councillors D.B. Wilcox and A.L. Williams

1. Site Description and Proposal

- 1.1 The site is located northeast of Venns Lane, approximately 100 metres southeast of the junction with College Road, north of the city centre. The site forms part of the campus associated with the Royal National College for the Blind. Much of the site is designated as a Site of Importance for Nature Conservation within both the Local Plan and Unitary Development Plan with the trees (except the orchard) also being protected by a group Tree Preservation Order No. 138.
- 1.2 Three detached three storey brick buildings front Venns Lane which are occupied as halls of residence for the college students along with a single storey portacabin structure used for teaching. In the southern corner of the site also fronting Venns lane are three detached dwellings owned by the college and occupied residentially by students or staff. To the rear of buildings fronting Venns Lane is an outdoor all weather football pitch and two tennis courts which are now temporarily being used for the siting of five chalets used as further student accommodation. South of the temporary chalets are a range of single storey buildings which are used for ancillary teaching and storage purposes. The remainder of the grounds and application site is set out to woodland, orchard and grassland.
- 1.3 Bordering part of the northwestern site boundary is St. Francis Xaviers Primary School with Field Grove View housing estate occupying the remainder of this boundary. To the north are existing playing fields and much of the eastern boundary borders the Aylestone Park recreational development. Immediately south and southeast is Helensdale Close and Loder Drive housing estates.

1.4 The application is described as a hybrid application which is essentially an outline application incorporating full details of some elements of the proposal. The application encompasses the following:

1. A 56 bed three storey student halls of residence also incorporating a new landscaped area for students - full details of this are provided.
2. A sports and complementary therapy centre incorporating a Paralympic size indoor blind football pitch with seating for around 280 spectators and associated changing facilities, gym, complementary and hydrotherapy facilities, sports teaching facilities, offices, restaurant, viewing terrace and small plaza - full details are provided.
3. Outdoor all weather floodlit football pitch – full details are provided.
4. A new pedestrian entrance to the student accommodation and sports facility off Venns Lane with a new vehicular access, again off Venns Lane to serve the whole development - full details are provided.
5. Private residential development of 2.3 hectares which is in outline form with all matters reserved for future consideration except for means of access.

2. Policies

- | | | | |
|-----|-------|---|--|
| 2.1 | PPS1 | - | Delivering Sustainable Development |
| | PPG3 | - | Housing |
| | PPS9 | - | Biodiversity and Geological Conservation |
| | PPG13 | - | Transport |

2.2 Hereford Local Plan:

- | | | |
|--------------|---|---|
| Policy ENV9 | - | Energy Conservation |
| Policy ENV14 | - | Design |
| Policy ENV15 | - | Access for All |
| Policy ENV16 | - | Landscaping |
| Policy ENV17 | - | Safety and Security |
| Policy ENV18 | - | External Lighting |
| Policy H3 | - | Design of New Residential Development |
| Policy H4 | - | Residential Roads |
| Policy H5 | - | Public Open Space Provision in Larger Schemes |
| Policy H7 | - | Communal Open Space |
| Policy H8 | - | Affordable Housing |
| Policy H12 | - | Established Residential Areas – Character and Amenity |
| Policy H13 | - | Established Residential Areas – Loss of Features |
| Policy H14 | - | Established Residential Areas – Site Factors |
| Policy H21 | - | Compatibility of Non-Residential Uses |
| Policy CON21 | - | Protection of Trees |
| Policy CON22 | - | Urban Forestry Management |
| Policy CON23 | - | Tree Planting |
| Policy CAL19 | - | Countryside Management |
| Policy NC3 | - | Sites of Local Importance |
| Policy NC4 | - | Designation of Local Nature Reserves |
| Policy NC5 | - | Wildlife Network |

Policy NC6	-	Criteria for Development Proposals
Policy NC7	-	Development Proposals, Habitat Creation and Enhancement
Policy NC8	-	Protected Species
Policy NC9	-	Infrastructure Works
Policy NC10	-	Management Agreement
Policy NC11	-	Access to Wildlife Sites
Policy NC12	-	Community Involvements
Policy T2	-	Highway and Junction Improvements
Policy T3	-	Traffic Calming
Policy T11	-	Pedestrian Provision
Policy T12	-	Cyclist Provision
Policy T13	-	Pedestrian and Cycle Routes
Policy R4	-	Outdoor Playing Space Standards
Policy R6	-	Provision of Outdoor Playing Space
Policy R7	-	Improvements to Public Facilities
Policy R8	-	Children's Play Areas
Policy R12	-	Development Proposals for Indoor Sports Facilities
Policy SC3	-	Facilities for the Disabled
Policy SC6	-	Permanent Educational Accommodation

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport
Policy S7	-	Natural and Historic Heritage
Policy S8	-	Recreation, Sport and Tourism
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR2	-	Land Use and Activities
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy DR5	-	Planning Obligations
Policy DR14	-	Lighting
Policy H1	-	Hereford and the Market Towns, Settlement Boundaries and Established Residential Areas
Policy H2	-	Hereford and the Market Towns, Housing Land Allocations
Policy H3	-	Managing the Release of Housing Land
Policy H9	-	Affordable Housing
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H16	-	Car Parking
Policy H19	-	Open Space Requirements
Policy T6	-	Walking
Policy T7	-	Cycling
Policy T8	-	Road Hierarchy
Policy T11	-	Parking Provision
Policy T16	-	Access for All
Policy LA5	-	Protection of Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes
Policy NC1	-	Biodiversity and Development
Policy NC4	-	Sites of Local Importance

Policy NC6	-	Biodiversity Action Plan Priority Habitats and Species
Policy NC7	-	Compensation of Loss of Biodiversity
Policy NC8	-	Habitat Creation, Restoration and Enhancement
Policy NC9	-	Management Features of the Landscape Important for Fauna and Flora
Policy HBA9	-	Protection of Open Areas and Green Spaces
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST3	-	Standards for Outdoor Playing and Public Open Space
Policy RST7	-	Promoted Recreational Routes
Policy RST10	-	Major Sports Facilities
Policy CF5	-	New Community Facilities

3. Planning History

- 3.1 HC950227PF Refurbishment and extension to existing student halls of residence. Approved 19/7/1995.
- 3.2 HC970307PF Proposed temporary residential accommodation of modular design comprising 21 bedrooms for a period of three years. Approved 11/9/1997.
- 3.3 CE2000/1135/F Proposed temporary residential accommodation of modular design comprising warden accommodation and 40 student bedrooms for a period of three years. Approved 19/7/2000.
- 3.4 CE2003/2294/F Temporary location of five residential caravans. Approved 10/9/2003.
- 3.5 CE2005/1792/F Temporary siting of 6 timber chalet mobile homes to accommodate 20 students and wardens office for three years. Approved 26/7/2005.
- 3.6 Several other applications over the last 10 years or so involving works to the trees protected by the Tree Preservation Order.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection.
- 4.2 English Nature:
It is difficult to comment until all the survey work has been completed, though the evidence presented points to a site with relatively little ecological value.

The policy point over the orchard as a SINC needs further exploration; the continued lack of adequate benchmarking to assess the real and current ecological value of this SINC series needs to be explored as a background topic. The evidence presented perhaps leads one to question the validity of this designation at this site. I rather disagree with the point made about 40-50 year old orchards not being part of the BAP. A counter argument might be that such trees are just starting to move into an interesting phase within their lifespan, and that they will provide a resource for the future. It would be interesting to explore the idea of actually moving a proportion of the

orchard trees to another site, or within the same site, so that this process of maturity is allowed to continue. Replacement with new stock sets the clock back some 50 years otherwise. There appears to be no fundamental discussion about variation of the layout minimising orchard-take and this debate ought to take place.

The alleged continued assault by the ground staff on the deadwood resource suggests that what little saproxylic vertebrate interest that may exist on this site is compromised. I would not be surprised that bats feed over this site, but its proximity to open country, and its small size, would seem to rule it out as being critical. The reptile issue does need further exploration.

The important winning point for this scheme will be the landscape restoration and after-planting, as the College then has an opportunity of making substantial ecological gain within their holding. Revision of the management strategy, consolidation of the boundary features, more work on enhancing orchard trees and grassland management are some of the topics that should be presented to the Council when the final plans are presented.

In conclusion, at the moment, I can see little objection to the concept but feel that more work ought to be carried out to minimise impact on the orchard. English Nature will respond on the results of the rest of the survey and the detailed plans if consulted.

- 4.3 CAGE: No comment.
- 4.4 Welsh Water: No objection subject to conditions.
- 4.5 Herefordshire Nature Trust: No comments received.

Internal Council Advice

- 4.6 Drainage Engineer:
"The Flood Risk Assessment and Surface Water Drainage Management document refers to surface water from the site being accommodated within an existing 300mm diameter public storm water sewer, flows being attenuated to greenfield run-off rates. These rates and methods of attenuation should be subject to the approval of Welsh Water."
- 4.7 Traffic Manager:
As regards the Transport Assessment, the parking management plan should form part of the application as it will justify how the proposed levels of parking will work. The assessment of the existing signals also needs re-visiting with a shorter cycle time.

As regards the proposed traffic calming on Venns Lane, we would accept traffic calming for the length of Venns Lane as shown on the submitted drawing, but this would need a further feature nearer to the Venns Lane/ College Road junction. The anticipated cost of these works is around 65,000. It would be also necessary to calm the proposed straight access road to the site, to keep traffic speeds down and to give visually impaired people a safe place to cross the access road. The proposed relocation of the signalised crossing is expected to cost a further 25,000. As the existing pelican crossing is to be moved further away from the College Road/Venns Lane junction, and due to the increased traffic from the proposed development, enhancement of the signals will be required, and it is anticipated this will cost in the region of 15,000. Total contribution required is £105,000

There are concerns that the visibility splays shown are substandard even for 20mph and that the traffic calming is stated as designed to calm traffic speeds to 20mph, although drivers could still legally do 30mph and that this length of road should be subject to a 20mph speed limit to reinforce the traffic calming. This would require a traffic order which obviously has timescale implications for the application, and could not be conditioned. A drawing showing what visibility splays for the residential access could be obtained from 3.0m and 2.4m set back is also required.

4.8 Conservation Manager:

At the presentation and site meeting we were lead to believe that part of the reason for this work was because of the aim to attract participants of the Olympics and Paralympics to use the facilities. This had hinted that we would be receiving an interesting contemporary design to showcase both the architects work and Hereford to a wider group of individuals. It is therefore disappointing that the design of what would appear to be one of Hereford's major new buildings has adopted the design approach of most space for least cost resulting in a bland, dreary composition lacking visual interest. We therefore believe that the proposal is a major missed opportunity, which would leave the site with an unrealised potential and that a more interesting design solution should have been reached.

The proposed sport centre would appear to have adopted a functionalist aesthetic approach to the design. This has resulted in a hall, which would not appear out of place in an industrial estate and completely fails to respond to its surroundings. The service area has had some design elements introduced with the vertical banding containing the windows similar to the surrounding post modern accommodation. We would not question the logic of taking the visual cues from the existing housing but we believe that this gives the building a dated appearance. Whilst this part of the proposed building could therefore be stated to blend in with the surrounding 1970's structures we would have hoped that a bolder approach could have been taken which looked forwards rather than backwards.

The housing block would not be out of place in the proposed location, however it would be unlikely to be given support were it to be located within a Conservation Area.

CABE design guidance booklet Better Civic Buildings and Spaces states that "Design is more than just beauty, it is an integral part of the success of any project." We believe that this as a proposal is a major opportunity to take a creative leap which has been missed. However given the scale, mass and location it would have negligible visual impact on the city as a whole and therefore we would not object to the scheme.

4.9 Landscape Officer:

I am supportive of the proposals for the provision of student accommodation, complementary therapy building, sports facilities and the ancillary external works that accompanies them. The applicants have ably demonstrated the anticipated impact of these buildings and the landscape design works proposed to integrate the new development with the retained existing features. I fully support the landscape proposals, although there are a number of details that I wish to clarify and that can be dealt with by condition.

However, I am still unable to support the principle of residential development on the orchard area. I understand the financial reason for this but I cannot support a proposal that is contrary to policy. The emerging UDP Policy NC6 seeks to protect habitats listed in the Herefordshire BAP, of which traditional orchards such as this are one. The

site is also a Site of Importance for Nature Conservation, and therefore subject to protection under emerging UDP Policy NC4 and Policy NC3 of the Hereford Local Plan.

Notwithstanding this objection in principle, if Members are minded to approve the application, you should be aware that the new orchard planting proposed at Aylestone Hill would provide adequate mitigation and habitat compensation, subject to detail that could be conditioned.

4.10 Ecology:

I oppose this application on the principle of its conflict with destructive development of the SINC in accord with my previous comments of 6th May 2005 which state:

".....the loss of any portion of the SINC would significantly fragment the habitats for bats, erode the landscape connectivity and degrade the habitats upon which they rely. If development occurs within the SINC it would be difficult to see how loss of biodiversity could be compensated for under NC7 of the UDP. All species of bat and their roosts are, of course, protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 as well as in policies within the Local Plan and UDP together with requirements of PPG9. This site is also part of a larger green habitat network or wildlife corridor and as such is covered under UDP Policy HBA9 Protection of Open Areas and Green Spaces.

It acts as a 'green lung' to the city, with this green corridor stretching out into the open countryside. The Council recognises that such features such as orchards (termed landscape features in the European Habitats Directive) are important to biodiversity. The protection of landscape features and habitat networks is supported by PPG9 (paragraph 15). This should confirm the site's status as a Site of Importance for Nature Conservation and, as a site of local importance, in conformity with NC4."

This situation is especially reinforced by the publications PPS9 in August 2005 which seeks ecological enhancements which were not forthcoming in the original enquiry last year.

However, the application does contain a supplementary ecological assessment of the site and outlines possible mitigation and compensation which involves retention of "selected trees along the northern edge of the orchard" and proposes a new planting equivalent in area to the lost orchard. There has been an effort to accommodate concerns relating to the site's future management. If Committee Members are inclined to approve this application, I would expect the applicants to provide substantial details of: future management arrangements, selection of apple varieties appropriate to Herefordshire and the locality in compensation for the loss of orchard, commuted costs etc. and the manner in which community/educational opportunities may be exploited through this mitigation and compensation. My expectation would be that the SINC would be significantly enhanced both in its wildlife and societal value through planned and dedicated future management.

4.11 Forward Planning Manager:

The current college site is located within the city settlement boundary as defined by the Hereford Local Plan. The land has no allocated land use designation, but is specified as being a Site of Importance to Nature Conservation. (SINC).

Policy SC6 of the Plan states that "Development proposals for permanent classrooms or other educational provision will be permitted provided that they are in accordance with relevant policies of this plan." All of the facilities except for the private residential development could be considered under educational provision.

The proposed development is located on an area specified as a Site of Importance to Nature Conservation (SINC). Policy NC3 stipulates that such habitats will be protected wherever possible and the potential development of such sites should be considered against the particular scientific importance of the site. The masterplan for the redevelopment provides an assessment of the ecological value of the site. It appears from the information provided that the land proposed for private housing development would involve the loss of a largely unvalued (in the developers terms) orchard area which potentially would not cause any large scale loss of higher category trees.

The proposals contain an element of residential development, incorporating approximately 70 units. This development covers an area of 2.3ha, incorporating the site of the existing complementary therapy and maintenance buildings, existing hardstanding and the existing orchard. Policy H8 of the Hereford Local Plan seeks to secure a mix of housing types, placing particular emphasis on affordable housing. The policy states that the Council should seek to negotiate with private developers for the inclusion of an element of affordable housing provision in suitable schemes. There is no threshold for inclusion set within the policy; however, Circular 6/98, which seeks an inclusion for developments exceeding 15 dwellings, supersedes the Plan. There is no provision of affordable housing included in the proposals. During negotiations with the developers, they stipulated that the financial viability of the scheme (college redevelopment) was driven by the income generated by the private residential development, and any provision of an affordable element in the residential scheme would jeopardise the viability of the rest of the development. No evidence of this has been submitted to Forward Planning.

Policy H5 of the Plan states that new residential developments of over 50 dwellings should incorporate 0.2ha of public open space. The design statement submitted includes the provision of 0.45ha of public open space, it therefore conforms to this policy.

Unitary Development Plan

The College site is located within the city settlement boundary on 'white land'. Policy CF5 of the UDP stipulates that proposals which would result in the provision of new or improved community facilities or the enhanced use of existing facilities will be permitted where they:

1. are appropriate in scale to the needs of the local community and reflect the character of the location;
2. are located within or around the settlement they serve;
3. would not significantly impact upon the amenity of neighbouring residents; and
4. incorporate safe and convenient pedestrian access together with appropriate provision of car and cycle parking and operational space.

The College serves a wide community, attracting students from across the country. The scale of the development to the needs of the local community would therefore appear to be appropriate. Although established residential areas surround the site, it is not considered that the redevelopment of the college would affect residential amenity in any other way than it may at present. The site benefits from excellent pedestrian access together with good public transport links.

The land incorporated into the masterplan for the intention of development is located on white land designated as a SINC. Such sites of local importance are subject to Policy NC4, which stipulates that development that could directly or indirectly adversely affect a SINC will not be permitted unless the reasons for the development clearly outweigh the need to safeguard the nature conservation value of the site. It is worth noting that an objection to the designation of the whole of this area as a SINC was received at UDP consultation stage. The draft version of the Inspector's Report has been submitted to the Council, and the final version may be available before this application is decided. It is however, considered unlikely that the designation of the SINC will be removed.

The masterplan states that the private residential development is intended to assist in the early funding of the principal masterplan elements, and for this reason there is no affordable housing provision included within the scheme. It is unclear if this reason could be considered as justification for such a development. Policy H9 of the UDP seeks an indicative target of 35% affordable dwellings for all housing developments exceeding 15 or more dwellings. For a scheme of 70 dwellings this would equate to approximately 25 affordable units. There are no such units proposed within the scheme.

Policy H15 seeks a density of at least 30 dwellings per hectare. From the design statement provided it states that the total net housing development area for housing and associated open space to be 2.272, equating to a density of 33 units/ha, which conforms to policy.

The design statement outlines the suggested housing layout and mix of housing types. From the illustrations it would appear that there are 60+ dwellings that could be described as family houses (2, 3, 4, 5 bedroomed properties). Policy H19 of the Plan, regarding open space requirements, states that for developments in excess of 60 family dwellings, schemes are required to provide a small children's/infant's play area, properly equipped and fenced; an older children's informal play space; and, outdoor playing space for youth and adult use and a public open space to at least the minimum standard. From the design statement it appears that a fenced area is provided for small children but states that it is non-equipped. There are two informal open spaces provided but they appear to be more token gestures as opposed to well-planned spaces. There is no provision of youth/adult play space, but contributions to the Aylestone Park development are likely to be acceptable.

Summary

The two main issues from a policy stance are the development on land designated as a SINC, and a lack of affordable housing provision in the private residential scheme. Conservation/ecology would need to be consulted regarding the perceived value of this site, and how detrimental the potential development may be to its value. The redevelopment of the college may be considered as a development that clearly outweighs the need to safeguard the nature conservation value of the site, but unless

the residential element can be justified, then this may not. The lack of affordable housing provision is also an issue that requires justification. I believe that a confidential financial appraisal of the scheme has been made available to Development Control, which should help to ascertain this information.”

4.12 Parks Development Manager:

This site is adjacent to Public Open Space and any open space within the site would be a valuable addition to the Aylestone Park visually. The most sensitive area for retention would be the woodland along the northern boundary of the site and I would request that as much of this is retained as possible. As the outline proposal for housing does not allow for a play area to be provided on site we would require a suitable contribution equal to £1000 per house, to be available for a play area to be constructed in Aylestone Park, after consultation with local people.

4.13 Strategic Housing Manager:

If Planning Committee is minded to approve this application, in accordance with the Council's SPG on the provision of affordable housing and the emerging UDP, Strategic Housing would be seeking 35% of the total residential provision to be built as affordable housing.

4.14 Head of Education:

The provided schools for this site are Broadlands Primary, St. Francis Xaviers RC Primary and Aylestone High. Whilst all three schools presently have capacity for further children, all three schools have problems with their basic infrastructure which would be compounded by the increased pupil numbers. The Children's Services Directorate therefore will be looking for a contribution for education going towards rectifying some of the issues at each of the schools of £1000 per dwelling.”

5. Representations

5.1 Hereford City Council:

- a) Notes that an element of affordable dwellings is not incorporated.
- b) Considers that an access from Venns Lane is unsuitable.
- c) Suggests that an agreement under Section 106 might be sought for highway improvements.
- d) Has no objection to sports development at the site.
- e) Has concern at the number of residential units likely to be provided. The proposed development of the ecologically sensitive open land is a matter of major concern and therefore for the above reasons recommends refusal of the application as submitted.

5.2 Hereford Access for All Committee: No objection.

5.3 Seven letters of objection/comment have been received from local residents, one of which has been written on behalf of five residents in Loder Drive adjoining the site and another from Aylestone Park Association. The main points of objection are:

1. Much of the proposed development area is possibly the largest and most important surviving area of woodland, mature trees and orchard within the city boundary. The loss of this scenic green area and valuable wildlife reserve would be tragic.
2. The housing area and roads intrude too far into the unique scenic parkland.
3. Loss of any trees protected by Tree Preservation Order should be resisted.
4. The existing woodland area should be extended rather than removed.
5. The site is not suitable for affordable housing, but if affordable housing is necessary it should be kept far away from Loder Drive and Helensdale Close.
6. There would be increased noise pollution from the development.
7. There will be loss of privacy as many of habitable windows face onto the housing development site.
8. The development will substantially increase traffic levels on Venns Lane which already experiences high levels of traffic congestion.
9. Parking facilities within the site are insufficient.
10. Increased levels of activity, noise and disturbance together with increased levels of pollution from the traffic will adversely affect the flora and fauna of the locality.
11. Insufficient thought has been given to the environment and the loss of bird population in particular within the site.
12. The proposed floodlights for the sporting facilities would totally disrupt the existing residential area and would be totally out of keeping.
13. The development does not accord with the current approved planning policies, the proposed Unitary Development Plan policies or the Government's declared policies on the disposal of educational/open space.

5.4 Other comments.

1. The area known as "the secret garden" is important for tree conservation and protection of the parkland and wildlife within the site. The current proposed layout would create an ecological pinchpoint detrimental to the ethos of the Council's policy of sustainable ecology. Moving the housing development further away from this boundary would enhance the garden and its wildlife and meet local residents concerns by lessening visual intrusion.
2. Any trees protected by Tree Preservation Order which have to be removed should be replaced all trees to be retained should be appropriately fenced and protected prior to commencement of work.
3. The new orchard should contain mature trees (7-10 years old) and maintained by the developer along with the remainder of the woodland.
4. Only pedestrian access should be permitted into the park with new paths completed at the developers expense.
5. The eastern boundary of the housing development with the park should be at least 30 metres wide.
6. The developer of the housing estate should pay a maintenance contribution for the existing and new ecological areas along with the new Aylestone Park sculpture.
7. Soil and waste which has been dumped around protected trees over the years should be removed and any waste as a result of development should be removed off site.
8. Housing densities should be low

5.5 A further letter of support has been received from Herefordshire Sports Council.

1. The College already brings great benefits to Hereford City and the county in both economic and social terms beside its national and worldwide reputation. The current application would improve its facility and enhance its acknowledged position as a leader for specialist education of blind and partially sighted people.
2. If Herefordshire is to benefit from the 2012 Paralympic Games the Royal National College for the Blind will be at the forefront of providing coaching and training arrangements for representative teams from Great Britain and visiting nations.
3. It is evident that Herefordshire's community already enjoys immeasurable benefits from the presence of the college and the further proposals will provide an even greater boost to the economy and community life for the county.
4. The Council should view the application with a true sense of foresight, vision, generosity and partnership as the ambitious and exciting development can only be pursued if maximum economic value of surplus land can be realised and ploughed into the development scheme.
5. It would be in the best interests of Herefordshire if the application were approved with the least possible restrictive terms.

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

6. Officers Appraisal

- 6.1 The application comprises a number of separate developments and for ease of assessment; each will be dealt with separately. The applicant's agents have also provided a number of reports and additional information to support the application as follows:

- Design Statement
- Transport Assessment
- A Landscape and Visual Assessment
- An Ecological Assessment
- Flood Risk Assessment and Drainage Management Plan
- A Statement of Community Involvement
- An Outline Tree Survey
- A Tree Survey Report
- Briefing Paper to justify the lesser provision of affordable housing

These documents will be referred to during the course of the appraisal.

Student Accommodation

- 6.2 A new three storey-detached building located to the rear (east) of the existing student accommodation is proposed comprising of 56 bedrooms and a wardens flat on three floors. The scale is similar to the existing halls of residence with the overall height to the ridge being almost identical. This has the benefit of not only reducing the impact of the halls of residence within the site but also from long distance views, means the building will be almost entirely screened by existing developments. The building takes a "U" shaped form giving the appearance of three separate blocks, which assists in breaking up the overall mass. The accommodation is double fronted facing both eastwards towards the remainder of the woodland and westwards in order to interact with the existing accommodation and provide a private and safe outdoor green area for the students. The overall aim being to create a student village environment. Largely traditional materials are proposed, namely brick, fair-faced block in sections below

aluminium windows with a slate roof. This is to ensure the building harmonises with the existing accommodation block whilst also containing some contemporary detailing in keeping with its architectural era.

- 6.3 The building will result in the loss of a grassed area used as an informal recreational area by students, which is a little unfortunate. However, this area has no formal protection within the Development Plan as open space or for ecological purposes and a new formal landscaped student plaza area will be created in replacement. Existing trees in the north-western corner of the site bordering the primary school are to be retained and supplemented by additional planting in order to further screen the building from the school and residents within Field Grove View housing estate to the north. On the basis of the above, no objection is therefore raised to the new student accommodation block.

Sports and Complementary Therapy Centre

- 6.4 This building is predominantly proposed to be on the site of the existing all weather football pitch and tennis courts, southeast of the site of the new student accommodation. The building will again be detached on three floors comprising a Paralympics sized indoor blind football pitch with seating for around 280 spectators and associated changing facilities, fully equipped gym, complementary and hydrotherapy facilities for teaching and use by the public, sports teaching facilities, offices, restaurant and viewing terrace over the external sports pitch. The facilities within this building will primarily be for the use by the college but some public use will be available particularly for sporting events, conferences and in connection with specific courses taught to assist the students with their social interaction with the public.
- 6.5 Although the building is substantial in scale (5,550 sq. metres floor area and 15 metres to the ridge), the siting has been carefully selected to make use of the different ground levels, which slope from east to west. This enables a cut and fill excavation to be undertaken giving the appearance that the building is only two storeys from Venns Lane. The overall mass of the building is also diluted as a result of its design and angled form. The principal entrance is parallel to, and addresses Venns Lane with the main sports facilities and football pitch being angled in a northerly direction towards the woodland and new outdoor football pitch. The extent of roof has also been broken up through it being stepped at two heights with raised canopy features to add further interest and conceal the air conditioning vents. In setting the building down at a lower level, with the exception of the principal entrance, only limited views from Venns Lane and the wider area will be available of the overall scale of this building.
- 6.6 The pallet of materials will be similar to that proposed for the accommodation block, namely brickwork and fair-faced block work in square module with sections of profile metal cladding for the sports hall, planar glazing to the gym and profile standing seam roof. The mix of materials will give the building a vertical emphasis, which is considered necessary given its scale in footprint terms. Therefore, whilst the building is of a substantial size, for the above reasons it can be accommodated on the site without impacting unacceptably on the immediate and wider environment.
- 6.7 The northern elevation of the sports building will also incorporate a fully glazed gym with a first floor terrace area overlooking the new outdoor sports pitch. This will measure around 45 metres in length by 25 metres in width and will have an all weather surface enclosed with fencing and floodlit. Details are awaited of the fencing and

specification of floodlighting. As with the accommodation block and sports building, this will be largely concealed at a lower level by existing/proposed buildings and mature trees and therefore, subject to there being no unacceptable light pollution from the floodlighting, this is also considered acceptable.

New Vehicular and Pedestrian Access, Parking and Landscaped Areas

- 6.8 An existing single storey building (Northwood teaching block) is to be demolished to create a new principal pedestrian access off Venns Lane to both the sports building and existing/new accommodation blocks. Traffic calming in the form of a 75mm. high raised speed table along with a new pedestrian crossing with traffic lights and speed cushions are proposed on Venns Lane. From this point a 5metre wide path will lead directly to a covered bridge walkway and the fully glazed entrance to the sports centre. This not only creates a focal point to the development when viewed from Venns Lane but also provides a clear and safe pedestrian access and visual link between the proposed development and the remainder of the college campus on the western side of Venns Lane.
- 6.9 Other pedestrian routes link into the main path to provide access to the student village area and parking for the sports centre. The objective being to create small areas, each with a different identity defined through the use of varying materials and soft landscaping. This is particularly important as large open spaces can be particularly disorientating for the visually impaired. Materials such as tactile directional paving, lighting bollards, strategically placed furniture, lighting stacks and planting create an informal but clearly legible pedestrian environment for both students and visitors to the sports centre.
- 6.10 An existing detached garage and portacabin currently used for complementary therapy purposes are to be removed to create a new vehicular access off Venns Lane to serve both the sports centre and proposed housing development. In support of the highway issues, a traffic assessment has been provided. The required visibility standard for the new access cannot be achieved based on the current speed limit of 30mph on Venns Lane. To overcome this problem traffic calming measures are proposed along Venns Lane for the frontage of the application site to reduce traffic speeds down to 20mph. The required highway works are likely to include a raised table pedestrian crossing point, the reworking of the signals at the junction between Venns Lane and College Road along with speed cushions at strategic locations along the site frontage. Although the final details are yet to be agreed, the principle of these measures are supported by the Traffic Manager but further information is awaited on these matters.
- 6.11 Located directly off the new access and south of the sports centre is the proposed parking and bus drop-off points. A total of 78 parking spaces are proposed to serve the sports centre and other college facilities on the eastern side of Venns Lane. Whilst this provision is below the required standard for a development of this size, the sports centre will largely be for private use and therefore will not generate a continual parking requirement. Nevertheless, events and sporting competitions will take place periodically which will lead to a requirement for additional parking particularly with the indoor seating area for 280 spectators. Therefore, rather than providing a large expansive car park leading to the loss of further trees, the college are proposing a Parking Management Plan to make other car parks within the college campus available when special events are taking place. This may also include a private bus service along with clear signage to make visitors aware of the location of the overspill car parks. The final details of the Parking Management Plan are awaited. The site is also

relatively sustainable in terms of its location and the availability of non-car based modes of transport and is within walking distance of the city centre and associated rail and bus stations. Therefore, the lower parking provision is not considered unacceptable providing the appropriate Parking Management Plan is finalised alongside a Travel Plan.

Private residential Development

- 6.12 This part of the proposal is in outline form with all matters except the means of access reserved for future consideration. However, the Design Statement formulates a number of development principles, which will control the layout of the private residential development. This is proposed to take place along the eastern boundary of the college campus bordering existing residential estates to the southeast and Aylestone Park development to the east. The majority of the site is currently set out to orchard, which is designated as a Site of Importance for Nature Conservation. The planning considerations associated with the loss of the SINC are discussed in 6.?? below.
- 6.13 The principles of the residential layout detailed in the Design Statement have been formulated around the existing site characteristics. These being the topography as ground levels fall by some 20 metres from south to north, the existing wooded environment within and around the housing site and neighbouring land uses. The development proposes clusters of housing built on the pavement edge with private gardens to the rear of the houses. Existing mature trees will be retained where possible around the principal access road, which will lead to a small area of open space incorporating a local area of play. This will create a heart to the development with natural surveillance being provided by surrounding properties overlooking the open space.
- 6.14 Existing mature trees will be retained along the south-eastern and eastern boundary to provide a green buffer zone between existing residences and Aylestone Park. Roads around the fringes of the development will largely be limited to private drives in order to create an informal appearance and a new pedestrian access will be provided from Venns Lane through the development into Aylestone Park. The density of the development is envisaged to be at the lower end of that recommended within Planning Policy Guidance Note 3 at around 35 properties to the hectare, which would equate to around 70 units on the site as a whole. In this context, a lower density is considered more appropriate in order to preserve the green environment. The principles behind the possible residential layout are well thought out and accord with the Development Plan policies and Government guidance.

Loss of part of the SINC (Site of Importance for Nature Conservation)

- 6.15 A detailed Ecological Assessment and Tree Survey Report has been provided to address and justify the loss of part of the SINC that would result if the housing development is permitted. There is a presumption against the loss of such designations within Policy NC3 of the Hereford Local Plan and NC4 of the Unitary Development Plan unless the reasons for development clearly outweigh the need to safeguard the nature conservation value of the site. Policy NC7 of the Unitary Development Plan requires that compensation for the loss of biodiversity, which must be at least proportionate to the scale of the loss or impact on the areas of ecological value. However, Policy NC4 of the UDP has been modified by the Planning Inspector to state that the loss of SINC's will not be permitted unless it can be demonstrated

there would be no harm to the substantive nature conservation value of the site, or that appropriate mitigation and compensatory measures can be taken in accordance with Policy NC7, or the reasons for a development clearly outweigh the needs to safeguard the nature conservation value of the site.

Both the Council's Landscape Officer and Ecologist object in principle to the loss of the orchard area comprising part of the SINC. English Nature do not, however, adopt the same, in principle, objection. To address the concerns of the Council's officers and the policy requirements, the applicants are proposing a compensatory or replacement orchard which is proposed to take place within the Aylestone Park development, bordering the eastern boundary of the application site. This will include, where possible, and as suggested by English Nature, the translocation of the existing orchard trees. Along with the replacement orchard, a short, medium and long-term management regime for the remainder of the SINC is proposed to improve the structural and species diversity across the site. The college would manage all of the SINC including the proposed new orchard with the majority also remaining within the college ownership. The management regime will include the thinning of some existing trees to reduce the tree density and encourage natural regeneration and a shrubbery under storey, thinned trees to be used to create log piles to act as refuges and feeding areas, ring barking selected trees to kill the trees whilst leaving them standing to provide deadwood, to retain large areas of existing grassland along with the planting of new grassland with a wildflower and grass seed mix, existing hedgerows to be retained and sympathetically managed and new supplemental planting of native shrubs and trees to compensate for the loss of existing trees to be removed.

- 6.16 It is clearly regrettable to see the loss of any biodiversity habitat, however, based upon the information provided within the ecological reports the site proposed for the residential development is considered to be the area of least ecological value. Furthermore, the proposed new orchard in replacement of that lost along with the new management regime should ensure that the biodiversity of the SINC as a whole will not be diminished and in the long term, will be enhanced. As such the principle of the loss of part of the SINC is accepted.

Affordable Housing

- 6.17 No affordable housing was originally proposed but following ongoing discussions between the applicants, their agents and the Local Planning Authority, 17.5% of the total number of units within the housing development is now proposed to be affordable housing. The affordable housing would be of a bespoke design focussed on meeting the needs of the blind, partially sighted and disabled people of Herefordshire. However, the affordable housing will still be provided in partnership with a registered social landlord and subject to the usual local occupancy restrictions controlled by Homepoint. Comments are awaited from the Strategic Housing Manager as to whether this form of specialist affordable housing accords with the restrictions within the Council's Supplementary Planning Guidance on affordable housing although it is understood that a local need exists for such accommodation.
- 6.18 Policy H9 of the Unitary Development Plan sets an indicative target of 35% for all windfall sites in excess of 15 units or half a hectare in area. As such the planning policy requirement for this site is for 35% of the total number of units to be affordable housing. However, policy H9 also states that in considering the suitability of sites to provide affordable housing, regard will be given to:

1. The proximity of local services and facilities and access to public transport.
2. Whether there will be particular costs associated with the development of the site.
3. Whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in development of the site.

The site is acceptable in principle for housing in terms of its proximity to local services and facilities and accessibility to non-car based modes of transport. There are also no particular site development costs such as contaminated land or flooding issues associated with developing the site. Therefore, in order to justify a lesser provision of affordable housing, the applicants have provided a report to demonstrate why equal priority in this instance should be given to the realisation of the other elements of the proposal. The benefits of the new college facilities outlined in the report are as follows:

1. The facilities will constitute a substantial and unparalleled inward investment into Hereford.
2. Facilities will form the central development in the bid for Hereford to become an Olympic and Paralympics training venue from 2009 to 2012.
3. The new facilities will raise the profile of Herefordshire by providing excellence in education and sport.
4. Facilities at the new sports and complementary therapy centre will benefit local people.
5. The grant of planning permission will ensure the future of the Royal National College in Hereford.
6. The provision of the new halls of residence should be accepted by the Council as affordable housing as it provides specialist low cost housing provision for the students at the college.
7. While being only a proportion, the sale of the private residential land would provide a fundamental component in the funding strategy and in particular would be one of the earliest sources of funding which is essential to kick-start the whole project.

6.19 In summary, without the residential development the college facilities cannot be provided and the full receipt from the sale of the housing site will be used to assist the funding of the new college facilities. A requirement for further affordable housing would reduce the value of the residential land, reducing the contribution that it makes to the funding of the new facilities and ultimately jeopardising the provision of these facilities. Furthermore, the college have stated that if the college were unable to secure the new facilities, it would need to reconsider its future in Hereford. In financial terms, the provision of the new halls of residence and sports centre will cost £15.2 million plus VAT as appropriate. The sale of the residential land without the provision of any affordable housing would be £5 million. The college therefore still has to obtain at least a further 10 million pounds from other sources such as the lottery, Learning and Skills Councils, Trusts and Foundations, corporate sector and so on as they have no funds of their own.

6.20 The college undoubtedly is an important educational, economic, social and community asset to the city and Herefordshire as a whole and the principle of the development proposed under this application is generally fully supported by the Development Plan policies and Government Guidance. The student accommodation cannot be considered as affordable housing as suggested by the applicant's agent, as this is not available for occupation by anyone in Herefordshire on the priority housing lists. There remains a high demand for further affordable housing within the city and Herefordshire

as a whole with waiting lists growing annually. However, this is a unique proposal and on balance, the realisation of the development and the benefits it will bring to the County is considered of equal importance to the need to provide the full policy target of affordable housing. As such the provision of 17.5% is considered reasonable.

Planning Obligation Requirements

- 6.21 The following has been agreed in principle with the applicants in order to facilitate the development, if approved. Although a financial contribution has been requested by education, it is not considered necessary in this instance as there is capacity in all the local schools to accommodate the children that would emanate from the housing development and there are no short term improvements to the infrastructure triggered by the likely additional pupil numbers.
1. £105,000 towards traffic calming measures on Venns Lane, new pedestrian crossing and relocation of the signals, and enhancement, retiming of the existing signals College Road/Venns Lane junction.
 2. Between £61 and £70,000 towards the maintenance of the on-site open space and local area for play and the provision of off-site recreational facilities within Aylestone Park development due to the deficit in on-site open space.
 3. The provision of public art within the public realm areas associated with the sports centre.
 4. The planting and maintenance of the new area orchard to compensate for the loss of the existing orchard within the SINC to include new appropriately surfaced footpath(s) to provide pedestrian links with Aylestone Park .
 5. The long-term maintenance regime for the maintenance and enhancement of the remainder of the SINC.
 6. 17.5% of the total number of the units to be affordable housing provided in partnership with a registered social landlord. All of the above to form part of a legal agreement under Section 106 of the Town and Country Planning Act 1990.

RECOMMENDATION

That subject to the applicants providing the additional information requested by the traffic manager and further details/plans of the outdoor football pitch

The Legal Practice Manager be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to incorporate points 1-6 of paragraph 6.15 above and any additional matters he consider appropriate

The planning obligation shall be completed by the 10th April 2006 and upon completion of the aforementioned planning obligation that officers named in the scheme of delegation to officers be authorised to issue planning permission subject to conditions.

As the application is a hybrid application, two different sets of conditions are required. The wording of the conditions is still being discussed and agreed with the applicants. However, conditions will be included to cover the following:

The halls of residence, sports developments and new pedestrian and vehicular access

Conditions regarding commencement of the development, phasing, materials, landscaping and its maintenance, tree protection, slab levels, floodlighting, opening hours, access and road construction, parking provision, foul and surface water drainage, earthworks and waste disposal, restriction on construction times, provision of public art,

Housing Development

Standard outline conditions regarding commencement and submission of the reserved matters details, phasing of the development and phasing of the construction of the affordable housing, access construction and internal road construction including traffic calming, tree and hedgerow protection, new orchard planting, foul and surface water drainage, maintenance of landscaping, footpath construction, restriction on construction times, boundary treatments, specification for the local area of play,

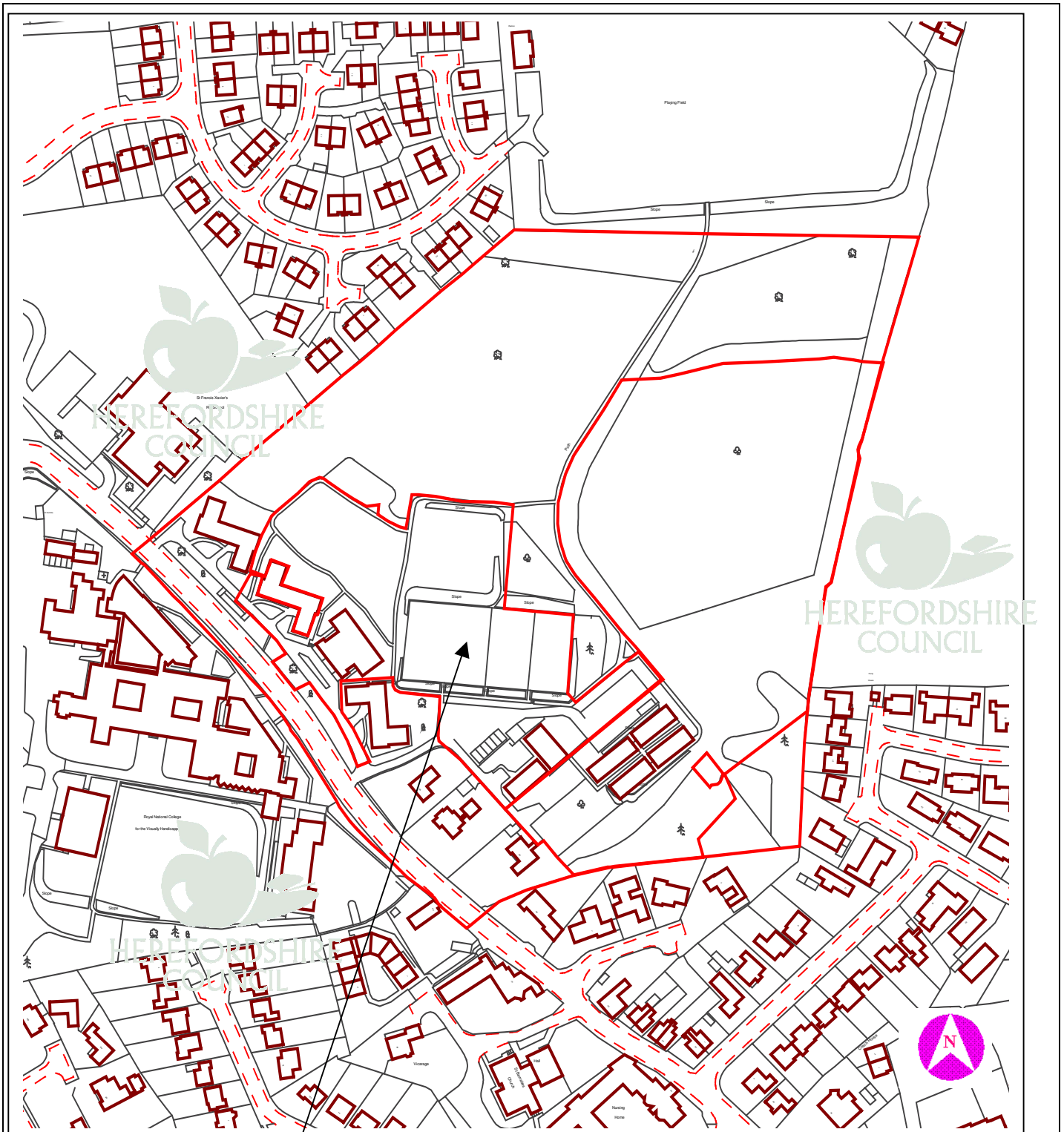
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0099/O

SCALE : 1 : 2500

SITE ADDRESS : Royal National College For The Blind, College Road, Hereford, Herefordshire, HR1 1EB

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15 DCCW2006/1438/F - PROPOSED DETACHED NEW HOUSE WITH INCORPORATED DOUBLE GARAGE AT PLOT ADJACENT BROOKLANDS, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8DQ

For: Mr. & Mrs. Matthews per Mr. A.W. Morris, 20 Ferndale Road, Kings Acre, Hereford, HR4 0RW

Date Received: 2nd May, 2006 Ward: Sutton Walls Grid Ref: 50997, 45681

Expiry Date: 27th June, 2006

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site is located on the eastern edge of the settlement of Moreton-on-Lugg and is situated within the designated settlement boundary.
- 1.2 The application site is formed by what was formerly the northern half of the domestic curtilage of the property known as The Brooklands, but following the grant of outline planning permission the application site was severed from Brooklands, being sold at auction as a building plot for the erection of a dwelling.
- 1.3 The application seeks consent for the erection of a detached two storey brick built dwelling under a tiled roof comprised of five bedrooms above a kitchen and reception rooms and an integral garage on the ground floor.

2. Policies

2.1 South Herefordshire District Local Plan:

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

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

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

3. Planning History

- 3.1 DCCW2005/0411/O Site for new detached bungalow. Approved 31st March, 2005.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection subject to the imposition of standard conditions.

5. Representations

5.1 Moreton-on-Lugg Parish Council: Objection summarised as the scale of proposed house is too large and is out of keeping with the wider settlement and highway safety would be compromised by the intensified use of the access.

5.2 Four letters of objection have been received from Mrs. Whittaker, Oakley End; Mr. Parker, Buttermere; Mr. Parry, Broadheath and Mr. Owen, Brooklands which are summarised as follows:

- Scale and height of the proposed dwelling is out of character with wider settlement, a bungalow would be more suitable.
- Proposed dwelling will dominate Brooklands, leading to a loss of privacy.
- Noise and disruption during the construction phase.
- Highway safety issues arising from additional traffic entering and leaving the site.
- Bridleway needs to be kept clear.

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

6. Officers Appraisal

6.1 Having regard to the relevant policies, the primary issues in determining this application are considered to be:

- The Principle of Development
- The Siting and Design of the Proposed Dwelling
- Access and Highways Issues

The Principle of Development

6.2 The adopted Local Plan identifies sustainable villages and defines them by enclosure within a settlement boundary. Within these settlements, which are listed in Policy SH6, there is a presumption in favour of new housing where it accords with the principles of Policy SH8 in terms of being in keeping with the character of the locality and in relation to siting, scale and design. Furthermore proposals are required to satisfy the general development criteria identified in Policy GD1 in order that the resultant development contributes to the quality of the built environment of the surrounding area.

- 6.3 In this case Moreton-on-Lugg is identified in Policy SH6 and in addition an extent outline permission for a dwelling albeit a bungalow exists. Therefore the primary consideration in determining this application is the impact of the proposed dwelling on the visual and residential amenity of the surrounding area.

The Siting and Design

- 6.4 A number of the representations refer to the scale of the development as being out of character with the locality, and indicate that a bungalow would be more suitable on the edge of the settlement.
- 6.5 Whilst it is acknowledged that the immediate area is characterised by single storey development, this is within a wider mixed residential environment which includes two storey development. In this context and having regard to an assessment of the wider area, it is not considered that a two storey development at this site would be out of keeping so as to warrant the refusal of planning permission.
- 6.6 It follows therefore that the proposal for two storey development needs to be assessed in terms of its impact on residential amenity. The dwelling has been orientated on the site to take account of the amenity of Brooklands to the south and following negotiations to amend the internal layout of the master bedroom, all first floor windows in the southern elevation will be obscure glazed to prevent overlooking. However notwithstanding the submitted design, it is considered expedient to remove the permitted development rights to insert windows in this elevation to ensure the continued satisfactory relationship between the proposed dwelling and its neighbours.
- 6.7 With regard to the scale of the proposal in relation to Brooklands, it is proposed to set the house down within the site by 600mm. Therefore although its overall ridge height is 7.5 metres it will in effect only be 1.5 metres higher than Brooklands which has a ridge height of 5.5 metres. Consequently it is not considered that the proposed development will have a demonstrably harmful effect on the residential amenity of Brooklands.
- 6.8 With regard to the visual impact of the wider locality, it is considered that the scale of the development is acceptable. However to ensure that the development is properly integrated the imposition of landscaping conditions is recommended, together with conditions controlling hours of operation and prohibiting fires during the construction phase in order to protect the amenity of the area.
- 6.9 Overall the design, siting and layout of the proposed dwelling and its relative orientation to neighbouring properties is not considered to give rise to any harm to the visual or residential amenity of the wider locality.

Access and Highways Issues

- 6.10 The application site will be accessed off the existing driveway which serves Brooklands, creating a shared access onto the public highway. This was the arrangement envisaged and approved pursuant to the outline permission granted.
- 6.11 The Traffic Manager has no objection to the access and parking arrangements, but comments that standard highway conditions are required to control the layout of the driveway and turning area. These comments are considered reasonable and the appropriate conditions are recommended.

Conclusion

6.12 The application site is located within the designated settlement boundary and the proposals to erect a new dwelling complies with the relevant policies in the Local Plan and as such, approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. A09 (Amended plans).

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

2. B01 (Samples of external materials).

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

3. E18 (No new windows in specified elevation).

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

4. E19 (Obscure glazing to windows).

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

5. F10 (Restriction on hours of operation of machinery/equipment).

Reason: To safeguard the amenity of the area.

6. F40 (No burning of material/substances).

Reason: To safeguard residential amenity and prevent pollution.

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. G04 (Landscaping scheme (general)).

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

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

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

10. H13 (Access, turning area and parking).

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

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
3. N15 - Reason(s) for the Grant of Planning Permission.

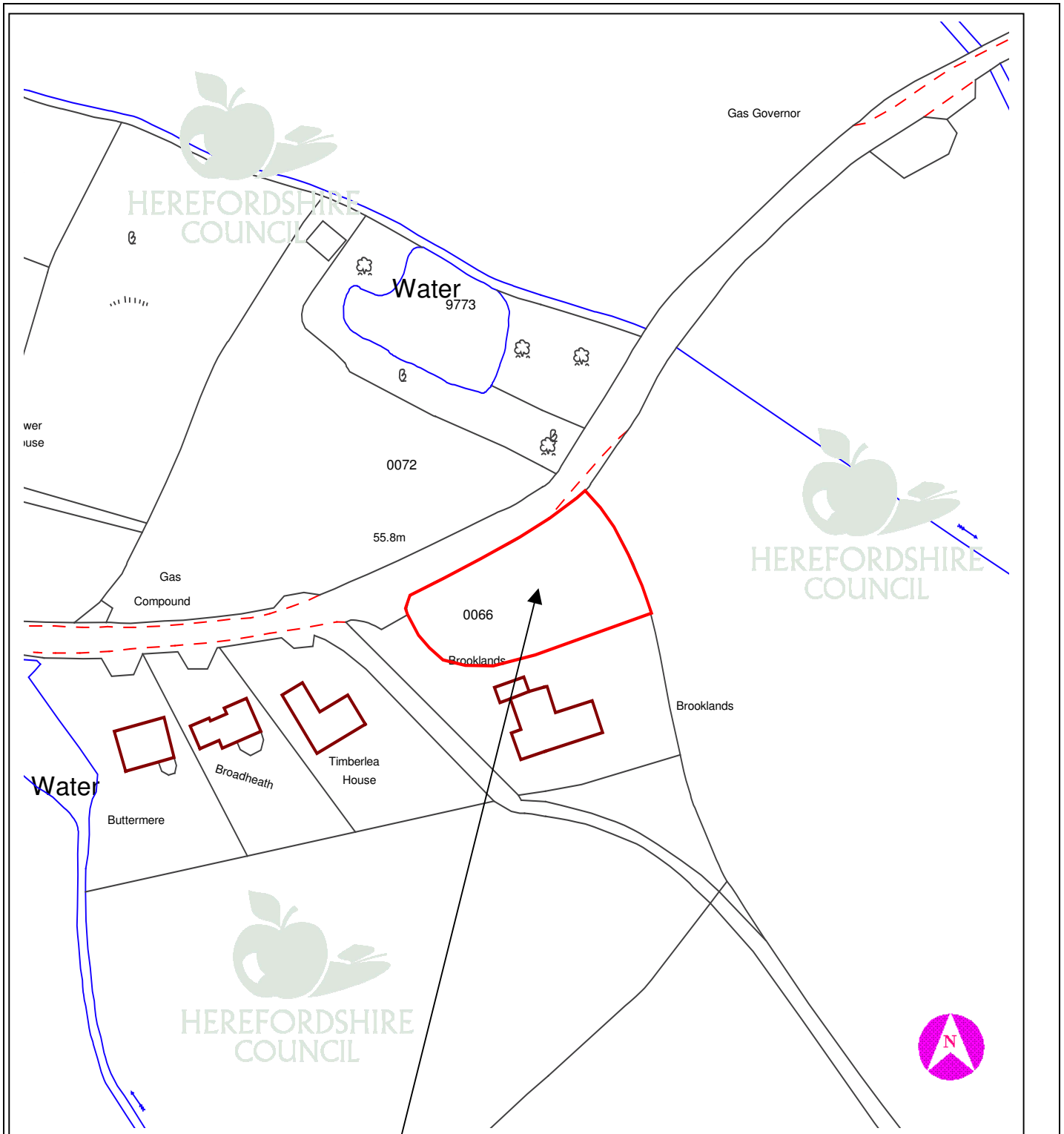
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1438/F

SCALE : 1 : 1250

SITE ADDRESS : Plot Adjacent Brooklands, Moreton-on-Lugg, Hereford, Herefordshire, HR4 8DQ

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16 DCCW2006/1258/RM - DETACHED DWELLING AND GARAGE AT PLOT ADJOINING WYLOE, LYDE, HEREFORDSHIRE, HR4 8AD

For: M. Hall & Son per Mr. A. Last, Brookside Cottage, Knapton Green, Herefordshire, HR4 8ER

Date Received: 12th April, 2006

**Ward: Burghill,
Holmer & Lyde**

Grid Ref: 50100, 44369

Expiry Date: 7th June, 2006

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

1.1 The application site, which has the benefit of an outline permission for the erection of a dwelling, is located towards the southern end of the hamlet of Lyde to the east of an unclassified road, which connects with the A49, approximately 100 metres to the south.

1.2 The application seeks reserved matters approval for the erection of a detached two storey brick built dwelling, comprising four bedrooms above a kitchen and reception rooms on the ground floor. It is also proposed to erect a small detached garage immediately to the north of the dwelling.

2. Policies

2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy SH14	-	Siting and Design of Buildings

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy H13	-	Sustainable Residential Design

3. Planning History

3.1 DCCW2004/3970/O Proposed site for erection of detached dwelling and garage. Approved 21st December 2004.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection, providing that three parking spaces are provided together with a turning area.

5. Representations

- 5.1 Pipe and Lyde Parish Council: Objection summarised as follows:

- The submitted location plan is out of date and omits a number of properties built within the last 12 years.
- The scale of the proposed dwelling is out of character with the adjoining properties.
- The existing sewerage system is already at capacity.
- The proposed stone wall bordering the lane should be constructed from natural stone to match existing walls along the land.

- 5.2 Letters of objection have been received from Mr. Stain, Hollybrook Cottage; Bridge House; Mr. Paske, Hope Ridge; Mr. Smith, Field View; Mr. Taylor, Lima and Mrs. DeSouza, Grey Gables which are summarised as:

- The submitted location plan is out of date and omits a number of properties built within the last 15 years.
- The scale of the proposed dwelling is out of character with the adjoining properties.
- Loss of views across the site.
- The roof space could be converted to provide more accommodation.
- The existing sewerage system is already at capacity.
- The development may affect private drainage systems.

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

6. Officers Appraisal

- 6.1 Having regard to the fact that the principle of development has been established by the extant outline planning permission, the primary issue in determining this reserved matters application is the siting and design of the proposed dwelling
- 6.2 The application proposes a two storey detached dwelling which fronts onto the unclassified highway which runs through Lyde, and in this respect it follows the existing pattern of linear development within the settlement.
- 6.3 With regard to its scale the proposed ridge height of 7.5 metres is not considered to be out of character with the scale of other dwellings in the immediate locality. More specifically Holly Brook Cottage to the north sits on elevated ground, and has a ridge height of 6.5 metres, whilst Field View opposite is again sited on elevated ground and

has a ridge height of 7 metres. Both these properties have been erected within the past 12 years.

6.4 Due to the orientation of the proposed dwelling parallel to the highway it will not directly overlook it's neighbours to the north of south. Furthermore the southern elevation has omitted any windows at first floor level, save for one, which will serve an en-suite bathroom and will be obscure glazed. Notwithstanding the submitted design, it is considered expedient to remove the permitted development rights to insert windows in this elevation to ensure the continued satisfactory relationship between the proposed dwelling and its neighbours.

6.6 Overall the design, siting and layout of the proposed dwelling and its relative orientation to neighbouring properties is not considered to give rise to any harm to the visual or residential amenity of the wider locality.

Drainage

6.7 It is noted that a number of the letters of objection referred to the drainage and sewerage issues, however these were dealt with at the time of the outline application and an appropriate condition was imposed on the outline planning permission.

Conclusion

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

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N09 - Approval of Reserved Matters.**
- 3. **N15 - Reason(s) for the Grant of Planning Permission.**

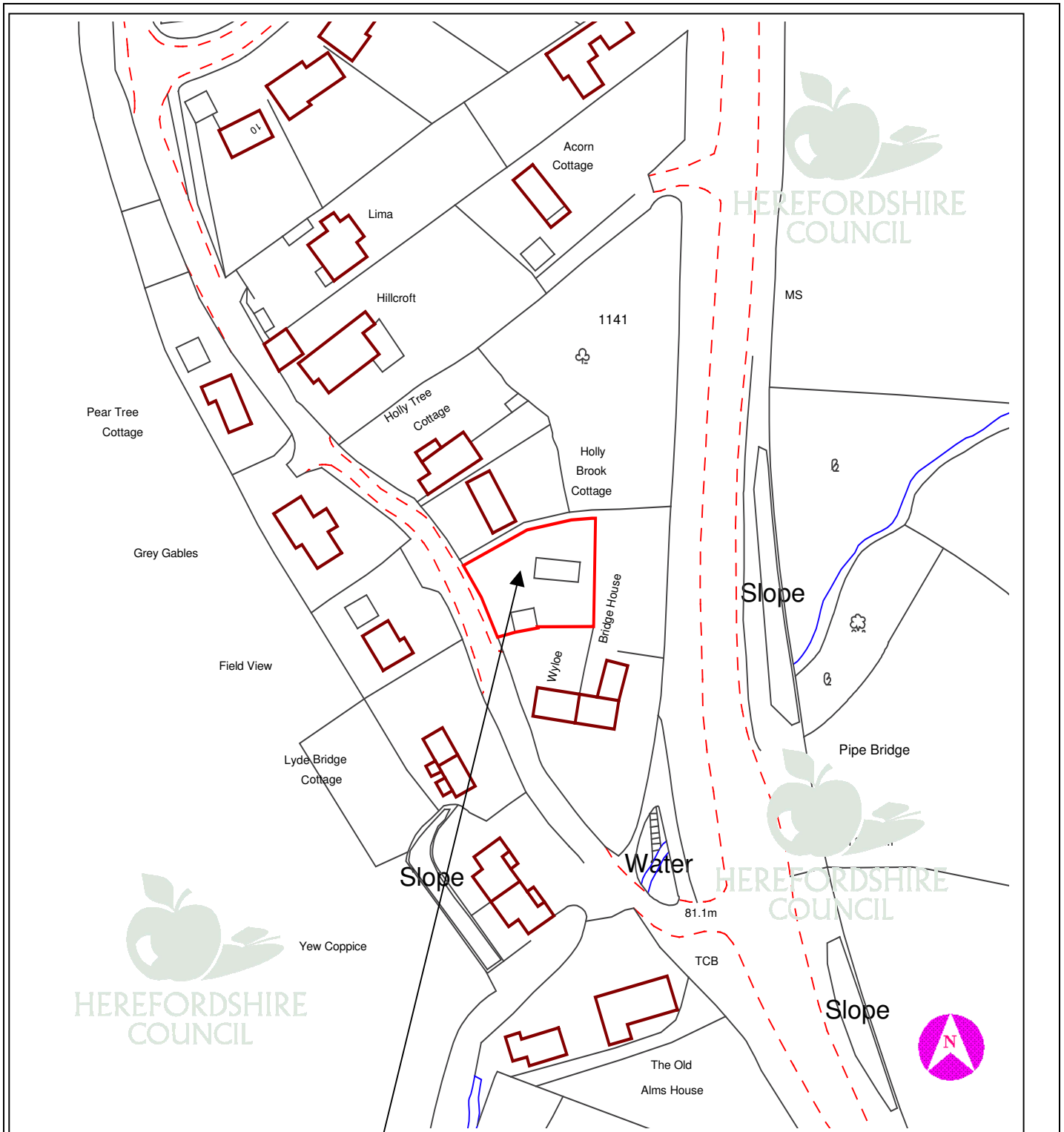
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1258/RM

SCALE : 1 : 1250

SITE ADDRESS : Plot adjoining Wyloe, Lyde, Herefordshire, HR4 8AD

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17 DCCW2006/1383/F - PROPOSED GROUND FLOOR EXTENSION AT 137 EDGAR STREET, HEREFORD, HEREFORDSHIRE, HR4 9JR

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

Date Received: 28th April, 2006 Ward: Three Elms Grid Ref: 50884, 40777
Expiry Date: 23rd June, 2006

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

1.1 The application site is comprised of a two-storey brick built semi-detached town house, forming part of a row of similar properties on the western side of Edgar Street. The site is close to its junction with Nolan Street within an Established Residential Area of Hereford.

1.2 The application seeks consent to erect a large single story rear extension to provide a kitchen, utility room, bedroom and bathroom.

2. Policies

2.1 Hereford Local Plan:

Policy ENV14 - Design
 Policy H16 - Alterations and Extensions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design
 Policy H18 - Alterations and Extensions

3. Planning History

3.1 There is no planning history for the application site however the adjoining dwelling was granted planning permission for a rear extension, which is considered relevant.

DCCW2005/0636/F Rear single storey extension. Approved 21st April 2005.

4. Consultation Summary

Statutory Consultations

4.1 Highways Agency: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Hereford City Council: No objection subject to the application being strictly determined in accordance with the approved development plan policies.

5.2 Mr. A.R. Loughman, 135 Edgar Street: Objection, summarised as; the length of the extension and the way it wraps around the boundary will look out of place on the back of the houses and make my garden look narrower and more confined.

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

6. Officers Appraisal

6.1 The adopted local plan recognises that the extension of existing dwellings can have a significant effect on the character of the building as well as that of the surrounding area. Consequently it requires that extensions are sympathetic in scale, design and character, so as to ensure the highest standards of environmental quality.

6.2 Therefore the primary issue in determining this application is considered to be the impact of the proposed extension on the character and appearance of the dwelling itself, as well as that of the wider locality.

6.3 In this case it is proposed to demolish an existing rear extension, and replace it with a larger extension to provide habitable ground floor accommodation for the applicant, who has a disabling back condition and requires level access.

6.4 The existing extension measures approximately 40 cubic metres. However the proposal seeks consent for an extension measuring 160 cubic metres, which will project 11.5 metre from the rear of the dwelling, which itself has a depth of 7.5 metres. Consequently the resultant scale and bulk of the extension is considered to be overly dominant having consideration for the character of the original dwelling.

6.5 Furthermore the extension will terminate in a 7metre wide gable end, which wraps around the boundary of the adjoining property to the south enveloping, and will envelop an approved 104 cubic metre rear extension DCCW2005/0636/F

6.6 Cumulatively of the proposed extension will be viewed as a large linear feature, which unbalances both the appearance of the property itself, as well the symmetry with its neighbours, to the detriment of the amenity of the wider locality.

6.7 In coming to the conclusion that the proposed extension is contrary to policy and being mindful of the personal circumstances of the applicant, Officers sought to negotiate a revised scheme that could be supported. However these negotiations have proved unsuccessful, as the applicant has requested that the application be determined and submitted.

Flood Risk:

- 6.8 The site is located with Zone 3 of the indicative flood plain maps. In this case the application site is completely surrounded by residential development. Furthermore the slab level of the proposed extension is equal to that of the existing dwelling.
- 6.9 Consequently the principle objection to the proposal set out above. It is not considered that there is any significant flood risk which would justify refusal on the grounds of flooding or the inclusion of any mitigation measures to protect the development from future flood events.

Conclusion

- 6.10 Overall the adverse impact of the scale and massing of the proposed extension on the character and appearance of the original dwelling is considered contrary to the objectives of the relevant policies in the Local Plan, and as such, refusal is recommended.

RECOMMENDATION

That planning permission be refused for the following reasons:

Having regard to the scale and massing of the proposed single storey extension, the introduction of such a long linear projection on the rear elevation, is considered to have an unacceptably adverse impact on the character and appearance of the existing dwelling, as well unbalancing its symmetry with the neighbouring properties to the detriment of the amenity of the wider locality. The proposal is therefore considered contrary to the objectives of policies ENV.14, and H.16 of the adopted Hereford Local Plan and Policies DR1 and H18 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

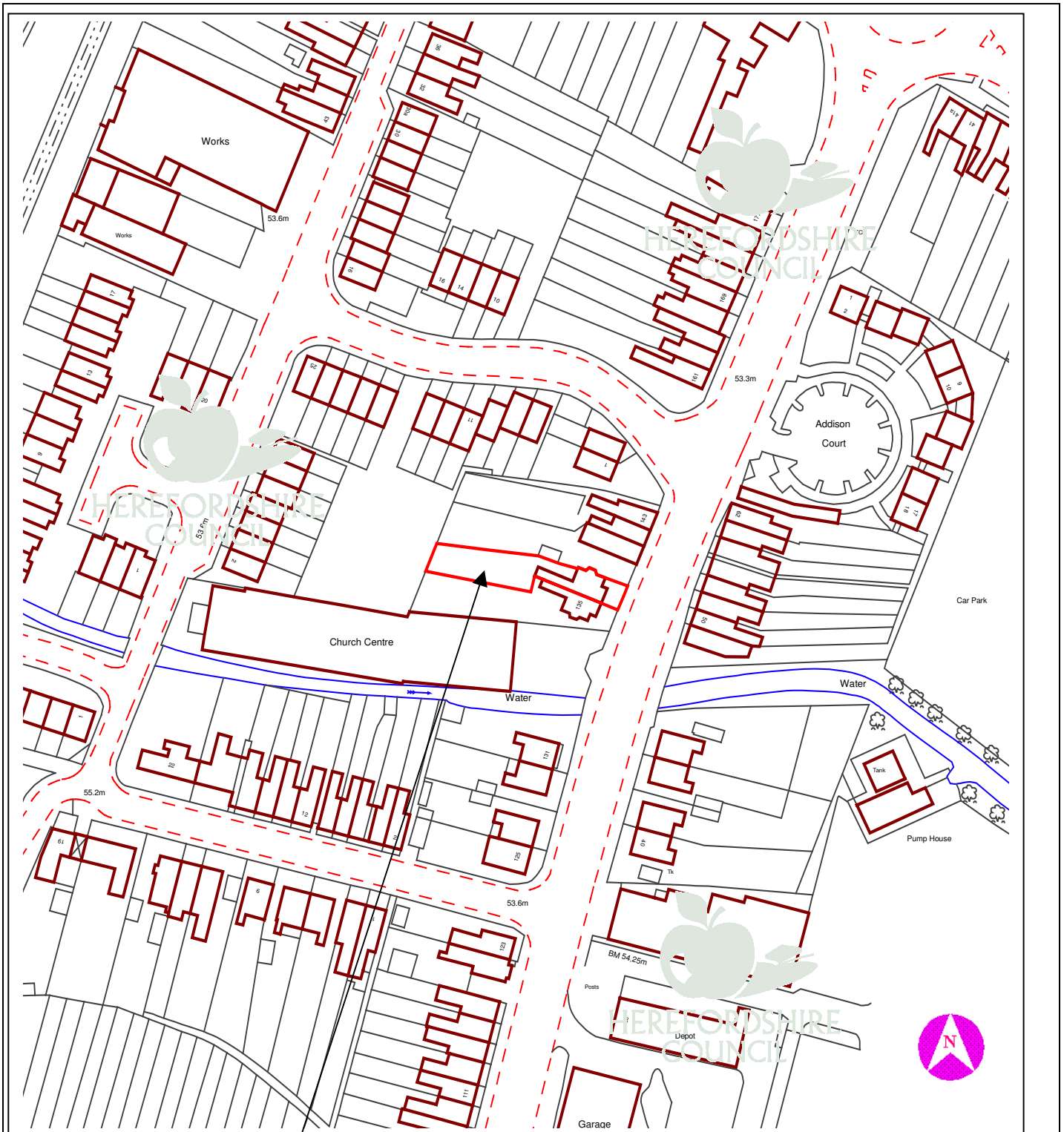
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1383/F

SCALE : 1 : 1250

SITE ADDRESS : 137 Edgar Street, Hereford, Herefordshire, HR4 9JR

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18 DCCW2006/1515/F - CONVERSION OF AND ALTERATIONS TO A RANGE OF PERIOD BARNES TO CREATE SEVEN DWELLINGS AT SHETTON FARM, MANSEL LACY, HEREFORDSHIRE, HR4 7HP

For: Mr. & Mrs. D. Powell per James Spreckley, MRICS, FAAV, Brinsop House, Brinsop, Herefordshire, HR4 7AS

Date Received: 8th May, 2006 Ward: Wormsley Ridge Grid Ref: 40699, 44969

Expiry Date: 3rd July, 2006

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

- 1.1 Shetton Farm is located on the northern side of the unclassified 90200 no through road at Mansel Lacy, Herefordshire. The farm is approximately 1 kilometre from the junction of the unclassified 90200 road with the C1098 road that links the A480 Kington road and A438 Brecon road to the south.
- 1.2 The site contains a farmhouse together with a range of outbuildings. The proposal is to convert the outbuildings into seven dwellings. (Six three bed units and one four bed unit of accommodation). Four will be two storeys whilst three will be single storey. Each unit will have its own parking facilities. The access road from the C1098 road will be improved with a number of passing bays.
- 1.4 Steel farm buildings around this complex of traditional stone and brick buildings are to be removed in conjunction with the development of the site. Foul drainage will be by means of a biodisc treatment plant.
- 1.5 The planning application includes reports relating to marketing and ecological issues.

2. Policies

2.1 National:

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan:

Policy H20 - Housing in Rural Areas
 Policy CTC9 - Development Requirements
 Policy CT13 - Conversion of Buildings
 Policy CTC14 - Conversion of Buildings

2.3 Leominster District Local Plan:

Policy A1 - Managing The District's Assets and Resources

Policy A5	-	Sites Supporting a Statutorily Protected Species
Policy A7	-	Replacement of Habitats
Policy A8	-	Improvements to or Creation of Habitats
Policy A9	-	Safeguarding the Rural Landscape
Policy A45	-	Diversification on Farms
Policy A60	-	Conversion of Rural Buildings
Policy A70	-	Accommodating Traffic from Development

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development Requirements
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy H7	-	Housing in the Countryside Outside Settlements
Policy T11	-	Parking Provision
Policy NC5	-	Protected Species
Policy NC8	-	Habitat Creation, Restriction and Enhancement
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use of Rural Buildings for Residential Purposes

3. Planning History

- 3.1 DCCW2005/0915/F Proposed barn conversion to form 6 private dwellings
Withdrawn 16th May, 2005.
- 3.2 DCCW2006/0507/F Conversion of and alterations to a range of period barns to
create seven dwellings. Withdrawn 10th April, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions which includes the provision of passing bays.
- 4.3 Conservation Manager: Confirms that the revised application has taken on board previous comments relating to the layout and is acceptable. The Ecological Report is also acceptable subject to appropriate conditions to ensure the mitigation and compensation measures are undertaken.

5. Representations

- 5.1 Mansel Lacy Parish Council: We see the development as being a good way of using redundant farm buildings.

The problem which we see as needing to be addressed is the minor road from Bishopstone to Mansel Lacy which is very narrow, visibility is poor or non-existent and passing places should be in place to accommodate increased traffic.

- 5.2 Mansel Gamage Parish Council: The reservations remain concerning traffic generation.

Seven units are likely to produce 14+ cars. The lane leading to the lane is very narrow in places with some distance between parking places.

Otherwise the other elements of the planning application does seem acceptable.

- 5.3 One letter of objection has been received from Sir John Becher, Cork & Bottle Cottage, Shetton Lane, Mansel Lacy. The main points raised are:

- 1) Shetton Lane that services the site is too narrow, winding and with no proper parking places.
- 2) Noise and visibility will be impacted by the development of the site to the detriment of adjacent properties.
- 3) Nature - protected species will be impacted upon.

- 5.4 The applicant's agent has submitted a letter in support and the following points are highlighted.

- 1) The barns are worthy of conversion by virtue of their architectural and historic merit together with their group value.
- 2) Comprehensive marketing was carried out in an attempt to find employment generating use without success.
- 3) A full ecological survey has been carried out.
- 4) Parking bays will be provided in accordance with consultation with the Council's Highways Officer.

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

6. Officers Appraisal

- 6.1 These are an attractive range of agricultural buildings that are worthy of preservation. The main issues to consider are:

- (a) Principle of Conservation
- (b) Highway Safety
- (c) Ecological Matters
- (d) Impact on Neighbours

Principle of Conservation

- 6.2 The buildings form an attractive feature within this rural setting and policies contained in the Development Plan together with guidance contained in PPS7 supports their

conversion. Attempts have been made to market the buildings for employment generating uses. These have not been successful. In addition due to the narrow lanes that serve the site, it could be argued that an employment use would not be appropriate. Structurally the buildings are in a sound condition and have been well maintained. The proposed conversion also retains the character of these traditional farm buildings with minimal new openings having to be provided. Internally the scheme has also been amended to comply with the Conservation Manager's comments.

- 6.3 In addition the removal of the steel framed buildings will enhance the setting of this complex within the landscape. Therefore the scheme proposed preserves the buildings and principle of conversion is supported.

Highway Safety

- 6.4 The concerns of the Parish Council and local residents are noted, however the applicants own a substantial area either side of the access road and the Traffic Manager is satisfied that subject to a number of passing bays the proposal is acceptable. This will also help other properties who are served by the road and care would be taken over the siting so as to minimise their visual impact. Adequate parking is also provided for all the dwellings.

Ecological Matters

- 6.5 The planning application was accompanied by a full ecological survey which identified that the buildings are used by four species of bat including a maternity roost for Long-eared bats. The survey includes full mitigation measures and these will be recommended as a condition of any planning permission.

Impact on Neighbours

- 6.6 The objector raises concerns regarding the development creeping closer to his property, however the conversion scheme is retained within the boundaries of the existing site which is over 150 metres away from Cork and Bottle Cottage and therefore not considered to be detrimental to amenity. The conversion will increase traffic along the narrow access lane, however the provision of passing bays sensitively and safely positioned will enhance road safety for all road users.

Conclusion

- 6.7 These are a fine range of traditional farm buildings that are worthy of preservation through conversion. The scheme retains the integrity of the buildings with minimal new openings and internal spaces complementing the external openings in accordance with the Conservation Manager's advice. In addition the ecological issues raised within the survey are catered for in the mitigation and enhancement.
- 6.8 Finally, access along the lane will be enhanced down to the classified road with the provision of passing bays.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 (Time limit for commencement (full permission)).**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. **A06 (Development in accordance with approved plans).**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. **B05 (Alterations made good).**
Reason: To maintain the appearance of the building.
4. **C05 (Details of external joinery finishes).**
Reason: To safeguard the character and appearance of this building of architectural or historical interest.
5. **C09 (External repointing).**
Reason: To safeguard the character and appearance of this building of architectural or historical interest.
6. **C11 (Specification of guttering and downpipes).**
Reason: To safeguard the character and appearance of this building of architectural or historical interest.
7. **E16 (Removal of permitted development rights).**
Reason: In order to retain the character of the buildings.
8. **F16 (Restriction of hours during construction).**
Reason: To protect the amenity of local residents.
9. **F17 (Scheme of foul drainage disposal).**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
10. **G01 (Details of boundary treatments).**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
11. **G04 (Landscaping scheme (general)).**
Reason: In order to protect the visual amenities of the area.
12. **G05 (Implementation of landscaping scheme (general)).**

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

- 13. No dwelling hereby approved shall be occupied until all of the buildings have been demolished and removed from the site.

Reason: In order to protect the visual amenity of the area and occupants of the dwellings.

- 14. The conversion hereby approved shall be carried out in full accordance with the Ecological Survey for the barns at Shetton Farm, Mansel Lacy, Herefordshire received on 12th April 2006. The mitigation and enhancement recommendations shall be fully implemented prior to the occupation of the converted barns and shall thereafter be retained in situ.

Reason: In recognition of the acknowledged nature conservation interest of the site.

- 15. H13 (Access, turning area and parking).

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

- 16. No development shall take place until a scheme for the provision of passing bays from the junction of the classified 1098 road to the site is submitted for approval in writing of the local planning authority. The passing bays shall be installed in accordance with the approved scheme prior to any other works commencing on site.

Reason: In the interest of highway safety.

Informative:

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

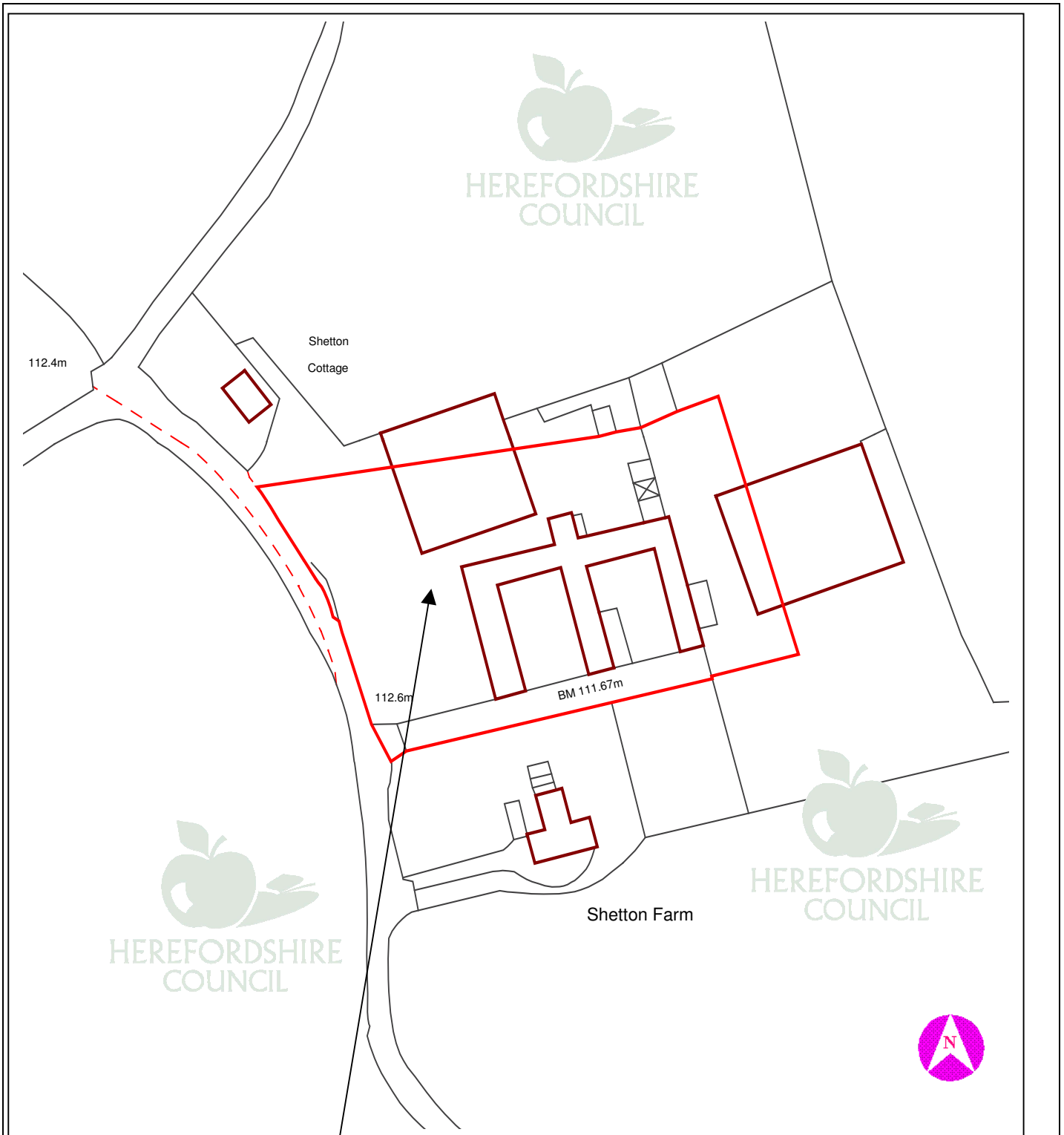
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/15/15/F

SCALE : 1 : 1250

SITE ADDRESS : Shetton farm, Mansel Lacy, Herefordshire, HR4 7HP

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