

A G E N D A

Central Area Planning Sub-Committee

Date: **Wednesday, 29th August, 2007**

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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**County of Herefordshire
District Council**

AGENDA

for the Meeting of the Central Area Planning Sub-Committee

To: Councillor JE Pemberton (Chairman)
Councillor GA Powell (Vice-Chairman)

Councillors PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, SPA Daniels, H Davies, GFM Dawe, PJ Edwards, DW Greenow, KS Guthrie, MAF Hubbard, TW Hunt (ex-officio), MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, RV Stockton (ex-officio), AP Taylor, AM Toon, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward

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To consider and take any appropriate action in respect of the planning applications received for the central area 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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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, 1st August, 2007 at 2.00 p.m.

Present: Councillor JE Pemberton (Chairman)
Councillor GA Powell (Vice-Chairman)

Councillors: PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, H Davies, GFM Dawe, DW Greenow, RI Matthews, AT Oliver, SJ Robertson, AP Taylor, AM Toon, WJ Walling and JD Woodward

In attendance: Councillors TW Hunt (ex-officio) and RV Stockton (ex-officio)

29. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors SPA Daniels, PJ Edwards, KS Guthrie, MAF Hubbard, MD Lloyd-Hayes, NL Vaughan and DB Wilcox.

30. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
SJR Robertson	Minute 38, Agenda Item 9 DCCW2007/1234/F 4 Hazel Grove, Hereford, Herefordshire, HR2 7JX	Declared a prejudicial interest and left the meeting for the duration of the item.

31. MINUTES

The minutes of the last meeting were received.

RESOLVED: That the minutes of the meeting held on 4th July, 2007 be approved as a correct record and signed by the Chairman.

32. ITEM FOR INFORMATION - APPEALS

The Sub-Committee received an information report about the Council's current position in respect of planning appeals for the central area.

RESOLVED: That the report be noted.

33. DCCE2007/1209/F - 10 LEDBURY ROAD, HEREFORD, HEREFORDSHIRE, HR1 2SY [AGENDA ITEM 5]

Residential development together with alterations to 10 Ledbury Road to provide 6 residential units.

The Principal Planning Officer reported that:

- Hereford City Council recommended refusal on the basis that the amendments had not dealt with the concerns expressed previously.
- One further letter in response to the amended plans had been received from 16 Ledbury Road, re-iterating previous comments in relation to access, on-street and site parking. Also the occupants commented that the development would overlook their property, would result in increased noise from the use of the balconies, the construction may affect the stability of the neighbouring property and its basement and that the bungalows were the least offensive element of the scheme.
- The Traffic Manager advised that the reduction in the number of units would be beneficial in terms of reducing vehicle movements to and from Ledbury Road and his recommendation of approval remained unchanged.

Councillor WJ Walling, a Local Ward Member, commented that he had reservations before the receipt of the amended plans but felt that the key issues had now been addressed.

Councillor AP Taylor, also a Local Ward Member, welcomed the alterations but expressed concerns about the access and egress and related highway and pedestrian safety considerations.

Councillor AM Toon noted that the development would lead to intensification in the use of the site and questioned whether the Traffic Manager had taken into account the cumulative impact of other developments on the local road network. In response, the Principal Planning Officer advised that the Traffic Manager had considered the impact of other developments being constructed or were pending and had concluded that the application was acceptable subject to conditions.

Councillor ACR Chappell drew attention to the traffic accident history in the area and commented on the problems caused by parked vehicles along Ledbury Road.

In response to a question from Councillor GFM Dawe, the Principal Planning Officer advised that the design of the development and the use of privacy screens would minimise overlooking. Councillor Dawe noted the need to consider the impact of developments and loss of gardens on hydrology and the Principal Planning Officer advised that permeable block paving would be used to allow water to penetrate into the ground.

A number of Members felt that the proposal would have a detrimental impact on the free and safe flow of traffic. Some also felt that the development was over intensive and that garden space should not be lost.

In response to concerns about highway safety and density, the Central Team Leader re-iterated that the Traffic Manager recommended approval and that national and local planning policies emphasised the importance of the re-use of urban land in greater densities.

Councillor Toon felt that the proposal and associated vehicle movements would represent an overdevelopment of the site which would have a detrimental impact on highway safety. Therefore, she proposed that the application be refused.

RESOLVED: That

- (i) **The Central Area Planning Sub-Committee is minded to refuse the application subject to the reason for refusal set out below (and any**

further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the applications to the Planning Committee:

- 1. Overdevelopment of the site resulting in an increase in traffic movements that would be detrimental to highway safety.**
- (ii) If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.**

[Note:

Councillor Walling wished it to be recorded that he voted against the resolution above and felt that the decision could difficult to sustain on appeal.

Following the vote on this application, the Head of Planning Services advised that, as the resolution was contrary to the officers' recommendation, he was minded to refer the matter to the Planning Committee as the Sub-Committee's view might not be defensible if challenged.]

34. DCCE2007/1825/F - LAND OFF WITHIES ROAD, WITHINGTON, HEREFORD, HR1 3PX [AGENDA ITEM 6]

Erection of 20 dwellings and associated parking, roadworks, services and drainage.

The Principal Planning Officer reported that:

- A correction was made to paragraph 5.2.15 of the report as the speed limit in Withies Road was already 30mph.
- An amendment to the Section 106 Heads of Terms was recommended.

In accordance with the criteria for public speaking, Mr. Soutar spoke on behalf of Withington Parish Council and Mr. Richmond and Mr. Packman spoke in objection to the application.

In response to comments made by the public speakers, the Principal Planning Officer advised that the layout had been largely dictated by the access restrictions, as only a single point of access was deemed acceptable in highway safety terms. This resulted in rear gardens running along the highway boundary, although the visual impact would be mitigated by some of the houses having a 'double frontage' appearance. It was reported that the Unitary Development Plan (UDP) required sites outside of Hereford and the Market Towns to deliver residential development at a density of at least 30 dwellings per hectare and this development equated to 35.7 units per hectare. It was not considered that the density was unacceptable in this location or inappropriate for the character of the area. The Principal Planning Officer added that Withington, as it was classed as a main village, was deemed to have capacity to accommodate additional residential development.

Councillor DW Greenow, the Local Ward Member, expressed concerns about the design approach and felt that, in its current form, the application represented an over intensive form of development in this location and would have detrimental impact on residential amenities. He felt that the rear gardens running along the highway boundary would damage the character and appearance of the street scene and the locality, especially if boundary treatments and ancillary structures were not strictly controlled. He also expressed concerns about the potential impact of increased

activity on highway and pedestrian safety, particularly given the speed of traffic along Withies Road. He noted the significant increase in the number of dwellings in the village in recent years and commented on the need for adequate infrastructure, parking and play space facilities.

In response to the Local Ward Members concerns, the Principal Planning Officer advised that: recommended condition 6 would remove permitted development rights to safeguard the appearance of the development; it was anticipated that a native hedgerow could be translocated to provide additional natural screening and a softer boundary to the highway; and the Section 106 Agreement would require a contribution towards off site open space, sport and recreation for the use of the village as a whole.

Councillor RI Matthews felt that the design, density and layout were unacceptable. He also commented on the general lack of landscaping and potential visual impact of the development. Other members expressed similar views.

In response to a question from Councillor AM Toon, the Principal Planning Officer clarified the meaning of 'main village' as defined in the UDP and advised that local amenities and access to public transport would have been considered as part of the UDP process. Councillor Toon commented on difficulties experienced in the area with interruptions to the electricity supply, apparently due to demand from recent residential developments, and suggested that this matter be clarified with the relevant utility provider.

In response to a question from Councillor GFM Dawe, the Principal Planning Officer clarified the on and off site ecology considerations.

Councillor PA Andrews felt that consideration of the application should be deferred to allow for further discussions and negotiations in relation to the design, density and layout of the development. This suggestion was supported by a number of members. Councillor Greenow suggested that a number of units be removed from the proposal but the Head of Planning Services, whilst acknowledging the principal areas of concern, emphasised the need for flexibility.

RESOLVED: That consideration of the application be deferred for further discussions regarding layout, density and design.

35. DCCE2007/1961/F - 1-3 PEREGRINE CLOSE, HEREFORD, HEREFORDSHIRE, HR2 6BS [AGENDA ITEM 7]

Conversion and extension of garage/preparation area to single storey dwelling and extension of take-away preparation area. Formation of parking area for existing flats.

The Principal Planning Officer reported that:

- An additional condition was recommended requiring the floor levels of the extension to be above the highest recorded flood level as recommended previously by the Environment Agency.

In accordance with the criteria for public speaking, Mr. Mitchell spoke in objection to the application and Mr. Rogers spoke in support of the application.

In response to comments made by the objector, the Principal Planning Officer suggested that two additional conditions, the first to require deliveries via Hinton Road and the second to restrict deliveries to the period 11.00 to 16.00, in order to

reduce congestion and disturbance.

Councillor WU Attfield, a Local Ward Member, felt that the proposal would alter the character of the area and the associated traffic generated by the proposal would exacerbate congestion in the locality. Councillor ACR Chappell, also a Local Ward Member, noted that there was significant pedestrian footfall past this site and explained the existing safety hazards associated with traffic and parking in Hinton Road, Acacia Close and Peregrine Close. He did not feel that the previous reasons for refusal had not been resolved satisfactorily and he proposed that planning permission be refused on this basis. Councillor AT Oliver, the other Local Ward Member, commented on the popularity of the takeaway and the traffic generated as a result. He considered that the proposal would have a detrimental impact on the character of the area and on residential amenities; particular reference was made to Unitary Development Plan policy S1 (sustainable development).

Councillor RI Matthews questioned whether there were defensible grounds for refusal given that a number of issues had been addressed since the previous application was refused (DCCE2006/1277/F refers). The Principal Planning Officer reminded the Sub-Committee that the size of the takeaway would not be increased and that the existing flats did not have any off street parking but this proposal would provide a parking space for each unit. The Central Team Leader added that the Planning Inspector, in dismissing the recent appeal, acknowledged that the existing situation was not ideal but, with the proposed off street parking, it was deemed acceptable. It was considered that the other issues raised by the Inspector had been addressed.

The Local Ward Members maintained that the proposal would have a harmful impact on the character and amenity of the area.

RESOLVED: That

- (i) **The Central Area Planning Sub-Committee is minded to refuse the application subject to the reason for refusal set out below (and any further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the applications to the Planning Committee:**
1. **The intensification in the use of the site will have a harmful impact upon the character and amenity of the area.**
- (ii) **If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.**

[Note:

Following the vote on this application, the Head of Planning Services advised that, as the resolution was contrary to the officers' recommendation, he was minded to refer the matter to the Planning Committee as the Sub-Committee's view might not be defensible if challenged.]

36. DCCE2007/1763/F - 7 AYLESTONE HILL, HEREFORD, HEREFORDSHIRE, HR1 1HR [AGENDA ITEM 8]

Extension and conversion of three (3) number existing apartments into six (6) number self contained studio apartments.

The Senior Planning Officer reported that:

- Amendments to the recommendation were proposed to enable any necessary condition or Section 106 Agreement to be imposed in respect of ineligibility for residents parking permits.
- No comments had been received from Hereford City Council on the amended scheme (involving the reduction in the flat numbers).
- An additional condition was recommended to ensure the removal of an existing polytunnel structure in the rear garden.

In response to concerns raised before the meeting by Councillor DB Wilcox regarding the basement accommodation and the recent start of work on site, the Central Team Leader advised that the basement was already a self-contained unit and would remain as such and that works had started on site but that this involved the stripping out of the property which did not require planning permission.

Councillor PA Andrews advised that Hereford City Council was unhappy with the initial proposal of 8 apartments but did not object to the amended proposal of 6 apartments. She felt that there were no material planning considerations to warrant refusal and supported the application. A number of members supported this view.

The Central Team Leader commented that this was a car free development and drew attention to the proposed legal agreement regarding the ineligibility of occupants of the apartments to obtain residents' parking permits. The Senior Planning Officer added that the property had an existing entitlement to 2 permits but it was intended that these would be rescinded.

RESOLVED:

Subject to no further objections raising additional material planning considerations by the end of the consultation period and subject to any necessary condition or Section 106 Agreement in relation to the ineligibility of occupants of the apartments to obtain a residents parking permit, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers.

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

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

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

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

3. **W01 (Foul/surface water drainage).**

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

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

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

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

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

6. **F39 (Scheme of refuse storage).**

Reason: In the interests of amenity.

7. **Within two months of the date of this permission a planning obligation under Section 106 Agreement of the Town and Country Planning Act 1990 (or other appropriate mechanism) shall be completed. The agreement shall secure the ineligibility of future occupants of the development for residents' parking permits in perpetuity, and shall otherwise be in accordance with the draft agreement (subject to necessary variation) received with the planning application on 6th June, 2007.**

Reason: The development has been promoted as a sustainable car-free scheme; in order to prevent indiscriminate parking on the local road network in the interests of highway safety and to comply with Policy DR3 of the Herefordshire Unitary Development Plan 2007.

8. **Within two months of the date of this permission a scheme for the permanent removal of the existing polytunnel and landscaping of the resultant area shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.**

Reason: To enhance the character and appearance of the Conservation Area in accordance with Policy HBA6 of the Herefordshire Unitary Development Plan 2007.

9. **The first floor area labelled as "landlord's office and cleaners store" shall be used as such and not for residential purposes.**

Reason: For the avoidance of doubt as to the nature of the approved scheme

Informatives:

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

2. **N19 - Avoidance of doubt.**

37. **DCCE2007/1930/F - FROME COURT (FORMER BARTESTREE CONVENT), BARTESTREE, HEREFORD, HEREFORDSHIRE, HR1 4BF [AGENDA ITEM 9]**

Erection of a terrace of 4 cottages. Amendment to parking areas. (Revised scheme)

In response to a question from a public speaker, the Chairman of Planning Committee, Councillor TW Hunt, explained the procedure for public speaking and advised that, in response to some complaints and concerns, the Planning Chairman's Group had reviewed the order of proceedings and had clarified that the case officer would provide updates and a short presentation, followed by public

speaking, then comments from the Local Ward Member/s, if present, and then followed by a general debate by the Sub-Committee. Councillor Hunt added that any proposed site inspection should be debated and voted upon once all relevant information had been provided to Members.

In accordance with the criteria for public speaking, Mr. Wilson spoke on behalf of Bartestree Parish Council and Mr. Carmen spoke in objection to the application.

Councillor DW Greenow, the Local Ward Member, noted the long planning history of Bartestree Convent and associated development and felt that the new members to the Sub-Committee would benefit from a site inspection.

RESOLVED: That consideration of the application be deferred for a site inspection for the following reason:

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

38. DCCW2007/1234/F - 4 HAZEL GROVE, HEREFORD, HEREFORDSHIRE, HR2 7JX [AGENDA ITEM 10]

Proposed extension after demolition of garage.

In accordance with the criteria for public speaking, Mr. Chester spoke in objection to the application and Mr. Rone spoke in support of the application.

Councillor ACR Chappell, a Local Ward Member, sympathised with the positions of both speakers and felt that the Sub-Committee would benefit from a site inspection. The other Local Ward Members, Councillors WU Attfield and AT Oliver, felt that there were clear merits in holding a site inspection.

RESOLVED: That consideration of the application be deferred for a site inspection for the following reason:

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

39. DATE OF NEXT MEETING

The Democratic Services Officer reported that the site inspections would be held during the afternoon of Tuesday 14th August, 2007 to accommodate Health Scrutiny Committee during the morning. The Central Team Leader recommended an additional site inspection in respect of planning application DCCE2007/1894/F - Callow Marsh Garage, Grafton Lane, Grafton. This was agreed by members.

The next scheduled Sub-Committee meeting was Wednesday 29th August, 2007.

The meeting ended at 4.21 p.m.

CHAIRMAN

ITEM FOR INFORMATION - APPEALS**APPEALS DETERMINED****Application No. DCCW2006/0927/N**

- The appeal was received on 12th December, 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 Hereford City Sports Club.
- The site is located at Hereford City Sports Club, Grandstand Road, Hereford, Herefordshire, HR4 9NG.
- The application dated 27th March, 2006 was refused on 9th June, 2006.
- The development proposed was Retention and re-profiling of earth bund.
- The main issues are:
 - i) *The effect of the bund on the character and appearance of the area.*
 - ii) *Whether the submitted information is adequate to enable an assessment to be made of the potential environmental effects of the proposal.*

Decision: The appeal was DISMISSED on 9th August, 2007.

Case Officer: Debby Klein on 01432 260136

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

5 DCCE2007/1930/F - ERECTION OF A TERRACE OF 4 COTTAGES. AMENDMENT TO PARKING AREAS. (REVISED SCHEME) AT FROME COURT, (FORMER BARTESTREE CONVENT), BARTESTREE, HEREFORD, HEREFORDSHIRE, HR1 4BF

For: Strand Homes Ltd per Mr. P.H. Tufnell, Tufnell Town & Country Planning, Waverley Studio, Gloucester Road, Hartpury, Gloucester, GL19 3BG

Date Received: 20th June, 2007 **Ward: Hagley**

Grid Ref: 56843, 40632

Expiry Date: 15th August, 2007

Local Member: Councillor DW Greenow

Introduction

This application was deferred at the Central Area Planning Sub-Committee on 1st August, 2007 to enable a Members' site visit. The report has also been updated to reflect additional representations received in the interim. Any subsequent representations will be reported verbally.

1. Site Description and Proposal

- 1.1 This application seeks permission for the erection of a terrace of four, two-bedroom cottages at Bartestree Convent, Bartestree.
- 1.2 Bartestree Convent itself comprises a part Grade II, part Grade II* building currently in the process of being converted into flats. To the west of the main convent building is a new courtyard terraced development, with a further new terraced development to the north of the main building. To the north west of the Convent are two burial areas, between which is an open area originally designated for parking. This application seeks permission for the introduction of a terraced row of four dwellings in this location, with the associated loss of parking spaces.
- 1.3 The parking arrangements on site have evolved over the course of the complex history of this site. As a result of this development the number of residential units on site would increase from 63 dwellings to 67, while 15 parking spaces are lost in this corner position. However, there is some 'compensation' for this loss with the formation of an additional 12 spaces to the south of the application site and the use of a redundant turning head to form a further two spaces. Overall, parking ratios drop to fractionally below 1.5 spaces per unit from the 1.55 spaces per unit as originally approved for this site.
- 1.4 The application follows the refusal of application DCCE2006/1978/F at the Central Area Planning Sub-Committee meeting on 15th November, 2006. This sought permission for the erection of a terrace of 3 dwellings on the site. Development was refused, contrary to officer recommendation, for the following reason:

"The proposed development would, by reason of its siting and scale, result in the loss of an additional element of open space and the cumulative effect of further development would add to the sense of enclosure of the site. This would adversely impact upon the visual amenities of the locality and detract from the setting of Bartestree Convert, a Listed Building, contrary to Policies S2, S7 and HBA4 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and the guiding principles set out in PPG 15: Planning and the Historic Environment."

2. Policies

2.1 National Policy Guidelines:

PPS1	-	Delivering sustainable development
PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the historic environment
PPG16	-	Archaeology and planning

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
H4	-	Main villages: settlement boundaries
H13	-	Sustainable residential design
H16	-	Car parking

3. Planning History

- 3.1 SH770422PF - Southwest wing Bartestree Convent change of use to single person residential accommodation. Approved 8th August, 1977.
- 3.2 SH891076PO - New convent. Approved 24th January, 1991.
- 3.3 SH891077PO - Sheltered housing. Approved 23rd April, 1991.
- 3.4 SH891078PO - Sheltered flats with social and recreational facilities. Approved 23rd April, 1991.
- 3.5 SH931577PF - Refurbishment and conversion of existing buildings to student accommodation and new build dwelling houses. Approved 13th June, 1994.
- 3.6 SH940016LD - Repairs, partial demolition of ground floor extension and change of use to form student accommodation. Not determined.
- 3.7 SH960193PF - Tennis Court Site - residential development. Refused 12th June, 1996.
- 3.8 CE2000/1143/F - Restoration, conservation and conversion of convent buildings to provide 23 dwellings. Demolition of incongruous alterations, additions and curtilage

- buildings. Erection of 17 mews cottages. Diversion of internal access road, landscaping and ancillary site works. Approved 2nd November, 2001.
- 3.9 CE2000/1146/L - Restoration, conservation and conversion of convent buildings to provide 23 dwellings. Demolition of incongruous alterations, additions and curtilage buildings. Erection of 17 mews cottages. Diversion of internal access road, landscaping and ancillary site works. Approved 2nd November, 2001.
- 3.10 CE2001/3244/F - Amendments to approved scheme for residential development, conversion to provide two additional lower ground floor apartments. Units 42 and 47. Approved 21st March, 2002.
- 3.11 CE2001/3245/L - Amendments to approved scheme for residential development, conversion to provide two additional lower ground floor apartments Units 42 and 47. Listed Building Consent 21st March, 2002.
- 3.12 CE2001/3246/F - Amendment to approved scheme for residential development for conversion to provide one additional second floor apartment (Unit 33). Withdrawn 11th February, 2002.
- 3.13 CE2001/3251/L - Amendment to approved scheme for residential development for conversion to provide one additional second floor apartment (Unit 33). Withdrawn 11th February, 2002.
- 3.14 CE2002/1750/F - Amended scheme for the conversion of convent and chapel - including new build development. (Scheme providing 17 additional dwellings comprising: 7 new conversions in Chapel/Hall, 8 additional remodelled conversions, 2 additional remodelled new build). Amended access arrangements and site layout. Approved 24th December, 2002.
- 3.15 CE2002/1754/L - Amended scheme for the conversion of convent and chapel - including new build development. (Scheme providing 17 additional dwellings comprising: 7 new conversions in Chapel/Hall, 8 additional remodelled conversions, 2 additional remodelled new build). Amended access arrangements and site layout. Approved 24th December, 2002.
- 3.16 CE2003/1283/F - Redesign of units 44, 45, 46 and 47 and 2 no. new units 45a and 47a. Undetermined.
- 3.17 CE2003/1285/F - Redesign of units 44, 45, 46 and 47 and 2 no. new units 45a and 47a. Undetermined.
- 3.18 CE2003/1537/F - Redesign of units 44, 45, 46 and 47 and creation of 1 no. new units 45a. Approved 26th January, 2004.
- 3.19 DCCE2003/1538/L - Redesign of units 44, 45, 46 and 47 and creation of 1 no. new units 45a. Approved 26th January, 2004.
- 3.20 DCCE2003/2390/G - Discharge of planning obligations under S106 dated 10th April 1991 and 28th June 1994. Approved 16th July, 2004.
- 3.21 DCCE2004/1266/F - Remodelling of approved apartment no. 43 to provide 2 single bedroom apartments. Approved 15th June, 2004.

- 3.22 DCCE2004/1297/L - Remodelling of approved apartment no. 43 to provide 2 single bedroom apartments. Approved 15th June, 2004.
- 3.23 DCCE2004/4097/L - Conversion of attic space into a studio apartment. Approved 5th January, 2005.
- 3.24 DCCE2004/1492/F - Conversion of attic space into a studio apartment. Approved 5th January, 2005.
- 3.25 DCCE2004/4272/L - Subdivision of apartment to provide two studio apartments. Approved 28th January, 2005.
- 3.26 DCCE2004/4270/F - Subdivision of apartment to provide two studio apartments. Approved 28th January, 2005.
- 3.27 DCCE2006/1978/F - Erection of a terrace of 3 cottages and formation of additional parking areas, including overspill parking. Refused 15th November, 2006 - Appeal to be heard at an Informal Hearing

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: Any permission should be conditional upon the prior approval of all architectural details, materials and finishes, and of landscape design, details and materials.

Internal Council Advice

- 4.2 Conservation Manager: "The design of the cottages has followed the theme agreed as the design approach for buildings around the convent but with the variation being a terrace of cottages in this instance. We believe that this adds to the built environment of the general area as it shows the approach taken to designing a different house type but maintaining the theme of contemporary dwellings using the neo-gothic language and expressions of the convent."
- 4.3 Traffic Manager: No objection is raised to the resultant parking ratios, although some concern is expressed at the absence of a turning area for a refuse lorry adjacent to the southern-most bin store and the location and size of the cycle storage.
- 4.4 The comments of the Traffic Manager in relation to the previously refused application are still largely applicable and are reported below:

'Although the proposal results in a loss of parking spaces for the approved development, the level of parking (1.469 per dwelling) which remains is still very close to the Government guidelines of a maximum of 1.5 spaces per dwelling as set out in PPG3. As stated in the submitted supporting text there is a predominance of 1 and 2 bed apartments within the development, and all dwellings are allocated at least one parking space. As the proposed levels are within both the maximum set out in our Design Guide for new developments and Government guidelines, I have no objections to the proposal.'

5. Representations

5.1 Bartestree Parish Council: "The Parish Council strongly objects to this application as it is an increase in the number of properties from that requested in application DCCE2006/1978/F that was previously refused. The Council:

- Was of the opinion that the current scheme could be considered over-development as it would result in a total of 67 dwellings on the site;
- Considered that in this sensitive location between two burial grounds, that proposal would detract from Bartestree Convent, particularly as it would restrict views towards the Listed Buildings;
- Considered that this area could be used to meet open space requirements in the UDP;
- Considered that the sewerage system might not be able to accommodate four more dwellings;
- Noted that a number of planning obligations had been discharged following amendments to the scheme but suggested that the retention of this area could provide some local amenity benefits as a public open space."

5.2 Local Residents: At the time of writing, 3 letters of objection have been received from local residents. The objections raised can be summarised as follows:

1. This site was developed on the basis that it would not be further developed;
2. The proposal will extend the building operations on site which continue to cause noise and disturbance;
3. Over development of the site;
4. Adverse impact upon visual amenities and landscape quality;
5. The development will detract from the setting of the Listed Building;
6. As revised the proposal will result in totally inadequate parking provision for this site;
7. The access, parking and manoeuvring arrangements on site are already inadequate, this will further degrade the situation of site;
8. Loss of privacy.

5.3 A letter dated 9th August, 2007 has been received from the agent. It refers to the relatively few letters of local objection and points to the proposed parking levels being in accordance with Government policy. It is also stated that the current proposal may be seen as re-instating the closed nature of the former convent site. It is also clarified that the ongoing appeal against refusal of DCCE2006/1978/F would be withdrawn were Members minded to approve the application.

5.4 A letter has been received from Mr. and Mrs. T. Ball, 5 Frome Park. This highlights failures in the pumping mechanism of the unadopted foul sewage holding tank serving Frome Park and the Convent development. The result has been the inundation of the curtilage of 5 Frome Park with 'waste'. Further development would be likely to increase the risk of sewage overflowing into the front and rear gardens and possibly the garage too.

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

6. Officers Appraisal

6.1 It is considered that the following matters are relevant to this application:

- Principle of Development;
- Highways;
- Visual Amenities and Setting of Listed Buildings;
- Design and Scale
- Residential Amenities.

Principle

6.2 The Convent and surrounding area is within a sub area of the Bartestree settlement boundary. Bartestree is defined as a main village and the principle of new residential development is accepted.

Highways

6.3 The original permission on this site was on the basis of 40 dwellings served by 62 parking spaces, a ratio of 1.55 spaces per unit. Application DCCE2004/1492/F identified 100 car parking spaces to serve 63 units, a ratio of 1.59 spaces. Under application DCCE2006/1978/F, 99 spaces were to serve 66 units, a ratio of 1.5 spaces per dwelling unit. Under this application 99 spaces would serve a total of 67 dwellings. As a result the dwelling to parking space ratio drops marginally to 1.48 spaces/dwelling. Herefordshire Unitary Development Plan policy advises that housing developments will be subject to a maximum parking provision of 1.5 spaces per dwelling. It is of note that the policy also states that off street parking provision should reflect the site location, the type of housing to be provided, and the availability of public transport. In this case public transport is available with a bus stop on the main A438 at the entrance to the Convent, and the units are principally one and two bedroom properties, though some three-bed units are found. Against this however, one must recognise the rural/urban fringe location of this site and the relative limitations of the public transport provision and lack of amenities/facilities. In this context it is suggested that a figure on or around the 1.5 spaces per unit level should be provided and in this case 1.48 spaces/dwelling is proposed.

6.4 The objections of local residents on the grounds of a lack of parking resulting from this development are understandable having regard to the relatively low level parking provision already on site and the relatively limited public transport and amenities/facilities availability. Ultimately, however, this scheme is in accordance with adopted planning policy and on this basis it is considered that this application cannot be resisted on the basis of the lack of parking provision issue.

Visual Amenities and Setting of Listed Buildings

6.5 The regularisation of the car parking is not considered to raise any issues in this regard and the Conservation Manager has liaised on these changes. The new dwellings are sited appropriately having regard to the Convent; its setting, and the development pattern approach on this site. The design is reflective of the other new build on site and as such the new development will integrate effectively into the development. The removal of Permitted Development Rights will ensure that the further extension of these dwellings is tightly controlled in the interests of the visual amenities of the locality and the setting of the Convent.

Design and Scale

- 6.6 The new dwellings are designed to reflect the existing new build dwellings on site with design features, materials and appearance all to match and will therefore relate effectively to the existing new build on site. Although four rather than three dwellings are now proposed, the footprint is only marginally larger. Additionally, the scale of the dwellings has been reduced significantly – the ridge height is now 8m as opposed to 9.5m. Allied to this it is proposed to reduce ground levels by a further 600mm with the effect that the building would be more than 2m lower than originally proposed.
- 6.7 The Conservation Manager is satisfied that the architectural detail is befitting of the wider context and maintains that it would not adversely affect the setting of the Convent.

Residential Amenities

- 6.8 The siting and arrangement of the four new dwellings is such that no over bearing impact or light loss will result. The distances between these properties and the properties to the north, south and east, together with the internal arrangement, are such that privacy will not be compromised unacceptably. To ensure the continued privacy of the neighbours to the north and south a condition will prevent the introduction of new openings in the side elevations.
- 6.9 The construction process involved in the construction of the proposed dwellings has the potential to cause disturbance to neighbouring properties. In response the standard planning condition relating to hours of work is proposed.
- 6.10 To conclude, the erection of four dwellings in this location is considered acceptable in terms of the scale and design and the resultant impact upon the setting of the Convent and the parking provision on site.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

- 3. C05 (Details of external joinery finishes).**

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

- 4. C11 (Specification of guttering and downpipes).**

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

5. **D06 (Protective fencing).**
Reason: In order to protect [name of monument] during development.
6. **D01 (Site investigation - archaeology).**
Reason: To ensure the archaeological interest of the site is recorded.
7. **E16 (Removal of permitted development rights).**
Reason: [Special Reason].
8. **E18 (No new windows in specified elevation).**
Reason: In order to protect the residential amenity of adjacent properties.
9. **F18 (Scheme of foul drainage disposal).**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
10. **F39 (Scheme of refuse storage).**
Reason: In the interests of amenity.
11. **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.
12. **G01 (Details of boundary treatments).**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
13. **G04 (Landscaping scheme (general)).**
Reason: In order to protect the visual amenities of the area.
14. **G05 (Implementation of landscaping scheme (general)).**
Reason: In order to protect the visual amenities of the area.
15. **G08 (Retention of trees/hedgerows (outline applications)).**
Reason: To safeguard the amenity of the area.
16. **H13 (Access, turning area and parking).**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
2. **N19 - Avoidance of doubt.**

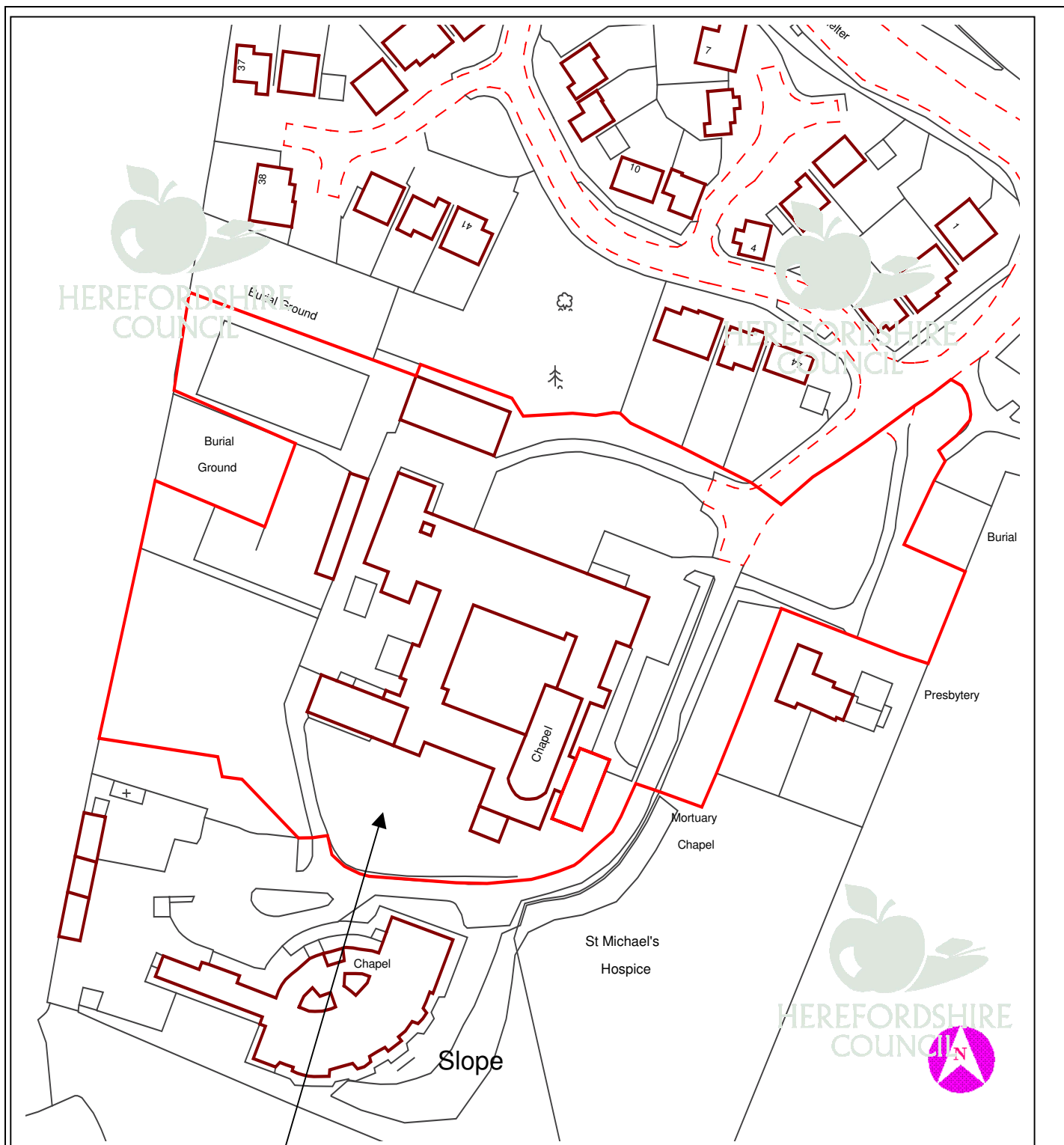
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/1930/F

SCALE : 1 : 1250

SITE ADDRESS : Frome Court, (Former Bartestree Convent), Bartestree, Hereford, Herefordshire, HR1 4BF

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6 DCCW2007/1234/F - PROPOSED EXTENSION AFTER DEMOLITION OF GARAGE AT 4 HAZEL GROVE, HEREFORD, HEREFORDSHIRE, HR2 7JX

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

Date Received: 17th April, 2007 Ward: St. Martins & Hinton Grid Ref: 50450, 38707

Expiry Date: 12th June, 2007

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

Introduction

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 1st August, 2007 in order to carry out a Members' site visit. The site visit was carried out on the 14th August, 2007.

1. Site Description and Proposal

- 1.1 No. 4 Hazel Grove is a two storey semi-detached house fronting the west side of the road towards the junction with Walnut Tree Avenue. It is located within an established residential area. A driveway on the southern side of the site leads to an existing garage at the rear of the house.
- 1.2 No. 2 Hazel Grove, the northern half of the semi-detached pair, has a conservatory projecting some 3.70 metres from the rear wall and a single storey extension projecting some 8.00 metres rearwards at the northern end of the house. The other neighbouring house, No. 6 to the south, is set back some 5.00 metres from the building line of No. 4.
- 1.3 It is proposed to remove the existing garage and erect a part single storey part two storey extension.
- 1.4 The single storey element would project 5.50 metres from the rear wall of the house for most of its width with a sideways extension of 1.80 metres over the driveway. The proposed first floor hipped roof element would project 4.00 metres from the rear wall of the house over a large part of the southern half of the ground floor extension. It would have a width of 4.40 metres so that the side walls would be 3.50 metres from the boundary with No. 2 Hazel Grove and 300mm from the boundary with No. 6 Hazel Grove. At the rear there would be a length of lean-to roof over the longer projection of the ground floor element.
- 1.6 The two storey element would wrap round the side of the house for a length of 4.70 metres to produce a gabled side facing No. 6 Hazel Grove at a distance of 900mm from the boundary. The ridge of this side extension would run into the existing hipped roof of the house at a level of some 1.50 metres lower than the existing roof ridge line.
- 1.7 Facing materials would be brick and slate.

2. Policies

2.1 Planning Policy Guidance:

PPS1 - Delivering Sustainable Development

2.2 Herefordshire Unitary Development Plan 2007:

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

3. Planning History

- 3.1 DCCW2005/1848/F Proposed single storey extension to side and rear after removal of garage. Permitted 27th July, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends that permission be refused for the following reasons:-

Loss of garage and parking alongside house results in inadequate parking provision for the proposed number of bedrooms. A minimum of two off road spaces should be provided.

5. Representations

- 5.1 Hereford City Council: No objections.

- 5.2 Local residents: Two letters of objection have been received from Mr. D.A. Chester and Mrs. K.E. Chester, 2 Hazel Grove, Hereford. The following is an extract from the first letter:-

"We have had a look at the plan but were unable to fully assess the impact on our property as there is no side elevation (north), this left us unable to see the height of the flat roof.

Please can we be notified when this plan can be provided.

At this time we would object to the scheme on the basis that it would result in the loss of sunlight and amenity at the rear of our house and especially in the conservatory. The extension will block out a proportion of direct sunlight and other light entering our conservatory which will make its use less pleasant. The effect will be the most significant from the single storey part but there will also be an unacceptable effect from

the two storey part also we feel the extension will have an overbearing impact on our living conditions.

We are also concerned about the effect it will have on the light entering our single storey extension and the view from the window which faces south towards the proposed scheme.”

- 5.3 Following receipt of an amended drawing including a side elevation (north) and modification to the form of roof over the single storey element, the second letter was received. The following is an extract from the second letter:-

“We have studied the updated plans and our previous fears have been confirmed especially with the new roof layout, we see it as being over bearing and will significantly deprive us of light and outlook.”

- 5.4 A letter in support of the application has been received from the applicant's agent. The following is an extract from that letter:-

“In respect of the application for the above I note from the response from the Highways Department that a minimum of two car parking spaces should be provided for this project. Having spoken to my client he is quite happy to provide sufficient hard-standing to the front of his property over and above the existing driveway to give the two spaces as required.

With regard to the concerns from the adjacent neighbour you must appreciate that we already have a consent to build the rear extension under 2005/1848/F and therefore I feel that it is only the introduction of the two storey element which should be duly considered. If a 45° line is projected from the neighbour's first floor bedroom window there is no encroachment on his line of light by the two storey extension.”

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

6. Officers Appraisal

- 6.1 From a design point of view the essential differences between this proposal and the previously permitted scheme (Ref. No. DCCW2005/1848/F) are the inclusion of the two storey element, an increase in the overall width of the extension from 7.20 metres to 7.65 metres and a slight reduction in the overall height of the single storey element from 4.40 metres to 4.10 metres.
- 6.2 The inclusion of the first floor element would produce a more complex form at the side and rear. This will appear a little awkward and close to the limit of what may be regarded as appropriate in scale and character with the original dwelling. However the design includes visually relieving architectural features such as reduced ridge lines and a hip end to the roof of the main first floor rear projection. The single and two storey elements of the side extension would also be set back from the front wall by 2.50 metres and 3.80 metres respectively. These features help to subordinate the appearance of the extension in relation to the original dwelling and avoid an overwhelming and significant impact on its scale, mass and character. In the circumstances it is considered that the proposal will be compatible with the character of the host dwelling and will not harm the character or visual amenity of the surrounding area.

- 6.3 As far as residential amenity is concerned, the impact in relation to No. 2 Hazel Grove has been assessed. The single storey element is virtually the same, albeit slightly lower than that previously permitted (application ref. DCCW2005/1848/F). In the circumstances taking account of the projection of the conservatory at the rear of No. 2, it is considered that the single storey element would not have an undue impact on the outlook and amenity of the neighbouring occupiers.
- 6.4 As far as the two storey element is concerned, the impact of its 4.00 metre rearward projection in relation to No. 2 Hazel Grove, is significantly relieved by being set back from the boundary by 3.50 metres. In addition the hipped roof helps to relieve the bulk. It is also considered that there is sufficient space between the proposed extension and the neighbouring conservatory and first floor bedroom window to avoid an over dominant impact or unacceptable loss of daylight or sunlight. The distance between the side of the two storey part of the proposed extension and the south facing single storey extension at the rear of No. 2 would be some 8.85 metres. There is an intervening conservatory which projects some 3.70 metres from the rear of No. 2 and a boundary fence approximately 2.00 metres high. It is considered that the proposal will not result in an unacceptable loss of light to the neighbouring extension. In the circumstances, whilst the comments of the neighbours have been taken into account, it is considered that the proposal will not have an unacceptable impact on their residential amenity.
- 6.5 With regard to the relationship of the proposal to No. 6 Hazel Grove to the south it is not considered that the proposal will have undue impact on the amenity of the occupiers.
- 6.6 Turning to the car parking concerns raised by the Traffic Manager, Policy H18 of the Herefordshire Unitary Development Plan 2007 states that the level of resulting off street parking should be in accordance with Policy H16. Policy H16 specifies a maximum off street parking provision of 1.5 spaces per dwelling. However, bearing in mind the comments of the Traffic Manager and the agreement by the applicant to provide additional parking, it is considered reasonable to recommend a condition securing two off street car parking spaces.
- 6.7 In conclusion, it is considered that the proposal is acceptable but it would be prudent to include a condition restricting future first floor windows in the side elevations of the extension.

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

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

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

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

- 4. **H12 (Parking and turning – single house) (2 cars).**

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

Informatives:

- 1. **N03 - Adjoining property rights.**
- 2. **N14 - Party Wall Act 1996.**
- 3. **N19 - Avoidance of doubt.**
- 4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

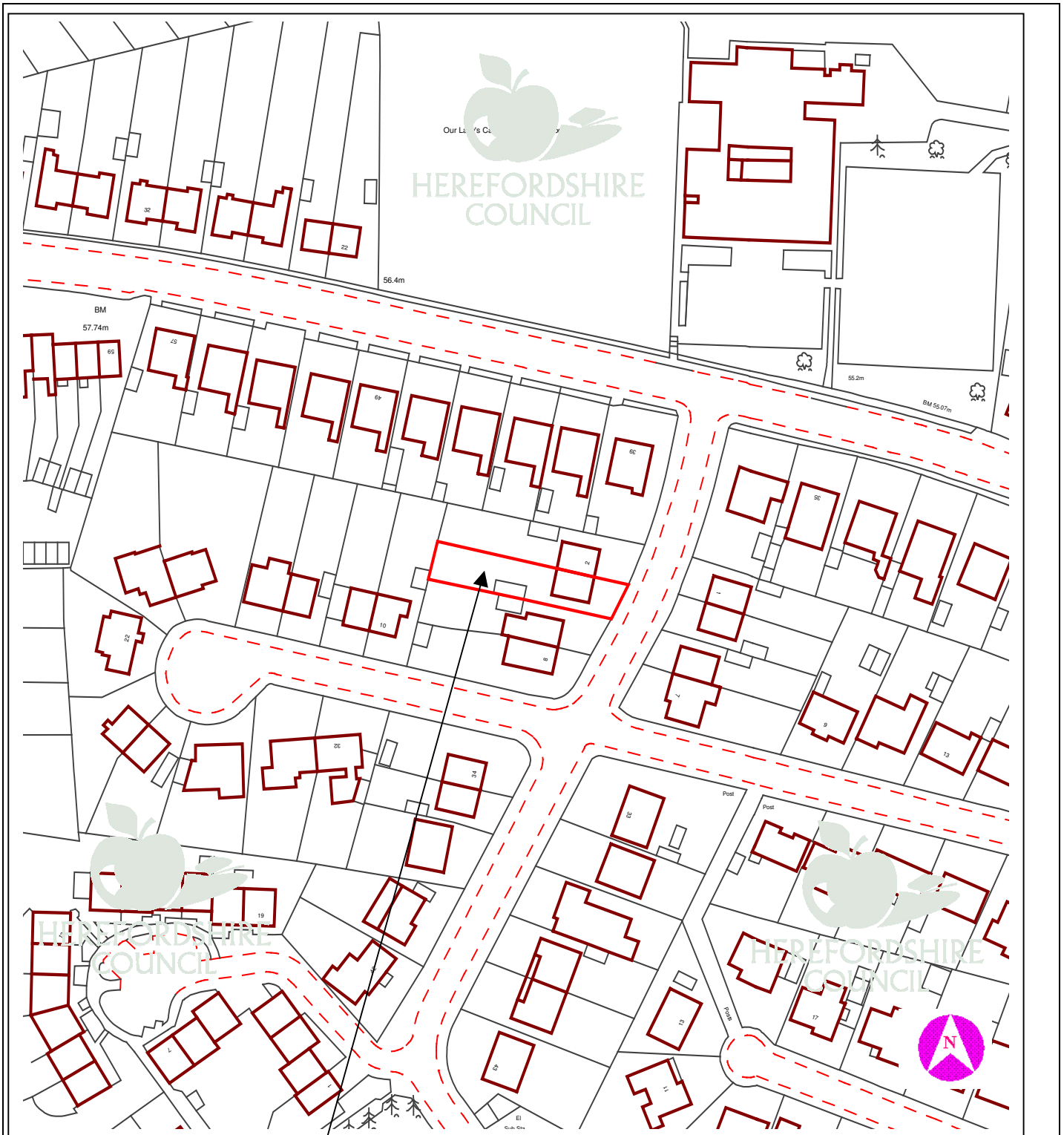
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/1234/F

SCALE : 1 : 1250

SITE ADDRESS : 4 Hazel Grove, Hereford, Herefordshire, HR2 7JX

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7 DCCE2007/1825/F - ERECTION OF 19 DWELLINGS AND ASSOCIATED PARKING, ROADWORKS, SERVICES AND DRAINAGE AT LAND OFF WITHIES ROAD, WITHINGTON, HEREFORD, HR1 3PX

For: KW Bell & Son Ltd, Steam Mills Road, Whimsey Industrial Estate, Cinderford, Glos, GL14 3JA

Date Received: 11th June, 2007

Ward: Hagley

Grid Ref: 56275, 43130

Expiry Date: 10th September, 2007

Local Member: Councillor DW Greenow

Introduction

This application was deferred at the Central Area Planning Sub-Committee meeting on 1st August, 2007 to enable the design and layout of the development to be reviewed. The scheme has been amended and this report updated to reflect the amendments. The amendments are that all the properties fronting Withies Road have been re-orientated to address the road and the number of units has been reduced to 19.

1. Site Description and Proposal

- 1.1 The site is located immediately north of Withies Road opposite the junction to Withies Close in Withington. To the west is a relatively modern estate of detached properties known as Coppice Close, beyond which is Withington Parish Hall. Immediately east are detached properties fronting Withies Road and to the north is agricultural land. All four boundaries of the site are presently enclosed by a mixture of mature native and Leylandii hedgerows and ground levels fall from east to west with the site being approximately one metre higher than the adjoining road level.
- 1.2 The site falls within the Settlement Boundary for Withington and is also specifically allocated for residential development under Policy H5 of the Unitary Development Plan 2007. Detailed planning permission is sought for the construction of 19 dwellings on site comprising 4 four bedroom detached houses, 9 three bedroom semi-detached and terraced houses and 6 two bedroom terraced houses and maisonettes. 35% of the total number of units will be affordable housing amounting to 7 affordable units. A new vehicular access is proposed directly off Withies Road to include the construction of a new pavement along the frontage of the site.

2. Policies

2.1 Planning Policy Guidance:

PPS3 - Housing

2.2 Herefordshire Unitary Development Plan 2007:

S1 - Sustainable development

S2 - Development requirements

S3	-	Housing
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR5	-	Planning obligations
H4	-	Main villages: settlement boundaries
H5	-	Main villages: housing land allocation
H9	-	Affordable housing
H13	-	Sustainable residential design
H15	-	Density
H16	-	Car parking
H19	-	Open space requirements
T6	-	Walking
T7	-	Cycling
T8	-	Road hierarchy
T11	-	Parking provision
LA3	-	Setting of settlements
LA5	-	Protection of trees, woodlands and hedgerows
NC7	-	Compensation for loss of biodiversity
RST3	-	Standards for outdoor playing and public open space
W11	-	Development – waste implications

3. Planning History

- 3.1 CE2007/0844/F - Erection of 20 dwellings and associated parking, roadworks, services and drainage. Application withdrawn 14th June, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water:
No objection subject to conditions regarding foul and surface water drainage.
- 4.2 River Lugg Internal Drainage Board:
No objections.
- 4.3 Central Networks – No comments received.

Internal Council Advice

- 4.3 Traffic Manager:
No objection subject to conditions relating to access and pavement construction, the design of internal roads and parking and the provision of cycle parking. A highways contribution of £44,250 should be sought in line with the consultation Supplementary Planning Document to be used for improvements to pedestrian, cycling and sustainable transport facilities.

AMENDED PLANS – No objection subject to conditions as with the original submission.

4.4 Conservation Manager: Landscape

The revised layout is much improved in relation to the western boundary and the proposed replacement and supplemental hedge planting is welcomed. The hedge planting will need to be supported by the erection of a traditional post and rail fence.

Contrary to the statement in the Design and Access Statement the area of open space to the centre of the site will not be suitable for wildlife habitat as it is too small and isolated from adjoining habitat and will be constantly disturbed. It is also not clear which areas are to be public open space and which is private ownership therefore a landscaping scheme is required prior to determination of the application and not conditioned. Details of hard surfaces, walls, street furniture and other features also require to be submitted.

4.5 Public Arts Officer:

I don't feel the site requires public art on site but would benefit in design terms from something to increase the sense of place such as artist designed street furniture or high quality door furniture which could be individual to each dwelling.

4.6 Parks, Countryside and Leisure Services Manager:

It is considered acceptable to provide the play and open space element of the proposals off site by way of a contribution towards new play, sport and leisure facilities at the village hall. Based on £500 per bedroom excluding the first, a contribution of £19,500 is required towards off-site play provision. The Sport England facilities calculator also requires a contribution towards increased participation in active sport of £630 per dwelling which equates to £12,600.

4.7 Children and Young Peoples Directorate:

No formal comments received in respect of this application but comments received in respect of the similar scheme subsequently withdrawn were:-

Both schools are currently just under capacity, however additional pupils to the school would prevent the removal of temporary classrooms that we would otherwise be able to do. The Council is also currently undertaking a review of school provision and it is likely that the capacities of schools will be assessed as part of this review.

The Children and Young People's Directorate would therefore be looking for a contribution to be made towards education in this area that would go towards rectifying some of the problems at the schools such as inadequate storage and classroom sizes, poor library facilities and outdoor play equipment that would be exacerbated by the inclusion of additional children. A contribution of £2,000 per dwelling, regardless of its size or type, would be sought.

4.8 Head of Strategic Housing:

Strategic Housing would seek 35% affordable housing from the site and the affordable units to be built to Housing Corporation Scheme Development Standards and Lifetime Homes. The layout of the affordable is supported as is the mix but require the tenure to be all rented. Concerns exist as to the size and number of parking spaces and which spaces are allocated to which property. This therefore requires clarification.

4.9 Conservation Manager - Ecology:

No formal comments received in respect of this application but comments received in respect of the similar scheme subsequently withdrawn were

No ecological assessment of the site as been provided in support of the application. I was also very disappointed to discover that the site had been cleared of its semi-natural vegetation and subsequent loss of biodiversity. There is also a known badger sett in the woodland to the north west and the badgers may have been using the site for foraging.

An ecological assessment is required to establish the presence of any protected species and the report should also detail the ecological mitigation and enhancement. I appreciate that space is limited on the site and welcome the retention of the boundary hedgerows. There may be further potential on site I would suggest that there is also scope to create a scheme of compensatory biodiversity off the site such as a local BAP habitat.

5. Representations

5.1 Withington Parish Council: The Parish Council objects to the development for the following reasons:

1. The design incorporates properties backing onto Withies Road. This is a main entry road into the village. All the existing houses on the north side of Withies Road have their front gardens facing the road. We are concerned with the visual impact of domestic paraphernalia such as boundary treatments, sheds, washing lines. It is not accepted that individual private accesses cannot be provided off Withies Road on to the site.
2. The increase in the number of dwellings from 15 to 20 has resulted in a cluttered site that distinguishes it adversely from other development in the village. The estimated capacity within the Unitary Development Plan is 15 and any increase in dwelling numbers is solely to increase the developers margin. This should not be at the expense of achieving an acceptable development for the village.
3. If permission is approved the Section 106 contributions should be line with the recent consultation document on Section 106 Agreements.
4. The Parish Council are not convinced of the need for more affordable housing in the village and there has been no up to date housing needs survey for the parish. Any provision of affordable housing should be for the residents of the local group parishes. A reduction in the number of affordable homes could also assist in securing a more acceptable design solution and additional Section 106 contributions.
5. The distribution of parking places does not appear to be related to the individual dwellings.

Without prejudice to the foregoing objections if permission is approved a close boarded fence is required along the Withies Road frontage between the replacement hedge and the rear of the properties. There should be a condition preventing the replacement of the fence with any alternative material or design and no openings should be allowed in perpetuity.

AMENDED PLANS – The parish council notes the changes and accepts the proposal.

5.2 Five letters of objection have been received from Withington Village Hall Management Committee and the occupants of 1 Coppice Close, 2 Coppice Close, The Beeches, Withies Road and 29 Vine Tree Close. The main points raised are:

1. The development is over crammed with little consideration displayed towards the rural environment, neighbourhood and future inhabitants.
2. The houses fronting Withies Road turn their back on the road and the development as a whole is inward looking
3. The recent Meridian Grange residential development was not in the UDP and therefore we question the need for additional housing.
4. Twenty dwellings is far too many for the size of the site and a less intense development would be more appropriate for this rural village.
5. The outlook of properties within Coppice Close should be preserved.
6. Inadequate parking is proposed which will lead to any overflow of cars parking at the village hall as is already case from the adjoining Meridian Grange development.
7. The access serving the development is very close to the junctions of Bankfield Drive, Withies Close and a bus stop leading to a potential increased danger to pedestrian and highway safety.
8. The development will lead to an increase in car usage and there is only a limited bus timetable in the village leading to additional pollution.
9. The development will put an increased pressure on the existing water supplies.
10. Existing surface water drains already cannot cope with run off during heavy rain and the development will exacerbate the situation.
11. Over 100 houses have been built in the village over the last 5 years yet there is no doctor's surgery, no recycling centre, no road infrastructure development or improvement, no obvious increase in policing and limited amenity for children of all ages.
12. The development will result in a significant reduction in sunlight received in late evenings and an increase in noise levels.
13. All trees that were on site have been chopped down and the development takes no account of the surrounding environment
14. The claims made in the Design and Access Statement are contradictory
15. Existing 30mph speed limits are not adhered to therefore should be reduced further through the introduction traffic calming measures such as choke points on Withies Road along with double yellow lines along the same length.
16. A 2 metre high close boarded fence should be erected along the boundary with Withies Road between the houses and the new hedge.
17. Street lighting should be improved along Withies Road.
18. The development will effectively enclose The Rise on two sides.

AMENDED PLANS

One further letter has been received to date from Mr. and Mrs. Preece of 29 Vine Tree Close. They largely re-iterate comments made previously and covered above. Further response to the amended plans will be reported verbally.

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

6. Officers Appraisal

The Principle of Development

- 6.1 Withington is classed as a main village in the Herefordshire Unitary Development Plan 2007 and as such, is deemed to have capacity to accommodate additional residential development. The site is also allocated for development within the Unitary Development Plan under Policy H5 with an estimated capacity of 15 units. In making this allocation, the capacity of Withington's infrastructure to accommodate further residential development was considered. The principle of the site being developed for residential purposes is therefore established and acceptable.

Density and Layout

- 6.2 Policy H15 of the Unitary Development Plan requires sites outside of Hereford and the Market Towns to deliver residential development at a density of at least 30 dwellings per hectare. This coincides with advice within Planning Policy Statement 3, which also requires residential developments particularly on allocated sites to make the most efficient use of the land. The construction of 19 dwellings equates to a density of 33.9 units to the hectare. Whilst the Unitary Development Plan indicates a figure of 15 units on site, this is only an estimated capacity and was not informed by detailed layout plans as now proposed. Furthermore, the density is comparable to neighbouring historic and more recent residential developments to the east and south. For example, the former supermarket site developed in 2004/2005 was developed at a density of 32 dwellings per hectare. Therefore, the density would not appear out of character with the area.
- 6.3 The layout of the development essentially takes the form of two rows of houses, one adjacent to Withies Road broadly following the notional building line of existing properties east and west of the site and the second row running along the northern boundary which borders agricultural land.
- 6.4 The layout has largely been dictated by the access restrictions, as only a single point of access is deemed acceptable in highway safety terms. The amended layout now re-orientates the properties adjacent Withies Road so as they address the road with the rear elevations and associated gardens facing inwards (north). The design of the properties will remain the same as with the original submission in that they effectively have a double frontage retaining architectural interest in the rear elevations. The removal of one unit from the Withies Road frontage also achieves a slightly looser development and will ensure an acceptable street scene is created in keeping with the general character on the northern side of this part of Withies Road. The change in the layout does mean that the properties are now positioned nearer the highway but the dwellings will not appear unduly prominent subject to acceptable boundary treatments and finished levels. The siting of the dwellings is also staggered to create a more interesting street scene and reflect the angled shape of the site. Conventional designs are proposed for the dwellings to the rear (north) of the site.
- 6.5 The scale and siting of the dwellings has also been amended to safeguard the amenity of neighbouring properties to ensure that there are no windows directly overlooking neighbouring properties or their gardens. The scale in terms of the height and mass of the properties proposed adjacent to 'The Rise' in the north western corner of the site have also been stepped down to minimise the impact on this property. In the north eastern corner, the proposed dwelling has been stepped in from the boundary to minimise any loss of light for the occupants of the property known as 'Sangria'. The scheme now ensures that a satisfactory juxtaposition is achieved between the proposed and existing properties.

- 6.6 Each property will have a private garden which is commensurate with the size of the property and adequate off street parking in the form of driveways, garages or a combination of both is proposed. Where garages are to be used as a parking space, a condition can be imposed to prevent the garage from being converted to habitable accommodation in the future. The internal access roads are to be informally surfaced with block paving with no pedestrian segregation following the “home zone” principles aiming to reduce traffic speeds and create a pedestrian friendly residential environment. Strategic planting is also proposed which will soften the impact of the internal spaces to achieve a more informal appearance to the development.

Housing Mix, Designs and Access

- 6.7 The housing mix has been amended with the revised scheme to provide an additional two bedroom units in favour of four bedroom units. The mix now proposed achieves a broader range of house types and sizes ensuring there is a range of affordability amongst the general market properties. Seven of the units are also to be affordable housing available for rent but with local restrictions on occupation ensuring that they are available in the first instance for residents with a local connection to Withington. The scale of the properties are all two storey which again is compatible with the general scale of properties within the area and the designs reflect local vernacular which is relatively simple in form with additional detailing achieved through dormer features. Materials are to be predominantly brick or brick and render elevations and pitched tiled roofs. It is considered that the proposed house designs and street scene elevations illustrate that the development will satisfactorily harmonise with the local environment.
- 6.8 A single new vehicular access is proposed to serve the development which in order to achieve satisfactory visibility will require the removal of the existing hedgerow which forms a boundary with Withies Road. The change in the layout will now mean there is no scope to re-plant a continuous new hedgerow along the Withies Road boundary. A new pavement is also proposed along the frontage of the site linking with existing pavements running to the west towards the village hall. The Traffic Manager has confirmed that the revised access proposals and visibility requirements are acceptable.

Section 106 Matters

- 6.9 The Heads of Terms for all of the Section 106 matters are appended to this report which the applicants have agreed to in principle. All of the contributions will be used locally to enhance education, sustainable transport, sport and recreational facilities in Withington or one of the associated Group Parishes.
- 6.10 In terms of the off site open space, sport and recreation contribution, this principle has been agreed with the Parks and Countryside Manager as it is considered more worthwhile to provide appropriate facilities for the use of the village as a whole on land adjoining the village hall which is within walking distance of the site rather than a small play area to serve only this development.
- 6.11 In terms of the affordable housing, all the units are to be made available for rent and a mix of units is proposed ranging from two bedroom maisonettes to four bedroom detached family houses. The latest Homepoint data (July 2007) indicates a need for 20 affordable rented units in Withington with no requirement for any shared ownership units. The location of the affordable has also been dispersed around the site so as to create a more socially inclusive development.

6.12 The site, until all of the trees and vegetation were removed earlier this year, would also have been a habitat for flora and fauna and this is specifically recognised in the Unitary Development Plan. The clearance of the site is disappointing but ultimately is outside planning control. The existing hedgerows with the exception of the roadside hedge are to be retained and reinforced and this is welcomed but it is considered that the scope for appropriate new habitat creation on site is now limited. Therefore it is considered more worthwhile to provide new planting, funded by the developers, on land forming part of the village playing fields to create a new Biodiversity Action Plan habitat which could also be a community project.

6.13 Finally, Section 7 of the Heads of Terms requires the development as a whole and particularly the dwellings themselves to meet Level 3 of the Code for Sustainable Homes. This is a code produced by the Government in December 2006 setting new standards for the design and construction of residential development. It is a single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home buyers to assist in their choice of home in response to the need to reduce carbon dioxide emissions – a major cause of climate change. The system will also tie into the imminent energy performance certificates for all new homes and the selling and leasing of existing homes over a certain size. The design of the code covers nine categories - Energy/C02, Water, Materials, Surface water run-off, Waste, Pollution, Health and Well Being, Management and Ecology.

The code has six levels, 1 being the minimum standards to be met and 6 being a zero carbon home, level 3 will require, for example, that the 2006 Building Regulations relating to energy efficiency requirements are exceeded by 25%. Whilst this code has not been used in Herefordshire to date, it will if accepted represent a bench mark for all future residential development and in time, will also be mandatory.

6.14 The proposals in general will achieve a sustainable residential development in accordance with the adopted Development Plan policies.

RECOMMENDATION

- 1) **The Head of Legal and Democratic Services 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 any additional matters and terms he considers appropriate.**
- 2) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**
- 3) **That the officers named in the Scheme of Delegation to Officers be authorised to amend the terms of the conditions as necessary to reflect the terms of the planning obligation.**

Conditions

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

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

2. **B01 (Samples of external materials).**
Reason: To ensure that the materials harmonise with the surroundings.
3. **E05 (Restriction on delivery and construction hours).**
Reason: In order to protect the amenity of occupiers of nearby properties.
4. **E09 (No conversion of garage to habitable accommodation).**
Reason: To ensure adequate off street parking arrangements remain available at all times.
5. **E17 (No windows in side elevation of certain properties).**
Reason: In order to protect the residential amenity of adjacent properties.
6. **E16 (Removal of permitted development rights).**
Reason: To safeguard the appearance of the development and to enable the local planning authority to give consideration of the acceptability of any future alterations or extensions.
7. **W01 (Foul/surface water drainage).**
Reason: To protect the integrity of the public sewerage system.
8. **W02 (No surface water to connect to public system).**
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
9. **W03 (No drainage run-off to public system).**
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
10. **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.
11. **G02 (Landscaping scheme (housing development)).**
Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.
12. **G03 (Landscaping scheme (housing development) – implementation).**
Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

13. G06 (Scope of landscaping scheme).

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

14. G09 (Retention of trees/hedgerows).

Reason: To safeguard the amenity of the area.

15. G13 (Landscape design proposals).

Reason: In the interests of visual amenity.

16. H09 (Driveway gradient).

Reason: In the interests of highway safety.

17. H11 (Parking - estate development (more than one house)).

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

18. H17 (Junction improvement/off site works).

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

19. H18 (On site roads - submission of details).

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

20. H19 (On site roads – phasing).

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

21. H21 (Wheel washing).

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

22. H27 (Parking for site operatives).

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

23. H29 (Secure covered cycle parking provision).

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

24. Prior to the commencement of the development, the Owner shall provide the Council with a Waste Management Strategy relating to construction waste and

the recycling of spoil and other materials excavated from the site and generated by the development. The development shall be completed in accordance with the agreed strategy.

Reason: To minimise the impact of any waste generated by the development and ensure any waste that is generated is appropriately managed.

Informatives:

1. HN01 - Mud on highway.
2. HN05 - Works within the highway.
3. HN08 - Section 38 Agreement details.
4. HN10 - No drainage to discharge to highway.
5. N02 - Section 106 Obligation.
6. N15 - Reason(s) for the Grant of PP/LBC/CAC.
7. N19 - Avoidance of doubt.

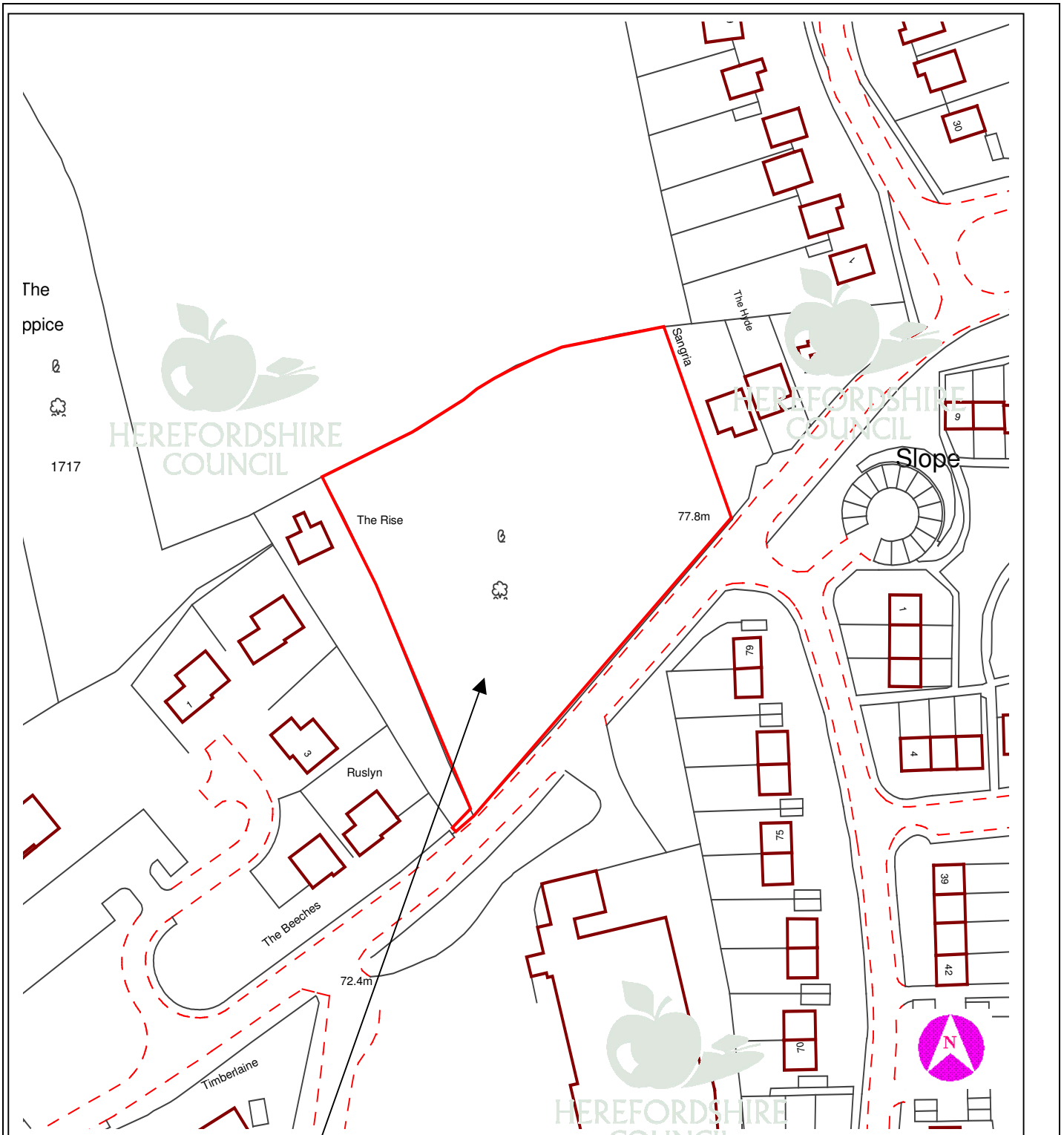
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/1825/F

SCALE : 1 : 1250

SITE ADDRESS : Land off Withies Road, Withington, Hereford, Herefordshire, HR1 3PX

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

Planning Application – DCCE2007/1825/F

Erection of 19 dwellings and associated parking, roadworks, services and drainage

Land north of Withies Road, Withington, HR1 3PX

1. The developer covenants with Herefordshire Council to pay £32,000 towards the cost of new or enhancement of existing open space, play, sport and recreation facilities in lieu of such facilities being provided on site to be used in the parish of Withington.
2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £38,000 to provide enhanced educational infrastructure at Withington Primary School and/or Aylestone High School.
3. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £38,000 for off site highway works and improved public and sustainable transport infrastructure to serve the development (which aren't Section 278 works i.e. essential to facilitate the development).
4. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes: (The list is not in any order of priority)
 - a) Reduction in the speed limit within Withington (subject to meeting criteria)
 - b) Improved bus shelters/stops in the locality of the application site
 - c) Safe Routes for Schools
 - d) Improve lighting and signage to existing highway/pedestrian and cycle routes leading to the site
 - e) Improved pedestrian and cyclist crossing facilities in Withington
 - f) New On/Off road pedestrian/cycle links to the site
 - g) Traffic calming measures
 - h) Any other purpose falling within the criteria defined in 3 above.
5. The developer covenants with Herefordshire Council to pay Herefordshire Council £5,000 to provide off site public art in lieu of such provision on site to be used for art within the parish of Withington including artist designed street furniture.
6. The developer covenants with Herefordshire Council to pay the sum of £5,000 to provide ecological planting to compensate for the loss of biodiversity on site. If an appropriate site for the planting cannot be found the money can be used for general landscaping in association with 1 above.
7. The design and construction of the development shall include energy efficiency measures to reduce the carbon footprint of the Development. The Development shall meet level three of the Code for Sustainable Homes: A step change in sustainable home building practice design produced by The Department for Communities and Local Government dated December 2006.

The developer shall provide pre and post construction compliance certificate to Herefordshire Council confirming that development has been designed and constructed to meet level four.

8. Prior to the commencement of the development, the developer shall provide a management schedule for the management of the areas of open space and soft landscaping to remain within private ownership. The management regime shall remain in perpetuity and the details to be submitted shall include the mechanism for enforcing compliance.
9. 35% of the total number of residential units shall be "Affordable Housing" which meets the criteria set out in Section 5.5 of the Herefordshire Unitary Development Plan 2007 and related policy H9 or any statutory replacement of those criteria and that policy. All the affordable units shall be made available for rent. None of the Affordable Housing shall be occupied unless Herefordshire Council has given its written agreement to the means of securing the status and use of these units as Affordable Housing. All the affordable housing units shall be completed and made available for occupation prior to the occupation of more than 50% of the other residential units on the development or in accordance with a phasing programme to be agreed with Herefordshire Council.

10. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1, 2, 3 5 and 6 for the purposes specified in the agreement within 10 years of the date of each payment, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
11. All of the financial contributions shall be Index linked and paid on or before commencement of the residential development unless otherwise agreed with Herefordshire Council
12. 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.

Russell Pryce - Principal Planning Officer

13th August, 2007

8 DCCE2007/2022/F - DEMOLITION OF EXISTING CAR SHOWROOM PREMISES AND ERECTION OF 12 ONE BEDROOM AND 9 TWO BEDROOM RESIDENTIAL APARTMENTS. 101-107, ST. OWEN STREET, HEREFORD, HEREFORDSHIRE, HR1 2JW

For: A.W. Marriott Ltd, Hook Mason Ltd, 11 Castle Street, Hereford, HR1 2NL

Date Received: 26th June, 2007

Ward: Central

Grid Ref: 51508, 39731

Expiry Date: 25th September, 2007

Local Member: Councillor MAF Hubbard

1. Site Description and Proposal

- 1.1 The site is located on the northern side of St Owen Street immediately west of Hereford Fire Station. Immediately to the north is Daws Road leading to Portfield House which is presently used as offices and west is Belle Vue Terrace, a row of 6 two-storey properties. Adjoining the site and also fronting St Owen Street are red brick and pitched slated roof properties predominantly two storey in height. The site was until recently occupied by Peugeot and used for the sale of new and second hand cars along with car servicing.
- 1.2 A number of single storey corrugated clad buildings predominantly occupying the western boundary of the site remain but the site is currently not used for any purpose. The boundaries are either enclosed by existing buildings or brick walls. Ground levels rise northwards into the site from St Owen Street. The south western corner of the site falls within Hereford City Conservation Area and the entire site is also designated as an Area of Archaeological Importance.
- 1.2 Planning permission is sought for the redevelopment of the existing site for residential purposes. The proposals entail the demolition of the existing garage buildings and construction of 12 one bedroom apartments and 9 two bedroom apartments in two blocks of accommodation. A single vehicular access is to be provided off St Owen Street serving a parking area to the rear of 22 spaces along with a cycle and bin storage. Seven of the units are also to be affordable housing.

2. Policies

- 2.1 Planning Policy Statement 1: Planning and Sustainable Development
- 2.2 Planning Policy Statement 3: Housing
- 2.3 Planning Policy Guidance Note 15: Planning and the Historic Environment
- 2.4 Planning Policy Guidance Note 16: Archaeology and Planning
- 2.5 Herefordshire Unitary Development Plan:

S1	-	Sustainable development
S2	-	Development requirements
S3	-	Housing
S4	-	Employment
S7	-	Natural and historic heritage
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR5	-	Planning obligations
DR13	-	Noise
H3	-	Managing the release of housing land
H9	-	Affordable housing
H13	-	Sustainable residential design
H14	-	Re-using previously developed land and buildings
H15	-	Density
H16	-	Car parking
H19	-	Open space requirements
E5	-	Safeguarding employment land and buildings
T6	-	Walking
T7	-	Cycling
T11	-	Parking provision
HBA6	-	New development in conservation areas
ARCH7	-	Hereford AAI
W11	-	Development - waste implication

3. Planning History

- 3.1 CE2006/2014/F - Demolition of existing car showroom premises and erection of 15 one bedroom and 7 two bedroom residential apartments. Withdrawn 22nd August, 2006.
- 3.2 CE2006/1859/C - Demolition of 99 St Owen Street to facilitate new residential development. Withdrawn 22nd August, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objections subject to conditions on foul and surface water drainage.

Internal Council Advice

- 4.2 Traffic Manager: Secure cycle parking of insufficient size and more appropriate incorporated with the dwellings. Accessibility is questionable. Access to the street should also be a vehicular crossing rather than radius kerbs. Section 106 Agreements should also be sought towards sustainable transport.
- 4.3 Petroleum and Explosives Officer: The Public Health Act 1961 only deals with derelict petrol tanks which are believed to have been cement filled in 1996. The applicant should be cautious that diesel tanks may still be present in situ.

- 4.4 Strategic Housing Manager: Strategic Housing supports this application which includes 7 affordable units. This equates to 35% which meets our target as outlined in H9 of the Herefordshire Unitary Development Plan 2007. Strategic Housing would look for a mix of 1 and 2 bed apartments for rent. All the units must be built to housing corporation development schemes standards and lifetime homes without grants or subsidy as detailed in PPS3.
- 4.5 Forward Planning Manager: Paragraph 6.4.25 of Policy E5 of the Herefordshire Unitary Development Plan requires car sales areas to be reserved for this type of employment use. Paragraph 6.4.27 states the benefits to be gained from the removal of such businesses will need to be balanced against the wider advantages of retaining the site for present employment use.

The benefits of gaining residential development in the area would therefore need to be balanced against the need to retain the employment land, one possibility could be for a mixed development of offices and apartments.

- 4.6 Conservation Manager: In principle the proposals are acceptable but we recommend that alterations could be made to improve the scheme. These include bringing a new build section next to 99 St Owen Street forward flush with No. 99, the introduction of reconstituted stone cills and arched detail above the windows and the brickwork of the traditional style elements, possible construction of cast iron railing to the front of the properties set back from the pavement, and details of the door surround to the facade need to be reviewed, chimney stacks and string courses should also be added to the traditionally designed elements.
- 4.7 Head of Environmental Health and Trading Standards Manager: Comments awaited.
- 4.8 Conservation Manager (Archaeology) – No objection subject to conditions.

5. Representations

- 5.1 Hereford City Council: Recommend refusal as it is not in keeping with the local area and is adjacent to the Conservation Area; it is also an over intensive development with too many flats, there needs to be clear provision for affordable housing within the development.
- 5.2 Conservation Advisory Panel: Good proposal and supported.
- 5.3 One letter of comment has been received from Hereford and Worcester Fire and Rescue Authority, the main points raised are:

We are not opposed to the development in principle but would like the Committee to consider the following points:

1. The submitted drawings do not identify the Drill Tower, Vehicle Workshops and Breathing Apparatus Maintenance Building, all of which are situated directly adjacent to the boundary of the site. The Drill Tower rises to about 8 metres in height and the Breathing Apparatus and Maintenance Building have compressors which can be in use 24 hours per day.
2. The proposed new access road is directly adjacent to the access to the Fire Station and the development is likely to increase traffic movements to and from the site.

3. All 4 storeys of the Fire Station face the application site and are extensively glazed and include lecture rooms and dormitories.
 4. Our premises operate 24 hours a day with emergency vehicles emerging or returning round the clock. There are also daily training activities and the periodic use of training smoke.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The proposal entails the demolition of the existing garage buildings and construction of 12 one bedroom and 9 two bedroom apartments along with the provision of 22 parking spaces, associated cycle and refuse storage areas. The key issues in the consideration of this application are as follows:

The Principle of Development

- 6.2 The site was until recently in employment use being used for the sale of new and second hand cars and servicing and maintenance of cars. Policy E5 of the Herefordshire Unitary Development Plan 2007 prevents the loss of existing employment land or buildings to non-employment uses unless there will be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing businesses. In this regard, Peugeot are in the process of re-locating to premises on Centurion Way alongside the majority of the other car dealerships.
- 6.3 Whilst the site is currently vacant, it could clearly be used for car sales or an alternative employment use in the future. However, the predominant land use in the area is residential with the car garage use now being the anomaly (with the exception of the Fire Station). Planning permission having been recently approved for residential development immediately east of the Fire Station and south on a further former car sales site. As such, on balance, the visual and amenity benefits that arise from the sympathetic redevelopment of the site along with the analysis of the predominant land use in the area are considered sufficient justification to support the loss of the employment use in principle.

Scale, Design and Layout

- 6.4 The scale of the development has been designed to harmonise with the general scale and character of development around the immediate boundaries of the site. The proportions, particularly in terms of the width of the properties fronting St Owen Street reflects the rhythm of the existing street frontage. The height and general scale progressively increases from No. 99 which is a three storey red brick and pitched roof property up to the corner building which will be four storey and comparable in height with the adjacent Fire Station. The St Owen Street frontage will also not be uniform again reflecting the irregular position of existing properties and adding further interest to the street scene. The four storey scale continues returning in alongside the access road leading to a further three/two storey block of accommodation to the rear of the site adjacent to the Fire Station. This block has been specifically stepped down from three to two storey to minimise its impact on Portfield House to the rear of the site.

- 6.5 The layout and siting of the development has been designed to minimise its impact on existing residential properties along the western boundary with only parking being proposed along this boundary. The rear of the larger block is also progressively stepped in from the western boundary to minimise any over bearing impact on existing properties and their gardens fronting St Owen Street.
- 6.6 The design of the development is split into two elements. Two new blocks of accommodation adjacent to 99 St Owen Street will have a traditional red brick and pitched roof design continuing the local vernacular in the immediate locality of the site. Additional detailing such as stone cills and brick arch lintels replicating adjacent properties has also been introduced. The corner element adjacent to the Fire Station along with the rear block of accommodation has a more contemporary appearance with a mixture of brick and render, larger areas of glazing and a curved metal standing seam sheeted roof. This will provide a subtle contemporary appearance to this part of the development responding to more modern buildings adjacent the site.
- 6.7 The general scale, layout and appearance of the development will enhance the appearance of the site and the setting of the Conservation Area whilst achieving an acceptable relationship and juxtaposition with neighbouring buildings and land uses.

Highway and Amenity Considerations

- 6.8 A single access point is proposed for the site, which is considered acceptable. The development will potentially increase vehicular movements to and from the site on to St Owen Street but the Traffic Manager raises no objection to this in capacity terms nor does he believe there will be any conflict with the safe operation of the adjacent Fire Station. 22 parking spaces are proposed along with the necessary turning and manoeuvring area which given the proximity of the site to the City Centre and associated public transport is considered satisfactory. In addition, cycle storage is proposed although additional storage may be required to ensure there is adequate cycle storage to serve each flat.
- 6.9 As detailed in para. 6.5, the design of the development has evolved to minimise the impact in terms of the buildings themselves on adjacent residential properties and offices. The rear block of accommodation adjacent to the Fire Station boundary would have a blank elevation adjacent to the Fire Station in order to minimise the impact of noise arising from the Fire Station. In addition, a condition is recommended requiring the design and construction of the development to incorporate additional noise attenuation measures to ensure the amenity of the occupants of the proposed accommodation is satisfactorily safeguarded.

Section 106 Matters

- 6.10 The Heads of Terms for the Section 106 Agreement are appended to this report and the requirements of the Section 106 have been formulated broadly in line with the Draft Supplementary Planning Document on Planning Obligations.
- 6.11 Thirty-five per cent of the total number of units would be affordable housing which equates 7 affordable units comprising 4 one bedroom units and 3 two bedroom units with 5 being available for rent and 2 for shared ownership purchase. This is in accordance with Policy H9 of the Herefordshire Unitary Development Plan.
- 6.12 No formal open space or play provision is being provided on site and therefore an off site contribution is sought for the enhancement of the existing open space, sport and

recreational facilities in the locality of the site. Contributions are also sought for enhanced educational and sustainable transport infrastructure along with a contribution towards public art, which is likely to be pooled with contributions sought from other developments and utilised to enhance the townscape and public realm in the locality. Part 6 of the Heads of Terms also requires the development to be sustainable and energy efficient in order to reduce its carbon footprint.

- 6.13 The proposal will result in the sustainable re-use of this brown field site for residential development in accordance with the adopted Unitary Development Plan policies and Government Guidance detailed in Planning Policy Statement 3 in particular. Other matters such as archaeology and the potential contamination of the site can be dealt with by condition. In terms of archaeology, the pre-determination site evaluation has already been undertaken which did not reveal anything of note on site. Therefore, the proposal is considered acceptable.

RECOMMENDATION

- 1) **The Head of Legal and Democratic Services 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 any additional matters and terms that he considers appropriate.**

- 2) **On completion of the aforementioned planning obligation 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. **B02 (Matching external materials (extension)).**

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

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

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

4. **E02 (Restriction on hours of working).**

Reason: In order to protect the amenity of occupiers of nearby properties.

5. **F01 (Scheme of noise attenuating measures).**

Reason: To safeguard the amenity of the area.

6. **W01 (Foul/surface water drainage).**

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

7. **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.

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

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

9. **Non Standard (Contamination condition).**

10. **E17 (No windows in side elevation).**

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

11. **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.

12. **F39 (Scheme of refuse storage).**

Reason: In the interests of amenity.

13. **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.

14. **H29 (Secure covered cycle parking provision).**

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

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

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

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

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

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

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

18. **No development including demolition shall take place until a site Waste Management Plan has been implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority.**

Reason: In the interests of pollution prevention and waste minimisation and management.

Informatives:

- 1. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 2. N19 - Avoidance of doubt.**

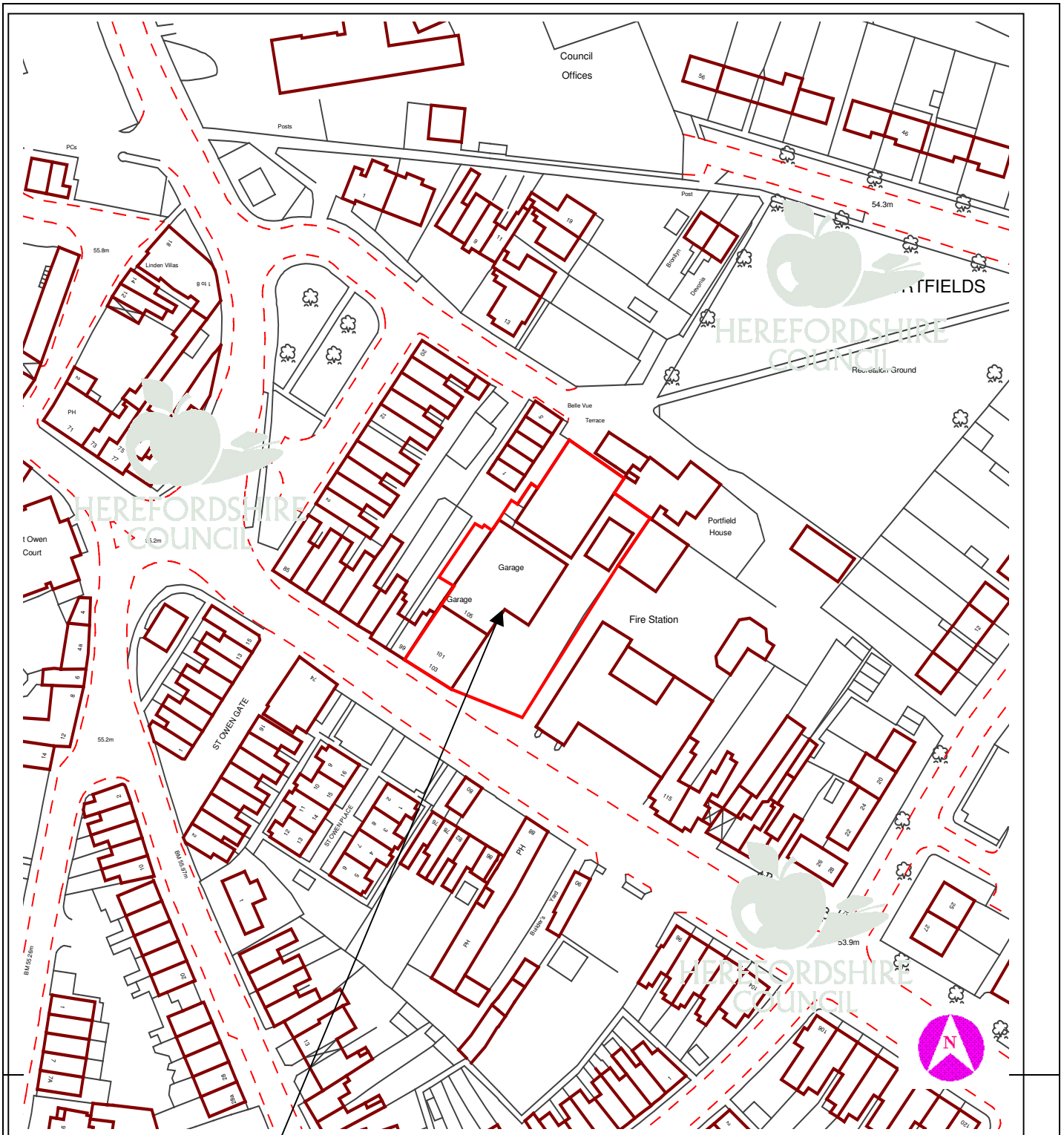
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



APPLICATION NO: DCCE2007/2022/F

SCALE : 1 : 1250

SITE ADDRESS : 101-107, St. Owen Street, Hereford, Herefordshire, HR1 2JW

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

Planning Application – DCCE2007/2022/F

- Residential development of 15 No one bedroom and 7 No two bedroom units

At St Peters Garage Site, St Owen Street, Hereford.

1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £14,000 to provide enhanced educational infrastructure/facilities for the nursery, primary and secondary schools within the catchment area of the application site which sum shall be paid on or before the commencement of the development.
2. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £38,500 for off site highway works and improved public and sustainable transport infrastructure to serve the development which sum shall be paid on or before the commencement of development.
3. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
 - a) Traffic calming and improved safety signing
 - b) Contribution to improved bus service
 - c) Improved bus shelters/stops
 - d) Safe Routes to school
 - e) Improve lighting to highway routes leading to the site
 - f) Improved pedestrian and cyclist connectivity with the site
 - g) Improved cycle parking facilities
 - h) Improved pedestrian crossing facilities
4. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £12,000 for public art in the locality of the application sites which sum shall be paid on or before the commencement of the development.
5. The developer covenants with Herefordshire Council to pay £25,300 towards the cost of new or enhancement of existing open space, play, sport and recreation facilities in lieu of such facilities being provided on site, which sum shall be paid on or before the commencement of the residential development.
6. The design and construction of the development shall include energy efficiency measures to reduce the carbon footprint of the Development. The Development shall meet level three of the Code for Sustainable Homes: A step change in sustainable home building practice design produced by The Department for Communities and Local Government dated December 2006 or equivalent standard as may be agreed in writing with the local planning authority.

The developer shall provide a pre and post construction independent assessment detailing compliance with the agreed standard.

7. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1, 2, 4 and 5 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.
8. The developer covenants with Herefordshire Council to provide 7 affordable units comprising four one bedroom units and three two bedroom units. These units shall be "Affordable Housing" which meets the criteria set out in Section 5.5 of the Unitary Development Plan 2007 and related policy H9 or any statutory replacement of those criteria and that policy. The mix of tenure shall be 5 rented units and 2 shared ownership units. None of the Affordable Housing shall be occupied unless the Herefordshire Council has given its written agreement to the means of securing the status and use of these units as Affordable Housing. All the affordable housing units shall be completed and made available for occupation prior to the occupation of more than 50% of the other residential units on the development.

9. All financial contributions shall be Index linked and paid on or before commencement of the residential development unless otherwise agreed with Herefordshire Council.
10. 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.
11. The developer shall complete the Agreement by 17th September, 2007 otherwise the application may be registered as deemed refused.

Russell Pryce - Principal Planning Officer

6th August, 2007

9 DCCE2007/1230/O - ERECTION OF 3 DWELLINGS. REAR OF 40/42 NEWTOWN ROAD, HEREFORD, HEREFORDSHIRE, HR4 9LL

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

Date Received: 17th April, 2007 Ward: Central

Grid Ref: 51040, 40906

Expiry Date: 12th June, 2007

Local Member: Councillor MAF Hubbard

1. Site Description and Proposal

- 1.1 The site comprises half of No. 40 Newtown Road which previously was Newtown Road Post Office but has since been converted to residential use together with associated garden to the rear of No. 40 and No. 42. Nos. 40 and 42 Newtown Road are two storey brick and pitched slated roof properties which front Newtown Road. No. 40 incorporates an arched vehicular access presently enclosed by solid timber doors leading to the rear of the site. To the rear and attached to Nos. 40 and 42 are a range of single storey outbuildings extending around 25 metres back into the rear of the site.
- 1.2 The site itself is presently an area of overgrown garden and is relatively flat and enclosed to the west and north by a 2 metre high brick wall with a lower brick wall running along the eastern boundary. To the west of the site is a car park associated with Pizza Hut and to the east are gardens associated with other properties fronting Newtown Road. Running along the northern boundary is the protected route of the Hereford & Gloucester Canal which runs parallel with Burcott Road. The site is designated as white land within the adopted Unitary Development Plan.
- 1.2 Outline planning permission is sought for the widening of the existing vehicular arched entrance off Newtown Road to a width of 4.5 metres entailing the partial demolition of the ground floor of the existing premise fronting Newtown Road. The widened access would then lead to the development site for the construction for a terrace of 3 No 3 bedroom 3 storey town houses located towards the rear of the site with 6 parking spaces and the necessary vehicle turning area and private gardens. Although the application forms indicate that only landscaping is to be considered under this application, this is clearly an error by the applicant's agent and all matters except landscaping are to be considered under this application and this report has been formulated accordingly.

2. Policies

2.1 Hereford Unitary Development Plan 2007:

- | | | |
|-----|---|--------------------------|
| S1 | - | Sustainable development |
| S2 | - | Development requirements |
| S3 | - | Housing |
| DR1 | - | Design |
| DR2 | - | Land use and activity |

DR3	-	Movement
DR4	-	Environment
DR5	-	Planning obligations
DR7	-	Flood risk
H1	-	Hereford and the Market Towns: settlement boundaries and established residential areas
H2	-	Hereford and the Market Towns: housing land allocations
H13	-	Sustainable residential design
H14	-	Re-using previously development land and buildings
H15	-	Density
H16	-	Car parking
RST9	-	Herefordshire & Gloucestershire Canal

3. Planning History

- 3.1 CE2005/2132/O - Erection of 3 dwellings. Deemed withdrawn 28th September, 2006.
- 3.2 CE2004/3383/O - Site for the erection of 18 one bedroom flats. Withdrawn 21st February, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objections subject to conditions regarding foul and surface water drainage.
- 4.2 Environment Agency:
Parts of the site are located in Flood Zone 2 and 3. However, according to recent hydraulic modelling for Widemarsh Brook the site and its access lie just outside Flood Zone 2 and therefore considered to lie within Flood Zone 1 (low risk). This is supported by existing ground levels as shown of the site plan as submitted. PPS25 advises that development is appropriate in Flood Zone 1.

We also note that the applicant is proposing to discharge surface water run off into soakaway which is an acceptable SUDS method. On the basis of the above we raise no objection to the development.

Internal Council Advice

- 4.3 Traffic Manager: No objection subject to conditions.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Herefordshire & Gloucestershire Canal Trust:
In light of progression of policies with regards to the canal and Section 106 contributions thereto within Hereford, the Canal Trust objects to the application. This is because no Section 106 contributions towards the restoration, management and maintenance of the canal are proposed and there is therefore a clear breach of policy and precedent.

At Hereford Retail Park on Newtown Road approximately £1.25 to £1.5 million on a £10 million scheme for the canal corridor through the site including raising the A49, two new bridges and service diversion taking up 25% of the site was agreed. With the Harpers site also on Newtown Road, a £200 annual payment per unit index linked in perpetuity, transfer of half the site, archaeological works costing in the region of £12,000 and funding of removal of Council tenants from the line of the canal was negotiated.

In light of this an annual contribution of £250 per unit index linked with a capital contribution of £50,000 to be used on the canal corridor adjacent Burcott Road towards restoration and enhancement including such works as tow path wall and paved tow path along the section is required. Upon such contribution the Canal Trust would support the removal of the rear wall to enable properties to directly benefit from the restored canal and they should see an uplift in their value of around 20% from experience of British waterways development elsewhere.

5.3 Edgar Street Grid:

We welcome the proposal put forward but would expect to see a significant Section 106 contribution being agreed in line with emerging policies. We also have concerns about the means of safe access to the site and potential overlooking issues and also consider that thought should be given to the closeness of the new properties to the Pizza Hut premises.

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

6. Officers Appraisal

- 6.1 An identical application was considered by Central Area Planning Sub-Committee on the 19th October, 2005 and Committee Approval was subsequently given subject to the Environment Agency withdrawing their objection. The information provided to the Environment Agency to address their concerns was not provided within a reasonable time frame and a deemed withdrawal decision was issued on the 28th September, 2006. Nevertheless, the principle of the proposals as set out in this application have previously been approved by Central Area Planning Sub-Committee.

- 6.2 The site itself forms part of the gardens associated with Nos. 40 and 42 Newtown Road and is designated as White Land within the Unitary Development Plan. In planning policy terms the principle of redeveloping this brown field site for residential development is therefore acceptable.

- 6.3 The dwellings are sited towards the rear (north west) of the site which achieves a reasonable separation distance between the proposed dwellings and the existing properties fronting Newtown Road. The mass of the terrace has been broken up through stepping forward the eastern end of the terrace. This property is also proposed to have rendered elevations with the remainder being constructed from brick again in keeping with the mix of materials that can be found locally. The design is considered acceptable and broadly reflects local vernacular in terms of the proportions and fenestration. The scale of the properties in terms of their height and appearance with the dormer features is a minor concern particularly as the proposal will appear as a stand alone development as the scale of properties in the immediate locality is predominantly two storey. However, three storey properties can be found towards the eastern end of Newtown Road and due to the difference in surrounding levels, the

properties will not appear unduly prominent in the locality and therefore on balance the scale is considered acceptable.

- 6.4 The proposal will undoubtedly result in additional overlooking of existing properties and their gardens fronting Newtown Road. However, a reasonable distance exists (35 metres) between the existing and proposed properties and the dormer windows within the roof space on the southern elevation are to serve bathrooms and will be obscure glazed. Therefore, given the urban context, whilst having an impact on the amenity of neighbouring properties this impact is considered acceptable.
- 6.5 The Traffic Manager supports the access arrangements which includes the widening of the existing vehicular access through the partial demolition of the ground floor of 40 Newtown Road to create a 4.5 metre access width. Two parking spaces per unit are proposed which is considered acceptable to serve the scale of dwellings proposed and a commensurate area of garden will be provided for the proposed dwellings. The visual impact of the widened access on the existing street frontage is a minor concern but subject to the detail of the works and the associated materials being to a high quality which can be controlled by condition, this is considered acceptable. The applicant has provided levels details to demonstrate that the floor levels of the dwellings will be above the highest recorded or estimated flood level for the area and alongside recent research undertaken by the Environment Agency in the locality, they no longer raise any objection.
- 6.6 The only objection to the proposals is now from the Herefordshire & Gloucestershire Canal Trust. The land immediately north of the site forms part of the safeguarded route of the canal protected under Policy RST9 of the Unitary Development Plan. The development will have no direct impact on the protected route of the canal. The Canal Trust have requested a capital payment of £50,000 to assist in the restoration of the section of canal which borders the site along with an annual payment of £250 per unit index linked in perpetuity. Given the scale of the development this was considered to be excessive and therefore a formal request for £10,000 per unit along with an annual contribution of £250 was requested. This was considered a reasonable and proportionate contribution. The applicants have agreed to the annual payment of £250 per unit but not to any capital payment.
- 6.7 The canal when restored will be publicly accessible and must therefore be considered as community infrastructure as defined in the Draft Supplementary Planning Document on Planning Obligations. When this document is adopted, all residential developments may be required to contribute towards community infrastructure even in a situation such as this where there is no direct impact. However, on balance, given the Supplementary Planning Document is not yet adopted it is considered that a recommendation of refusal for this reason alone is not warranted. The agreed annual contribution of £250 per unit will need to be incorporated within the Section 106 Agreement and a further condition is recommended preventing any alterations to the existing rear boundary wall abutting the canal route which will give the opportunity for a contribution to be negotiated in the future when the canal is restored should the owner wish to provide direct access.
- 6.8 On balance, the proposals are considered acceptable and the issues relating to the potential flood risk of the site which led to the deemed withdrawal of the previous application have now been addressed. As such the development is considered acceptable.

RECOMMENDATION

- 1) **The Head of Legal and Democratic Services be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 as set out in the Heads of Terms appended to this report and any additional matters and terms as he considers appropriate.**
- 2) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions 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. **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.
 3. **A03 (Time limit for commencement (outline permission)).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
 4. **A04 (Approval of reserved matters).**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
 5. **A05 (Plans and particulars of reserved matters).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
 6. **B01 (Samples of external materials).**
Reason: To ensure that the materials harmonise with the surroundings.
 7. **C16 (Detailed scheme of demolition operations).**
Reason: To minimise the risk of damage to the existing building.
 8. **E16 (Removal of permitted development rights).**
Reason: To enable the local planning authority to retain control over future development at the site including alterations to the boundary treatments in the interests of the visual and residential amenity to the locality.
 9. **E17 (No windows in side elevation of extension).**

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

10. E19 (Obscure glazing to windows).

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

11. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

12. W01 (Foul/surface water drainage).

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

13. 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.

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

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

15. H05 (Access gates).

Reason: In the interests of highway safety.

16. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

17. 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.

18. H27 (Parking for site operatives).

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

19. G01 (Details of boundary treatments).

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

Informatives:

1. HN01 - Mud on highway.
2. HN04 - Private apparatus within highway.

- 3. **HN05 - Works within the highway.**
- 4. **HN10 - No drainage to discharge to highway.**
- 5. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 6. **N19 - Avoidance of doubt.**

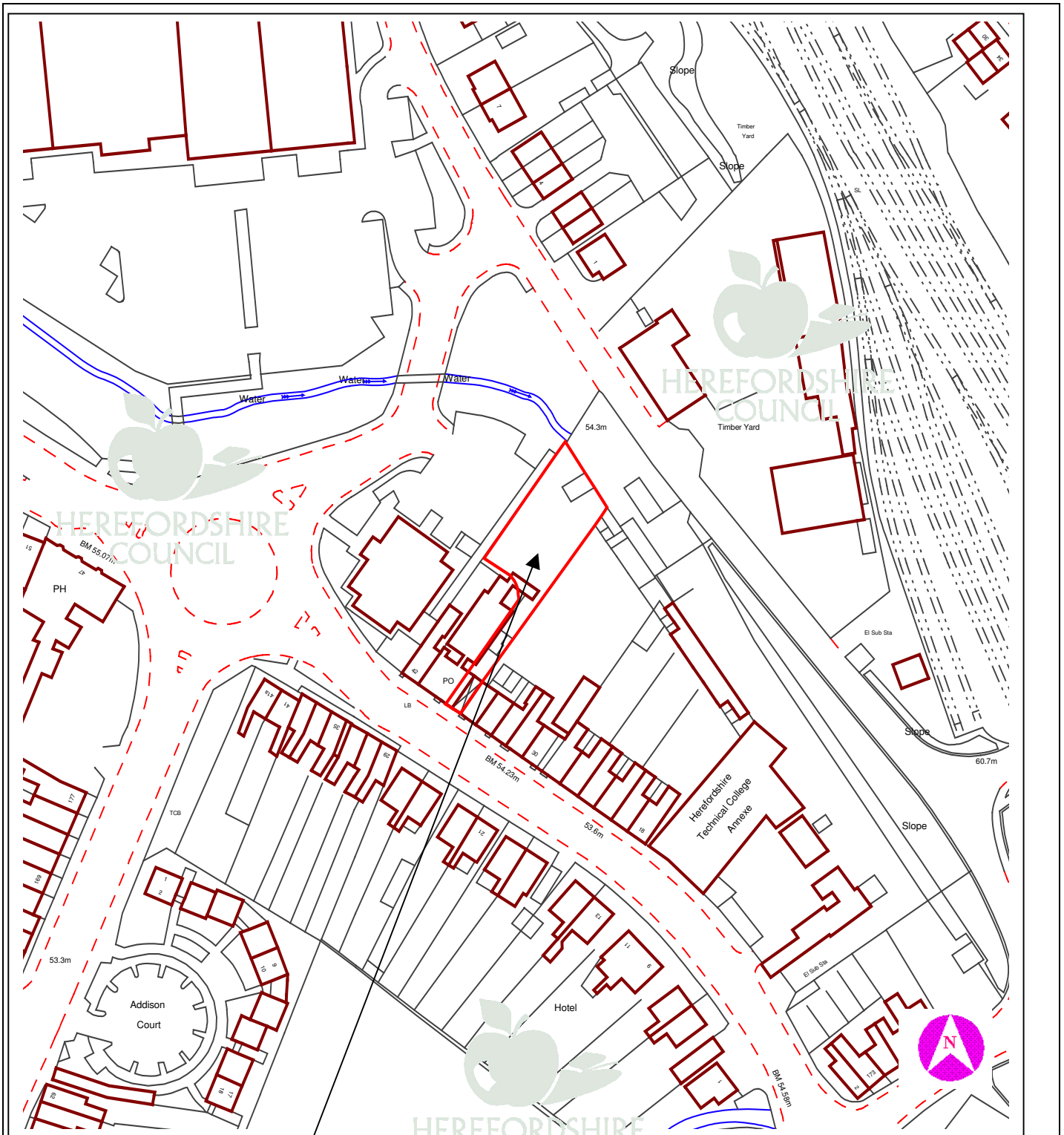
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/1230/O

SCALE : 1 : 1250

SITE ADDRESS : 42 Newtown Road, Hereford, Herefordshire, HR4 9LL

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

Planning Application – DCCE2007/2022/F

- Residential development of three 3 bedroom dwellings

At rear of 40/42 Newtown Road, Hereford

1. The developer covenants with Herefordshire Council to pay Herefordshire Council/or Herefordshire and Gloucestershire Canal Trust the sum of £250 per residential unit per year in perpetuity which shall be paid upon first occupation of each dwelling and annually thereafter.
2. The financial contributions shall be Index linked in perpetuity.
3. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.

Russell Pryce - Principal Planning Officer

15th August, 2007

10 DCCE2007/2237/F - REPLACEMENT DWELLING AND CONTINUED TEMPORARY USE OF EXISTING OUTBUILDING AS FULL RESIDENTIAL ACCOMMODATION. (ALTERNATIVE SITING OF APPROVED DWELLING UNDER CE2002/1868/F). SWISS COTTAGE, WHITESTONE, HEREFORD, HEREFORDSHIRE, HR1 3SE

For: Mr. A. Gregory, per Mr. P.H. Bainbridge, Stone Cottage, Duke Street, Withington, Hereford, HR1 3QD

Date Received: 23rd March, 2007 Ward: Hagley Grid Ref: 56367, 42370

Expiry Date: 18th May, 2007

Local Member: Councillor DW Greenow

1. Site Description and Proposal

- 1.1 The site is located on the western side of the C1130 road which links Withington to Bartestree, south west of Whitestone Business Park. The site is an agricultural field bounded to the south by the railway line. The remainder of the site remains relatively open with the exception of boundary hedgerows and trees. The applicant's existing property lies on the southern edge of the site adjacent to the railway line and is served by a vehicular access completed approximately 2 years ago. The site falls outside of the settlement of Withington as identified in the Herefordshire Unitary Development Plan 2007 and therefore falls within the open countryside.
- 1.2 Planning permission was approved on the 23rd August, 2002 for a replacement dwelling and temporary use of existing outbuilding (with added conservatory) as residential accommodation incorporating a new vehicular access. The vehicular access has been constructed and the pre-commencement conditions have been discharged therefore the planning permission has been lawfully implemented and remains extant.
- 1.3 Planning permission was refused by the Central Area Planning Sub-Committee on 4th July, 2007 for the re-siting of the approved replacement dwelling to the western boundary of the field adjoining the applicant's existing accommodation and 160 metres from the C1130. Planning permission is now sought for the re-siting of the approved replacement dwelling from a site 35 metres west of the C1130 to a new site 93 metres west of the C1130 within the adjoining agricultural field. The existing track would be extended to provide vehicular access to the site and foul drainage via a septic tank and reed bed system.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
H7	-	Housing in the countryside outside settlements
H13	-	Sustainable residential design
LA2	-	Landscape character and areas least resilient to change
T3	-	Protection and development of the rail network
T1	-	Public transport facilities

3. Planning History

3.1 None on site but development history on adjoining site:

CE2007/0951/F - Replacement dwelling and temporary use of existing outbuilding as full residential accommodation. (Alternative siting of approved dwelling under CE02/1868/F) Planning permission refused 4th July, 2007. The reasons for refusal were:

- 1) The proposed site for the dwelling is not on the same site as the existing dwelling (now demolished) and therefore, the development is contrary to Policy H7 of the Herefordshire Unitary Development Plan 2007.
- 2) The site occupies an exposed location within the open countryside and the proposed development would detract from the landscape character of the area. As such the development is contrary to Policies S1, S2, S7, DR1 and LA2 of the Herefordshire Unitary Development Plan 2007.

CE2002/1868/F - Replacement dwelling and temporary use of existing outbuilding (with added conservatory) as full residential accommodation. Planning permission approved 23rd August, 2002.

4. Consultation Summary

Statutory Consultations

4.1 Network Rail: No objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Lugwardine Parish Council: We support this application and feel the planning authority should grant an exception to normal planning policy due to the blight caused by the inclusion of a Park and Ride facility in the UDP.

There are other properties in the locality so it cannot really be called open countryside.

5.2 Withington Parish Council: Withington Parish Council has sympathy with the applicant because of the station/park and ride site identified alongside his land. For this reason, Withington P.C. does not object to the existing premises being moved to the new location.

5.3 One letter of objection has been received from C. Hunt of Holmleigh, Whitestone. The main points raised are:

- The application site is supposed to be pasture land. The applicant has already built a new house, which he now wants to call an annexe. Only one property should be allowed to replace the original Swiss Cottage and he already has that.

5.4 A further letter from J. and A. Allen, Railway House, Whitestone has been received, the main points raised are:

- We have no objection to the development providing the annexe is not used for any residential accommodation as soon as the new house has been built. We would add that the new entrance to the site does not lend itself to any more vehicular traffic.

5.1 A letter has been provided by the applicant's agent in support of the application. The main points raised are:

- There is no reference in the 2002 application file to possible changes in the rail network or its impact on the proposal at that time. If the allocation were in place at the time, it must be seriously questioned whether planning permission would have been granted on the approved site as it could now prevent implementation of the new rail station.
- The applicants have objected to the allocation throughout and in February 2004 requested the re-siting of the approved dwelling.
- The new rail station and park and ride allocation extends along 130 metres of the applicants land adjoining the railway line.
- If a platform is required on both sides of the track as indicated in the rail study it will encroach on the applicant's land.
- The revised siting excludes over 50% of the adjoining pasture land within the applicant's ownership.
- The revised siting will enable a tree screen to be planted.
- The applicant has tried to sell the property but no offers were made prior, during or after the auction.
- The extant permission can be revoked and the applicant's existing accommodation changed to ancillary accommodation in accordance with the current approval.
- The council has no plans within its capital programme to develop the station.
- The relocation of the dwelling will ensure that one major objection to the allocated rail station and park and ride is removed.

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

6. Officers Appraisal

6.1 The site of the approved dwelling and site of the proposed dwelling submitted under this application fall within open countryside where there is a presumption against any new residential development. One exception permitted under Policy H7 of the Herefordshire Unitary Development Plan 2007 is a replacement of an existing dwelling with established residential use rights. However, this policy requires that the replacement dwelling be on the same site as the existing building. The proposed site for the dwelling is 50 metres (165 feet) away from the site of the permitted replacement

dwelling. The proposal therefore fails to satisfy the requirements of Policy H7 of the Herefordshire Unitary Development Plan 2007 and is therefore unacceptable for this reason alone.

- 6.2 The proposed site for the replacement dwelling is within an agricultural field with no residential development in the immediate locality. Whilst the site now proposed under this application is considerably closer to the approved site than with the recently refused proposal, it is still very exposed within the landscape and would not appear integrated with any other built development. Policy LA2 of the Herefordshire Unitary Development Plan 2007 requires proposals to demonstrate that landscape character has influenced the location of the development. In this instance, the introduction of the new residential use with the associated ancillary residential development such as garages, hardstanding, fences, sheds, greenhouses, washing lines etc will significantly detract from the character and appearance of the landscape contrary to Policy LA2.
- 6.3 The applicants reasoning for wishing to re-site the dwelling is due to the land allocated south of the railway line as a possible passenger railway station and park and ride area. If implemented, the proposed rail station and park and ride would inevitably generate some additional vehicle movements and potential noise. However, the approved site for the dwelling is 40 metres away from the railway line, the proposed site for the railway station and existing mature trees and vegetation providing some screening. Further planting could be undertaken to minimise any overlooking.
- 6.4 In terms of noise, there is already a high degree of background noise emanating from both the railway line and the adjacent C1130 road and Whitestone Business Park beyond. Furthermore, the applicants have not provided any evidence to demonstrate that the potential or existing noise exceeds acceptable thresholds or that satisfactory amenity could not be safeguarded with the approved siting. Therefore, it is not considered that the amenity of the occupants of the approved dwelling would be harmed to such an extent as to warrant supporting this application, which is clearly contrary to Development Plan policies.
- 6.5 There is also a concern regarding the future use of the building currently occupied by the applicant. The applicant states that their existing accommodation would become 'ancillary' to the new dwelling as required by the current permission. However, the footprint of the existing accommodation is larger than the proposed new dwelling containing all the normal facilities associate with an independent dwelling. Allied with the distance now proposed between the existing accommodation and proposed dwelling its is difficult to see how the accommodation could be ancillary. In effect, two potentially independent dwellings would be created.
- 6.6 The supporting information indicates that the applicant has been seeking to sell the property with planning permission but advises that the rail station allocation in the UDP is affecting the saleability of the land and/or the price that can be obtained. This ultimately is not a material planning consideration. Furthermore, the proposals to allocate the land for a railway station and park and ride were in the public domain through early consultations on the Unitary Development Plan prior to the applicant obtaining planning permission in 2002 for the current siting of the dwelling.
- 6.7 Therefore, notwithstanding that the siting now proposed brings the dwelling nearer to the approved siting, there are not considered to be any other material planning considerations to warrant approving a development which is contrary to a number of adopted Unitary Development Plan policies.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The proposed site for the dwelling is not on the same site as the existing dwelling (now demolished) and therefore, the development is contrary to Policy H7 of the Herefordshire Unitary Development Plan 2007.

2. The site occupies an exposed location within the open countryside and the proposed development would detract from the landscape character of the area. As such the development is contrary to Policies S1, S2, S7, DR1 and LA2 of the Herefordshire Unitary Development Plan 2007.

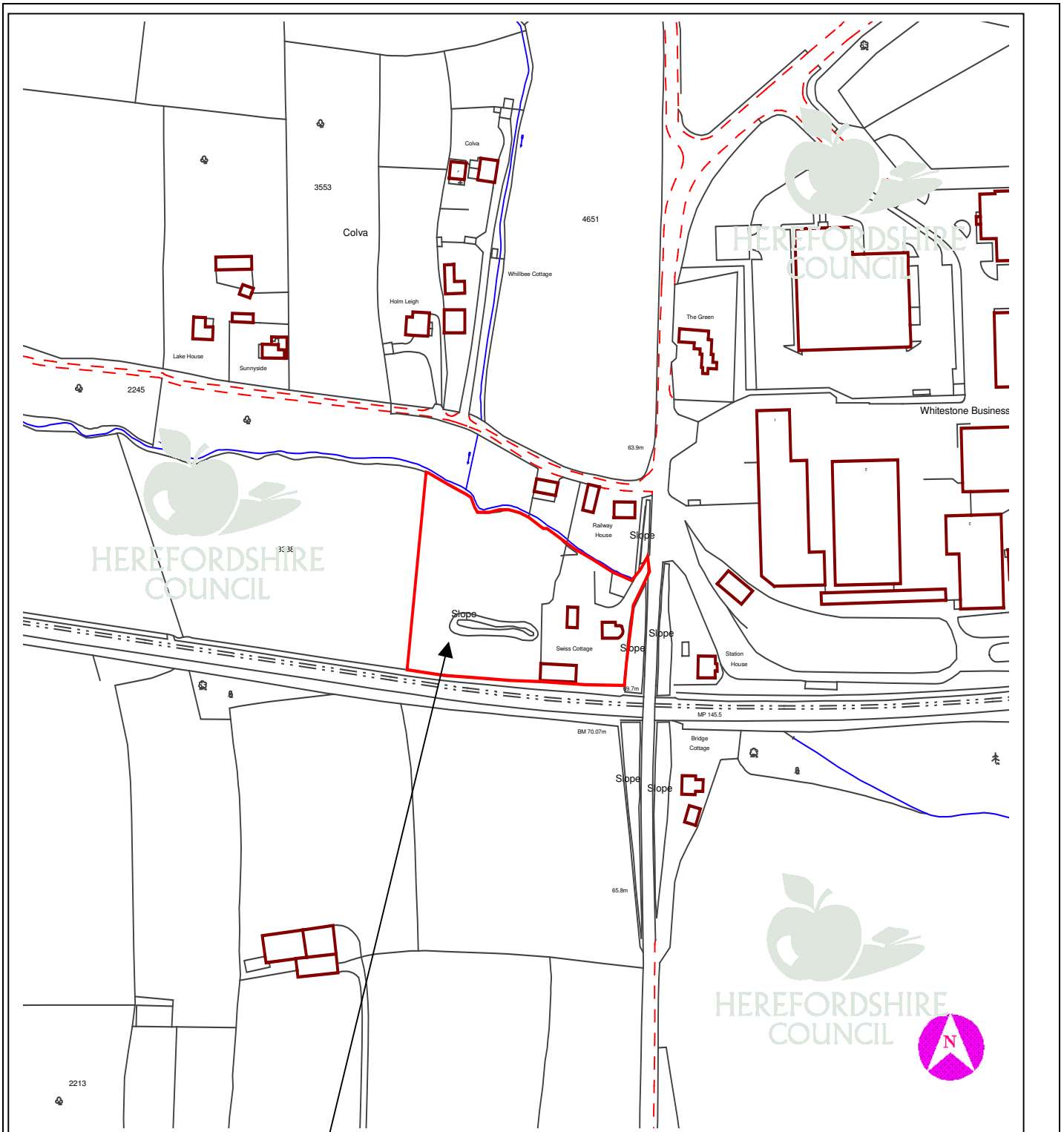
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/2237/F

SCALE : 1 : 2500

SITE ADDRESS : Swiss Cottage, -, Whitestone, Hereford, Herefordshire, HR1 3SE

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11 DCCW2007/2069/O - ERECTION OF ONE DETACHED DWELLING WITH GARAGE AT ROSEMULLION, BISHOPSTONE, HEREFORD, HEREFORDSHIRE, HR4 7JE

For: Mr. R. Carter per Flint & Cook, 4 King Street, Hereford, HR4 9BW

Date Received: 28th June, 2007 Ward: Wormsley Ridge Grid Ref: 42075, 43078

Expiry Date: 23rd August, 2007

Local Member: Councillor AJM Blackshaw

1. Site Description and Proposal

1.1 Rosemullion is located between Whipsiderry and White Roses on the southern side of the C1097 running through the centre of the settlement of Bishopstone, Herefordshire.

1.2 This outline planning application is seeking to establish the principle of constructing one detached dwelling. The plot is approximately 15 metres wide with a depth of 34 metres.

1.3 The dwellings either side of the proposal are bungalows.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy H6	-	Housing in Smaller Settlements

3. Planning History

3.1 DCCW2007/0377/O Erection of one detached dwelling with garage. Withdrawn
10th April, 2007.

4. Consultation Summary

Internal Council Advice

4.1 Traffic Manager: Raises no objection.

5. Representations

5.1 Bishopstone Parish Council: "Accept in principle but limit to 2 bed bungalow. Permanent building not permitted on land at rear of plot. Building will place extra strain on existing drains."

5.2 One letter of objection has been received from Mr. A. Knott, White Roses, Bishopstone. The main points raised are:

1. The UDP states that only gaps of 30 metres are permissible. The gap between Rosemullion and White Roses exceeds this criteria.
2. Land to the south of the plot has a covenant that prevents development.
3. The main village road is a Roman road and any excavations will require archaeological supervision.
4. Trees will be removed.
5. The conservatory on Rosemullion is not shown and is relevant to the proposal.

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

6. Officers Appraisal

- 6.1 Bishopstone is a "smaller settlement" listed under Policy H6 of the Herefordshire Unitary Development Plan 2007 where infill development, in principle, is permitted subject to the gap between dwellings not exceeding 30 metres, plot size being limited to a maximum of 350 sq.m. and the size of the habitable living space restricted to 90 sq.m. (3 bed) or 100 sq.m. (4 bed).
- 6.2 Measurements taken by the Case Officer on site identify that the existing gap between dwellings is 32.5 metres. However the applicant has confirmed that he proposes to extend the conservatory under permitted development allowance which would reduce the gap to 30 metres. However until the conservatory is extended the gap remains greater than the criteria stipulated by 2.5m. To support the proposal would therefore strictly be contrary to the policy. However given the modest 2.5 metre discrepancy involved, together with the potential to extend the conservatory such that the site would comply with the plot width criteria, it is considered reasonable and justified to support the development of the site in accordance with the general principles of the policy.
- 6.3 The overall plot size has been reduced to 340m² to ensure compliance with the policy and also provides an acceptable separation distance between the new dwelling and Rosemullion. In addition, whilst not a planning consideration, a covenant presently exists on the rear part of the plot that prevents the construction of any permanent building which would ensure that the dwelling is built along a similar building line to the adjoining dwellings. This issue would ultimately need to be considered at the reserved matters stage should outline planning permission be granted.
- 6.4 In addition due to the character of the area being of single storey dwellings a condition restricting the new dwelling to single storey is proposed together with a restriction on habitable floor space to ensure compliance with Policy H6.
- 6.5 Accordingly the proposal is considered to satisfy the general requirements for the infill of gaps within smaller settlements as identified by Policy H6 of the Herefordshire Unitary Development Plan 2007.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

- 3. **A04 (Approval of reserved matters).**

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

- 4. **A05 (Plans and particulars of reserved matters).**

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

- 5. **E13 (Restriction on height of building).**

Reason: To safeguard the character and amenities of the locality.

- 6. **The habitable floor space of the proposed dwelling shall not exceed 90 sq.m.**

Reason: In accordance with the criteria contained within Policy H6 of the Herefordshire Unitary Development Plan 2007.

Informatives:

- 1. **N19 - Avoidance of doubt.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

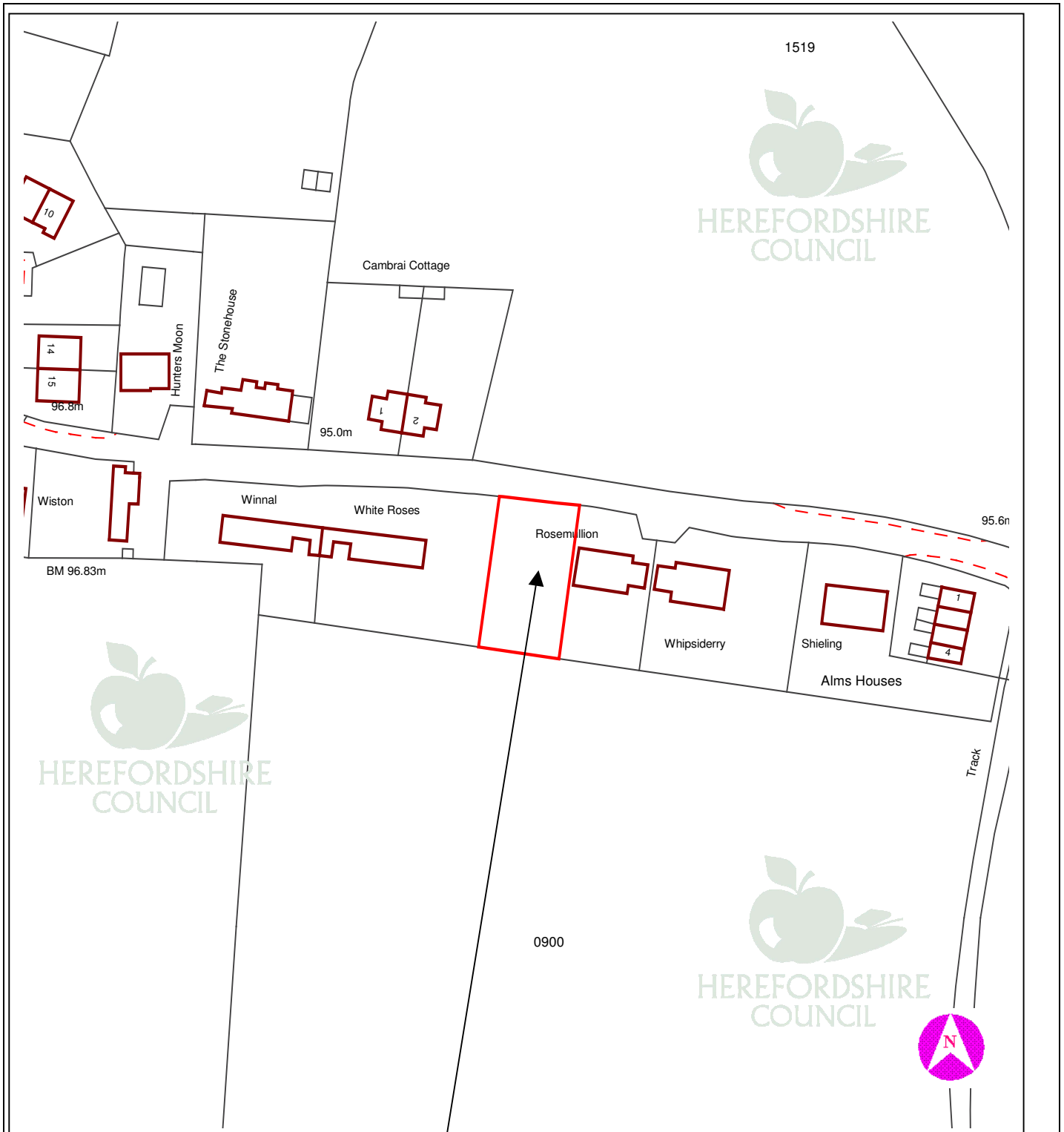
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2069/O

SCALE : 1 : 1250

SITE ADDRESS : Rosemullion, Bishopstone, Hereford, Herefordshire, HR4 7JE

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12 DCCW2007/2057/F - VARIATION OF CONDITION 2 OF PLANNING CONSENT DCCW2006/3153/F TO ALLOW SALE OF THE PROPERTY (IF NECESSARY) TO ANOTHER TRAVELLING FAMILY AT THE BIRCHES STABLES, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 7RU

For: Mr. R. Jones, The Birches Stables, Burghill, Hereford, HR4 7RU

Date Received: 28th June, 2007

Ward: Burghill, Holmer & Lyde

47047, 44285

Expiry Date: 23rd August, 2007

Local Member: Councillor SJ Robertson

1. Site Description and Proposal

- 1.1 The Birches Stables is a 0.26 hectare site located to the south of Burghill Scout Hut and Manor Fields Housing Estate on the edge of the settlement boundary for Burghill. Planning permission has been granted for use of the land for stationing of two caravans to provide accommodation for two gypsy families. The planning permission is conditioned to be personal to Mr. & Mrs. R. Jones and Miss Rosanne Jones.
- 1.2 This proposal seeks to remove Condition No. 2 to allow (if necessary) the sale of the land to another travelling family.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H4	-	Main Villages – Settlement Boundaries
Policy H12	-	Gypsies and Other Travellers

3. Planning History

- 3.1 SH911548PF Use of land as a caravan site for sole occupation of applicant. Approved 22nd January, 1992.
- 3.2 DCCW2006/1598/F Variation of condition 1 of planning application SH911548PF sole occupation. Refused 6th July, 2006.
- 3.3 DCCW2006/3153/F Change of use from agricultural to a two family gypsy site. Approved 5th January, 2007.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Raises no objection.

4.3 Head of Environmental Health & Trading Standards: Comments awaited.

5. Representations

5.1 Burghill Parish Council: "Burghill Parish Council strongly objects to removal of condition 2 of Planning Permission DCCW2006/3153/F in regard to The Birches Stables, Burghill. Permission was granted on 5th January 2007.

The Parish Council understands the Policy considerations and Policy on Use of Conditions stated in Mr. Jones's application. The Parish Council believes that Herefordshire Council has fully applied these in granting Mr. Jones and his family planning permission early this year. Condition 2 treats Mr. Jones and family in exactly the same way as the previous resident owner, a Mr. Lane was treated; ie the land shall revert to agricultural use on cessation of their occupation. This condition appears to be totally reasonable to the Parish Council and in accordance with Policy Circular 11/95 since there is no erection of a permanent building involved.

The Parish Council views the personal and financial situation of the applicants with sympathy, but finds that these are not material planning considerations.

The Parish Council submits that a change of wording in Condition 2 of the Planning Permission would allow Mr. Jones's daughter and any offspring the benefit of residence on The Birches Stables.

Burghill Parish Council would also point out that Mr. Jones and his family have disregarded most of the Planning Conditions set by Herefordshire District Council in the original Planning Permission letter dated 5th January, 2007.

Condition 1:- More than the maximum allowed number of mobile homes/touring caravans have been on the site much of the time.

Conditions 3, 4, 5, 6 and 7:- There has been no attempt to comply with these requirements. The Parish Council wrote to the Enforcement Officer on 20th March of this year regarding non-compliance. In his reply Mr. M. Lane stated that Mr. Jones was in discussion with the Highways department.

Condition 8:- There have been a number of trucks and lorries parked on the site day and night. It should be noted that scrap metal and other sundries have been stored on the site.

The Parish Council has received a number of complaints about the use of this site and is aware of the detrimental affect on the area. The Parish Council hopes that Herefordshire Council will not exacerbate this situation when arriving at a decision."

5.2 Three letters of objection have been received, the main points raised are:

1. Strong objections to the application - none of the existing conditions have been met.
2. Scrap metal business is being operated from the site.
3. The condition was put in place to stop other gypsy families buying the site as he did at Marden.

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

6. Officers Appraisal

6.1 The starting point in consideration of this proposal is the reason identified for the imposition of the condition. This states:-

“The nature of the development is such that it is only considered acceptable in this location having regard to the applicant’s special circumstances.”

6.2 In this particular instance the “special circumstances” are that the occupants are a gypsy family. In this respect the site complies with the Gypsies and other Travellers Policy H12 as it lies adjacent to the settlement boundary of a main village (Burghill). Furthermore the proposal for two families is regarded as modest in scale; the site is well screened and there are adequate levels of amenity and play space for children. Accordingly it would be unreasonable in this instance to retain a condition restricting the use of the site to a specific gypsy family since on its planning merits it is considered to be acceptable for any gypsy family subject to confirmation of their status.

6.3 It is recommended that the condition is removed and replaced with a condition that restricts the use of the site to gypsies or other travellers, and limits the use to only two mobile homes together with other conditions previously applied.

6.4 The Parish Council and local residents’ concerns are noted, however the site’s location complies with the policy for gypsy sites and discussions are on-going regarding the new access. The scrap metal business is being operated by the occupier of one of the caravans and is on a very low key basis such that based upon current evidence, it would not require planning permission provided the materials are stored within the buildings on site.

RECOMMENDATION

That planning permission be granted subject to the following condition:

1. **The use of the site shall be limited to the occupation of two mobile homes by a person or persons recognised as being of genuine gypsy (or other traveller) status and evidence demonstrating such status shall be submitted to and approved in writing by the local planning authority prior to the occupation of the site by any person or persons.**

Reason: The nature of the development is such that it is only considered acceptable in this particular location having regard to the occupiers gypsy/traveller status.

- 2. **A10 (Amendment to existing permission) (DCCW2006/3153/F) (5th January 2007).**

Reason: For the avoidance of doubt.

Informative:

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

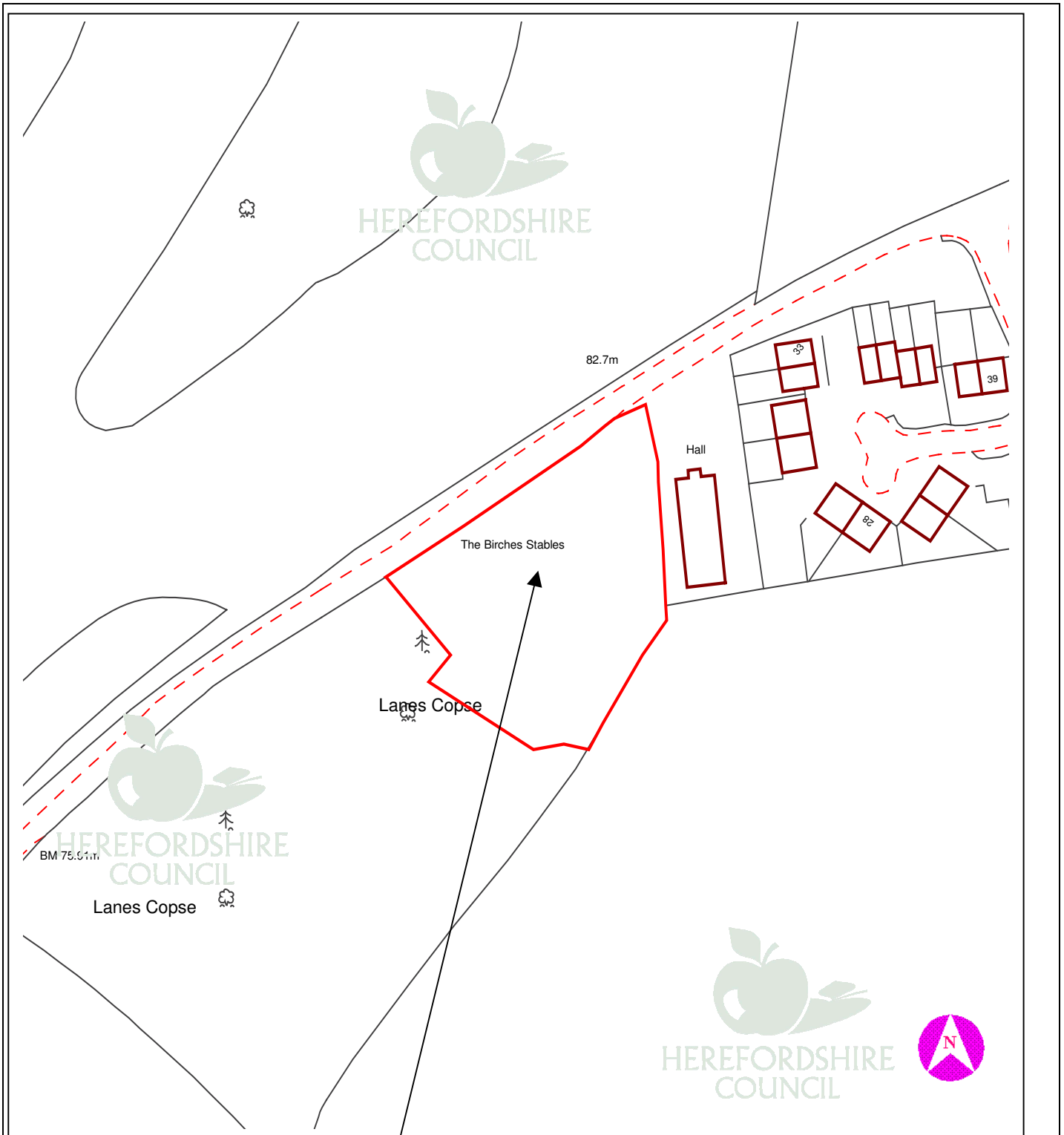
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2057/F

SCALE : 1 : 1250

SITE ADDRESS : The Birches Stables, Burghill, Hereford, Herefordshire, HR4 7RU

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13 DCCW2007/2087/F - RETROSPECTIVE APPLICATION TO RETAIN INCREASE IN ROOF PITCH NOT IN ACCORDANCE WITH PREVIOUSLY APPROVED APPLICATION AT NEW HOUSE ADJACENT 9 CLIFFORD STREET, HEREFORD, HR4 0HG

For: Mr. J. Isaac, 7 Sycamore Lane, St. Mary's Park, Burghill, Hereford, HR4 7QR

Date Received: 2nd July, 2007

Ward: St. Nicholas

Grid Ref: 49843, 40225

Expiry Date: 27th August, 2007

Local Members: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

- 1.1 This site is located on the corner of Clifford Street and Cornwall Street, Whitecross, Hereford. It previously formed the garden area to No. 9 Clifford Street and adjoins the side of 44 Cornwall Street. Planning permission was granted for the erection of a dwelling on the site pursuant to DCCW2005/2759/F.
- 1.2 This application seeks planning permission to retain the dwelling as constructed, which is marginally higher (600m) than the approved scheme. The only other external changes are the removal of the chimney and the insertion of three rooflights in the south facing roof slope. Velux roof lights had been inserted in the rear roof slope (north) but these have now been removed.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy DR1	-	Design
Policy H13	-	Sustainable Residential Design

3. Planning History

- 3.1 DCCW2005/2759/F Detailed two bedroomed dwelling. Approved 4th October, 2005.
- 3.2 DCCW2006/1911/F Amendment to approved plans for second floor addition to form a master bedroom. Withdrawn 26th July, 2006.
- 3.3 DCCW2006/2688/F Amendment to approved scheme to form bedroom over parking space. Refused 4th October, 2006.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

5.1 Hereford City Council: No objection.

5.2 Two letters of objection have been received from P. Marsh, 9 Clifford Street, Whitecross, Hereford and A. Manning, 44 Cornwall Street, Hereford.

The main points raised are:

- The pitch of the main roof is out of character with the surrounding houses.
- The additional height has allowed a room in the roof space which was denied on previous applications.
- Windows inserted in roof.
- A similar three storey dwelling was withdrawn following objections.
- The sales particulars identify the property as a three storey, three bedroom property.
- The dwelling has not been constructed in accordance with Building Regulations.
- The new roof is 730mm higher than No. 44 Cornwall Street.
- The steep roof will make views out of velux windows more intrusive into houses opposite.

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

6. Officers Appraisal

6.1 The main issues for consideration in relation to this application are the impact of the increased roof height on the character and appearance of the area and the implications for the residential amenity of neighbouring occupiers.

6.2 In general terms, the overall design and appearance of the dwelling reflects the grain of development in the location. It is considered that the character of the roofscape in this area is not defined by one design or shape but a mixture of varying roof slopes together with either full gabled or hipped roofs. In this respect whilst the roof height of the dwelling is steeper than 44 Cornwall Street, it is detached from that property and

as such the variation in height is not considered to be discordant to the street scene or character of the area.

6.3 Objectors have raised concerns regarding the creation of a second floor in the roof drawing comparisons with the previous withdrawn application. The withdrawn planning application was considerably higher than the dwelling as built, and of a different design and appearance. Whilst the roof space has been made habitable there were no windows and no access at the time of the Officer’s site inspection but it is understood that a spiral staircase is proposed. The additional room, however has limited headroom such that an adult could not stand upright and therefore its uses are essentially limited to ancillary storage. It is not considered that the concerns raised by the objectors in relation to overlooking would warrant the refusal of permission, particularly in view of the relationship of existing dwellings to the windows in the new dwelling. Conditions will be imposed to limit further openings in order to ensure that a satisfactory relationship is maintained.

6.4 The proposal is therefore considered to be acceptable, compliant with the general character of the area, which has varying roof slopes and heights and not impact on the amenity of neighbours subject to the conditions recommended.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1. **A10 (Amendment to existing permission) (DCCW2005/2759/F) (4th October, 2005).**

Reason: For the avoidance of doubt.

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

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

Informatives:

- 1. **N19 - Avoidance of doubt.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

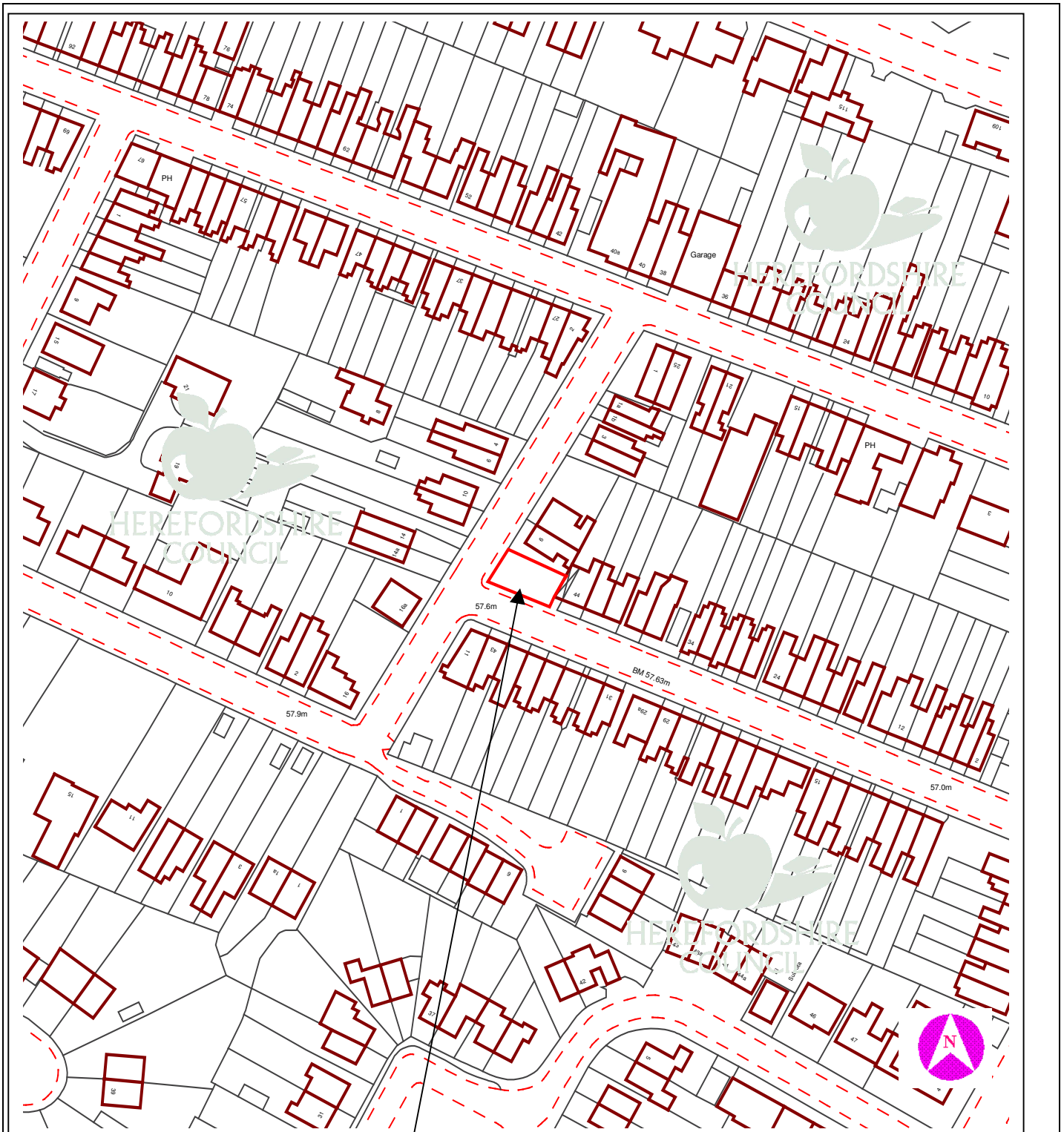
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2087/F

SCALE : 1 : 1250

SITE ADDRESS : New house adjacent 9 Clifford Street, Hereford HR4 0HG

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Further information on the subject of this report is available from Mr. K.J. Bishop on 01432 261946

14 DCCW2007/1974/F - CONVERSION OF FORMER SCHOOL BUILDING INTO 7 NO. APARTMENTS. 2 NO. TWO BED AND 3 NO. THREE BED HOUSES. DEMOLITION OF EXISTING MODERN SCHOOL BUILDINGS AT 32 BROOMY HILL, HEREFORD, HEREFORDSHIRE, HR4 0LH

For: Broomy Hill Ltd per Architas, 25 Castle Street, Hereford, HR1 2NW

Date Received: 22nd June, 2007 Ward: St. Nicholas Grid Ref: 50082, 39680

Expiry Date: 21st September, 2007

Local Members: Councillors DJ Benjamin and JD Woodward

1. Site Description and Proposal

- 1.1 32 Broomy Hill, Hereford is the former Red Cap School located on the north side of Broomy Hill Road between Nos. 30 and 34 but also has a vehicular access onto Breinton Road between Nos. 27 and 29.
- 1.2 The proposal is to convert the main building fronting Broomy Hill into seven apartments, demolish the modern additions to the rear and erect two 2-bed and three 3-bed dwellings.
- 1.3 Vehicular access will be retained and improved onto Breinton Road, a passing place would be provided between the junction with Breinton Lane and the development site, together with 18 car parking spaces. Pedestrian access will still be retained onto Broomy Hill and secure cycle storage is proposed.
- 1.4 The main building divides into four main floors and the accommodation would be arranged:-
 - Lower ground floor comprising a 3 bedroom apartment.
 - Ground, first and second floor consisting of a one and two bed roomed apartments on each floor.
- 1.5 The new build dwellings would be located at right angles to the main building and cover a similar ground area to the demolished former classrooms. They are aligned into two blocks and are 1½ storeys high with dormer windows and extending gables to the front and rear. They are generally individually designed units reflecting design elements from the surrounding area. External materials proposed are a mixture of brick and render under a clay tile roof.

2. Policies

- 2.1 National:

PPS3	-	Housing
PPG15	-	Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan 2007:

Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and established Residential Areas
Policy DR1	-	Design
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy H19	-	Open Space Requirements
Policy LA5	-	Protection of Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes
Policy HBA6	-	New Development Within Conservation Areas
Policy HBA7	-	Demolition of Unlisted Buildings Within Conservation Areas
Policy HBA8	-	Locally Important Buildings
Policy T11	-	Parking Provision

3. Planning History

3.1 DCCW2007/1987/C Demolition of modern school hall and classrooms. Undetermined.

3.2 Various planning applications for the new school classrooms, hall and gymnasium.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water: Raise no objections subject to conditions.

Internal Council Advice

4.2 Traffic Manager: Raises no objections.

4.3 Drainage Engineer: "No adverse comments regarding drainage (storm). It is considered that the application will not have any impact on the existing surface water drainage of the area."

4.4 Forward Plans Manager: "The application is located within an established residential area where Policy H1 applies. Residential development will be permitted in such areas where compatible with the housing design and other policies of the plan. PPS3 encourages the intensification of land in such locations.

The proposal includes the provision of a total of 12 dwellings, on a site area extending to 0.3ha, resulting in a density of 40 dwellings per ha which complies with Policy H15. The thresholds relating to affordable housing inclusion have not been breached; there is therefore no requirement for affordable provision.

Car parking provision does not breach the levels stipulated in Policy H16, where it states that a maximum of one and a half spaces per dwelling can be provided, where

the proposal is allowing one space per dwelling with an additional two spaces for visitors.

The proposed site is located within a Conservation Area, Policy HBA6 states that development must preserve and enhance the character and vitality of the area, and the type and scale of the proposal must complement those which presently exist, the plans included in the application show this therefore seem to comply with this policy.

This proposal in principle is acceptable and does comply with the policies within the Herefordshire Unitary Development Plan 2007.”

- 4.5 Conservation Manager: Has confirmed his acceptance of the amended plans regarding the design. Formal comments regarding the landscaping are awaited and will be reported verbally.

5. Representations

- 5.1 Six letters of objection have been received from:

A. & D. Burfoot, 23 Broomy Hill, Hereford.
D.J. & W.M. Saul, Belvedere, 31 Broomy Hill, Hereford.
Ms. V. Lee, 34 Broomy Hill, Hereford, HR4 0LH.
Mr. & Mrs. R. Goode, St. Margarets, 27 Breinton Road, Hereford, HR4 0JU.
Mrs. B. Johnston, 38 Breinton Road, Hereford.
Mrs. M. Turley, Flat 2, St. Nicholas Court, 9 Breinton Road, Hereford, HR4 0JU.

The main points raised are:

1. The proposal will increase traffic congestion on Breinton Road to the detriment of pedestrian safety.
2. The car parking identified is less than two spaces per unit when most households have two cars.
3. The restricted parking area outside No. 32 Broomy Hill acts as a passing place and helps residents pull in and out of their drives and therefore should not be removed.
4. Overspill car parking will build up on Breinton Road where there is limited parking.
5. Concerns that the boundary hedge along the driveway will be damaged. This acts as a protection to our privacy and security.

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

6. Officers Appraisal

- 6.1 This proposal seeks to develop a previously developed site within the settlement area of Hereford City as identified in the Herefordshire Unitary Development Plan 2007.
- 6.2 32 Broomy Hill is an impressive Victorian brick building which has most recently been used as a school and is now vacant. Modern classroom and hall additions were added in the 1990's. These later additions are to be demolished as part of this proposal.

6.3 The main aspects to consider are:-

1. The Principle of Development.
2. Impact on the Setting of the Conservation Area and Listed Building.
3. Impact on the Amenity of Adjoining Neighbours.
4. Traffic Impact.
5. Impact on Trees and Landscaping.
6. S106 Contributions.

The Principle of Development

6.4 32 Broomy Hill, Hereford is the former Red Cap School and comprises previously developed land within the settlement boundary of Hereford City as identified in the Herefordshire Unitary Development Plan 2007. The proposal to convert the main building into apartments and construct five new dwellings is acceptable in principle and satisfies the density criteria as required both by PPS3 – Housing and Policy H15 of the Herefordshire Unitary Development Plan 2007.

Impact on the Setting of the Conservation Area and Listed Building

6.5 The proposal has been assessed by the Council's Conservation Manager who confirms that the building is of local interest, but not listable. The conversion to flats will preserve the character of the area and its appearance and certain aspects such as the removal of the fire escape will enhance the building.

6.6 The listed building (31 Broomy Hill) is located south of the existing building and due to the limited development on this side of the site, its setting would not be compromised by the development as proposed.

6.7 The five new dwellings in the rear courtyard have been amended following the advice of the Historic Buildings Officer and are considered to enhance the Conservation Area when compared to the former classrooms and hall/gymnasium which are to be demolished. The siting of the new dwellings enables the rear façade of the existing building to be exposed once the hall/gymnasium has been demolished, further enhancing its setting. This also enables acceptable spacing of the new dwellings to the site boundaries to limit any impact on the amenity of adjoining residents.

Impact on the Amenity of Adjoining Neighbours

6.8 The removal of the fire escape enhances the amenity of adjoining residents by reducing the potential for overlooking and existing door openings are to be replaced with windows that provide light to the kitchens. All other openings are retained with the only other addition being the light wells to the south of the building facing Broomy Hill which will have no impact on neighbours. The combination of external alterations is such that there will be no undue impact on the privacy of existing neighbouring properties.

6.9 The new build has been carefully sited to limit any impact on neighbours through either window to window relationships or direct views into private amenity space.

Traffic Impact

6.10 The proposal has been assessed by the Council's Traffic Manager who raises no objections to the amended plans that identify the passing place and 18 parking

spaces. This assessment is based on the anticipated traffic movements of the proposed development against the authorised use of the premises as a school. The addition of the passing place and general improvements to the access lane will provide enhanced access without detriment to neighbours or highway safety. The concerns of local residents on Broomy Hill are noted, however the removal of the 'no parking' road signs associated with the former school does not form part of the parking allocation for the development. The removal of this signage is covered by separate highway legislation and is not material to the consideration of this application.

Impact on Trees and Landscaping

- 6.11 An arboricultural constraints report was submitted with the planning application and has been fully assessed by the Council's Landscape Officer. The constraints report helped inform the siting of the new dwellings and car parking to ensure any impact is limited to an acceptable level. This has been confirmed by the Landscape Officer.
- 6.12 The communal green area whilst assisting in opening up the rear façade of the dwelling also provides an attractive green space for informal recreation. A key aspect regarding the protection of the trees will be the control of deliveries to the site with low branches having to be trimmed and protection of the roots ensured. This is covered by conditions within the recommendation.

S106 Contributions

- 6.13 The size and nature of this development warrants planning gain contributions to enable the development to successfully integrate into the local community. In this respect the following contributions are being sought but are the subject of ongoing negotiations. A Draft Heads of Terms is attached as an Appendix.
- £6,500 towards enhancement of off-site play space.
 - £24,000 towards educational infrastructure.
 - £30,000 towards sustainable transport infrastructure.
 - £17,747 – new CCTV camera Great Western Way.

In addition the Draft Head of Terms are also seeking to control construction methods to reduce the carbon footprint of the development. These contributions are all in line with recent residential schemes.

Conclusion

- 6.14 The retention of this attractive Victorian house and removal of the classrooms is considered to enhance the Conservation Area. The new dwellings have been carefully designed and sited to respect the setting and impact on neighbours and trees. The traffic impact has been assessed against the use of the existing premises together with the improvements to the access lane and car parking and considered to be acceptable.

RECOMMENDATION

- 1) The Legal Practice Manager 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.
- 2) The planning obligation shall be completed by 20th September 2007 and upon completion of the aforementioned planning obligation that Officers named in the Scheme of Delegation be authorised to issue planning permission subject to the following conditions and any further conditions considered necessary by Officers:

Conditions:

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

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

2. B01 (Samples of external materials).

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

3. 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.

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 hours: Mondays to Friday 8am to 6pm, Saturday 8am to 1pm 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. No materials or substances shall be incinerated within the application site.

Reason: To safeguard residential amenity and prevent pollution.

6. 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.

7. C08 (Repairs to external brickwork).

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

- 8. C12 (Repairs to match existing).**

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

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

Reason: To safeguard local amenities.

- 10. F39 (Scheme of refuse storage).**

Reason: In the interests of amenity.

- 11. 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.

- 12. G01 (Details of boundary treatments).**

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

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

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

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

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

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

Reason: To safeguard the amenity of the area.

- 16. G17 (Protection of trees in a Conservation Area).**

Reason: To ensure the proper care and maintenance of the trees.

- 17. G18 (Protection of trees).**

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

- 18. G20 (Remedial work).**

Reason: The trees form an integral part of the visual environment and this condition is imposed to preserve the character and amenities of the area.

- 19. G21 (Excavations beneath tree canopy).**

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

- 20. 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.

- 21. H27 (Parking for site operatives).

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

- 22. H29 (Secure covered cycle parking provision).

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

Informatives:

- 1. N19 - Avoidance of doubt.
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.

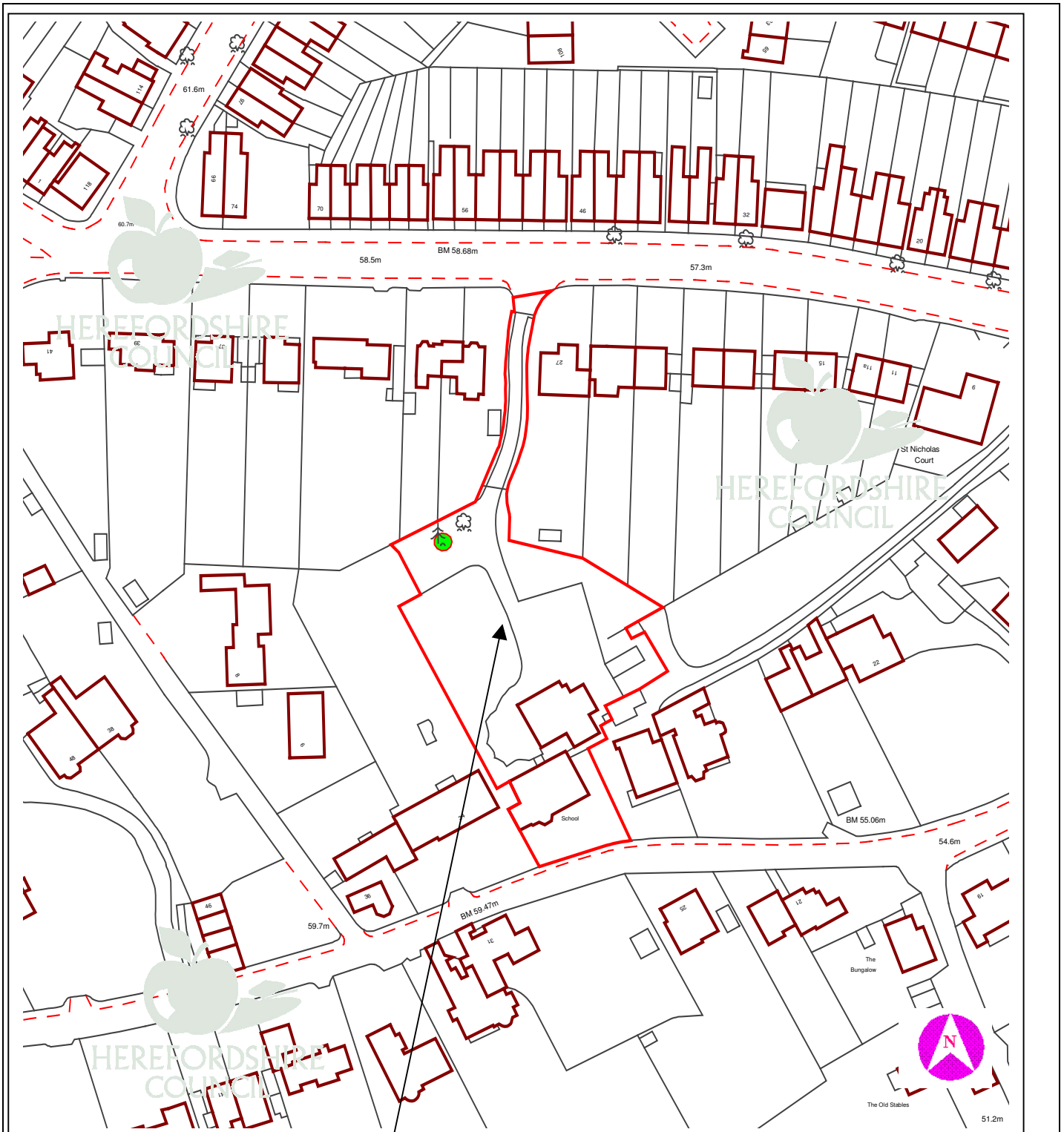
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/1974/F

SCALE : 1 : 1250

SITE ADDRESS : 32 Broomy Hill, Hereford, Herefordshire, HR4 0LH

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

Planning Application – DCCW2007/1974/F

Conversion of former school building into seven apartments and erection of two 2 bed and three 3 bed houses. 32 Broomy Hill, Hereford. HR4 OLH

1. The developer covenants with Herefordshire Council to pay £6,500 towards the cost of new or enhancement of existing open space, play, sport and recreation facilities in lieu of such facilities being provided on site to be used in the parish of St Nicholas or other location as may be agreed in writing with Herefordshire Council.
2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of £24,000 to provide enhanced educational infrastructure at Lord Scudamore Primary School and/or Whitecross High School.
3. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £30,000 for off site highway works and improved public and sustainable transport infrastructure to serve the development (which aren't Section 278 works i.e. essential to facilitate the development).
4. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes: (The list is not in any order of priority)
 - a) Traffic calming measures in the area
 - b) Improved bus shelters/stops in the locality of the application site
 - c) Safe Routes for Schools
 - d) Improve lighting and signage to existing highway/pedestrian and cycle routes leading to the site
 - e) Improved pedestrian and cyclist crossing facilities in the area
 - f) Any other purpose falling within the criteria defined in 3 above.
5. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £17,747 for CCTV enhancement along Great Western Way to provide one new camera which shall be paid on or before the commencement of development.
6. In the event that Herefordshire Council does not for any reason use the said sum of Clauses 1, 2, 3 and 5 for the purposes specified in the agreement within 10 years of the date of each payment, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
7. The design and construction of the development shall include energy efficiency measures to reduce the carbon footprint of the Development. The Development shall meet level four of the Code for Sustainable Homes: A step change in sustainable home building practice design produced by The Department for Communities and Local Government dated December 2006.

The developer shall provide a time bound programme of implementation along with measures to enable future monitoring at intervals throughout the construction period until all the Dwellings shall have been completed and occupied. The results of such monitoring shall be provided to the Council in writing at annual intervals during the course of the Development with a report upon completion of the development detailing the effectiveness of the implemented measures.
8. All of the financial contributions shall be Index linked and paid on or before commencement of the residential development unless otherwise agreed with Herefordshire Council
9. 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.

Kevin Bishop - Principal Planning Officer

15th August, 2007

15 DCCW2007/2438/RM - PROPOSAL OF A NEW AGRICULTURAL DWELLING AT UPPER HOUSE FARM, MORETON-ON-LUGG, HEREFORD, HEREFORDSHIRE, HR4 8AH

For: Mr. S. Perkins per RRA Architects Ltd., Packers House, 25 West Street, Hereford, HR4 0BX

Date Received: 30th July, 2007

Ward: Sutton Walls

Grid Ref: 49799, 45830

Expiry Date: 24th September, 2007

Local Member: Councillor KS Guthrie

1. Site Description and Proposal

- 1.1 Upper House Farm is located on the western side of the A49 Hereford to Leominster Road opposite Ordnance Close, Moreton-on-Lugg.
- 1.2 The proposal is to erect a two storey agricultural workers dwelling on the western side of the complex of farm buildings.
- 1.3 Outline planning permission was granted for an agricultural workers dwelling in 2005 and this application is the subsequent Reserved Matters submission.
- 1.4 In more detail the proposal comprises a two storey dwelling benefitting from living room, dining hall, hall and two bedrooms with en-suite facilities above. A small farm office is also proposed in the ground floor together with a detached garage. External materials proposed are a stone plinth with rendered walls under a slate roof.
- 1.5 Access to the dwelling will be off the main farm drive.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses

3. Planning History

- 3.1 DCCW2004/3699/O Proposed site for agricultural dwelling. Outline planning permission 6th April, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: Raise no objection.

Internal Council Advice

- 4.2 Traffic Manager: Observations awaited but raised no objection on the outline application.

5. Representations

- 5.1 Moreton-on-Lugg Parish Council: Raise no objection.

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

6. Officers Appraisal

- 6.1 The principle to build an agricultural workers dwelling at the site was agreed in 2005. This application deals with the layout, scale, appearance and access. The layout of the new dwelling and garage are well related to the farm complex and the existing access drive, providing added security for the farm yet also ensuring suitable amenity space for the property.
- 6.2 Regarding the scale and appearance, the proposal provides for a well-designed and proportioned dwelling together with a small ancillary farm office. In addition, the use of a stone render walls and slate provides an attractive dwelling complementary to its countryside setting adjacent to the working farm.
- 6.3 When the outline planning permission was granted an informative note was added advising that the floor area of the new dwelling should not exceed 120 sq.m. in line with the then draft UDP. Although this size limit was subsequently removed from the UDP, it still forms part of the considerations to ensure that unusually large or expensive agricultural dwellings are not permitted in the open countryside.
- 6.4 The applicant has taken heed of the informative note with the new floor space only a fraction above the 120 sq.m. at approximately 126 sq.m. (excluding the farm office and detached garage). This is considered to be acceptable. The proposal does not include landscaping details for which a further submission will be required.
- 6.5 In conclusion, the appearance and size of the proposed dwelling is considered to be complementary to the farm complex and its setting within the countryside and therefore to accord with the policies contained with the Herefordshire Unitary Development Plan 2007.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. The farm office shall at all times be used for this purpose and no other including habitable accommodation.**

Reason: In order to clarify the terms of this permission and to limit the amount of habitable floorspace within the dwelling in accordance with Policy H8 of the Herefordshire Unitary Development Plan 2007.

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

Reason: To limit the amount of potentially available habitable foorspace in accordance with Policy H8 of the Herefordshire Unitary Development Plan 2007.

Informative Notes:

1. **N19 - Avoidance of doubt.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

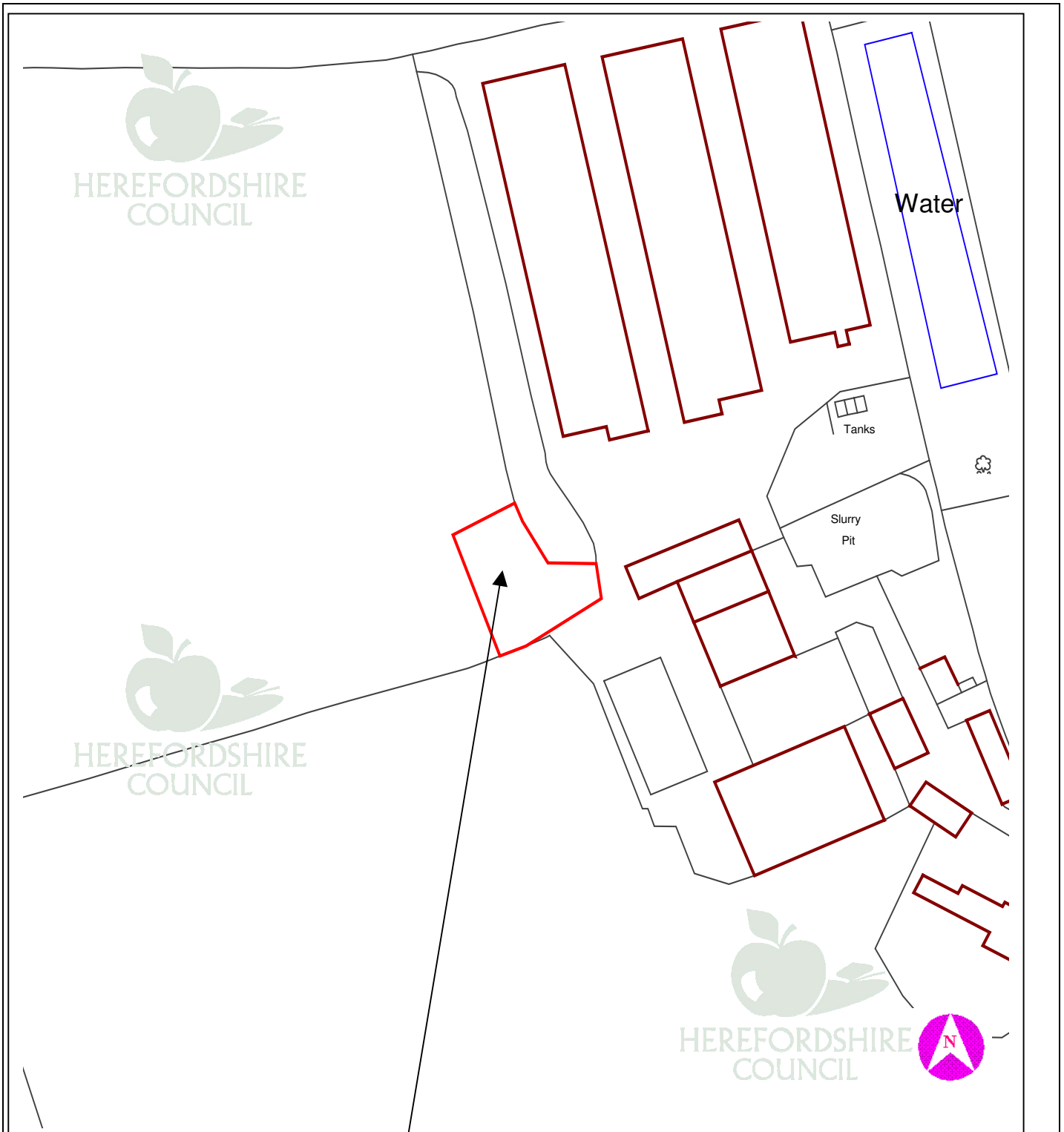
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2438/RM

SCALE : 1 : 1250

SITE ADDRESS : Upper House Farm, Moreton-on-Lugg, Hereford, Herefordshire, HR4 8AH

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