

AGENDA

Southern Area Planning Sub-Committee

Date: **Wednesday 2 September 2009**

Time: **2.00 pm**

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

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

For any further information please contact:

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Agenda for the Meeting of the Southern Area Planning Sub-Committee

Membership

Chairman **Councillor PGH Cutter**
Vice-Chairman **Councillor MJ Fishley**

Councillor CM Bartrum
Councillor H Bramer
Councillor BA Durkin
Councillor AE Gray
Councillor JA Hyde
Councillor JG Jarvis
Councillor G Lucas
Councillor PD Price
Councillor RH Smith
Councillor DC Taylor
Councillor JB Williams

Non Voting **Councillor TW Hunt**
 Councillor RV Stockton

Chairman of Planning Committee
Vice-Chairman of Planning Committee

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A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.

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AGENDA

	Pages
<p>1. APOLOGIES FOR ABSENCE To receive apologies for absence.</p>	
<p>2. DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.</p>	
<p>3. MINUTES To approve and sign the Minutes of the meeting held on 5th August, 2009.</p>	1 - 16
<p>4. ITEM FOR INFORMATION - APPEALS There are no appeals matters to be reported to this meeting.</p>	
<p>5. ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS To be noted.</p>	
<p>PLANNING APPLICATIONS</p> <p>To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.</p> <p>Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.</p>	
<p>6. DCSE0009/1553/F - LAND WEST OF WELL VALE FARM, WHITCHURCH, HEREFORDSHIRE, HR9 6DW. Retrospective planning application for two stables and lean-to, and for occasional use as animal shelter and use of land for the keeping of horses. Caravan used for storage of animal equipment.</p>	17 - 22
<p>7. DCSE0009/1507/F & DCSE0009/1508/L - FORDING FARM, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SB. A) Proposed single storey extension to existing farmhouse. B) Proposed single storey extension to existing farmhouse and partition in existing kitchen.</p>	23 - 30
<p>8. DCSE0009/1433/F - THE CROWN INN, WOOLHOPE, HEREFORD, HR1 4QP. Proposed temporary overflow car parking area.</p>	31 - 36
<p>9. DCSE0009/1465/F - GLEWSTONE COURT COTTAGE, GLEWSTONE, ROSS-ON-WYE, HR9 6AW. Erection of garden shed – part retrospective.</p>	37 - 40
<p>10. DCSE0009/1495/F - KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA. Proposed dwelling with detached garage and associated works.</p>	41 - 46

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- Inspect minutes of the Council and all Committees and Sub-Committees and written statements of decisions taken by the Cabinet or individual Cabinet Members for up to six years following a meeting.
- Inspect background papers used in the preparation of public reports for a period of up to four years from the date of the meeting. (A list of the background papers to a report is given at the end of each report). A background paper is a document on which the officer has relied in writing the report and which otherwise is not available to the public.
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HEREFORDSHIRE COUNCIL

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HEREFORDSHIRE COUNCIL

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 5 August 2009 at 2.00 pm

Present: Councillor PGH Cutter (Chairman)
Councillor MJ Fishley (Vice Chairman)

Councillors: CM Bartrum, H Bramer, AE Gray, JG Jarvis, G Lucas, PD Price, RH Smith, DC Taylor and JB Williams

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

17. APOLOGIES FOR ABSENCE

Apologies were received from Councillors BA Durkin and JA Hyde.

18. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

19. MINUTES

Councillor AE Gray requested that the minutes be amended in respect of agenda item 16. She confirmed that she had been happy to support the application as boundary planting had to be agreed between all parties.

RESOLVED: That subject to the aforementioned amendment, the Minutes of the meeting held on 8 July 2009 be approved as a correct record and signed by the Chairman.

20. ITEM FOR INFORMATION - APPEALS

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

21. DCSE0009/1021/F - REAR GARDEN PLOT TO TUDORVILLE EXPRESS, WALFORD ROAD, TUDORVILLE, ROSS ON WYE, HEREFORDSHIRE, HR9 5PY.

Provision of new two storey 3 bedroom dwelling in rear of garden.

The Principal Planning Officer advised members that the Building Control Department and Fire Authority had been consulted upon the issue of emergency vehicle access and that provided that fire suppressant measures were incorporated into the design, the proposed access was satisfactory as a means of providing emergency access and would comply with the building regulations.

Councillor AE Gray, one of the local ward members, noted that her concerns in respect of access for emergency vehicles had been addressed. She noted the comments of the traffic manager and welcomed comments from other members.

In response to a question, the Principal Planning Officer confirmed that a number of the mature trees on the site would be retained. He added that any of the trees earmarked for retention would have to be replaced if damaged during the building work.

In response to a question from Councillor RH Smith, the Principal Planning Officer confirmed that Condition 2 could be amended to ensure a non reflective material was used for the roof. He also added that issues relating to fire suppressants would be addressed through building regulations.

Some members expressed concerns in respect of the design of the proposed dwelling, the Principal Planning Officer advised that the discreet nature of the site made the proposed application more acceptable.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

2 C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

3 D04 (Details of window sections, eaves, verges and barge boards)

Reason: To ensure that the work is carried out in accordance with details that are appropriate to the architectural characteristics of the building and to comply with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

4 Prior to the commencement of development, a scheme to indicate the incorporation of a privacy screen to the balcony hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall accord with the approved details and the privacy screen must be retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: In order to preserve existing levels of residential amenity in the locality so as to comply with Policies DR1 and H13 of the Herefordshire Unitary Development Plan.

5 H06 (Vehicular access construction)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

6 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

- 7 H27 (Parking for site operatives)**
- Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan**
- 8 H29 (Secure covered cycle parking provision)**
- Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.**
- 9 G02 (Retention of trees and hedgerows)**
- Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan**
- 10 L01 (Foul/surface water drainage)**
- Reason: To protect the integrity of the public sewerage system and to comply with Policy CF2 of Herefordshire Unitary Development Plan.**
- 11 L02 (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 so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.**
- 12 L03 (No drainage run-off to public system)**
- Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.**
- 13 F14 (Removal of permitted development rights)**
- Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H18 of Herefordshire Unitary Development Plan.**
- 14 F16 (No new windows in specified elevation)**
- Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**
- 15 I56 (Sustainable Homes Condition)**
- Reason: To promote the sustainability of the development hereby approved in accordance with Policies S1 and H13 of the Herefordshire Unitary Development Plan and PPS1 Supplement 'Planning and Climate Change'**
- 16 I16 (Restriction of hours during construction)**

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informatives:

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**

22. DCSE0009/0942/F - CIDER BARN, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SB.

Proposed rear kitchen extension.

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

Councillor JG Jarvis, the local ward member, sought clarification as to the nature of the application. Following confirmation from the Principal Planning Officer, the local ward member voiced his concern in respect of the scale of the extension. He noted that there was only a 600mm gap between the extension and the existing neighbouring residence and felt that this was insufficient. He noted the concerns of the Parish Council and confirmed that he had reservations in respect of the application.

Councillor H Bramer noted that extensions to barn conversions were not usually permitted and requested clarification as to why this site was different. The Principal Planning Officer advised that the original conversion scheme was unsympathetic and therefore there was no agricultural character to retain.

Councillor RH Smith noted that the application site was not 13th Century barn and was not an aesthetically pleasing barn. He noted the concerns of the Parish Council and neighbours and agreed that the proposed development would have an adverse visual impact on the neighbouring dwelling, Brook House.

Councillor JB Williams felt that the application was acceptable and that the extension was fairly modest in size and would be well hidden under a sedum roof.

The Development Control Manager advised Members that the planning department had taken a pragmatic approach in dealing with the application. They felt that there was currently no character to approach due to the nature of the original conversion. He felt that the differing levels between Brook House and the application site resulted in no overlooking or overshadowing and therefore he asked members to approve the application subject to the proposed conditions.

RESOLVED

That planning permission be granted subject to the following conditions:

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

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

- 2 C01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3 D04 (Details of window sections, eaves, verges and barge boards)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

4 D05 (Details of external joinery finishes)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

5 D06 (External finish of flues)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

6 D10 (Specification of guttering and downpipes)

Reason: To ensure that the architectural details are appropriate to the context so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

7 F16 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

8 I16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informatives:

1 N19 - Avoidance of doubt - Approved Plans

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

23. DCSE2009/0901/F - LAND ADJACENT TO COLERAINE BUILDINGS, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG.

Change of use of land (part retrospective) from agricultural to site for seasonal agricultural workers' accommodation for up to 173 caravans/mobile homes for permanent retention on site, including associated regrading of the site, laying out of dressed hardcore access tracks and of ancillary informal grassed recreational space.

The Principal Planning Officer reported that the agent had provided additional information regarding the provision of landscaping against the southern edge of the brook and also the potential impact of the development upon Great Crested Newts.

He also reported the responses from Natural England and the Conservation Manager (Ecology) and stated that both advised that they would prefer a larger buffer between the caravan site and the brook. However, each was prepared to accept a narrower, 6-metre buffer provided that an implementation and management condition was attached to each of the 3 Coleraine Farm applications on the agenda. Finally he added that the additional ecological survey work provided sufficient assurance that there would not be any significant adverse effect upon Great Crested Newts.

In accordance with the criteria for public speaking, Mr Littleford spoke in objection to the application, and Mr Chinn, the applicant, spoke in support.

Councillor JG Jarvis, the local ward member, praised the planning officer for a detailed and fair report. He noted that there was a phasing condition to introduce the caravans over a period of time, this condition was welcomed. He also noted that the application was retrospective and felt that enforcement of conditions on the site should be stringent if the application was to be approved. In summing up he advised Members that the applicant could move the caravans on and off the site for the growing seasons without requiring planning permission. He felt that this would cause more concerns for local residents.

Members discussed the application and felt that the proposed conditions would alleviate the concerns of the neighbouring residents. They felt that it was important to ensure that the conditions were complied with and requested that the enforcement team pay close regard to the site.

In response to a question the Principal Planning Officer confirmed that the current application was the same as the one submitted in 2008. However the current application contained an ecological assessment which was not submitted with the 2008 application.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 This permission shall expire on 5th August 2019. The mobile homes hereby approved shall be removed from the site on or before that date and the land restored in accordance with details (including timescale) to be agreed in writing with the local planning authority.**

Reason: The local planning authority is not prepared to permit the permanent retention of the mobile homes in this location other than for the specified 10 year period, which is in recognition of the functional requirements of the holding and so as to comply with Policy H7 of the Herefordshire Unitary Development Plan 2007.

- 2 For the duration of this planning permission the applicant shall, by no later than 1st February in each calendar year, submit the following information by way of notification to the local planning authority:**
 - i) Including those already on site, the maximum number of mobile homes to be required on site over the course of the following 12 months, which shall not exceed a maximum of 173 units at any one time;**
 - ii) A timetable for the introduction of any additional mobile homes and the removal of any already stationed on the site.**

The introduction/removal of mobile homes shall be carried out in accordance with the submitted timetable.

Reason: To ensure that the mobile homes are introduced according to the functional need of the holding in accordance with Policy H7 of the Herefordshire Unitary Development Plan.

- 3** The occupation of the mobile homes hereby approved shall be limited to persons solely employed in agriculture and associated activities on land owned or farmed by Cobrey Farms Ltd.

Reason: It would be contrary to Policies H7 and H8 of the Herefordshire Unitary Development Plan 2007 to grant planning permission for a mobile home in this location except to meet the expressed case of agricultural need.

- 4** The scheme for flood mitigation works shall be carried out in accordance with the details submitted with the Flood Risk Assessment (JDIH Envireau) and shall consist of the removal of the culvert at crossing 3 (as shown on figure 2, reference 37.438c87, dated September 2008) with a replacement bridge with a soffit level no lower than 48.8m AOD. The work shall be implemented by 30th August 2009, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the caravan site area from flood risk and ensure that future occupiers are not at risk so as to comply with Policy DR7 of the Herefordshire Unitary Development Plan 2007 and Planning Policy Statement 25: Development and Flood Risk.

- 5** Details of the flood mitigation measures indicated within sections 6.1 and 9 of the submitted Flood Risk Assessment shall be submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. The measures shall be implemented in accordance with a timetable to be agreed with the local planning authority and shall be maintained accordingly.

Reason: To manage the residual impacts of flooding on the proposed mobile home site area and ensure that occupants are not at risk so as to comply with Policy DR7 of the Herefordshire Unitary Development Plan 2007.

- 6** A scheme for the disposal of foul drainage effluent from the proposed development shall be submitted to and agreed in writing by the local planning authority within 4 months from the date of this permission. The scheme shall include confirmation of the treatment plant, the design and volumes of the holding lagoons and management plan detailing disposal of treated effluent. Thereafter the scheme shall be implemented and maintained for the lifetime of the development.

Reason: To ensure a sustainable method of foul drainage disposal and prevent pollution of the water environment so as to comply with Policy DR6 of the Herefordshire Unitary Development Plan 2007.

- 7** Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and associated hardstandings shall be passed through trapped gullies with an overall capacity compatible to the site being drained.

Reason: To prevent pollution of the water environment so as to comply with Policy DR6 of the Herefordshire Unitary Development Plan 2007.

- 8** I14 (Time restriction on music)

Reason: In order to protect the amenity of occupiers of nearby properties and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

9 I02 (Scheme of measures for controlling noise)

Reason: In order to protect the amenity of occupiers of nearby properties so as to comply with Policy DR13 of Herefordshire Unitary Development Plan.

10 I21 (Scheme of surface water regulation)

Reason: To prevent the increased risk of flooding and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

11 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

12 H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

13 H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

14 Within 3 months of the date of this planning permission, a biodiversity protection and enhancement strategy shall be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented and maintained thereafter for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To comply with Policies NC5, NC6, NC8 and NC9 of the Herefordshire Unitary Development Plan 2007 and fulfil the Council's obligation to Nature Conservation and Biodiversity imposed by the NERC Act 2006.

15 Within 3 months of the date of this planning permission a site management plan for the operation of the use (to include maintenance of common areas, letter collection and disposal, the control of amplified music, external lighting and car parking arrangements) shall be submitted to and approved in writing by the local planning authority. The operation and use of the site shall be in accordance with the management plan.

Reason: In the interests of amenity of nearby residents and to ensure compliance with Policy E3 of the Herefordshire Unitary Development Plan.

16 G01 (Earthworks)

Reason: (Special Reason but to include - in order to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan).

17 G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

18 G11 (Landscaping scheme - implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

19 Within 3 months of the date of this planning permission, an ecological and wildlife enhancement strategy for the section of Castle Brook affected by the 3 applications, including a management plan for the buffer zone and retained pasture, shall be submitted to and approved in writing by the local planning authority. The planting shall be implemented and maintained in accordance with the approved details.

Reason: To comply with Herefordshire Unitary Development Plan policies NC6, NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9: Biodiversity and Geological Conservation

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**
- 3 HN01 - Mud on highway**
- 4 HN04 - Private apparatus within highway**
- 5 HN05 - Works within the highway**
- 6 HN10 - No drainage to discharge to highway**
- 7 HN24 - Drainage other than via highway system**
- 8 HN25 - Travel Plans**
- 9 HN26 - Travel Plans**
- 10 HN27 - Annual Travel Plan Reviews**

24. DCSE0009/0944/F - LAND ADJACENT TO COLERAINE BUILDINGS, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG.

Erection of fixed, permanent steel framed, polythene-skinned Spanish polytunnels (9900 square metres gross area approximately) as plant nursery/ propagation houses.

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

Councillor JG Jarvis, the Local Ward Member advised Members that Herefordshire and Kent were the two primary locations for the growth of asparagus in England. He noted the concerns of the Parish Council but felt that these had been addressed.

In response to a question from the Local Ward Member, the Principal Planning Officer advised Members that the polytunnels were stationary and would not be rotated around the site.

RESOLVED

That planning permission be granted subject to the following conditions:

1 G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

2 G11 (Landscaping scheme - implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

3 G14 (Landscape management plan)

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

4 In the event of the polytunnels hereby permitted becoming redundant the polytunnels, including the supporting structures and any structures, fixtures and fittings within them, shall be removed from the application site within a period of 6 months.

Reason: To ensure that the polytunnels are only retained on site for the period that they are required in connection with the agricultural enterprise so as to comply with Policy LA2 of the Herefordshire Unitary Development Plan.

5 No polytunnel shall exceed 3.7 metres above existing ground level.

Reason: To control the visual impact of the development within the landscape in accordance with Policy LA2 of the Herefordshire Unitary Development Plan.

6 I21 (Scheme of surface water regulation)

Reason: To prevent the increased risk of flooding and to comply with Policy DR4 of the Herefordshire Unitary Development Plan.

- 8 Within 3 months of the date of this planning permission, an ecological and wildlife enhancement strategy for the Coughton Brook shall be submitted to the local planning authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the local planning authority.**

Reason: To comply with Herefordshire Council's Unitary Development Plan Policies NC6, NC8, NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9: Biodiversity and Geological Conservation and the NERC Act 2006.

- 9 Within 3 months of the date of this planning permission, an ecological and wildlife enhancement strategy for the section of Castle Brook affected by the 3 applications, including a management plan for the buffer zone and retained pasture, shall be submitted to and approved in writing by the local planning authority. The planting shall be implemented and maintained in accordance with the approved details.**

Reason: To comply with Herefordshire Unitary Development Plan policies NC6, NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9: Biodiversity and Geological Conservation

Informatives:

- 1. N19 - Avoidance of doubt - Approved Plans**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

25. DCSE0009/0945/F - LAND ADJACENT TO COLERAINE BUILDINGS, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG.

Erection of agricultural plant comprising: an irrigation tank, pump house and bunded liquid fertiliser store.

The Principal Planning Officer advised Members that responses had been received from Natural England and the Environment Agency and that neither of them objected to the application.

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

In response to a number of questions, the Principal Planning Officer advised that the Environment Agency were satisfied with the application. He also confirmed that the tank was capped and that the water would also be collected in the winter and any excess released into the stream.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 Within 3 months of the date of this planning permission, an ecological and wildlife enhancement strategy for the section of Castle Brook affected by the 3 applications, including a management plan for the buffer zone and retained pasture, shall be submitted to and approved in writing by the local planning**

authority. The planting shall be implemented and maintained in accordance with the approved details.

Reason: To comply with Herefordshire Unitary Development Plan policies NC6, NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9: Biodiversity and Geological Conservation

INFORMATIVES

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**

26. DCSE0009/1318/F - HUGH'S BARN, WOODEND LANE, LINTON, ROSS ON WYE, HEREFORDSHIRE, HR9 7SR.

Alterations to existing dwelling – addition of 2 ground floor windows to rear (south) elevation.

The Senior Planning Officer reported the receipt of further correspondence from the applicant's agent as well as comments from Linton Parish Council, who raised no objection.

In accordance with the criteria for public speaking, Mr Tufnell, the applicant's agent, spoke in support of the application.

Councillor H Bramer, the local ward member, felt that the application was reasonable and acceptable. He noted that the applicant intended to replace the current large door opening with two small windows and felt that the application did not constitute excessive fenestration.

In response to the comments by Councillor Bramer, the Senior Planning Officer confirmed that the windows were 0.9 by 1.0 metre in size.

Councillor Bramer noted that the application for conversion was allowed last year, he felt that the issue regarding fenestration should have been addressed at that stage and therefore proposed approval of the application contrary to the Officer's recommendation.

Members discussed the application and some felt that approving the application would not harm the character of the building. It was also noted that other barn conversions in the area had significantly more fenestration than had been applied for under the proposed application. Other Members noted the requirements set out under policies HBA12 and HBA13 of the Council's Supplementary Planning Guidance and felt that windows were not required on both sides of the barn.

A motion to approve the application contrary to the Officer's recommendation failed and the resolution below was then agreed.

RESOLVED

That planning permission be refused for the following reason:

- 1 The proposed new windows are considered to be an inappropriate form of development which detract from the character and appearance of the converted barn. Therefore, the proposal is contrary to Policy HBA12 of the**

Herefordshire Unitary Development Plan 2007 and paragraph 6.28 of the Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings 2004.

27. DCSW2009/0822/F - CUSOP VILLAGE HALL, CUSOP, HEREFORDSHIRE, HR3 5RW.

Conversion of redundant village hall to one dwelling.

The Principal Planning Officer reported the following update from Cusop Parish Council:

At para 6.7 you state that "visibility of approximately 60 metres in the westerly direction can be achieved". According to the applicant's drawing 'Visibility Splay to the West from Proposed New Vehicular Access' dated June 2009 (which you kindly sent me), it appears that this sightline crosses third-party land, although at para 6.6 you state that "The Traffic Manager is concerned by the fact that visibility to the west is across land in third party ownership".

Even though the 60m sightline does not stray far into the third-party land and even though that land falls away sharply towards the brook, you would see from a site inspection that this sightline cannot be guaranteed to remain clear for its full length. For example, ash saplings are growing on the upper slopes of the third-party land right up to the highway boundary (adjacent to the field gate shown on the June 2009 drawing) and these are already starting to impinge on the sightline at this point. From the drawing it appears that the longest sightline that can be guaranteed without straying onto third-party land is about 50-55 metres.

The speed survey submitted with the application should have enabled the Traffic Manager to calculate the minimum visibility requirements for this stretch of road. In view of the Parish Council's concern, the visibility requirements are "unspecific and seemingly inadequate". This matter should be clarified before the Sub-Committee makes its decision.

The Principal Planning Officer also advised Members that 3 standard conditions had been recommended by Welsh Water but had been omitted from the report. He therefore requested that these conditions be added to the recommendation.

Councillor PD Price, the Local Ward Member, advised Members that the application had been the subject of a great deal of local debate due to the traffic issues and the splay.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.**

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

- 2 B01 (Development in accordance with the approved plans)**

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

3 C05 (Alterations made good)

Reason: To maintain the appearance of the building so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

4 Notwithstanding the approved details included in the application, additional drawings and specifications in respect of the following matters shall be submitted to the local planning authority before the commencement of any works. The works to which they relate shall subsequently only be carried out in accordance with the details which have been approved by the local planning authority in writing beforehand:

(a) details of windows and doors and their external finishes.

Reason: In the interests of maintaining the appearance of the development in accordance with the requirements of Policies DR1 and HBA8 of the Herefordshire Unitary Development Plan.

5 G09 (Details of boundary treatments)

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

6 G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of the Herefordshire Unitary Development Plan.

7 G11 (Landscaping scheme – implementation)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of the Herefordshire Unitary Development Plan.

8 Prior to the commencement of development, unless otherwise agreed in writing, visibility splays shall be provided in accordance with the plan received on 26 June 2009. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed that would obstruct the visibility of the area.

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

9 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of the Herefordshire Unitary Development Plan.

10 H05 (Access gates) (5 metres)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

11 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

- 12 Foul and surface water discharges shall be drained separately from the site.**

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

- 13 No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless approved in writing by the Local Planning Authority.**

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 Land drainage run-off shall not be permitted to discharge, either directly or non-directly, into the public sewerage system.**

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

Informatives:

- 1 HN04 - Private apparatus within highway**
- 2 HN05 - Works within the highway**
- 3 HN13 - Protection of visibility splays on private land**
- 4 N19 - Avoidance of doubt - Approved Plans**
- 5 N15 - Reason(s) for the Grant of Planning Permission**

The meeting ended at 4.02 pm

CHAIRMAN

6 DCSE0009/1553/F - RETROSPECTIVE PLANNING APPLICATION FOR TWO STABLES AND LEAN-TO AND FOR OCCASIONAL USE AS ANIMAL SHELTER AND USE OF LAND FOR THE KEEPING OF HORSES. CARAVAN USED FOR STORAGE OF ANIMAL EQUIPMENT AT WELL VALE PASTURES, LAND WEST OF WELL VALE FARM, WHITCHURCH, HEREFORDSHIRE, HR9 6DW.

For: Mr D Agami, 28 Deanswift Close, Goodrich, Ross on Wye, Herefordshire, HR9 6HQ.

Date Received: 23 July 2009

Ward: Kerne Bridge

Grid Ref: 54122, 16716

Expiry Date: 17 September 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Well Vale Pasture is on the south side of Well Vale Lane, almost opposite Well Vale Farmhouse. A tall hedge runs along the boundary with Well Vale Lane. Adjacent to the roadside boundary is a mono-pitched roofed storage building.
- 1.2 The site is located in open countryside and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 This is a retrospective application. The application is for the retention of a lean-to addition with a floor area of 5 metres x 4 metres, and a height of 2 metres to eaves and 2.4 metres to its highest point that is on the west side of the storage building and marked A on the site location plan. It is also proposed to retain 2 timber clad stables which are on the west side of this building and marked C and E on the site location plan. Stable C, is 3 metres x 3 metres with a pitched roof which is 3 metres to ridge and Stable E is 2.6 metres x 2.6 metres has a mono-pitched roof with a ridge height of 2.4 metres. Between the stables is a touring caravan which is being used as a store.
- 1.4 The application has been amended to include the regulation of the mixed use of the land for the keeping of horses and agricultural purposes.

2. Policies

2.1 Planning Policy Statements

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

2.2 Herefordshire Unitary Development Plan

- Policy S2 - Development Requirements;
- Policy S7 - Natural and Historic Heritage;
- Policy DR1 - Design;
- Policy DR2 - Land Use and Activity

Further information on the subject of this report is available from Mr D Thomas on 01432 261974

- Policy LA1 - Areas of Outstanding Natural Beauty;
 Policy RST1 - Criteria for Recreation, Sport and Tourism Development;
 Policy RST2 - Recreation, Sport and Tourism within Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2007/1312/S Building for the storing machinery, fodder, general purpose store. - Planning permission required 9.5.07
 DCSE2007/1684/F Building for storing machinery, fodder, general purpose storage. - Approved 10.7.07

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection.

5. Representations

- 5.1 A Design and Access Statement has been submitted with the application:

- The site is part of Well Vale Pasture, and covers approximately 6.5 acres;
- The buildings, a stable, a lean-to and a shelter, have been built to provide accommodation for sheep, horses and in the future cattle, for protection in extreme weather conditions, and for lambing;
- The field shelter and stable are of comparative size to those on the market, and the lean-to has been built against the original barn;
- The materials used in the construction of the buildings, are those commonly used for animal housing; ship-lap boarding and feather edged boarding with corrugated metal roof;
- The buildings are grouped together behind a hedge, so that they are out of sight when travelling the Well Vale Lane;
- There are 2 entrances off Well Vale Lane.

- 5.2 Whitchurch Parish Council has no objection.

- 5.3 An objection has been received from Mr L Orr, Well Vale Farm, Well Vale Lane, Whitchurch:

- We have already raised our concerns about the steady unplanned proliferation of buildings on the land which directly opposite our house;
- Buildings have been erected without any planning but also without consideration and consultation with us;
- The buildings are not built in a consistent style or plan and without question they are an ugly addition to land that falls within a designated AONB;
- These buildings do not conserve or enhance the area and therefore they surely do not uphold the rules for development in this area;
- We are also concerned that they represent a precedent that shows the owners desire for future development and as such we cannot agree to their approval;
- We would prefer to see all these additional buildings removed but we would accept one stable being kept as we can see that it would be important if the horses are to be kept on this land;

- We would only accept this compromise if it is on the basis that no other building takes place and the area is kept tidily generally and there is an attempt to conceal the very large barn that was constructed on the land with approval previously. We privately agreed to not protest against this building provided it was well concealed by planting. To date this has been done only with limited success;
- The caravan is not suitable for storage of animal equipment.

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

6. Officer's Appraisal

- 6.1 Policies RST1 and RST2 deal specifically with recreational development in the open countryside, including stables, and within the Area of Outstanding Natural Beauty. The policies consider favourably small-scale proposals provided they do not cause harm to the area or harm the amenity of nearby residents.
- 6.2 This application is for the retention of 2 timber clad stables that have been erected on the west side of a much larger agricultural mono-pitched building which is 7 metres x 12.2 metres, 3 metres to eaves and 4 metres to its highest point, that in itself has minimal landscape impact and benefits from planning permission, (DCSE2007/1684/F refers). The visual presence of the stable and the storage building is limited in close proximity to the site by the tall roadside hedge. In more distant views, from surrounding lanes, the stables and the storage building can be seen as a group as they are relatively close to Well Vale House, the buildings which are opposite as well as the approved building on site. The lean-to addition to the storage building is lower in height to the principal building and is considered acceptable. While, it is acknowledged the timber cladding appears "raw" it can be assimilated into the landscape by treating the cladding a dark brown colour through the imposition of a condition. This would serve also to harmonise the finish of the buildings on site.
- 6.3 The site is located in the Wye Valley Area of Outstanding Natural Beauty where consideration needs to be given to the preservation of the landscape. In this respect it is considered that the stables and the lean-to addition to the storage building are viewed as low-key structures that do not have any discernable impact on the acknowledged visual qualities of the area. The application is considered acceptable having regard to policy LA1.
- 6.4 Insofar as the impact on the residential amenity of Well Vale House is concerned, the buildings sit below the height of the hedge which provides an effective visual barrier to the site. Accordingly, it is considered the site does not cause visual harm to the amenity of Well Vale House. The buildings are some 50 metres southeast of Well Vale House. While, there is no recognised separation distance between stables and adjoining properties this is considered adequate so as not to cause harm to the residential amenity of the occupants of the property. It is proposed to restrict the use of the site to the stabling of the applicants own horses.
- 6.5 The application also, proposes the retention of a touring caravan that is positioned between the stables. The use of the caravan as a store in connection with the activities of the land does not require planning permission.
- 6.6 With regard to the regularisation of the use of the land to mixed use for agriculture and the keeping of horses, there is no physical change in the character and appearance of the site and accordingly no objection to this element of the proposal.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 Within 3 months of the date of this permission the external cladding of buildings marked A, C and D on the submitted plan received and date stamped 23 July 2009 shall be stained dark brown, details of which shall be submitted to and approved in writing by the LPA, and thereafter maintained.

Reason: To protect the visual amenity of the area and to ensure that the development complies with the requirements of policy DR1 of Herefordshire Unitary Development Plan.

- 2 G02 (Retention of trees and hedgerows)
- 3 F09 (Private use of stables only)

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans
- 2 N15 - Reason(s) for the Grant of Planning Permission

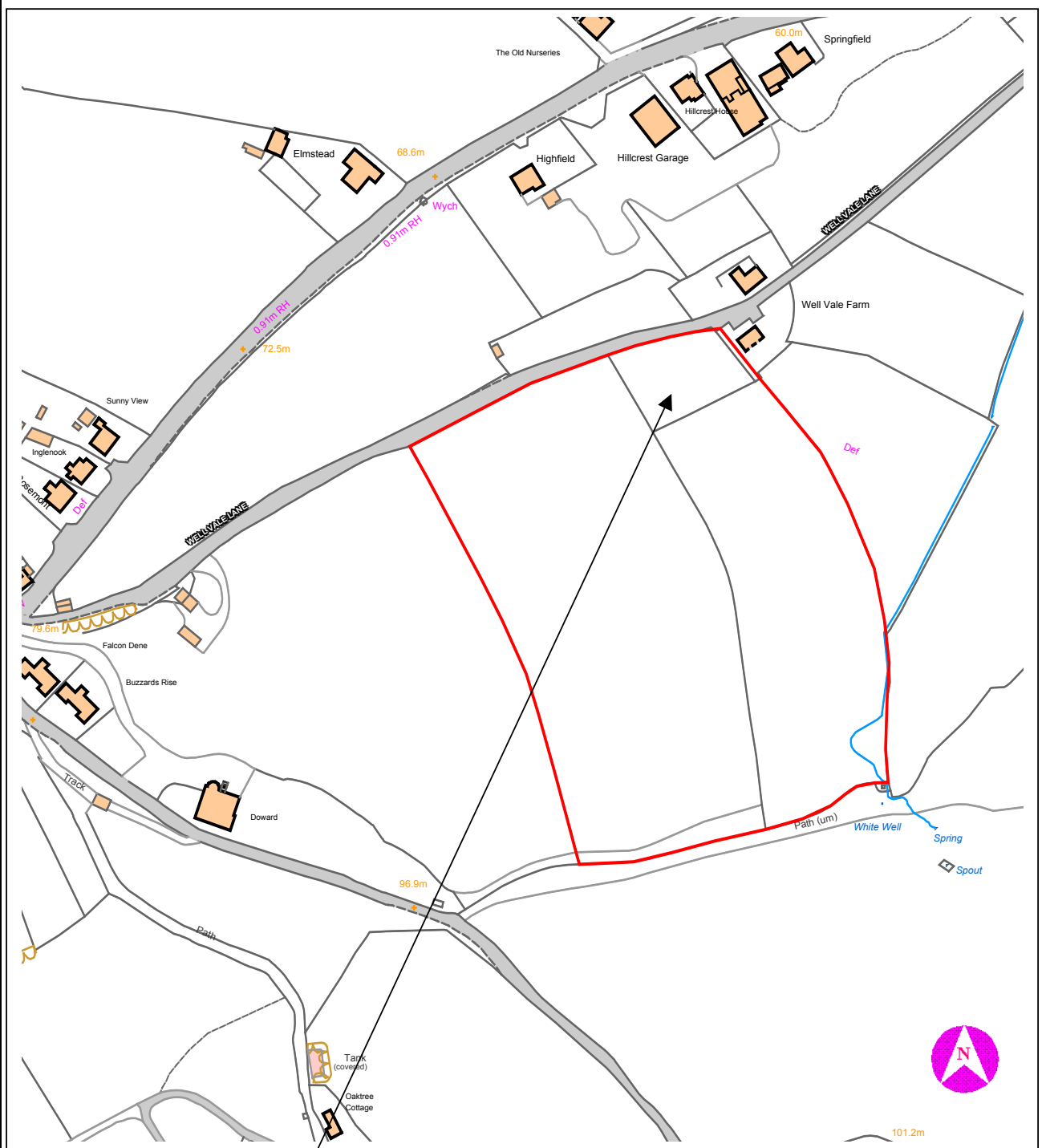
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1553/F

SCALE : 1 : 2500

SITE ADDRESS : Well Vale Pastures, Land West of Well Vale Farm, Whitchurch, Herefordshire, HR9 6DW

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7A DCSE0009/1507/F - PROPOSED SINGLE STOREY EXTENSION TO EXISTING FARMHOUSE.

7B DCSE0009/1508/L - PROPOSED SINGLE STOREY EXTENSION TO EXISTING FARMHOUSE AND PARTITION IN EXISTING KITCHEN.

FORDING FARM, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SB.

For: Mr M Bertenshaw per Paul Brice Architect, Lower Barn, Rockfield, Monmouth, NP25 5QD.

Date Received: 13 July 2009

Ward: Penyard

Grid Ref: 65324, 25264

Expiry Date: 7 September 2009

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The site lies on the southeastern side of Fording Lane at Hartleton, an unclassified road that runs between the B4224 to the south of the M50 and Linton. The South Herefordshire Golf Course straddles Fording Lane to the west of the site. In planning policy terms the site is in open countryside and is generally characterised by loose knit sporadic development. The Rudhall Brook runs to the north of the site, beyond the nearest barn conversions.
- 1.2 Fording Farm is a detached, substantial farmhouse, which is Grade II listed. The farmhouse is a two and a half storey, three bay, red sandstone rubble building with stone slate roof and is of linear form. Attached to the northeast is a lower range with stone steps externally on the front (southeastern) elevation accessing the first floor. The principal elevation of the building faces southeast, whilst the rear (northwestern) elevation faces the road and incorporates a substantial stone chimney. The farmhouse has two sections of roof of 10.1 metres and 7.3 metres in height. To the north and northeast of the farmhouse there are a number of barns that have been converted to residential use. In addition to the west and northwest there is a detached house and a residential barn conversion. Presently the building provides a living room, hallway and dining/kitchen with externally accessed utility at ground floor.
- 1.3 It is proposed to extend the dwelling by way of a ground floor addition to the northwestern elevation. The extension would take the form of a parallel building with an intervening link to the existing property. An existing window in the northwestern elevation of the dwelling would be lowered to create a doorway opening into the link. The main part of the extension would be some 9 metres by 4.6 metres and 4.5 metres in height. The link would have a floor area of 4.3 metres by 3.2 metres and a height of 4.3 metres. The proposal would provide a new entrance hall, cloakroom and pantry in the link and an open plan kitchen and dining area in the parallel section. The extension would be externally finished in natural slate on the roof with horizontal sawn oak boarded walls to the kitchen element and structural oak posts with full height glazing to the dining section. Internal alterations within the farmhouse would include a partition in the existing kitchen to provide a utility room and family room.

2. Policies

2.1 Department of Environment

- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas
- PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Part 1

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy S7 - Natural and Historic Heritage

Part 2

- Policy DR1 - Design
- Policy DR2 - Land Use and Activity
- Policy DR3 - Movement
- Policy DR4 - Environment
- Policy H7 - Housing in the Countryside outside Settlements
- Policy H18 - Alterations and Extensions
- Policy LA2 - Landscape Character and Areas least Resilient to Change
- Policy HBA1 - Alterations and Extensions to Listed Buildings

3. Planning History

- | | | | | |
|-----|---------------|--|---|---------------------|
| 3.1 | SH93/0837/PF | Conversion of granary barn to form part of the same dwelling | - | Approved
23.8.93 |
| | SH93/0838/LA | Refurbishment of farmhouse. Conversion of granary barn to form part of the same dwelling | - | Approved
2.8.93 |
| | SH96/0676/PF | Change of use to form driveway to private dwelling | - | Approved
17.7.96 |
| | SE2000/0016/L | Refurbishment of existing barn | | Approved
6.4.00 |
| | SE2000/1121/L | Repair and refurbishment of 'pig cot' to southwest of house | - | Approved
14.7.00 |
| | SE2000/1215/L | Extension of stone wall to entrance gate | - | Approved
14.7.00 |

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage - The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Internal Council Advice

- 4.2 Conservation Manager: Support, standard conditions for glazing details, cladding, slate and rainwater goods samples will be required.

5. Representations

- 5.1 A Design Statement and Listed Justification was submitted by the applicants' agent in support of the application. In summary this states:

- applicants have gently restored the house over the years.
- In relation to the road the house is back to front. Access, parking and the 'defensability' of the house have always been unsatisfactory, as there is no link to the semi public area of the plot between the house and the road.
- At present visitors gain access at the junction of the two main masses of the building on the southwestern, private side of the property. As a result callers can wander all around the property, through the garden.
- With a growing family additional ground floor space is desirable.
- Lowering of existing window to create a doorway into the extension would involve least intervention on the fabric of the building.
- The intentionally modern annexe would sit parallel to and echo the strong linear nature of Fording Farm, rather than a perpendicular, conventional 'plug in' extension.
- The extension is large enough to make a statement on this prominent siting, but small enough to be subservient to the house.
- The extension would be of simple, symmetrical form that is traditional, yet would be timeless in its clarity.
- The oak posts would have the same rhythm of the original open shelter sheds next door.
- The modern element of recessed full height glazing enables the building to open up the environment. The oak will be left to weather naturally to silver grey and the use of dark grey powder coated aluminum glazing and cast iron gutters will provide the quality of annexe that the old house deserves.
- External paths will be laid with a mix of stone flags, cobbles and gravel, with indigenous planting to give the impression of an indigenous, opportunist self sown landscape.

5.2 Linton Parish Council - No objections

5.3 Two letters of objection have been received from Penny Cook, Hartleton Lodge and Mrs. P A Northcroft of Frogs Leap .The main points raised are:

- To build a modern extension clad in wood would be at odds with all the other buildings in the area, which are of Herefordshire stone construction and it would be seen from the public highway.
- The extension, which would neither be of design nor scale sympathetic to the surroundings, would severely compromise a building considered to be of significant architectural interest.
- Proposal would be contrary to the Council's Policy H18.
- Owners have converted outbuildings to provide additional accommodation.
- Extension would obscure the warmth and well established feeling of the old building from its stone colouring.
- Original line of the farmhouse would be lost by siting of the extension.
- Extension would block views of the stone walls of the lower end of the farmhouse and replace it with a new, cold, sterile looking building.
- Any extension would be better sited on the right-hand end of the main building, where it would not obscure the original building and would benefit from the sun in the late afternoon and evening. Also would be set back further from road, so not so 'in your face'.
- Internal subdivision of the existing kitchen to provide a utility room would lose the overall balance of the original room.

5.4 One letter of comment has been received from Stephen Lewis of Fordings Barn. The main points raised are:

- extension would be better sited towards the entrance of the property
- it would hide the less attractive two storey end of the building
- it would be closer to the entrance driveway thus improving access

- it would be less in the shadow of the three story part of the building therefore providing more natural light to the extensions
- it would relate to the original building with better proportion and balance.

The notification period does not elapse until 20th August 2009. Any additional representations received, after this report was produced will be summarised in the update sheet.

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

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are whether the proposal would have an adverse impact upon the listed building or the surroundings.
- 6.2 The site lies in open countryside, where there is a well established, strict presumption against new residential development. Policy H7 of the Herefordshire Unitary Development Plan sets out exceptions to this restrictive presumption. One of the exceptions is the extension of an existing dwelling, provided that the scheme complies with the requirements of policy H18. Policy H18 requires extension schemes to ensure that the original dwelling remains dominant, the proposal is in keeping with the character of the existing building and surroundings in terms of scale, mass, siting, detailed design and materials and would not be cramped on the plot. Furthermore, policy HBA1 states that extensions and alterations to listed buildings will only be permitted where the components that make up the special interest of the building, its features and setting would be preserved, all new work is in keeping with the age, style, materials, detailing and character of the building, extensions are subservient in scale and design and relate well to the existing, and the structural limitations of the building are respected and preserved.
- 6.3 In considering these applications for planning permission and listed building consent it is a mandatory requirement that special regard is paid to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest, which it possesses.
- 6.4 In terms of its siting the proposal would be on the rear elevation and as such the principal elevation and gable ends, including a converted pig cot and narrow, tall gable end would be retained. The siting would utilise an existing opening to gain access into the extension and would therefore minimise work to the fabric of the building. The issues raised by some neighbours in respect of the siting of the extension are noted, however due to the constraints of gaining access from the existing property into the extension and not obscuring the chimney breast the proposed siting is considered to be the best option. The siting pays careful respect to the most dominant feature of the rear elevation, the chimney on the taller section of the farmhouse. In principle, the siting is considered to be acceptable.
- 6.5 Whilst the main element of the extension would be some 9 metres, running parallel with the existing house, and some 4.6 metres in depth, by virtue of the large scale of the existing property and the comparatively modest height of the extension, 4.5 metres, it would be clearly subservient in terms of its size and scale, to the existing property.
- 6.6 A modern design approach is proposed for the extension, including a link, full height glazing and horizontally sawn oak boarding. Whilst the materials would not be the same as the red sandstone, rubble farmhouse it is considered that they would not detract from it. Oak is a traditional material and complements the existing fenestration and nearby barn conversions, albeit used in a more modern manner in conjunction with full height glazing. PPG 15 – Planning and the Historic Environment acknowledges at paragraph 3.15 that achieving a balance between the special interest of a listed building and proposals for alteration and extension is demanding and should be based on specialist expertise. The Conservation Manager supports the proposal

and considers that the link and parallel form would respect the strong linear form of the building and comments that the contemporary approach with its careful detailing and combination of natural materials and glazing is an entirely appropriate response in this case. English Heritage have advised that the proposal should be determined in accordance with planning policy and the Council’s specialist conservation advice. It is therefore concluded that the proposed extension would not be harmful to the character and appearance of the listed building, but rather would preserve it as required by planning policy.

- 6.7 The internal subdivision of the kitchen is considered not to be harmful to the intrinsic qualities of the building. The existing lounge, with its large fireplace and the hallway would be retained and continue to demonstrate the large bays of the building.
- 6.8 The extension would be visible in the rural street scene and thus seen in conjunction with neighbouring buildings as well as the host building, the farmhouse. By reason of its acceptable siting, scale, design and materials in relation to the farmhouse together with its distance from the road, between 9 and 12 metres, it is considered that the proposal would not be visually intrusive or have a detrimental impact upon the general amenities of the area.
- 6.9 In conclusion, taking into account the planning policy requirements it is considered that the proposal is acceptable and there are no material planning considerations that would outweigh these.

In respect of DCSE0009/1507/F

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**
- 2 C01 (Samples of external materials)**
- 3 D04 (Details of window sections, eaves, verges and barge boards)**
- 4 D09 (Details of rooflights)**
- 5 D10 (Specification of guttering and downpipes)**

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

In respect of DCSE0009/1508/L

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

- 1 D01 (Time limit for commencement (Listed Building Consent))
- 2 C01 (Samples of external materials)
- 3 D04 (Details of window sections, eaves, verges and barge boards)
- 4 D09 (Details of rooflights)

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans
- 2 N15 - Reason(s) for the Grant of Listed Building Consent

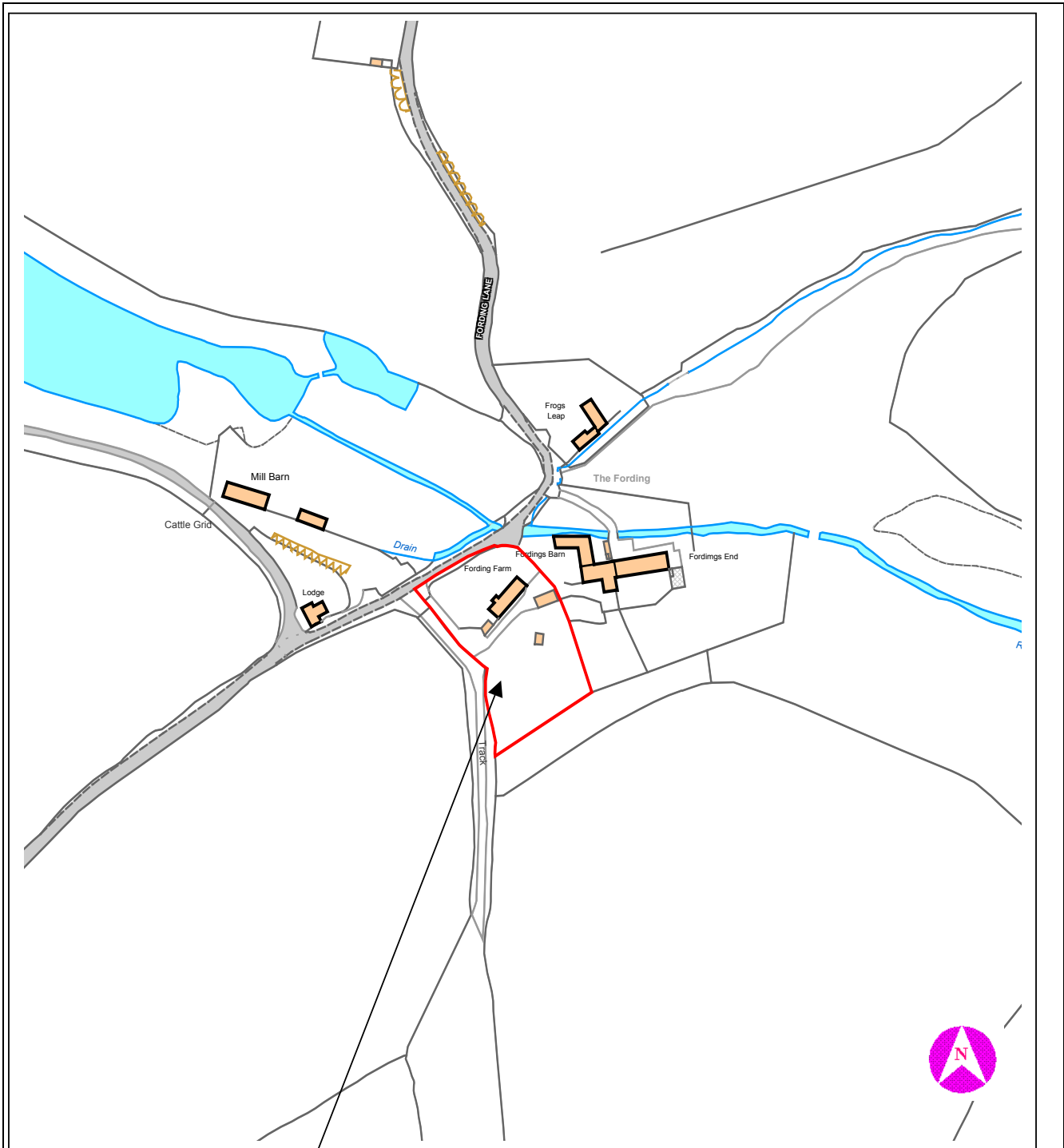
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1507/F

SCALE : 1 : 2500

SITE ADDRESS : Fording Farm, Linton, Ross-on-Wye, Herefordshire, HR9 7SB

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8 DCSE0009/1433/F - PROPOSED TEMPORARY OVERFLOW CAR PARKING AREA AT THE CROWN INN, WOOLHOPE, HEREFORD, HR1 4QP.

For: Mr M Slocombe, The Crown Inn, Woolhope, Hereford, HR1 4QP.

Date Received: 30 June 2009

Ward: Old Gore

Grid Ref: 61145, 35718

Expiry Date: 25 August 2009

Local Member: Councillor BA Durkin

1. Site Description and Proposal

- 1.1 The Crown Inn is situated at the core of the smaller settlement of Woolhope, within the village Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. To the east and northeast of the public house lies St George's Church, which is a Grade II* listed building. To the southwest and northwest of the site there are residential properties. Land levels generally rise from the south up to the north in the locality.
- 1.2 The public house is a well established business and the site comprises the building together with parking provision and outdoor seating area to the front and access driveway to the east of the building leading to a car parking area to the rear. Adjacent to the main car park and the rear of the building there is a beer garden.
- 1.3 It is proposed to provide an additional area for car parking in the northerly section of the existing beer garden, approximately 12 metres by 21 metres in area. At present the area is laid to lawn. The proposal includes the levelling of the land, which has been carried out, and the provision of a matting system laid over the grass. To gain access into the area from the existing tarmaced car park existing fence panels would be removed. It is proposed to use the additional parking area at busy times.

2. Policies

2.1 Department of Environment

- PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Part 1

- Policy S1 - Sustainability
Policy S7 - Natural and Historic Heritage
Policy S11 - Community Facilities and Services

Part 2

- Policy DR1 - Design
Policy DR2 - Land Use and Activity
Policy DR3 - Movement
Policy DR4 - Environment
Policy T11 - Parking Provision

- Policy LA1 - Areas of Outstanding Natural Beauty
- Policy HBA6 - New Development within Conservation Areas
- Policy RST2 - Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

3. Planning History

- | | | | | |
|-----|---------------|--|---|--------------------|
| 3.1 | MH96/1353 | Extension to form new kitchen area with internal alterations including extension to existing restaurant area | - | Approved
6.1.97 |
| | NE2000/1884/F | Proposed replacement porch | - | Approved
5.9.00 |
| | SE2007/0700/F | Conversion of first floor flat to bed and breakfast accommodation | - | 23.4.07 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Conservation Manager: No conservation objection.
- 4.3 Traffic Manager: Development should be conditioned to keep the spacing to the Council's Design Guide requirements.

5. Representations

- 5.1 Woolhope Parish Council:

- The immediate neighbours are looking at cars as previous screen has been removed.
- Noise pollution.
- Lack of screening – light pollution
- Should it be approved there should be some sort of screening put up to meet these requirements – no consultation taken place with immediate neighbours.
- Letter of objection received from parishioner.

- 5.2 A letter of objection has been received from B.J Whaley, The Hollies, Woolhope. The main points raised are:

- Strongly object to the proposal, very little valid evidence of need, current spaces are currently largely unused.
- Tree screening between my property and site has been removed, would question motive for this.
- Proposal would result in light and noise pollution.
- We are already overlooked on three sides of our property.
- The applicant did not consult with us prior to the application.
- Ground work already completed, so application is part retrospective.
- Reduction of the garden area for table and chairs would result in little area for children to play in safely.

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

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are the impact of the proposal on the character and appearance of the Conservation Area and Wye Valley Area of Outstanding Natural Beauty, highway safety and the effect on the residential amenity of neighbouring properties.
- 6.2 In the determination of proposals for development in Conservation Areas it is a statutory requirement to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Policy HBA6 further endorses this requirement and stipulates that, amongst other criteria, the development must be of a type or use that complements existing uses and helps to preserve or enhance the character of the area, surfaces should remain consistent with and be appropriate to the area and important vistas and landmarks should be safeguarded. The proposal is for limited operational development. The levelling already carried out comprised the removal of some 20 centimetres of earth at the highest level. The area has subsequently been re-grassed and has no significant impact upon the surrounding area. The matting system would be laid over the existing grass without the need for a sub-base. In terms of its siting, to the rear of the public house, it is bounded on all sides by existing development. It is considered that the proposal would preserve the character and appearance of the Conservation Area as a whole. The Conservation Manager has raised no objections to the proposal.
- 6.3 With regards the impact of the proposal upon the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty, by reason of the location of the site, within the core of the village, surrounded by development and the small scale of the proposal it is considered that it would not be harmful.
- 6.4 Turning to highway safety, it is asserted by the applicant that the additional parking provision is required to alleviate traffic congestion from the road in the village, which gets very busy in the summer months. The objector appears to dispute this and states that the existing car park spaces are largely unused. The proposal would result in the provision of an additional five spaces; two spaces would be lost in the existing car park to gain access into the new parking area. The applicant is of the view that these additional five spaces would be advantageous and would be used either by patrons or employees. The Traffic Manager considers the proposal to be acceptable provided that spaces are set out in accordance with the Council's Design Standards. Furthermore, it is considered that the provision of additional car parking spaces would only support the viability of the public house, which is a community facility. Therefore, in highway terms the proposal is considered to be acceptable.
- 6.5 Any impact upon the neighbouring properties would result from the manoeuvring of vehicles in closer proximity to the common boundaries. It should be noted, however, that planning permission would not be required to use the area for parking if the land levelling and matting system were not proposed. The objector's property, a two storey dwelling, lies to the northeast of the site and the gable end faces the site. There are no first floor windows in the property. A close boarded fence, approximately two metres in height, defines the boundary between the site and the objector's property. Due to the sloping land levels the area proposed for parking is lower than the bottom of the fence panels. Taking these points into account and the existing use of the area as a beer garden, it is considered that the proposal would not materially alter the residential amenity of the area.
6. It is considered that the proposal is acceptable in planning policy terms and would not adversely impact upon the Conservation Area, Area of Outstanding Natural Beauty or residential amenity.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))
- 2 Prior to the installation of the grass matting system a sample or trade description of the matting shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

- 3 Prior to the first use of the car parking area hereby approved a site plan indicating the positions and sizes of the car parking spaces together with the manner in which they will be demarked on site shall be submitted to and approved in writing by the local planning authority. The car parking spaces shall be laid out in accordance with the approved plan.

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans
- 2 N15 - Reason(s) for the Grant of Planning Permission

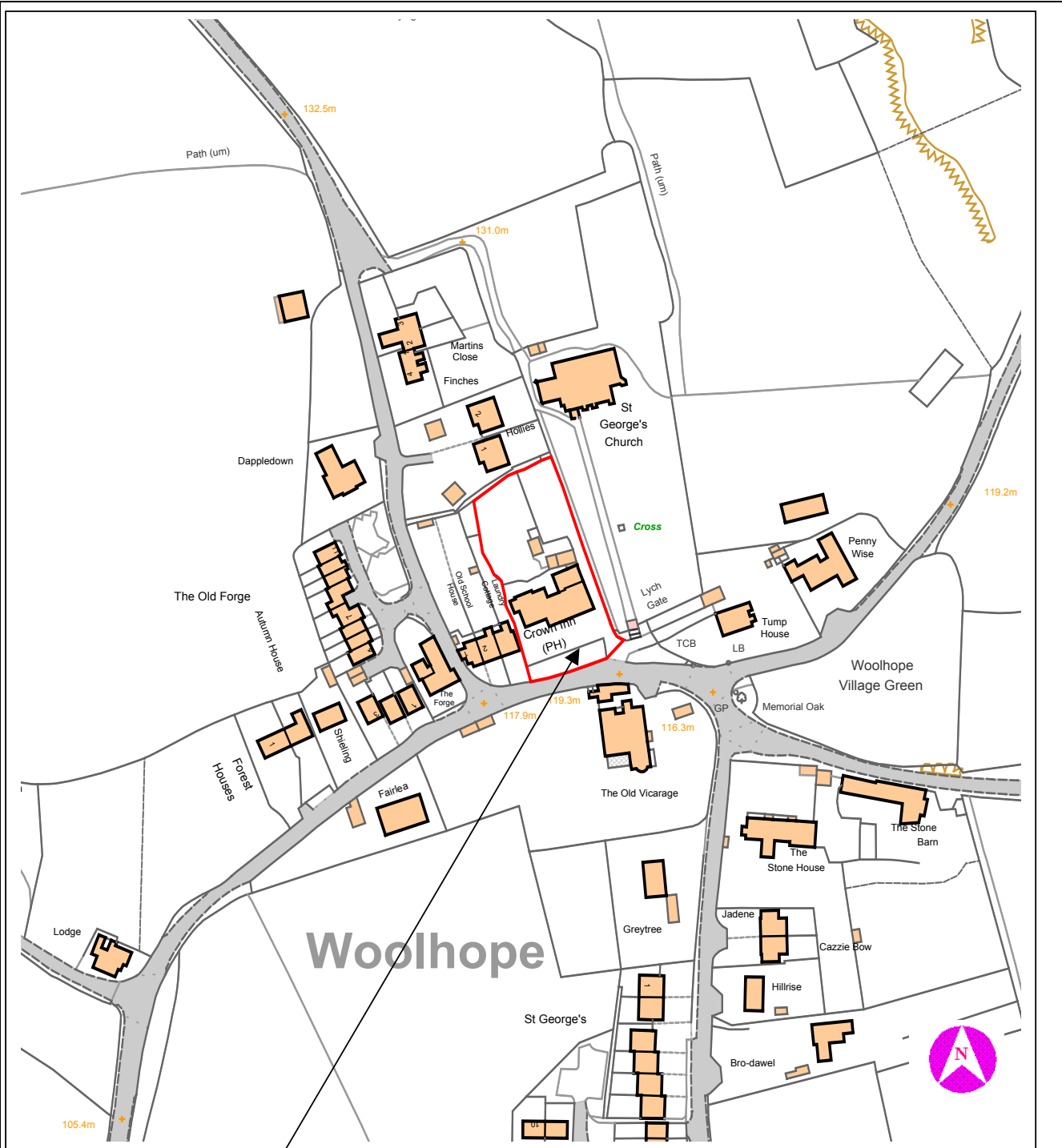
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1433/F

SCALE : 1 : 2012

SITE ADDRESS : Crown Inn, Woolhope, Hereford, Herefordshire, HR1 4QP

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9 DCSE0009/1465/F - ERECTION OF GARDEN SHED - PART RETROSPECTIVE, GLEWSTONE COURT COTTAGE, GLEWSTONE, ROSS-ON-WYE, HR9 6AW.

For: Mrs L Stollery, Glewstone Court Cottage, Glewstone, Ross-on-Wye, HR9 6AW.

Date Received: 7 July 2009

Ward: Llangarron

Grid Ref: 56333, 22478

Expiry Date: 1 September 2009

Local Member: Councillor JA Hyde

1. Site Description and Proposal

1.1 Glewstone Court Cottage lies on the south-eastern side of the C1248, which runs between the A40 and the A4137. The detached property is sited to the north-east of Glewstone Court Hotel and shares an access off the C1248. The site and surrounding area are within open countryside and within the Wye Valley Area of Outstanding Natural Beauty.

1.2 The proposal, which is part retrospective, is for an outbuilding, sited some 33 metres to the north-east of the cottage, near to the access off the C1248. The outbuilding is some 3.3 metres by 5.3 metres and 3.5 metres in height. It has a symmetrical dual-pitched roof which would be finished with bituminous felt covering. The walls, which at present are of blockwork construction would be clad in natural timber. It is proposed to use the building for domestic storage.

2. Policies

2.1 Department of Environment

PPS1	-	General Policy and Principles
PPS7	-	Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

Part 1		
Policy S1	-	Sustainable Development
Part 2		
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy T11	-	Parking Provision
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy LA6	-	Landscaping Schemes
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H18	-	Alterations and Extensions

3. Planning History

3.1	SE2000/0396/F	Klargester bio-disk	-	Refused 22.11.00
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4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

5. Representations

- 5.1 A letter and Design and Access Statement were submitted with the application. In summary these state:

- We sought advice of builders, checked Council's website and other internet information and understood that planning permission was not required.
- Building is required for storage of garden, household materials/tools. It is not related to our business.
- Having been advised that planning permission was required we have stopped work.
- If planning permission is granted we will work within the guidelines of the permission.
- It is intended to screen the building from the road with beech trees, similar to those planted alongside the driveway. This will create privacy for ourselves, whilst being considerate to our neighbours.
- Building is virtually invisible from the road as you approach either from the north or south.
- The existing gap providing views of the site will be planted with a beech hedge.

- 5.2 Marstow Parish Council "object to this application for the following reasons:

It is too large and not a shed - more a large workshop, storage. It does not consider the neighbours in this compact area of the village. It sets an example where others could follow if this is passed."

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

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are the acceptability of the outbuilding in relation to the dwelling, the impact of the proposal on the character and appearance of the Wye Valley Area of Outstanding Natural Beauty and rural street scene.
- 6.2 Policy H18 of the Herefordshire Unitary Development Plan requires outbuilding proposals to ensure that the original dwelling remains dominant, the proposal is in keeping with the character of the existing building and surroundings in terms of scale, mass, siting, detailed design and materials and would not be cramped on the plot. The outbuilding proposed is of modest proportions and by virtue of this and the separation between it and the cottage it would clearly be subservient. The proposed materials would be appropriate for the rural location and would complement the traditional qualities of the cottage. There is ample space within the site for parking, turning and amenity areas. The proposal is considered to comply with the requirements of Policy H18.
- 6.3 With regards the impact of the proposal upon the scenic qualities of the Wye Valley Area of Outstanding Natural Beauty, by reason of the relatively small scale of the building and its siting it is considered that it would not be visually prominent. It would not obscure mid-distant or distant views within the Area of Outstanding Natural Beauty. Furthermore, in the context of the curtilage of the dwelling and adjacent to a substantial stone boundary wall, it would not introduce a form of development that would be out of keeping with the area. It is considered that the development

would not have a harmful impact upon the scenic qualities of the natural landscape, due to its size, siting and materials.

- 6.4 The outbuilding can be seen from the C1248, although views are partially obscured by existing, mature trees and vegetation. It is considered that in its context, adjacent to an existing roadside boundary wall, and with part of the rear section of Glewstone Court Hotel abutting the roadside verge, the development would not be incongruous with the existing character and appearance of the rural street scene. The proposed materials would reduce the visual impact of the building as existing and additional planting would reinforce the site boundary and provide further mitigation.
- 6.5 It is considered that the proposal is acceptable in planning policy terms and would not adversely impact upon the Area of Outstanding Natural Beauty or the rural street scene.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **Within 3 months of the date of this permission details/samples or trade descriptions of the materials to be used externally on the roof and walls shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.

- 2. **F07 (Domestic use only of outbuilding)**
- 3. **Within 3 months of the date of this permission a scheme of hedgerow planting along the roadside boundary shall be submitted to and approved in writing. The planting shall be carried out in the next planting season.**

The plants shall be maintained for a period of 5 years. During this time, any plants that are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of the Herefordshire Unitary Development Plan.

Informatives:

- 1. **N19 - Avoidance of doubt - Approved Plans**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

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



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APPLICATION NO: DCSE0009/1465/F

SCALE : 1 : 2500

SITE ADDRESS : Glewstone Court Cottage, Glewstone, Ross-on-Wye, Herefordshire, HR9 6AW

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10 DCSE0009/1495/F - PROPOSED DWELLING WITH DETACHED GARAGE AND ASSOCIATED WORKS AT KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA.

For: Mr & Mrs M Davies per FTA A Ltd, Studio 9 Torfaen Business Centre, Gilchrist Thomas Ind Est, Blaenavon, NP4 9RL.

Date Received: 17 July 2009

Ward: Kerne Bridge

Grid Ref: 57311, 19385

Expiry Date: 11 September 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a single dwelling with detached double garage at Knapp Field, Goodrich. The application site is part of a larger site of an approval for two dwellings (outline planning permission DCSE2008/0106/O), which has now been subdivided into two plots. The site is within the settlement boundary and given the pre-existing planning permission, the principle of erecting a dwelling on this site is established. The site is bound on 3 sides by residential development with open countryside on the opposite side of the lane known as Knapp Pitch (northwest). 'The Gables' is a 1½ storey dwelling on lower-lying land to the rear (southeast) of the plot, with 'Straid House' (a bungalow) to the southwest and Hollendene to the west beyond the adjoining plot. 'Coppet View Cottage' is a modern, red brick, detached dwelling to the northeast.
- 1.2 As approved by the outline planning permission, the application is drawn up so as to provide a singular point of access to this and the adjoining plot. This has the twin benefits of achieving optimum visibility and keeping removal of hedgerow to a minimum.
- 1.3 The dwelling has an L-shaped plan on what is essentially a rectangular site. The access point is proposed to the northwest corner of the site with the double garage located in the opposite corner. The dwelling is set behind the garage although contained within the northern half of the site. The design is simple and traditional with a rendered finish over block work. The schedule of materials refers to a natural slate roof, timber fascias and soffits with windows recessed to provide 125 mm reveals. The dwelling has 4 bedrooms and measures 8.2 metres to the ridge. The rear wing is lower at 7 metres, and the impact has been further mitigated through the submission of amended plans which show a 225 mm reduction of slab levels.
- 1.4 The application is accompanied by a Design and Access Statement, which highlights the prominence of the site from elevated public vantage points to the south, whilst recognising the context provided by existing large, neighbouring residential properties. Reference is also made to the fall in ground levels from west (higher) to east (lower), which accounts for the ridge height being 1.34 metres higher than that of Coppet View Cottage to the immediate east.
- 1.5 The applicant has also confirmed acceptance of the 12-month implementation condition in line with the current temporary suspension of Section 106 contributions in relation to small-scale residential developments.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy LA1	-	Area of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2007/3254/O Site for erection of three dwellings. - Refused 13.12.07
- DCSE2008/0106/O Site for erection of two dwellings. Approved 21.4.08

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to the imposition of standard conditions.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions and that development accord with the proposed site layout (shared access).
- 4.3 Public Rights of Way Manager: No objection.

5. Representations

- 5.1 Goodrich Parish Council: Councillors and neighbouring residents have grave concerns with the size and dominance of the proposed dwelling on this site. These concerns had been previously raised when outline planning permission was sought - although development on the site was not opposed. The proposed house would be even higher than the neighbouring properties and would have a very overbearing presence, particularly with regard to its nearest neighbour at the Gables. It is considered that a 1½ storey dwelling would be more appropriate on this site.

A questionnaire undertaken for the Village Design Statement (VDS) shows an overwhelming majority of respondents are against large, executive style homes, with a preference for smaller, family housing.

Concern is also expressed at the capacity of the local sewerage system.

- 5.2 A total of eight letters of objection have been received from local residents. The contents can be summarised as follows:
- The dwelling is too large for the plot. It is on an elevated plot, prominent within the village and will be overbearing in relation to neighbouring dwellings on lower-lying land;
 - The building should be located closer to the road and should be of 1½ storey construction. This was the understanding under the existing outline planning permission;
 - This proposal, if allowed, would inform the development on the adjoining plot and form an unwelcome precedent;

- The proposal shows four bedrooms, but there would appear to be space for more, with potential for attic rooms;
- The Village Design Statement questionnaire reveals a strong local preference for smaller, family homes as opposed to large executive dwellings.

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

6. Officer's Appraisal

- 6.1 The application proposes the erection of a two-storey dwelling with detached garage on previously undeveloped land within the settlement boundary. There is an extant outline planning permission for the erection of two dwellings on this and the adjoining site. The principle of erecting a dwelling on this land is therefore established.
- 6.2 Letters of representation focus primarily upon the size and scale of the proposed dwelling, with the suggestion that the proposal would harm visual and residential amenity and that in response to these issues and views expressed in the VDS survey work, a smaller, family dwelling should be erected. The Traffic Manager is satisfied that the singular point of access represents the best approach and accordingly the key issues in the determination of this application are as follows:
- The appropriateness of the design to the local context;
 - The impact of the proposal upon the living conditions of adjoining residents.
- 6.3 It is clear from the Parish Council response that the preference amongst those involved in the survey work associated with the draft VDS is for smaller family dwellings as opposed to large, executive housing. This perspective is understood, as the majority of residential development in Goodrich in the last 10 years would appear to comprise larger properties. That said the draft VDS cannot yet be afforded significant weight in the determination of this application as it has not been adopted. Consequently, although the views expressed in the VDS survey are borne in mind, it is the policies of the Unitary Development Plan that must be afforded more weight in this instance.
- 6.4 Whilst parts of Goodrich have a strong architectural context, this is not the case in the immediate environs of the application site. However, given previous Parish Council responses to the use of red brick in new build, the application proposes a painted render finish under a natural slate roof. Setting aside the issue of scale, the architecture and materials proposed are considered appropriate to an edge of village location and represent an acceptable treatment in this location.
- 6.5 At just over 8 metres to the ridge, the maximum height of the building is not excessive. The cross-section drawings suggest only limited future prospects for use of the attic space, as requisite head-height will be limited to a narrow span beneath the ridge. In terms of its position within the plot, the rear wing is 19 metres from the boundary with 'The Gables' and 28 metres in terms of building-to-building distance. Given the interceding planting along this boundary, even allowing for the difference in ground level, the spatial relationship between these two buildings is considered acceptable. An objection has also been received from Straid House, a bungalow further to the southwest. However, given the fact that this property is off-set and further removed from the application site, the proposal is not considered to have any undue impact upon the residential amenity currently enjoyed by the occupants in terms of overlooking or loss of privacy.
- 6.6 The case officer disagrees with the perspective that the dwelling is too large for the plot. The dwelling and garage have a combined footprint of 178 square metres on a plot measuring in

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

excess of 0.13 hectare (1300 square metres). Building coverage accounts for 13% of the plot, which cannot be construed as over-development. A total of four, first floor windows face Coppet View Cottage. As these serve a dressing room, ensuite and secondary windows to a bedroom lit by two other windows, it is considered appropriate to require that these are fitted with obscure glazing.

- 6.7 In order to assist the dwelling in blending in with its surroundings, over time, a landscaping condition is proposed. This would be designed to ensure that the roadside hedge is maintained and that planting along common boundaries is retained where it already exists and augmented where necessary.

Summary

- 6.9 The proposal is acceptable in principle in that it represents residential development within the settlement boundary on the site of a pre-existing outline planning permission for two dwellings. Local opposition has focused upon the impact of the proposal upon visual amenity and neighbouring residential amenity and the expressed preference amongst survey respondents for smaller family dwellings. However, the case officer considers the proposal appropriate to the immediate context, and to use a design and palette of materials that responds positively to the character and appearance of the locality. The scale is not excessive in relation to the site and would not result in any undue loss of residential amenity to adjoining residents.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**
- 2 Amended plans**
- 3 C01 (Samples of external materials)**
- 4 D05 (Details of external joinery finishes)**
- 5 F15 (No windows in side elevation of extension)**
- 6 F17 (Obscure glazing to windows)**
- 7 G02 (Retention of trees and hedgerows)**
- 8 G10 (Landscaping scheme)**
- 9 G11 (Landscaping scheme - implementation)**
- 10 H03 (Visibility splays)**
- 11 H05 (Access gates)**
- 12 H06 (Vehicular access construction)**
- 13 H13 (Access, turning area and parking)**
- 14 H27 (Parking for site operatives)**

INFORMATIVES:

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

- 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 **N19 - Avoidance of doubt - Approved Plans**
- 6 **N15 - Reason(s) for the Grant of Planning Permission**

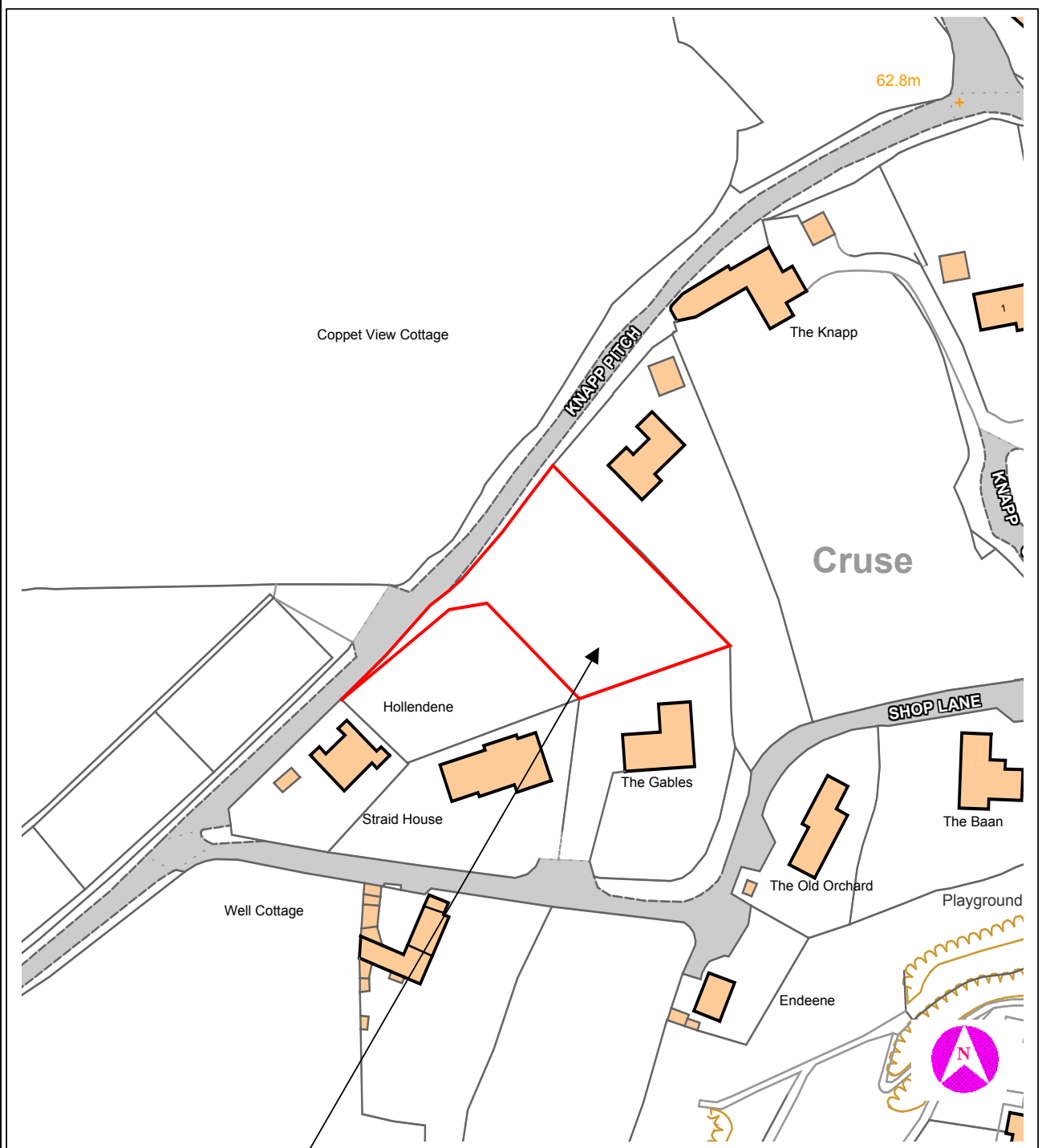
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1495/F

SCALE : 1 : 1250

SITE ADDRESS : Knapp Field, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JA

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