

10 DCSW2006/3486/F - HOUSING REDEVELOPMENT TO REPLACE 27 POST WAR CONCRETE FRAME PUBLIC SECTOR HOUSES WITH 27 NEW HOUSES CONSTRUCTED FROM TIMBER FRAMES CLAD IN BRICK, WITH ASSOCIATED NEW ROADWORKS AND MODIFICATIONS TO EXISTING PRIVATE PEDESTRIAN PATHS, ARCHENFIELD, MADLEY, HEREFORDSHIRE, HR2 9NS.

For: Herefordshire Housing Ltd per DJD Architects, 2 St. Oswalds Road, Worcester, WR1 1HZ.

Date Received: 1st November, 2006 Ward: Stoney Street Grid Ref: 41577, 38847

Expiry Date: 31st January, 2007

Local Member: Councillor D.C. Taylor

1. Site Description and Proposal

- 1.1 The application site comprises a former Council housing estate of 27 mostly two-storey dwellings on the western periphery of Madley with access onto the B4352. The existing housing stock is understood to be beyond reasonable economic cost given that the dwellings are of pre-fabricated construction. The scheme has been the subject of discussions with local residents. An earlier submitted scheme for 30 dwellings, i.e. 27 replacement dwellings together with three additional dwellings was withdrawn recently. The current scheme is for 27 dwellings comprising 2, 3 and 4 bedroom dwellings.
- 1.2 The current layout is served by one road that also provides access to 3 private dwellings on its western side. The proposal entails utilising this existing road which will be re-surfaced. It will have a new spur serving 11 of the 27 dwellings proposed on the site. This new estate road will also serve Paterson Close, which partly gains access at present onto this part of Archenfield.
- 1.3 A footpath runs approximately north to south along the eastern side of Archenfield at present. This unadopted footpath links Archenfield and this part of Madley to the recreational area and Tennis Club to the east.
- 1.4 The blocks of dwellings will be finished in red brick under a small interlocking concrete tile. There is provision for 16 car spaces on the site at present, this increases to 41 spaces. Provision has also been made for sheds for every dwelling in order that cycles, amongst other things, can be stored to the benefit of future occupants. The dwellings have either lean-to canopy roofed porches or gable fronted porches. The ridge heights will vary given that the 3 bedroom units are 1.2 metres wider than the 2 bedroom units. The blocks of terraced dwellings are also staggered slightly.

2. Policies

2.1 Supplementary Planning Guidance

Design and Development Requirements

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy S.8	-	Recreation, Sport and Tourism Development
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.5	-	Planning Obligations
Policy LA.3	-	Setting of Settlements
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.9	-	Affordable Housing
Policy H.13	-	Sustainable Residential Design
Policy H.14	-	Re-using Previously Developed Land and Buildings
Policy H.15	-	Density
Policy H.16	-	Car Parking
Policy H.19	-	Open Space Requirements
Policy T.6	-	Walking
Policy T.7	-	Cycling
Policy T.11	-	Parking Provision
Policy RST.4	-	Safeguarding Existing Open Space

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.2	-	Settlement Boundaries
Policy SH.13	-	Affordable Housing in/adjacent to Settlements
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy R.3A	-	Development and Open Space Targets, 10 dwellings and over
Policy R.3C	-	Calculation of Open Space
Policy R.3D	-	Commuted Payments
Policy R.4	-	Protection of Recreation Land and Public Open Space
Policy T.1A	-	Environmental Sustainability and Transport
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Standards
Policy T.8	-	Public Footpaths and Cycleways

3. Planning History

3.1	DCSW2006/1625/F	Replacement of 27 post-war concrete frame houses with 30 new houses	-	Withdrawn 01.11.06
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4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager comments as follows:

1. Visibility splay lines of 2.40m x 33m are shown at proposed cul-de-sac 1 junction with Archenfield, which is the requirement. However, the plan will have to be amended to show boundaries set back accordingly as the splays will have to be 'adopted' and be within the highway.
 2. Turning head on cul-de-sac 1 is too small and not in line with HC Design Guide for New Developments (July 2006).
 3. Plan is not clear concerning extents of adoptable footways discussed/referred to previously. Delineation/edgings not indicated and lighting not included. NB. Street Lighting Manager will be consulted on the lighting of all adoptable areas.
 4. Car parking - 'Initial Provision' for dwellings does not meet current standards of 'average maximum rate of 1.50 spaces per unit for the development' indicated in Design Guide (i.e. 41 spaces). I would suggest 2 no. designated spaces for 4 and 3 bed dwellings and 1 space per 2 bed dwelling.
 5. Request existing Archenfield carriageway/footway be reconstructed/re-surfaced as part of works.
- 4.3 Head of Strategic Housing Services fully supports this application for demolition and rebuild of 30 affordable dwellings to meet local housing need as identified in Herefordshire Housing Strategy 2005-2008 'to improve housing conditions in Herefordshire across all tenures'.

5. Representations

- 5.1 The applicant's agent has submitted a detailed planning and design statement, the summary of which is:

Concrete framed houses are decaying, refurbishment not an economic proposition. Already some properties vacant, site is getting shabby due to fewer occupants. New cul-de-sac will allow for parking provision for properties, particularly on north of site. New houses accord with provision of Lifetimes Homes Standards. All houses will have one parking space, provision made for two spaces for most.

Scheme has been subject of extensive consultation with residents of Archenfield and adjoining owners (i.e. Paterson Close). Open space retained as required by Planning Office, results in loss of 3 additional dwellings from initially submitted scheme.

- 5.2 Madley Parish Council support this application.

5.3 One letter has been received from:

Mrs. S.E. Bishop, Inglewood, Madley, HR2 9NR

The following main points are raised:

- good that 3 houses omitted from current scheme
- do not want high level street lighting, bollard type lighting preferable at junctions of pathway
- hope trees on site can be preserved
- noted height of roofs considerably higher than at present
- good scheme for the most part.

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

6. Officer's Appraisal

6.1 There are 4 main issues:

1. The Principle of Redevelopment

This proposal can be supported as one that is essentially for replacement dwellings on a site within the defined settlement boundary for Madley, as identified in the South Herefordshire District Local Plan (SHDLP) and the Herefordshire Unitary Development Plan (Revised Deposit Draft) (UDP). The scheme allows for the existing open space to be retained. The loss of existing open space provision on sites being contrary to both policies in the SHDLP and the UDP, namely Policy R.4 and H.13 respectively. This was not the case with the earlier submitted proposal, which greatly reduced the open space area.

2. Open Space Provision

As has been stated, the open space area will be retained. Policy H.19 contained in the UDP and Policy R.3A requires that new development of over 10 dwellings, but not more than 30 dwellings require an equipped infant's play area. This would need to be the subject of a planning condition.

3. Design and Layout

The housing scheme will improve the amenity of this part of Madley, with the use of facing brick instead of render as at present, and a variety of house and bungalow types arranged in blocks around the site. These will be lower in height and be better detailed than existing dwellings. The majority of dwellings will have at least 10 metres long garden areas. There is considered to be sufficient distance between Blocks 1 and 2, and Blocks 3 and 4 which are sited roughly at right angles to one another. The site is well screened from the B4352 road and along the western boundary between Archenfield and three privately owned dwellings. The existing open space area also has mature trees which assist in ameliorating the new development.

4. Parking Provision and Road Layout

The main issues are on-site parking provision and the layout of the new cul-de-sac and visibility onto the existing internal road from the new cul-de-sac.

The Council's Transport Manager notes that visibility splay lines are shown for the junction of cul-de-sac 1, with the existing Archenfield spine road, however this will need to be safe-guarded and detailed on the housing layout plan. There is also still concern with the configuration of the turning head for cul-de-sac. This is a matter that will need to be resolved before planning permission could be formally granted. The parking provision also does not meet the minimum requirements of parking standards which is an average ratio of 1.5 spaces per unit across the proposed development. It is suggested that one space be provided for each 2 bedroom unit, and two spaces for each of the 3 and 4 bedroom units. There is scope for the 3 and 4 bedroom units to each have two spaces allocated given that the scheme has delineated 'future' provision for the new houses. These are all matters that can be resolved before determination.

- 6.2 The grant of planning permission would also be dependent upon a Section 106/Planning Obligation being drawn up by the applicants with the Council. This planning agreement is required given that the threshold for new development proposed triggers a requirement for a proportion of affordable housing. This is notwithstanding that all the housing is intended to be affordable housing. There is a duty on the local planning authority to safeguard the provision of affordable housing. The Heads of Terms for the Agreement are attached.

RECOMMENDATION

That: 1. Subject to submissions of acceptable revised layout plans, the Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act to ensure:

(a) provision of affordable housing.

2. Upon completion of the aforementioned planning obligation, the officers names in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions:

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

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

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

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

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

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

4. G04 (Landscaping scheme (general))

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

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

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

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

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

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

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

8. H19 (On site roads - phasing)

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

9. G31 (Details of play equipment)

Reason: To ensure the play area is suitably equipped.

Informative(s):

1. HN08 - Section 38 Agreement details

2. N19 - Avoidance of doubt

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

DRAFT HEADS OF TERMS

Proposed Planning Obligation Agreement

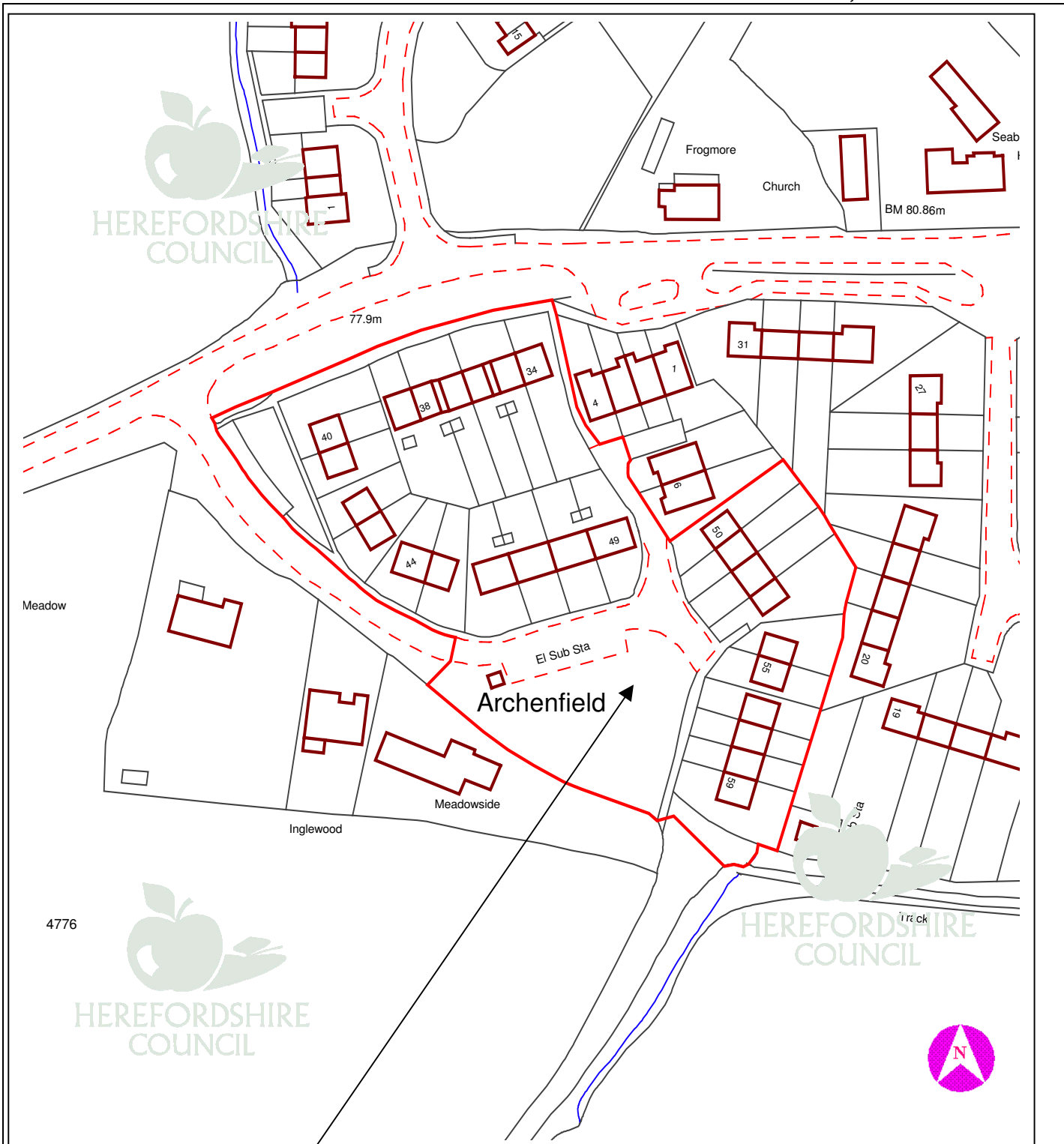
Section 106 Town and Country Planning Act 1990

Planning Application – DCSW2006/3486/F

Housing redevelopment to replace 27 post war concrete frame public sector houses with 27 new houses constructed from timber frames clad in brick, with associated new roadworks and modifications to existing private pedestrian paths.

- 1 The approved houses shall all be “Affordable Housing” units which meet the criteria set out in Section 5.5 of the Unitary Development Plan for Herefordshire (Revised Deposit Draft) and related policy H9 or any statutory replacement of those criteria and that policy. None of them shall be occupied unless and until the Herefordshire Council has given its written agreement to the means of securing the status and use of these units as Affordable Housing.
- 2 The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
- 3 The developer shall complete the Agreement by 31st January 2007 otherwise the application will be registered as deemed refused

M Willmont
Team Leader
5th December 2006



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APPLICATION NO: DCSW2006/3486/F

SCALE : 1 : 1250

SITE ADDRESS : Archenfield, Madley, Herefordshire, HR2 9NS

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