

4 SE2003/1777/F - ERECTION OF 4 RESIDENTIAL DWELLINGS, DETACHED GARAGES AND ASSOCIATED ACCESS. LAND ADJOINING HUNSDON MANOR HOTEL, WESTON-UNDER-PENYARD, ROSS-ON-WYE.

For: Mr B & T Morris per RPS Group Plc, Harbourside House, 4-5 The Grove, Bristol, BS1 4QZ

Date Received: 13th June 2003 Ward: Penyard Grid Ref: 6346 2339

Expiry Date: 8th August 2003

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site of about 0.4 ha lies immediately to the north-east of the Hunsdon Manor complex of buildings and on the south-east side of Rectory Lane. It is rectangular in shape with an added section extending along Rectory Lane to the existing field access. Part of the site was formerly a railway cutting which has been filled.
- 1.2 Planning permission (SE2001/2296/F) has been granted for two houses on this site. This application is for the erection of 4 houses, using the same access off Rectory Lane. The detached houses would be individually designed, 4 bedroom (one 4/5 bedrooms) dwellings. Three would be two-storeyed; the fourth would have a third floor within the roof space lit by dormer windows. They would be of brick construction with a slate (or similar) roof. Three of the houses would be sited towards the boundary with Hunsdon Manor, with the remaining house close to the north-eastern corner of the site. Existing mature trees would be retained and a detailed landscaping scheme is included.

2. Policies

2.1 Department of the Environment

PPG3	Housing
PPG.7	The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

Policy H16A	Housing in Rural Areas
Policy H18	Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy SH8	Housing in Larger Settlements
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for new housing schemes
Policy T1A	Environmental sustainability and transport
Policy T3	Highway Safety

3. Planning History

- | | | | | |
|-----|---------------|--|---|-------------------|
| 3.1 | SE2001/0663/F | Erection of two detached houses | - | Refused 22.05.01 |
| | SE2001/2296/F | Erection of two detached houses. | - | Permitted 22.2.02 |
| | SE2002/3159/F | Erection of two dwellings with private driveway and detached garages | - | Withdrawn 6.06.03 |

4. Consultation Summary

- 4.1 Highways Agency does not object to the proposals.
- 4.2 Environment Agency submits a holding objection pending the receipt of further information regarding the feasibility of mains drainage. The Agency points out that the site is located on Brownstone Formation, classified as a Minor aquifer with High vulnerability, important for local supplies and maintaining river baseflows. In addition a condition is recommended requiring investigation for contamination of soil and groundwater and a remediation strategy.

5. Representations

The applicants' agent makes, in summary, the following submission:

- This revised application follows extensive discussions with planning and landscape officers who requested that siting, design and layout be re-considered together with existing and proposed landscaping of the site.
 - The proposals have been assessed against current and emerging policies.
 - The principle of residential development has been established by virtue of the existing planning consent for two dwellings but it also accords with planning policy.
 - Both adopted and emerging plans support development in larger villages such as Weston under Penyard providing criteria are met. This site is brownfield land and therefore a favourable location.
 - PPG3 emphasises re-use of previously developed land and encourages higher densities – current proposal is about 9.5 dwellings per hectare and layout avoids cramming or over-development.
 - The proposed dwellings respect the distinctive character of the locality : red brick dwellings with design features e.g. barge boards and gable ends like those on Hunsdon Manor, steeply pitched roofs and appropriate windows and stone detailing.
 - The access is as previously permitted and the drive would be 4 metres wide.
 - A tree survey has been undertaken and a landscape plan prepared to show how the proposals can effectively integrate into the natural environment with localised planting of indigenous species.
- 5.2 In addition a Tree Assessment has been submitted.
- 5.3 Weston under Penyard Parish Council unanimously opposed this application of the grounds that the site is too small to accommodate four houses, and the house style plans do not suit the rural aspect of the surrounding countryside.
- 5.4 One letter of objection has been received from The Old Rectory, Weston under Penyard. In summary the following grounds are cited:
- At present the site provides an attractive entry to the village from the north down Rectory Lane which I was assured by your office would never be developed when I

enquired in 1975. It is a narrow lane, used by children walking to school, closed to large vehicles and unsuitable for increased traffic.

- From the northeast, Hunsdon Manor appears in established trees and makes a natural corner to the village, set in the adjoining farmland. Four modern houses in front of it would destroy this unity.
- Although this piece of land is included in the envelope, I wonder if this was intended as it lies outside the natural line of existing buildings.
- At a village meeting in August 2000 one suggestion made was that future building should be contained inside the site of the old railway line so that houses would not be placed on the line itself, rising above the village. Instead the old railway line could be used for tree planting to enclose the village.
- The proposed access is through a farm gateway well outside the village envelope which was extensively widened without a planning application. It leads into a large field running north of the site of the old railway and, if access were granted, pressure could rise for wholesale development of this pretty village, turning it into suburbia.
- The fact that the application has been raised from two houses to four houses adds weight to the fear expressed in the above paragraph, that this is the thin end of the wedge.

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

6. Officers Appraisal

- 6.1 The application site is within the defined settlement boundary for Weston under Penyard in the adopted Local Plan. Planning permission has been granted for two houses. The principle of residential development on this site has therefore been established and accords with statutory policies. The views expressed that this site should not be within the settlement boundary as Hunsdon Manor forms the natural limit, are appreciated. Nevertheless the site is clearly identified as suitable for development in the adopted Local Plan and permission should not now be refused on these grounds.
- 6.2 The approved scheme however only occupies the southern half of the site, leaving further land available for development. The house proposed for the south-west corner of the site would not be conspicuous when viewed along Rectory Lane being at a lower level with stone walls, bridge parapet and trees providing additional screening. The other house would however be clearly visible. Given the openness of the site it would not be possible to 'hide' the development.
- 6.3 The current scheme seeks to develop the site fully, reflecting local architectural styles, site the houses as discreetly as practicable and retain existing mature trees. This has constrained the development and the plots are therefore smaller than would otherwise be the case with nearly half of the site left open (access drives and landscaped areas). The plots would be comparable with new properties at Hunsdon Manor. In design they are considered to be more interesting than the permitted houses. The houses are not unusually large for 4-bedroom properties, though the roofs would be steeper than normal to respect to the adjoining manor house. The proposed planting would in time

supplement existing trees and soften views from the north. In these circumstances it is considered that this proposal is not an over-development of the site, bearing in mind the encouragement in PPG3 to use housing land efficiently.

- 6.4 Weston under Penyard is one of the larger villages in this part of Herefordshire with some local facilities (school, church and public house) and is served by a frequent bus linking to Ross and Gloucester. Development would therefore be sustainable.
- 6.5 There is a mains drainage in the village but it would be necessary to requisition a sewer. The feasibility of this is being investigated. If not practicable the Environment Agency would consider the proposed sewage treatment plant.

RECOMMENDATION

That subject to the Environment Agency withdrawing its objection to the foul drainage arrangements the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:

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

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

- 2 B01 (Samples of external materials)**

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

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

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

- 4 F48 (Details of slab levels)**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

- 5 F20 (Scheme of surface water drainage)**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 6 F44 (Investigation of contaminated land)**

Reason: To ensure that potential contamination of the site is satisfactorily assessed.

- 7 F45 (Contents of scheme to deal with contaminated land)**

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.

- 8 F46 (Implementation of measures to deal with contaminated land)**

Reason: To ensure contamination of the site is removed or contained.

9 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 H12 (Parking and turning - single house)

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

11 H27 (Parking for site operatives)

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.