

**9 DCSW2006/3874/O - RESIDENTIAL DEVELOPMENT OF STARTER HOMES ON SITE CURRENTLY OCCUPIED BY THE LONGTOWN VILLAGE HALL, LONGTOWN VILLAGE HALL, LONGTOWN, HEREFORDSHIRE, HR2 0NZ.**

**For: Mrs. J. Whitehead, Cayo Cottage, Clodock, Longtown, Herefordshire, HR2 0NZ.**

**Date Received: 7th December, 2006    Ward: Golden Valley    Grid Ref: 32318, 28857  
South**

**Expiry Date: 1st February, 2007**

Local Member:    Councillor J.B. Williams

**1. Site Description and Proposal**

1.1 The proposal site is on the western side of the C1203 road, the main thoroughfare of Longtown. It is on the site of the red brick village hall which is aligned parallel to the C1203 road.

1.2 The application is one for which all details or reserved matters are for future consideration in the event that planning provision were granted for the principle of developing the site for affordable dwellings. An illustrative plan has been submitted providing details for a terrace of 3 dwellings with three parking spaces on the south-eastern end of the block of dwellings. A new hall has also been delineated further to the south-east, it straddles the existing boundary between the car park serving the village hall and a field adjacent to the car park and immediately to the south-west. This boundary is presently demarcated by post and mesh type fencing.

**2. Policies**

**2.1 Planning Policy Statements**

PPS.1            -        Delivering Sustainable Development  
PPS.7            -        Sustainable Development in Rural Areas

**2.2 Herefordshire Unitary Development Plan 2007**

Policy S.1        -        Sustainable Development  
Policy LA.2      -        Landscape Character  
Policy CF.6      -        Retention of Existing Facilities  
Policy H.6        -        Housing in Smaller Settlements  
Policy H.10      -        Rural Exception Housing

**3. Planning History**

3.1 SW2002/2161/O    Site for construction of new village hall -    Approved 23.07.02

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 Traffic Manager requires further details as to whether existing access will be altered or not and that a footpath is required across the frontage of the site.
- 4.3 The Housing Needs Manager states that there is a need for at least 8 affordable dwellings in Longtown.
- 4.4 The Conservation Manager recommends that an archaeological watching brief condition is attached to any grant of planning permission.

#### 5. Representations

- 5.1 In a letter that accompanied the application, the following main points are made:

- in discussion with a housing association that may consider purchasing or leasing the land to provide some affordable housing
- leasing offers advantage of keeping the ownership of land in custody of hall trustees, possibly the preferable alternative.

- 5.2 In a statement that accompanied the application, the applicant states:

- proposal to build 3 - 4 affordable houses on site of hall
- intention to build new hall as per SW2002/2161/O
- decision to see hall site is funding purposes
- support of local housing association
- Charity Commission requires us to sell on open market, may make long lease more attractive
- current hall can remain whilst new one is erected, avoids expense of VAT on renovating the hall
- feasibility study suggests that refurbishment in any case more expensive and less effective.

- 5.3 The Cusop Parish Council make the following observations:

“No objection, support application for social housing.”

- 5.4 6 letters of representation have been received from:

Mr. R. & Mrs. M. Maslin, Sunridge, Longtown, HR2 0LD  
O. Gibbins, Lacy Cottage, Longtown, HR2 0LD  
Mrs. P.M. Roderick, Spindles, Longtown, HR2 0LD  
Mr. J.P. Mace, Perth-y-Perton, Longtown, HR2 0LQ  
Mrs. F.E. Lewis, Bryn View, Longtown, HR2 0LD  
Mr. P. Seedhouse, Belvedere, Longtown, HR2 0LT

The following main points are made:

- stick to existing site, renovate or replace
- conserve village hall, first water bottling works in country, circa 1910
- applicants must have agreement or else would not apply for new site for village hall
- new hall site should be sited as envisaged by planning permission SW2002/2161/O
- village split between renovation or replacement
- if approve houses, indirect approval for new siting for village hall
- whole site needs to be considered
- who has right to demolish existing village hall
- new village hall should be sited on existing site of hall
- set precedent for building onto Charity field
- gap in site would be lost, open vista gone
- external boundary to car park not correct, gates to Charity field and footpath omitted
- could end up with less car parking if site developed as per plan submitted
- more traffic on C1203 road
- not sure if more affordable houses are required.

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 issues are the principle of development, i.e. the need, and secondly the implications for the loss of a community facility, i.e. the existing village hall.
- 6.2 In previous planning policy Longtown was identified as a larger settlement. However with the adoption of the Unitary Development Plan it is now identified as a smaller settlement. In these settlements Policy H.6 provides that new development is limited to infilling of small gaps between existing dwellings. These can be permitted where the infill gap is no more than 30 metres frontage, where the plot size is a maximum of 350sq. metres and there are limitations on the size of any dwelling. In this case the gap is significantly in excess of 30 metres. The Policy provides that permission on such sites will only be forthcoming where the proposal is for affordable housing to meet a proven local need. In this case the Council's Strategic Housing Team confirm that such a need exists in Longtown. Detailed advice on affordable housing is given in Policy H.10. It would be necessary for a Section 106 Agreement to be completed and the proposed Heads of Terms are attached as an Appendix. Although the applicants have an onus to maximise the value of the site planning policy in this case would not allow for open market housing on the site.
- 6.3 A new access would need to be created for the residential development. It is considered that works between the site and roadside would improve visibility across the frontage. The dwellings would be cut into the ridge as is the existing village hall. This would therefore reduce the impact of the development when viewed from the west and south-west. The land rises to the south-west of the site, therefore the extent of cutting in and levelling is a matter of importance.

- 6.4 This proposal is complicated by the fact that the proposal entails the demolition of the existing village hall, the early twentieth century red brick faced former water bottling plant. Policies in the UDP, namely Policy CF.6 requires that alternative provision of at least equivalent community benefit is provided in the event that a community facility, such as the village hall, is proposed to be demolished. It is the case that such an application has been made in order to maximise proceeds from the village hall site in order to help fund the replacement of the existing building. It should be also noted that the principle of possible demolition of the existing village hall building was the subject of the earlier planning permission for a new or renovated and extended village hall. The applicants already have the benefit of planning permission to demolish the village hall. The complication is that the new proposal implies that a new hall would need to be built on a different site than that envisaged by the 2002 planning permission. The siting and design for the new village hall would have to be the subject of a further planning application. Should planning permission be granted for affordable housing, it does not necessarily follow that a re-sited village hall would be approved. The materials and layout for car parking would all need to be addressed within the ambit of the permission. The indicative plan submitted indicates that the hall is centrally positioned on the whole site.
- 6.5 There is evidence from within the Council that there is a need for affordable housing. The site chosen is one that is well related to the established pattern of predominantly linear development in Longtown. This is also given that the dwellings adjoin Sunridge which is to the north-west. The indicative plan proposes pulling the footprint of the dwellings proposed away from Sunridge. The access can be improved upon given that the applicants control the frontage between Sunridge and the Old Vicarage Stables. The archaeological interest can be safeguarded by the imposition of a condition. A legal agreement will need to be drawn up before planning permission could be granted guaranteeing the type and tenure of affordable housing and safeguarding the village hall until such time as a replacement is approved and erected, i.e. before any development commenced on the residential development approved here. It is also the case that the numbers of dwellings has not been approved by this permission. It could be that two dwellings are erected, in the event that two small family houses are proposed instead of three small one bedroom units. This is a matter that would be determined at the time of a reserved or detailed matters application, together with the means of access and parking arrangements.

## RECOMMENDATION

**That: 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**
  - (b) retaining existing village hall until works are completed on new village hall**
- 1. A02 (Time limit for submission of reserved matters (outline permission))**  
**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**
  - 2. A03 (Time limit for commencement (outline permission))**

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

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

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

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

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

**5. Details for the means of access shall include a single access to serve the development.**

**Reason: In the interests of highway safety.**

**6. A 2 metres wide footway shall be provided on the frontage of the site to the satisfaction of the local planning authority in accordance with the Council's Design Guide and Specification before first occupation of any dwelling on the site.**

**Reason: In the interests of highway safety.**

**7. The applicant(s) or their agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.**

**Reason: To ensure that the archaeological interest of the site is investigated.**

**Informative(s):**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.

## APPENDIX

### DRAFT HEADS OF TERMS

#### Proposed Planning Obligation Agreement

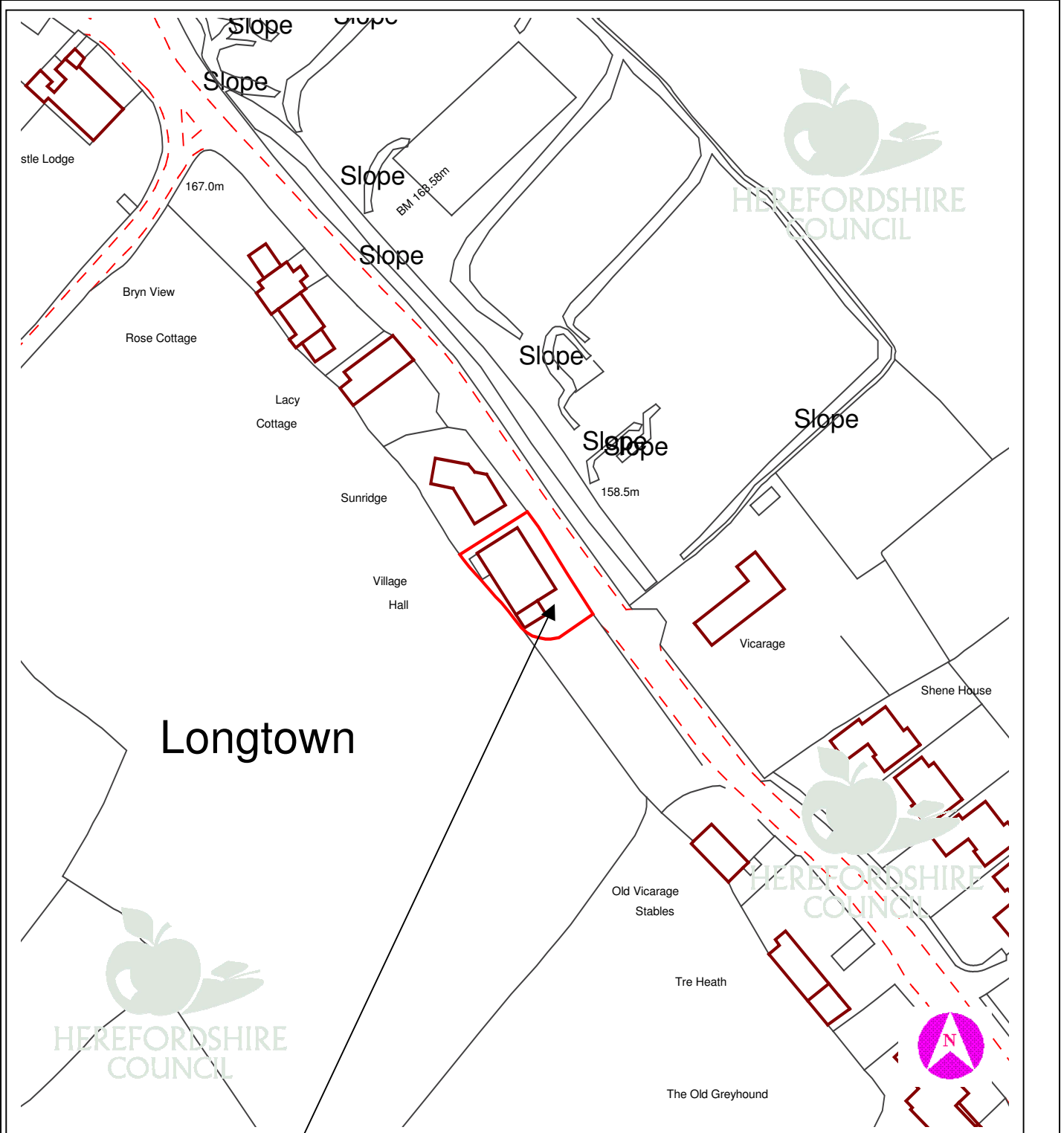
#### Section 106 Town and Country Planning Act 1990

#### Planning Application – DCSW2006/3874/O

Residential development of starter homes on site currently occupied  
by the Longtown Village Hall

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 and related Policy H.9 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 existing Village Hall shall not be demolished until such time as a replacement village hall is completed to the satisfaction of the local planning authority.
3. The developer shall pay to the Council, on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.

M J Willmont  
Team Leader - South



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**APPLICATION NO:** DCSW2006/3874/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Longtown Village Hall, Longtown, Herefordshire, HR2 0NZ

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