

3 DCSW2003/1375/O - PROPOSED 2 BEDROOM BUNGALOW, CHAPEL COTTAGE, COBHALL COMMON, ALLENSMORE, HEREFORD, HR2 9BN

For: Ms J A Mabe, Chapel Cottage, Cobhall Common, Allensmore, Hereford, HR2 9BN

Date Received: 7th May 2003

Ward: Valletts

Grid Ref: 4538 3560

Expiry Date: 2nd July 2003

Local Member: Councillor P. G. Turpin

1. Site Description and Proposal

- 1.1 The application site comprises part of the lawned garden area of Chapel Cottage, a red brick faced cottage on the western side of the unclassified road (u/c 73410) that leads north/north-east out of the settlement. This site is wholly within the village settlement.
- 1.2 The site is well screened by mature hedging when viewed from the public highway. There is fencing on the north-eastern boundary shared with Copper Beeches and trees and hedging further back along the same boundary adjoining Ffrwd Cottage.
- 1.3 The site has a frontage of 18 metres and is 38 metres deep. This application is for outline planning permission with all details reserved for future consideration. Access will be gained directly off the unclassified road (u/c 73410).

2. Policies

2.1 Planning Policy Guidance

PPG.7 - The Countryside: Environmental Quality and Economic and Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.9 - Development Requirements
Policy H.16A - Housing in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.43 - Foul Sewage
Policy SH.10 - Housing in Smaller Settlements

2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from Development Plan policies.

3. Planning History

- 3.1 SH891515PO Erection of two dwellings with garages - Refused 20.12.89

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency raises no objections subject to a scheme of foul drainage works being approved by the local planning authority.

Internal Council advice

- 4.2 The Head of Engineering and Transportation recommends that conditions be attached in the event of planning permission being granted.
- 4.3 The Environmental Health and Trading Standards Officer raises no objections.

5. Representations

- 5.1 The applicant states in a covering letter:

- see Mayglothing Waste Ltd report, recommending Biodisc sewage treatment plant
- 'Wisy' system for storm-water
- application made on behalf of my son, currently renting in Hereford. He will then be able to work from home.

- 5.2 Allensmore Parish Council make the following observations:

"This site was refused for 2 dwellings on 20th December 1989 on the grounds of drainage difficulties and lack of a main sewer. Also at this time Mr. Denny was refused on ground adjacent to Richmond Cottage which is close by Chapel Cottage. This went to appeal on 1st June, 1990 and was refused. An appeal by Mr. Denny on 4th July, 1996 was refused. This lists many points on drainage of this area, and is a very comprehensive report.

Mr. P. Gregory was refused for 1 dwelling adjacent to Richmond Cottage on 10th December, 1998.

On 7th October, 1998 Mr. and Mrs. P. Jones lost an appeal to build a bungalow near the Nursery, Allensmore. Point (1) of the report says a policy of restraints for further development at Cobhall Common until the difficulties of surface water and foul sewage disposal are overcome and mains drainage is available.

The drainage improvement scheme in 1997 was intended to help existing dwellings in the Cobhall Common area and deals with surface water mainly. How much it has lowered the water table is not clear, and the water percolation tests at Chapel Cottage took place at the end of an exceptionally dry period, see attached rainfall figures for Feb and March.

We feel it would be unwise to support further development on Cobhall Common and oppose this application."

5.3 One letter of representation has been received from:

Mr. J. Addis, The Turnant, Cobhall Common, Allensmore, HR2 9BN

The following main points are raised:

- have no real objection to a bungalow
- concern is the access to it. Chapel Cottage and Richmond Villa all use a track that I use to gain access. There are drainage problems in wet winters.

5.4 In a further letter from:

Ms. W. Audas, 8 Jackson Street, Cheadle, Cheshire, SK8 2AU

The following main points are raised:

- happier to live by my daughter
- convenient, cuts travel to Cheshire
- large enough site for a small bungalow

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 There are two main issues, firstly the principle of the development, and secondly the closely related issue of the means of foul drainage.

6.2 With regard to the principle of developing this site, Cobhall Common is identified as a smaller settlement within the remit of Policy SH.10 contained in the Local Plan. Therefore, it needs to satisfy the requirements of that policy together with those of general development criteria in Policy GD.1 and drainage in Policy C.43. The site does have a narrower frontage than that of Chapel Cottage, however, given the depth of site available and that a 2 bedroom bungalow is proposed there is considered to be sufficient area between Chapel Cottage and Copper Beeches and the property to the rear of the plot. Access can be gained off the unclassified road, which is confirmed by the Head of Engineering and Transportation. There are a variety of dwelling types, bungalows predominantly, in this part of the settlement, therefore it is not considered that the principle of allowing a bungalow to be built would detract from the amenities of this part of the settlement. The other criterion requirement in Policy SH.10 is one of demonstrating that there is sufficient interest in the plot in question, in order to satisfy local housing need. This has been demonstrated by the two letters received.

6.3 Cobhall Common has historically been the subject of drainage problems. The Parish Council has correctly identified the history of the site and the recent planning appeals. The current proposal is one that does take advantage of improvements made to surface water works started in 1997. This proposal entails using a package treatment plant and rain-water harvesting and there is no objection from either the Environment Agency or the Environmental Health and Trading Standards Officer. The Environment Agency attended the Hearing Appeal at Richmond Cottage, and therefore have some knowledge of Cobhall Common. The previously refused application in 1989 cited by Parish Council was on a site wider by 7 metres, but was for two dwellings and was proposing a sealed system or septic tanks that were totally inadequate at that time.

6.4 The proposal satisfies the criteria for new residential development in smaller settlements in accordance with Policies SH.10, GD.1 and C.43 contained in the South Herefordshire District Local Plan. There are considered to be no reasonable grounds for withholding planning permission.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

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

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

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

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

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

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

- 5. F18 (Scheme of foul drainage disposal)**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.