

4 DCNC2003/1503/F - ERECTION OF FOUR DETACHED DWELLINGS WITH GARAGES AND PRIVATE DRIVE AT LAND ADJ TO BELMONT, STOKE PRIOR, LEOMINSTER.**For: Mrs C Shaw per Border Oak, Kingsland Sawmills, Kingsland, Leominster****Date Received:****19th May 2003****Ward:****Hampton Court****Grid Ref:****52178, 56540****Expiry Date:****14th July 2003**

Local Member: Councillor K Grumbley

1. Site Description and Proposal

1.1 The site is located on the south side of the C1110, to the south east of its junction with the Stoke Prior road and between the village hall at Belmont, a detached bungalow. A public footpath crosses the site. The site is an area of grass keep, 0.249 hectares in area, in an elevated position, and slopes away from the village hall towards Belmont. It is located in the Settlement Boundary of Stoke Prior.

1.2 This is a full application for 4 Border Oak designed dwellings off a private drive that will run close to the boundary with Belmont with egress onto the C1110. A row of trees is proposed to be planted between the road and the boundary of the site. Foul drainage is to be sewerage is to be disposed of by way of treatment plant with secondary filtration system. The plant is to be sited on a triangular piece of land in the north west corner of the site, between the site entrance and Belmont.

2. Policies

Planning Policy Guidance 3 – Housing

Leominster District Local Plan

A2 – Settlement Hierarchy

A24 – Scale and Character of Development

A54 – Protection of Residential Amenity

A55 – Design and Layout of Housing Developments

Herefordshire Unitary Development Plan (Deposit Draft)

H6 – Housing in Smaller Settlements

3. Planning HistoryNC2000/3426/O – Residential Development – Approved 7th March 2001.