

8 DCSW0009/1036/F DCSW/091187/F - CREATE TWO NEW DETACHED DWELLING UNITS AT TOWN HOUSE, MADLEY, HEREFORDSHIRE, HR2 9LP.

For: Mr M Coleman per Mr A Clive, 8a High Street, Ledbury, Herefordshire, HR8 1DS.

Date Received: 2 June 2009

Ward: Stoney Street

Grid Ref: 342106,238869

Expiry Date: 28 July 2009

Local Member: Councillor DC Taylor

1. Site Description and Proposal

- 1.1 The application site is some 100 metres to the north of the main crossroads in Madley, between the B4349 road and C1196 road. The site gains access via the existing farm entrance which also serves a bungalow (Court View), immediately to the north.
- 1.2 The scheme has been revised from the original submission such that the weather boarded garages now form a block of buildings on the southern boundary of the site and each of the proposed units adjoins a corner of the garage block. This creates a courtyard and a boundary wall to the site adjoining immediately to the south, complimenting the existing farm buildings to the south (which are the subject of a separate agenda item). The design for each of the two units on this site remains as originally proposed. The dwellings will comprise a combination of brick and stone elevations with slate roof coverings that have been designed to reflect those that might be found in traditional farm buildings. The dwellings will be 8 and 8.1 metres to the ridge, lower than the listed barn to the south which is 8.8 metres to the ridge.
- 1.3 The boundary treatment will comprise hedges, estate fencing (as presently used on the site), brick walling and post and rail fencing. The steel framed barns on the site would be removed in order to make way for the new dwellings and garaging.
- 1.4 The site is within the settlement boundary of Madley and accordingly the principle of residential development is acceptable. The acceptability of this proposal, therefore, primarily relies on the detailed design, form and layout in relation to the existing farm buildings immediately to the south.
- 1.5 The revised scheme has been the subject of re-consultation with previous consultees, including the Parish Council and local residents.

2. Policies

2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Development
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Policy S2	-	Development Requirements
Policy DR1	-	Design

Further information on the subject of this report is available from Mr A Prior on 01432 261932

Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR5	-	Planning Obligations
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Designs
Policy HBA4	-	Setting of Listed Buildings

3. Planning History

- | | | | | |
|-----|-----------------|--|---|----------------------|
| 3.1 | DCSW2004/2484/F | Conversion of barns to two dwellings and demolition of steel framed barns. | - | Approved
20.09.04 |
| | DCSW2004/2485/L | Conversion of barns to two dwellings and demolition of steel framed barns. | - | Granted 20.09.04 |

- 3.2 These applications relate to the barns to the south of the application site, which are the subject of a separate agenda item.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends that conditions be attached to any grant of planning permission.

Internal Council Advice

- 4.2 The Traffic Manager recommends conditions for the visibility splay and advises on position of detached garages proposed.
- 4.3 The Conservation Manager states that the originally submitted scheme had a poor layout, as the garages were too prominent and that the designs needed further consideration. The revised layout is important in relation to existing buildings. The materials used are crucial and need to be conditional. It is also recommended that completion be attached as regards wildlife protection and enhancement strategy.
- 4.4 The Conservation Manager states, in response to the revised plans, that the scheme creates a small self contained courtyard and that the relationship between new and existing building nearby is much better. The site will need good landscaping and materials.

5. Representations

- 5.1 In the Design and Access Statement that accompanied the application, the following main points were made;
- Site adjacent to group of buildings north again of Town House.
 - Site falls within settlement boundaries for Madley.
 - Dwellings are for contemporary living. They sit well in position relative to listed barn.
 - Combination of stone and brick alone found in barns across Herefordshire.
 - Full height glazed screens reflect barn forms, dwellings are not pretending to be barns or barns.
 - New dwellings should sit well in this specific environment.
 - High quality materials will be used.
 - Not an over-development of the site.
 - Access has been widened.

Further information on the subject of this report is available from Mr A Prior on 01432 261932

5.2 Madley Parish Council makes the following observations:

Offer general support. Request that provision be made for public parking spaces. This view is re-iterated in the response to the additional consultation on the revised plans.

5.3 Three letters of objection have been received from:

Mr H B Brookman, Town House, Madley, HR2 9LP
Mr & Mrs B W Thomas, Courtfields, Madley, HR2 9LP
Mr R Marchant & Miss E Cwilich, 1 Cwm Cottage, Madley, HR2 9LP

The following main points are raised.

- Lack of parking in village, difficult to leave or enter highway at school times and for Church services.
- Units will affect solitude and noise pollution.
- Has possibility of great crested newts on site been explored (on my property).
- Recommend Council should take account of adjacent paddock for use as a village car park, thus reducing congestion.
- Effect on Town House - two new dwellings are not appropriate.

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 It is considered that the main issues for consideration in determination of this application are the principle of development, the impact on the setting of listed buildings, the ecological implications of development, residential amenity and the need for financial contributions.
- 6.2 This site is wholly within the defined settlement boundary for Madley and as such the broad principle of the proposal is acceptable. Therefore, any new development needs to address the general detailed requirements such as the means of access and the form the development takes, given the particular context of the site. It is evident that the existing access which already serves Court View and agricultural land to the east enjoys satisfactory visibility onto what is a very straight stretch of highway. The items raised locally relate to the parking of vehicles on the road at certain times and particularly in connection with the school and Church which are both within walking distance of the site. This is not a matter which has a direct bearing on the application submitted, given that on-site parking is provided to serve the development at an appropriate specification and as such will not exacerbate the situation that currently exists.
- 6.3 The design of the dwellings is an important factor given the proximity to the Grade II listed barn to the south of this site. The design is intended to provide a range of buildings which will, with good materials and detailing, provide modern dwellings which will compliment the setting of the barn. The two dwellings are 8 metres in length, however, they will not dominate the listed barn, in view of its much larger scale.
- 6.4 The revised site for the new houses and garages will provide a courtyard of single and two storey buildings which will relate well to the listed barns and the existing brick and stone faced buildings to the south which also have single and two storey elements. Therefore, it is not considered that the new dwellings will detract from the setting of either the listed barn, or Town House.
- 6.5 This application was accompanied by an ecology report, which primarily relates to the existing buildings to the south of the application site, which are the subject of a separate planning

application reported on this agenda. It is considered that the conditions prepared by the Conversation Manager requiring a wildlife protection and enhancement strategy will provide the necessary mitigation for this site.

- 6.6 This site is considered to be a sufficient distance away from existing dwellings, so as to avoid any adverse impact on residential amenity. This is due also to the fact that there are buildings between Town House and the site, and that the access is already used in association with the existing agricultural enterprise and Court View.
- 6.7 The issue of whether this proposal in its own right, and when taken together with the new build scheme for two dwellings, would reasonably attract Section 106 contributions has been given detailed consideration.
- 6.8 Notwithstanding the benefits of securing an appropriate residential development on the edge of the village, this proposal falls below the threshold of five dwellings that has been set under the current temporary suspension arrangement. Furthermore, when taking account of the extant 2004 permission for two dwellings and the conversion and new build proposal currently under consideration to the south (DCSW0009/1038/F), the net increase in dwellings over the extant permission would be four, which remains below the current threshold.
- 6.9 In the light of this it is not considered that this proposal, either in its own right or taken cumulatively with the separate site to the south, would attract the need for contributions under the current Section 106 arrangements.
- 6.10 Therefore, the application can be supported on the basis of revised plans and in accordance with conditions recommended by the Conservation Manager, Traffic Manager and Welsh Water as set out in the recommendation below.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with approved plans**
3. **C01 Samples of external materials**
4. **G10 Landscaping scheme**
5. **G11 Landscaping scheme - implementation**
6. **H13 Access, turning area and parking**
7. **L01 Foul/surface water drainage**
8. **L02 No surface water to connect to public system**
9. **L03 No drainage run-off to public system**
10. **L04 Comprehensive & Integrated draining of site**

- 11. Prior to development, a wildlife protection and enhancement strategy shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To comply with Herefordshire Council's Unitary Development Plan Policies NC6, NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006

- 12. H03 Visibility Splays
- 13. H06 Vehicular access construction
- 14. H13 Acces, turning area and parking
- 15. H27 Parking for site operatives

INFORMATIVES:

- 1 N15 Reason(s) for the Grant of Planning Permission
- 2 N19 Avoidance of doubt - Approved Plans
- 3 N11B Wildlife & Countryside Act 1981 (as amended) & Cons (Nat. HaB Bat)

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : TOWN HOUSE, MADLEY, HEREFORDSHIRE, HR2 9LP

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