

MEETING:	PLANNING COMMITTEE
DATE:	12 JANUARY 2011
TITLE OF REPORT:	<p>DMS/101907/O - SITE FOR ERECTION OF AFFORDABLE HOME AT LAND ADJACENT TO HOLLY BUSH, CRAFTY WEBB, BREDWARDINE, HEREFORDSHIRE, HR3 6BZ</p> <p>For: Mr Minton, Dolvach Farm, Bredwardine Hill, Bredwardine, Herefordshire, HR3 6BZ</p>

Date Received: 26 July 2010

Ward: Golden Valley North

Grid Ref: 331873,244175

Expiry Date: 1 November 2010

Local Member: Councillor PD Price

1. Site Description and Proposal

- 1.1 The application site lies in open countryside and is located on the southern side of an unclassified road (U/C 75220) that climbs westwards out of Bredwardine towards Arthur Stone Lane. It is 1.5 kilometres away from the Red Lion on the B4352 road. There is an existing farm gate access on the north western corner of the roughly square area of agricultural land providing the plot. It constitutes an arbitrary area of a much larger parcel of land. The access gate provides access onto a public bridleway (BD3B). This bridleway adjoins the north-western boundary of the site and then continues on a south-easterly course along the southern side of the proposed site.
- 1.2 The access point will be on the outside of a bend of the aforementioned unclassified road. There is good visibility to the north east and eastwards to Bredwardine. There is a residential property, Holly Bush Cottage to the north-west of the application site. Oak Cottage is to the east and like Holly Bush Cottage it fronts onto the unclassified road. These two dwellings are both stone faced and slate roofed. The application site would have 35 metre frontage and be approximately 23 metres deep. Hedgerow fringes the northern boundary adjoining the unclassified road together with the western boundary.
- 1.3 This is an outline application with all matters reserved. An indicative plan submitted details a dwelling facing in a north-easterly direction towards the existing gateway/entrance into the site. The new boundaries for the plot are defined by hedging.
- 1.4 The application is submitted with a justification that it seeks to provide a special needs family home for the applicant's son. The land has been in family ownership for three generations. Alternative sites have been considered in order to meet this need but there is no information provided in this respect. It is stated that plots were sold for £100,000 to the rear of the Red Lion, in the centre of Bredwardine and that the only affordable option is the one now proposed.

- 1.5 Details are also provided in the Design and Access Statement for a brick dwelling with low eaves created by using dormer windows. Solar panels will be used and spaces will be created for recycling and storage.
- 1.6 The applicant states that he will accept any reasonable conditions and or an agreement requiring the first occupant to be his son, Matthew.
- 1.7 A letter of support accompanied the application. This letter of support represents 15 properties in the locality and 20 residents.

2. Policies

2.1 Central Government Advice:

Planning Policy Statement 1 - Delivering Sustainable Development
 Planning Policy Statement 7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable Development
- S2 - Development Requirements
- S6 - Transport
- DR2 - Land Use and Activity
- H7 - Housing in the countryside outside settlements
- H9 - Rural exception housing
- H13 - Sustainable residential design
- LA2 - Landscape character and areas least resilient to change

3. Planning History

- 3.1 SH900865PO - Erection of a dwelling Refused 19 September 2010
- 3.2 SH930175PO - Erection of a two bedroom starter home Refused 24 March 1993
- 3.3 DCSW2008/2680 - Erection of an affordable home Withdrawn 17 December 2008

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 The Traffic Manager states that the site is an unsustainable location. Conditions are recommended in the event that planning approval is granted.
- 4.3 The Public Rights of Way Manager raises no objections subject to the bridleway BD3B not being obstructed during the construction phase.

5. Representations

- 5.1 Two letters have been received from the owners / occupiers of residential properties either side of the application site (Hollybush Cottage and Oak Cottage). The following concerns are raised.

- outside of settlement boundary
- land is in Kilvert Country and of historical interest and great landscape value
- sympathetic to principle of local people having affordable housing but site dwelling downhill in centre of village not outside settlement boundary
- impact on water supply
- potential contamination of water supply
- precedent established
- close to dining room conservatory resulting in loss of view and privacy

5.2 Bredwardine Parish Council supports the application along with support from local community. It is aware of controls in rural areas. However they will support a local family, supporting their child by providing an affordable home.

5.3 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

6.1 The main issue relates to the principle of the residential development of a site in open countryside away from any established and/or identified settlement. The second issue raised relates to the need for residential development to satisfy sustainable development criteria and other more specific considerations such as landscape and visual impact and the effect on the amenities or neighbouring properties.

6.2 This site is located within open countryside. It is divorced from the nearest settlement, Bredwardine, which is identified as a smaller settlement where new dwellings would be restricted to limited infilling. Accordingly the proposal must be determined with regard to the requirements of Policies H7 and H10 of Herefordshire Unitary Development Plan. Policy H7 states that all housing development outside the main towns, villages and smaller settlements will not be permitted, unless such development proposes satisfactory identified exceptions. The application proposed does not satisfy any of the stated exceptions and is therefore considered unacceptable in principle. Furthermore, the proposal does not satisfy the requirements of Policy H10, for rural exception housing since the site is not within or adjoining a settlement, as previously stated. It also does not respect the settlement concerned nor will the siting of this dwelling afford reasonable access to facilities or public transport. This site is wholly car dependent and therefore an unsustainable location in planning policy terms.

6.3 The promotion of sustainable development is a requirement of all new housing proposals and the key criteria are set out in Policies S2 and DR2 of Herefordshire Unitary Development Plan. It is incumbent upon the planning authority to control development which is not sustainable by promoting proposals that reduce the need to travel particularly by using motor vehicles and focus new development in locations where there are existing services and facilities. The application site is wholly car dependent given its remoteness from facilities and therefore is contrary to the provisions of Policies S2 and DR2 of Herefordshire Unitary Development Plan.

6.4 It is considered that the proposal is contrary to adopted development plan policy and the principles established in Government guidance set out in PPS1 and PPS7. However it is necessary to consider 'other material considerations' in the determination of any application and to establish whether these outweigh the contrary policy presumption. In this case the personal circumstances of the applicant's son are relied upon and whilst his disability and the lack of affordable housing locally are acknowledged, it is not considered that such circumstances could reasonably outweigh the very significant objection in planning policy terms.

6.5 Therefore, notwithstanding the support of the Parish Council and sections of the local community, the proposed development does not satisfy the requirements of housing development in rural areas, outside identified settlements. The site is divorced from facilities and would not satisfy the need for housing development to be sustainable, given the reliance on use of the motor vehicle. The proposal is fundamentally contrary to the policies of the Herefordshire Unitary Development Plan and Government advice contained in PPS1 and PPS7.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The proposal constitutes development in open countryside divorced from any established settlement identified in the Herefordshire Unitary Development Plan. The development of the site is not sustainable given the lack of facilities nearby and the reliance upon the use of the private motor vehicle. Therefore, the application is contrary to Policies H7, H10, DR2 and S2 of Herefordshire Unitary Development Plan and Government advice set out in PPS1: Delivering Sustainable Development and PPS7: Sustainable Development in Rural Areas.**

- 2. In the absence of any justification for the new dwelling in this isolated rural location, its presence within the landscape would be detrimental to the character and appearance of the site and surrounding area, which should be protected from unwarranted development for its own sake. Therefore the proposal would be contrary to Policy LA2 of the Herefordshire Unitary Development Plan.**

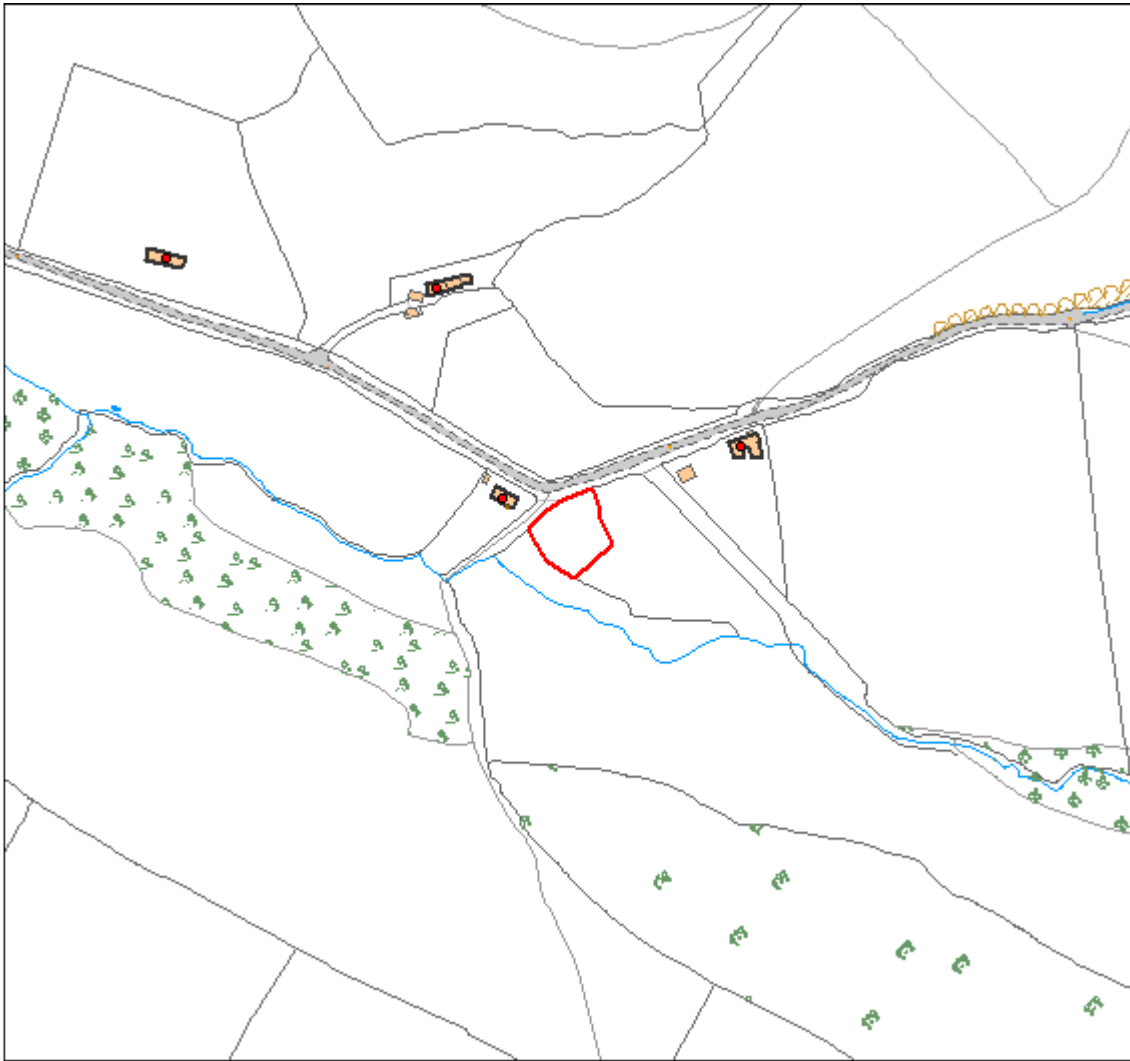
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMS/101907/O

SITE ADDRESS : LAND ADJACENT TO HOLLY BUSH, CRAFTY WEBB, BREDWARDINE, HEREFORDSHIRE, HR3 6BZ

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