

MEETING:	PLANNING COMMITTEE
DATE:	15 MAY 2013
TITLE OF REPORT:	<p>130191/O - OUTLINE FOR THE ERECTION OF ONE SINGLE STOREY DWELLING AND DOUBLE GARAGE WITH ALL MATTERS RESERVED AT LAND ADJACENT HARWELL, BRAMPTON ABBOTS, ROSS ON WYE, HR9 7JD</p> <p>For: Mr & Mrs Snell per Mr Simon Snell, Eglosderry, Merrymeeting, Gwennap, Redruth Cornwall, TR16 6BL</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=130191

Date Received: 23 January 2013 **Ward: Old Gore**

Grid Ref: 360215,226823

Expiry Date: 20 March 2013

Local Member: Councillor BA Durkin

1. Site Description and Proposal

- 1.1 The application site lies on the western side of a narrow lane in the village of Brampton Abbots. The site has a width of some 26 metres and a depth of some 39 metres. Thus, the site has an area of some 0.1 hectare. The site is higher than the road and the pair of semi-detached houses opposite (including 'Abbey Haven'). Either side of the application site are detached single storey bungalows. The distance between the southern flank wall of Harwell and the northern flank wall of 'Hatchers' is approximately 35 metres. Upon the site are two trees that are worthy of retention, an apple tree and an ash tree which is on the frontage.
- 1.2 The site lies within the Wye Valley Area of Outstanding Natural Beauty (AONB). It should be noted that the lane is also a public right of way.

The application is made in outline. The proposal is to erect a single storey dwellinghouse and double garage. All matters ((i.e. layout, design, appearance and landscaping) are reserved for future consideration.

2. Policies

2.1 National Planning Policy Framework (NPPF) 2012

Herefordshire Unitary Development Plan 2007

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement

Further information on the subject of this report is available from Mr R Close on 01432 261803

S3	-	Housing
H7	-	Housing in the countryside outside settlements
S6	-	Transport
T11	-	Parking Provision
S7	-	Natural and Historic Heritage
LA1	-	Areas of Outstanding Natural Beauty
LA5	-	Protection of trees, woodlands and hedgerows
HBA9	-	Protection of open areas and green spaces
NC1	-	Biodiversity and development
NC6	-	Biodiversity Action Plan priority habitats and species
NC7	-	Compensation for loss of bio-diversity
NC8	-	Habitat creation, restoration and enhancement
NC9	-	Management of features of the landscape important for fauna and flora

2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

3.1 S120304/O – Outline application for erection of one single storey dwelling and double garage with all matters reserved – Application WITHDRAWN

4. Consultation Summary

Statutory Consultees

4.1 Welsh Water does not raise any objections.

Internal Consultees

4.2 The Public Rights of Way Section has no objections.

4.3 The Conservation Manager - Landscape – Her views are contained within the appraisal section of this report.

4.4 The Planning Ecologist has no objections to the proposal. If planning permission were to be granted condition(s) would be required to secure implementation of the recommendations in the ecological report, retention of the Ash tree & apple tree and further details of the mixed, native hedgerow planting along the field boundary of the site.

5. Representations

5.1 Brampton Abbots Parish Council has no objection to the proposed development.

5.2 Letters of support have been received from the occupiers of five dwellings ('Follys End', 'Stonegate', 'The Mallards', 'The Beeches' and 'Townsend Cottage') on the following summarised grounds:-

- The site is a logical infill
- The site is of no real merit
- The proposal, being single storey only, is sympathetic

5.3 An agent acting for the occupiers of 'Abbey Haven' object on the following summarised grounds:-

- The proposal is clearly contrary to policy H7 of the Herefordshire Unitary Development Plan 2007 and as such represents unjustified new residential development in the open countryside;
- The site location of the site is such that the proposal would create an unsustainable pattern of development with the future occupiers of the bungalow being highly dependent upon the use of the private motor vehicle;
- The development would have a negative landscape impact contrary to policies LA1 and HBA9 of the Herefordshire Unitary Development Plan 2007;
- The proposal would have a negative impact upon the amenities of the occupiers of 'Abbey Haven' and 'Townsend Cottage' by way of overlooking. This is exacerbated by the fact that the site is some 1.4 metres higher than the lane; and
- Ecology and bio-diversity matters have not been satisfactorily addressed.

5.7 The consultation responses can be viewed on the Council's website by using the following link:-

<https://beta.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/>

Internet access is available at the Council's Customer Service Centres:-

<https://beta.herefordshire.gov.uk/contactus>

6. Officer's Appraisal

Principle of development

6.1 The application site lies outside of Hereford City, the market towns and any of the defined main villages (i.e. this listed in policy H4 of the Herefordshire Unitary Development Plan 2007. Furthermore Brampton Abbots is not listed as one of the smaller settlements in policy H6 of the Herefordshire Unitary Development Plan 2007 where infill development is permitted (subject to certain criteria being met). As such the application site within the open countryside in planning policy terms. Policy H7 of the Herefordshire Unitary Development Plan 2007 essentially establishes a presumption against new residential development in the open countryside. Whilst that policy provides for seven specified exceptions, none apply to this particular case. As a consequence, it is considered that the proposal is contrary to policy H7 of the Herefordshire Unitary Development Plan 2007. The Draft Core Strategy currently has no weight attached to it. It *may* be the case that the Core Strategy allows for a degree of housing development in Brampton Abbots but to permit such a scheme now on the basis of a policy that may emerge would not be appropriate.

Sustainability of location

6.2 It is considered that the application site is not in a sustainable location. Whilst Brampton Abbots has a few facilities (i.e. a village hall, a private children's nursery and a church), it does not have a range of community facilities (e.g. employment, retail, community facilities).

- 6.3 Brampton Abbots is poorly served by public transport. Whilst there is a school bus service on Mondays to Fridays during term time, the only other service is a Thursday service. It is basically a market day service 459 which operates only on a Thursday and provides a journey to Ross at 1055 returning from Ross at 1335. Brampton Abbots has a very low level of service to Ross.
- 6.4 It is accepted that the site is within reasonably cycling distance of Ross-On-Wye being some 0.9 mile from the rear of the Overross Industrial Estate, some 1.6 miles to the edge of Ross Town Centre and 2 miles from Ross Market Hall. The Primary School is some 1.2 miles distant and the Secondary School some 1.3 miles.
- 6.5 However, the site is not considered to be within easy and safe walking distance of Ross-On-Wye due to the distance involved, the lack of a dedicated footway and the lack of street lighting.
- 6.6 There are no pedestrian facilities that would enable safe walking from Brampton Abbots to Ross. The C1273 is a busy road with tight bends and limited forward visibility. It is considered that the location is suitable for cyclists but this is not suitable for pedestrians, let alone children.
- 6.7 Thus, it is concluded that the location of the application site is physically remote from employment, retail, leisure and community facilities. Furthermore the site is poorly served by modes of transport other than the private motor vehicle and the bicycle. As such, the proposal would create an unsustainable pattern of development that would increase reliance on the private motor vehicle. As a consequence the proposal is considered to be contrary to the Central Government advice contained within the National Planning Policy Framework (March 2012) and policies S1, S2, S3, DR2 and DR3 of the Herefordshire Unitary Development Plan 2007.

Landscape Impact

- 6.8 The site falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). The landscape character type is "Principal Settled Farmlands". The access road is a designated public footpath. Interestingly, the buildings on the eastern side of the road, opposite the site, are shown on historic maps (approx. 1880).
- 6.9 The site is currently unused and appears to be relatively unmanaged. It is considered that this open space provides a valuable small gap in an otherwise continuous linear development. It does, to a degree, provide the setting for the historic buildings on the eastern side of the access road. It also provides a view out of the settlement towards the attractive landscape of the Area of Outstanding Beauty. It is considered that the loss of this open space would have a negative impact on the landscape contrary to policies LA1 and HBA9 of the Herefordshire Unitary Development Plan 2007.

Ecology/Bio-Diversity

- 6.10 It is considered that the ecological/bio-diversity issues have been satisfactorily addressed. No evidence of reptiles has been found. There is one apple tree on-site that could support bat roosting. However, the intention is to retain and protect the tree during the construction phase, if planning permission were to be granted.
- 6.11 Therefore it is considered that the proposal is contrary to the provisions of the Development Plan in terms of the principle of developing within the open countryside, the unsustainable location and the landscape impact. The issue then arises as to whether there are any "other material planning considerations" that would justify another decision being made.

Housing Land Supply

6.12 There is a shortfall in the Council’s five year housing land supply. As such, the Local Planning Authority needs to address that shortfall. However, that does not mean allowing dwellinghouses anywhere at any environmental cost. Such new dwellinghouses should be in sustainable locations. As a consequence the approach adopted by the Council has been to look more favourably on sites adjacent to Hereford, the market towns and main villages (i.e. those listed in policy H4 of the Herefordshire Unitary Development Plan 2007). Brampton Abbots is not one of the main settlements and is not considered to be in a sustainable location.

Impact upon Residential Amenity

6.13 This is an outline application with all matters reserved. However, notwithstanding the fact that dwellings to the east of the road are set at a lower level, it is considered that a design could be achieved that ensures that there would be no undue loss of privacy and sunlight and/or daylight to occupiers of other existing dwellinghouses in the immediate area.

6.14 Therefore on balance I recommend that permission be refused.

RECOMMENDATION

That Planning Permission be REFUSED on the following grounds:-

1. **The proposal involves the provision of an additional new dwellinghouse in the countryside contrary to policy H7 of the Herefordshire Unitary Development Plan 2007.**
2. **The application site is physically remote from employment, retail, leisure and community facilities. Furthermore the site is poorly served by modes of transport other than the private motor vehicle and the bicycle. As such, the proposal would create an unsustainable pattern of development that would increase reliance on the private motor vehicle. As a consequence the proposal is considered to be contrary to the Central Government advice contained within the National Planning Policy Framework (March 2012) and policies S1, S2, S3, DR2 and DR3 of the Herefordshire Unitary Development Plan 2007.**
3. **The proposed development would result in the loss of a visually important open space which provides a valuable gap in an otherwise continuous linear development which provides a setting to the historic buildings to the east and provides a public view out of the settlement towards the attractive landscape of the Area of Outstanding Beauty. It is considered that the loss of this open space would have a negative impact on the landscape contrary to policies LA1 and HBA9 of the Herefordshire Unitary Development Plan 2007.**

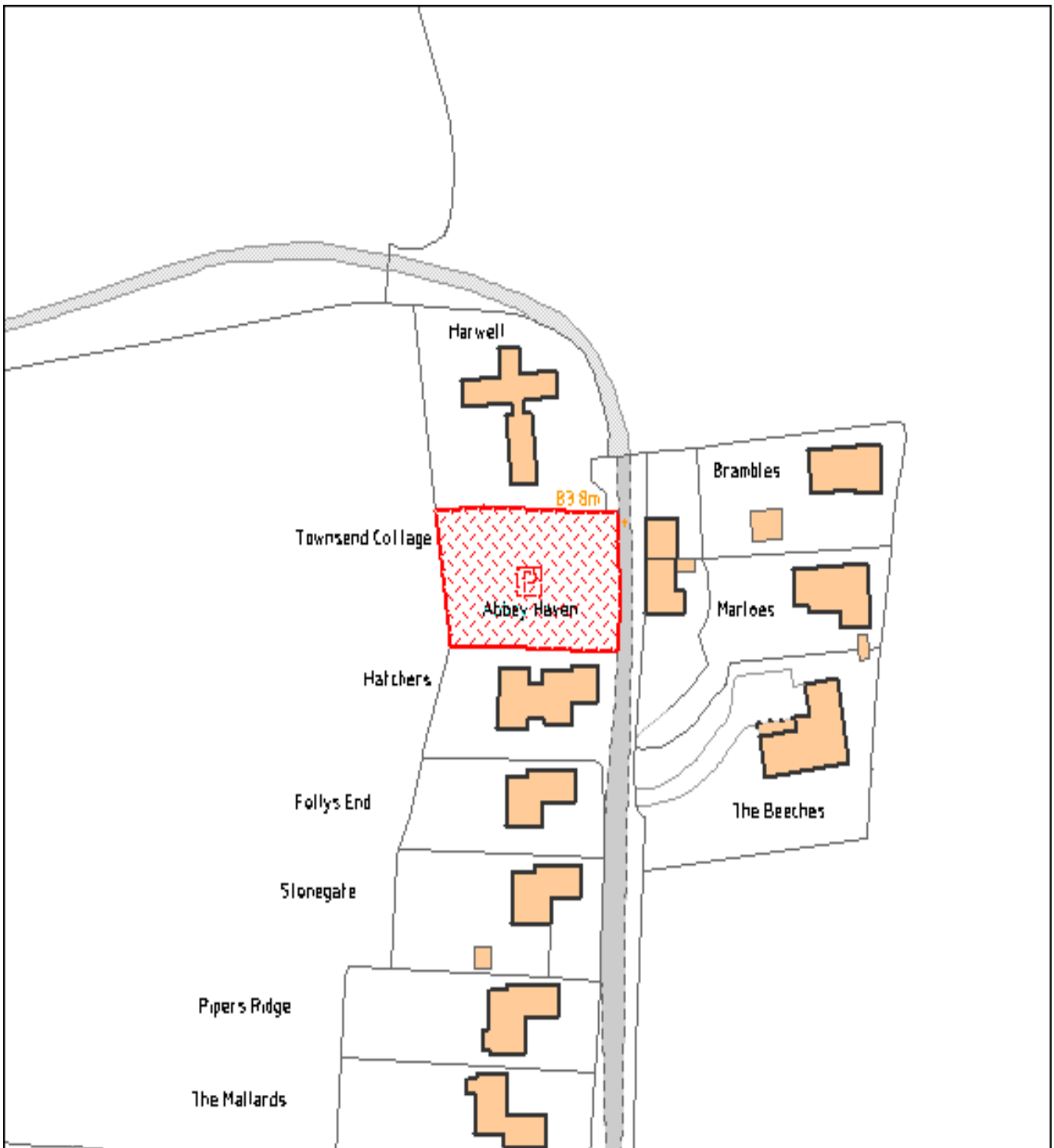
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 130191/O

SITE ADDRESS : LAND ADJACENT HARWELL, BRAMPTON ABBOTS, ROSS ON WYE,
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Further information on the subject of this report is available from Mr R Close on 01432 261803