

**DCSW2004/1499/O - RENEWAL OF OUTLINE  
PLANNING PERMISSION SW2000/1521/O FOR  
RESIDENTIAL DEVELOPMENT, OS 0034, LAND SOUTH  
OF PONTILLA, LONGTOWN, HEREFORDSHIRE,  
HR2 0LG**

**For: Executors of Mr H. Price & Mrs J. Price per  
James Spreckley, MRICS FAAV, Brinsop House,  
Brinsop, Herefordshire, HR4 7AS**

**Date Received: 23rd April 2004      Ward: Golden Valley      Grid Ref: 32003, 29337  
South**

**Expiry Date: 18th June 2004**

Local Member:      Councillor J. B. Williams

## **1. Site Description and Proposal**

- 1.1 The site lies on the western side of the main thoroughfare, that leads through Longtown. The Class III road (C1203) leads north-west to Craswall, and south-eastward via Clodock to Pandy and the A465(T). The site is on 0.45 hectares of land adjoining the Longtown Community School. There is residential development facing the site from the opposite side of the C1203 road.
- 1.2 The application is a renewal of one previously approved in August 2001. All matters are reserved for future consideration. An illustrative block plan provides for 2 pairs of two-bedroom houses fronting onto the Class III road with a central access point between serving a further five detached dwellings, two of which are 3 bedroom dwellings and the remaining three dwellings are 4 bedroom units.

## **2. Policies**

### **2.1 Planning Policy Guidance**

- PPG.1            -      General Policy & Principles  
PPG.3            -      Housing

### **2.2 Hereford and Worcester County Structure Plan**

- Policy H.18     -      Housing in Rural Settlements  
Policy H.16A    -      Housing in Rural Areas  
Policy CTC.2    -      Area of Great Landscape Value  
Policy CTC.9    -      Development Criteria

### **2.3 South Herefordshire District Local Plan**

- Policy GD.1     -      General Development Criteria  
Policy SH.6     -      Housing Development in Larger Villages  
Policy SH.8     -      New Housing Development Criteria in Larger Villages  
Policy SH.14    -      Siting and Design of New Buildings

Policy SH.15 - Criteria for New Housing Schemes  
Policy C.8 - Area of Great Landscape Value

## 2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from the current Development Plan policies. Notwithstanding that Longtown will no longer be an identified settlement in the Unitary Development Plan.

## 3. Planning History

3.1 SW2000/1521/O Site for residential development - Approved 23.08.01

## 4. Consultation Summary

### Statutory Consultations

4.1 English Heritage state that although the application site is within an area currently being considered by the DCMS for descheduling, at the time of writing it remains part of the scheduled ancient monument. Therefore, a scheduled monument consent will be needed. If it is descheduled advise still that it is necessary to consult English Heritage as the development may impact on remaining scheduled areas in Longtown.

### 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 Chief Conservation Officer has no objections to the proposal. A condition should be attached for a limited excavation of part of the eastern fringe of the site.

## 5. Representations

5.1 In a letter that accompanied the application, the applicant's agent makes the following main points:

- renewal of extant planning permission on 0.45 hectares of grazing land in the defined settlement
- clients advised by English Heritage that a review of the Scheduled Area, takes some considerable time. English Heritage have agreed to descheduling has yet to be confirmed by the Secretary of State
- rather than wait, and then make reserved matters application, applying for renewal of existing outline planning permission.

5.2 Longtown Parish Council make the following observations:

"No objections in principle. The Parish Council feels there is already enough 4-bedroom houses and would prefer to see smaller affordable housing."

5.3 Six letters of objection have been received from:

Ms. J. Hvass, 1 Penbailey, Longtown, HR2 0LF  
Mr. & Mrs. A. Davies, Ruthland, Longtown, HR2 0LE  
Ms. C. Birch, 11 Penbailey, Longtown, HR2 0LF

Longtown Community Primary School, HR2 0LE  
Mr. & Mrs. M. Maflin, 2 Penbailey, Longtown, HR2 0LF  
Mr. & Mrs. Pritchard, 6 Penbailey, Longtown

The following main issues are raised:

- considerable more traffic
- traffic joining narrow road close to entrance to school and opposite one to Penbailey
- danger to pedestrians, cyclists and school children
- child knocked down outside school recently, has lead in part to speed limit being introduced
- even if road widened and or a pull-in provided, still be parking here, as it occurs already on yellow zig zag lines outside school
- essential to allow for pavement and widening of road and scope for passing
- school also used by Nursery and for 'Learn Direct' in evenings and weekends. School a community school also used in holiday time
- poorly maintained roads in Longtown
- object, if not for affordable houses or at least significant proportion
- community needs young people, they cannot afford dwellings in Longtown
- Longtown historically built along length of settlement in individually designed differing sized dwellings
- no more executive houses, of 16 recently built dwellings, 13 for speculation, 2 occupied by young (non-local) families and the remainder occupied by single people or elderly
- site northern boundary of Longtown Castle
- hope site is not descheduled. Development would spoil beautiful views of countryside and mountains for which Herefordshire is renowned
- understand cannot comment on outlook, as bought property for views, privacy and peace.

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 considered to be three main issues relating to the proposal and these are the archaeology of the site, the generation of traffic onto the Class III road (C1203) and the form the development will take.
- 6.2 The application is one for renewal. Were the application to be refused the applicant would have until 23<sup>rd</sup> August, 2004 in which to submit reserved matters for the development. Nevertheless, an application has been made and it has to be determined on its merits and with regard to policies in the Development Plan that comprise the Local Plan and Structure Plan. The Unitary Development Plan, although at a much more advanced stage than when planning permission was previously granted in August 2001, is still not at such an advanced stage that the application can be determined in light of the most fundamental change which is that Longtown is no longer identified as a main village.
- 6.3 As regards the issue of the status of the site, English Heritage confirm that until such time as the Secretary of State confirms the descheduling of this site, Scheduled Monument Consent would be required. The Chief Conservation Officer recommends

further excavation. Excavation has already taken place prior to determination of the previously approved extant planning permission. Discoveries were made, nevertheless this had not resulted in the Chief Conservation Officer recommending refusal for the planning permission granted in August 2001. Therefore, there are considered to be no matters raised relating to whether or not the site is descheduled in future or not that alters the approach of the local planning authority to the site.

- 6.4 The block plan that accompanied the application is an illustrative one only. The number of dwellings provided and the proximity of the site entrance, to that of the adjacent school and to that of a residential development diagonally opposite has resulted in a number of issues being raised by local residents and those connected with the Community School. The access point is not fixed at this stage, nor is the layout or indeed the number of dwellings. However it is evident that a new entrance would need to be provided for on the frontage of the development site, as previously, between the school entrance and to that of Penbailey. The Head of Engineering and Transportation has responded that subject to adequate visibility splays being provided no objection is raised. The provision of those splays would improve visibility particularly forward visibility along the stretch of the Class III road. It would be anticipated that pedestrian traffic hopefully new pupils at the school could take the short walk to school, and that motor vehicles knowing the peak period for traffic particularly in the morning would stagger their journeys accordingly. The behaviour of motorists, such as parking on zig zag lines does not directly relate to the merits of the planning application.
- 6.5 The final issue is the one relating to the form the development takes which is a requirement of Policy SH.8 in particular, in the South Herefordshire District Local Plan. The plans submitted are for illustrative purposes and provide for a mix of housing types, although some local residents and the Parish Council would seek affordable housing. The extant planning permission was not conditional such that affordable housing had to be provided, and given the site falls within the settlement boundary, officers could only address concerns raised by seeking a mix of housing types on the site. It would be outside the remit of this application to enforce affordable housing.
- 6.6 There are considered to be no reasons for withholding planning permission given the proposal complies with policies contained in the Local Plan and Structure Plan for residential development in what is designated as a larger settlement at present, but that will lose that status under the provisions of the Unitary Development Plan.

## **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. D01 (Site investigation - archaeology )**

**Reason: To ensure the archaeological interest of the site is recorded.**

**6. G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**7. G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**8. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations) )**

**Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.**

**9. H07 (Single access - outline consent )**

**Reason: To ensure the safe and free flow of traffic using the adjoining highway.**

**Informative(s)**

**1. ND01 - Scheduled Monument Consent**

**2. N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.