

DEFERRED APPLICATION

<p>5 DCSE2004/1949/O - PROPOSED SITE FOR RESIDENTIAL DEVELOPMENT AT HAZELNUT COTTAGE AND ADJOINING LAND, LLANGROVE, NR ROSS-ON-WYE, HEREFORDSHIRE</p>
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<p>For: Paul Smith Associates, Chase View House, Merrivale Road, Ross on Wye, Herefordshire HR9 5JX</p>
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Date Received: 26th May, 2004 Ward: Llangarron Grid Ref: 52445, 19305

Expiry Date: 21st July, 2004

Local Member: Councillor Mrs. J.A. Hyde

Consideration of this application was deferred by the Sub-Committee on 4th August, 2004 in order that a site visit could be held. This took place on 16th August, 2004.

1. Site Description and Proposal

- 1.1 This site of about 0.3 ha comprises the detached house known as Hazelnut Cottage and its garden, which extends along the south side of the main village road in Llangrove, together with the field to the rear. An outline application for residential development of this land has been received, with all matters except access reserved for later approval. The field continues to the west but that part is in different ownership. An outline application (SE2004/2155/O) for the erection of 6 dwellings on that land has been received and a separate report is included in this Agenda.
- 1.2 The access is at the western extremity of the site, adjoining the car park of the Royal Arms Inn. A visibility splay of 2 m x 45 m is proposed. No other details of the proposal have been included at this stage.
- 1.3 The application site is adjoined to east and south by residential properties.

2. Policies

2.1 Planning Policy Guidance

PPG3 Housing

2.2 Hereford and Worcester County Structure Plan

Policy H16A	Housing in Rural Areas
Policy H18	Residential Development in Rural Settlements
Policy CTC9	Development Requirements

2.3 South Herefordshire District Local Plan

Policy C2	Settlement Boundaries
Policy C29	Setting of a Listed Building

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Policy SH6	Housing Development in Larger villages
Policy SH8	New Housing Development Criteria in Larger Villages
Policy SH9	Balance of Housing Types
Policy SH14	Siting and Design of Buildings
Policy SH15	Criteria for New Housing Schemes
Policy GD1	General Development Criteria
Policy T1A	Environmental Sustainability and Transport
Policy T3`	Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan – Revised Deposit Draft

Policy H6	Housing in smaller settlements
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3. Planning History

3.1	SH900008PO	Two-bedroom dwelling and garage.	-	Permitted 7.3.90
	SH900733/PM	Two bedroom dwelling and garage.	-	Permitted 27.7.90
	SH911112PF	New access	-	Refused 24.10.91
	SH930019PF	Amended positioning of access and garage	-	Permitted 8.2.93

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water requests that conditions are imposed to ensure that surface water does not discharge into the public sewerage system.

Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends that conditions be imposed if planning permission is granted.

5. Representations

- 5.1 The applicant makes the following submission:

- (1) Site lies within the village of Llangrove and its settlement boundary as defined and adopted in the South Herefordshire District Local Plan. As such, the principle of residential development is acceptable.
- (2) The site is of sufficient size to accommodate more than one dwelling, there is sufficient room to ensure that dwellings could be sited and orientated to ensure that the amenity of neighbours would not be compromised.
- (3) The enclosed plans indicate that a 5 m wide access with 2 m x 45 m splays in both directions can be accommodated. The western splay would be secured in the long term because it coincides with those of the adjoining public house car park.

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- (4) This proposed access design would provide safe access to the site for existing and potential occupiers and enhance road conditions by widening this stretch of the public highway.
- (5) The number of parking spaces stated on the application form (15) was not meant to indicate the number of dwellings sought in the application – the number of houses to be sited will need to be approved if and when the application for reserved matters is submitted.

5.2. Llangarron Parish Council's observations are as follows:

Because of the vagueness of the application, the Parish Council feel that more details, certainly regarding access and the number of proposed dwellings, would be appreciated prior to our submission of a comment.

5.3 Letters have been received objecting to the proposal. In summary the following points are made:

- (1) Site adjoins land for which permission is being sought or has been sought for further houses and hence is part of a much larger scheme estimated as a further 16 dwellings (10% increase in size of village) of which 6 would be on this site.
- (2) This would be akin to a housing estate appropriate to an urban area not a small village and would be overdense, backland development, out of character with village; taken with significant increase in building over past decade would destroy present tranquillity and quality of life and the character of village and surrounding environment.
- (3) Create precedent for further development in Llangrove and surrounding villages.
- (4) Loss of privacy as would directly overlook adjoining properties, domineer over them as existing house on a lower level to field and cause noise disturbance - serious loss therefore of residential amenity.
- (5) Roads around the village are insufficient in places for even two cars to pass and with sub-standard surfaces; inadequate for current traffic levels with main village road congested at school opening and closing times; pedestrians especially children and elderly (high percentage in villages) at risk as no footway.
- (6) Numerous accidents and near accidents are recounted to emphasise the current problems. Has become a rat-run.
- (7) an estimated 20% increase in village traffic (likely 32 cars) would greatly increase these hazards and make serious injuries and deaths inevitable.
- (8) New access would further exacerbate these problems as Hazelnut Cottage obscures view and would need to be demolished, which would be unacceptable on policy grounds, involving loss of character cottage; removal of garage would not be sufficient as house obscures visibility.
- (9) Proposals would not be sustainable (fails to meet European, UK and local criteria) with poor public transport, few facilities and residents forced to rely on their cars; adverse environmental impact of soakaways, drainage etc. Agenda 21 findings not considered.
- (10) Infrastructure is not adequate with already stretched electricity supply - needs to be improved before more development.
- (11) Insufficient detail - number of houses needs to be clarified so that representations are based on the full facts.

5.4 In addition a petition with 121 signatures expressing local opposition to the scheme has been received. It is pointed out that the signatures have been gathered in a very

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short time, from throughout the village and from all sectors. Also some signatures from users of facilities in the village.

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 The site is within the defined settlement and in principle therefore the erection of further houses accords with the adopted development plan policies. "Sustainability" is cited as an argument against this proposal and the limited bus service and facilities are contributory factors to Llangrove being defined as a smaller rather than a main village in UDP. However objections have been made to the relevant UDP housing policies and these therefore remain of limited weight. The adopted policies (in particular SH6 of SHDLP) encourage residential development in Llangrove and it is not considered that the emerging policy framework outweighs these policies.
- 6.2 The number of houses proposed, together with their siting, design and external appearance are matters for later approval. The site (about 0.2 ha of which is open field) is clearly of sufficient size to site at least 2 dwellings which would not be so crammed together as to be out of character with this part of the village nor so close to existing houses as to harm the amenities of occupants. The difference in levels is appreciated but can be taken into account in the reserved matters application.
- 6.3 The concerns of local residents with regards to the level of traffic and highway safety have been strongly expressed. Nevertheless the local highway network is not untypical of rural Herefordshire and the access to the site is off the main village road. It is considered that for a limited number of dwellings the proposed access would be acceptable, taking into account the speed of traffic, width of the road and the visibility splay that can be achieved. The Head of Engineering and Transportation, it should be noted, does not object to either the access or the inevitable increase in local traffic.
- 6.4 Whilst each application must be considered on its merits the cumulative impact of several small developments is certainly a planning consideration. It is not considered however that the increase in numbers, which would be significant but less than 10% of the existing number of houses in the defined settlement, would swamp the village and destroy its character. The Head of Engineering and Transportation has considered the proximity of the two new accesses and is satisfied that highway safety would not be compromised.

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))**

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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.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.