

# **PLANNING COMMITTEE**

**Date: 23 April 2014**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## SCHEDULE OF COMMITTEE UPDATES

**P140531/O - RESIDENTIAL DEVELOPMENT COMPRISING 20 OPEN MARKET HOMES AND 10 AFFORDABLE HOMES. AT QUARRY FIELD, COTTS LANE, LUGWARDINE, HEREFORDSHIRE, HR1 4AA**

**For: Mrs Seymour per Mr James Spreckley, Brinsop House, Brinsop, Hereford, Herefordshire HR4 7AS**

### **ADDITIONAL REPRESENTATIONS**

**Conservation Manager (Historic Buildings):** The comments in the published report are those taken from the original consultation response to the first planning application S131964/O. Below are updated comments provided in response to this application, taking into account the submission of a Heritage Impact Assessment. An objection is maintained:

*“As stated in my previous comments the application site is to the west of the historic centre of Lugwardine which is covered by a conservation area designation. Though the site is significantly outside the conservation area there are a number of nationally listed buildings and buildings of local interest along the A438 which form an historic western entrance to the village. Add to these built environment heritage assets the locally important landscapes of Lugwardine Court and New Court and this entry to the village becomes visually rooted in the history of the area.*

*The revised housing scheme would mimic the previous scheme in placing a significant number of new houses behind the current buildings lining the village road. It would have a single entry point to the development located half way up a hill on the A438. This entry appears to be a wider version of an existing access route between Croft Cottage and Green Croft. The existing appearance of the access, devoid of any greenery and with hardstanding abutting Croft Cottage and the close boarded fence of Green Croft, does not enhance the village character and gives a feel of the proposed character of this entrance once developed. As the revised proposal does not appear to have improved the previous scheme in this respect my comments still stand, that the form it is not considered acceptable in design terms as it is cramped and constricted and therefore does not enable any appropriate soft landscaping to help assimilate the scheme into the village character.*

*The housing development would adjoin the west boundary of Rose Cottage, The Malt House and also The High House, all grade II listed buildings fronting onto the main road. The development would be within the setting of these listed buildings and it is considered that the proposed housing scheme would be visible as a backdrop to the listed buildings. It would therefore have a visual impact, though this does not seem to have been assessed in the Heritage Assessment or the Landscape Visual Impact Assessment. The topographic survey indicates that the housing would be roughly on a level with the listed buildings but is likely to be visually of larger scale which could adversely affect the setting. This would be contrary to Policy HBA4. An outline application is not considered sufficient detail to properly assess the impact of a development on a listed building.*

*I still question the overall housing layout which still does not utilise the entire field and therefore reiterate the previous comments. The remaining area of field not used by the development would have an awkward and contorted boundary with the housing, stemming*

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*from the cul de sac bubble formation of the development. It would be more appropriate to establish a sensible boundary to the development which respected the surrounding landscape and historic character and then to develop a suitable housing layout from there. It is not considered that the cul de sac layout is appropriate for a development of this size in a village location.*

*The current layout shows that there would be a sea of concrete pavements throughout most of the development frontage which does not reflect the village character or appearance.”*

### **Footway Improvements**

Subsequent to the report being published the agent has submitted a significant amount of information relating to potential footway widening along the A438 and the proposed pedestrian/cycleway link onto Cotts Lane to the immediate north of the site. This information has been reviewed by the Traffic Manager, but given the lateness of the submission it has not been possible to arrange for wider re-consultation with interested third parties.

Along the A438 the proposals envisage widening the footway to the widest extent and either renewing or repairing the existing retaining wall. Pedestrian guardrails are proposed.

The Traffic Manager is not satisfied that the full extent of the envisaged improvements is capable of delivery and confirms that the information submitted hitherto would not be sufficient to obtain 'Approval in Principle' from the highway authority. The submitted drawings indicate that the proposed railings will intersect with the visibility splay at an oblique angle and the impact on achievable visibility has not been fully ascertained. At certain points it is not clear that the improved footway widths shown could actually be achieved within existing constraints.

The Transport Assessment now indicates that to address the lack of footway along Cotts Lane, it is proposed to demarcate with white lining a suggested pedestrian route over a short length of the lane. This is shown on the drawing as being along the narrowest section of Cotts Lane, where the road is currently only 4m in width and no width of route has been indicated and no explanation has been submitted in the document to support these proposals. The initial view is that the proposal may give pedestrians a false sense of protection on this length of road, and is out of place with no footway to the east to link to at the end of the demarcation.

### **OFFICER COMMENTS IN RELATION TO FOOTWAY IMPROVEMENTS**

The provision of additional information notwithstanding, it has not been demonstrated that the full extent of the footway widths could be delivered within existing constraints and given the lateness of submission and intervening holiday period third party consultation on the proposals has not been possible. Whilst it may be possible to achieve a degree of improvement, officers are not confident that the improvements can be delivered to the extent shown and Members are advised to consider the application on the basis of the published report.

### **NO CHANGE TO RECOMMENDATION**