

11 DCCW2004/3593/F - NEW DWELLING AT MILL FARM, CREDENHILL, HEREFORD, HR4 7EJ**For: Mr. & Mrs. K. Wright per Mr. N. La Barre, Easters Court, Leominster, Herefordshire, HR6 0DE****Date Received: 7th October 2004 Ward: Credenhill Grid Ref: 44856, 42988****Expiry Date: 2nd December 2004**

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 Mill Farm is located on the south western side of Mill Lane opposite Ecroyd Park, Credenhill. The proposal is to construct a 3 bed cottage style dwelling immediately north of Mill Farm. A single garage linked to the dwelling will be placed in front but to the side of the dwelling. External materials proposed are brick under a concrete tile roof.
- 1.2 Access will be directly off Mill Lane which also include a revised entrance to the adjoining field between this plot of land and Brookfield.
- 1.3 The site is located within the settlement boundary for Credenhill.

2. Policies**2.1 Hereford and Worcester County Structure Plan:**

- Policy H16A - Development Criteria
Policy CTC9 - Development Criteria

2.2 South Herefordshire District Local Plan:

- Policy C2 - Settlement Boundaries
Policy C43 - Foul Sewerage
Policy C44 - Flooding
Policy C45 - Drainage
Policy SH6 - Housing Development in Larger Villages
Policy SH8 - New Housing Development

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- Policy H4 - Settlement Boundaries
Policy S2 - Development Requirements
Policy DR1 - Design
Policy DR4 - Environment
Policy DR7 - Flood Risk

3. Planning History

DCCW2004/2560/F Proposed dormer bungalow. Withdrawn 27th September 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - raise no objections subject to appropriate conditions relating to floor levels.
- 4.2 Dwr Cymru (Welsh Water) - raise no objections subject to foul and surface water discharges to be drained separately from the site.

Internal Council Advice

- 4.3 Head of Highways and Transportation - recommends conditions.

5. Representations

- 5.1 Credenhill Parish Council - "The Parish Council would like their objections to be noted in this case. The residents in the locale are not happy with this application as there is a definite problem with flooding which would only be exasperated by additional building and would obviously cause more problems to the people already living there. The area proposed is also outside the village envelope and in essence this particular plan is only an infill."
- 5.2 Three letters of objection have been received from Mr. D. Masefield, 2 Mill Lane Cottages, Mill Lane, Credenhill; Mr. & Mrs. Morgan, 3 Mill Lane Cottages, Mill Lane, Credenhill and Carver Jones, Solicitors, 44 Bridge Street, Hereford.

The main points raised are:

- 1) A covenant was placed on the land preventing development in 1992.
- 2) Access will be blocked to Mill Farm lands.
- 3) Traffic will be increased along Mill Lane which is a narrow single lane road.
- 4) On road parking for Mill Lane Cottages accesses opposite the new entrance.
- 5) View over the surrounding landscapes will be blocked.
- 6) The land around Mill Farm is historically susceptible to flooding and this development will exacerbate this problem.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 This site is located within the settlement boundary for Credenhill where the principle for development is accepted subject to five criteria being met as listed in Policy SH8 of the South Herefordshire District Local Plan. This requires that

- (1) The scale of the development complements the character of the settlement.

The proposal is a modest three bedroom cottage style dwelling for a floor area of approximately 128 sq.m. Furthermore its height is reduced by the use of dormer windows and the roof is also hipped to further reduce its impact.

- (2) Is on land within the settlement which will not adversely affect its setting.

The site forms an open space within a built up frontage along Mill Lane and land will still remain undeveloped to the north of the plot. The proposal will not therefore impact detrimentally upon the setting or lead to cramming.

- (3) Acceptable in relation to the environment, ecology and landscape.

The Environment Agency have confirmed that the adjoining land floods but do not object subject to floor levels raised above the existing ground levels. This will be conditioned accordingly. In addition there is no perceived ecological concerns and the landscape will not be detrimentally imposed upon by the proposal.

- (4) Adequate services exist.

Welsh Water have confirmed that the site can be adequately drained and no other service problems have been identified.

- (5) Traffic can be accommodated.

Members will note that the Council's Head of Highways and Transportation has confirmed that a safe access and parking can be achieved on the site and have raised no objections to access into the site. Furthermore he considers that Mill Lane can accommodate the extra traffic associated with one new dwelling.

6.2 The proposal is therefore considered acceptable and to comply with the Development Plan.

6.3 The covenant raised by the objectors would not prevent planning permission being granted. However, this aspect has been raised with the applicant who confirms that the land north of the site is covenanted but not the site of the application.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

4. **C10 (Details of rooflights).**

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of architectural or historical interest.

5. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

6. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

7. **F22 (No surface water to public sewer).**

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

8. **F48 (Details of slab levels).**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9. **G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

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

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

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

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

12. **H03 (Visibility splays).**

Reason: In the interests of highway safety.

13. **H05 (Access gates).**

Reason: In the interests of highway safety.

- 14. H06 (Vehicular access construction).

Reason: In the interests of highway safety.

- 15. H12 (Parking and turning - single house).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1. HN01 - Mud on highway.
- 2. HN05 - Works within the highway.
- 3. HN10 - No drainage to discharge to highway.
- 4. HN13 - Protection of visibility splays on private land.
- 5. HN22 - Works adjoining highway.
- 6. N15 - Reason(s) for the Grant of PP.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.