

**7 DCSE2003/3641/O - SITE FOR THE ERECTION OF EIGHT DWELLINGS AT COMMERCIAL YARD, PONTSHILL, NR ROSS-ON-WYE, HEREFORD.****For: Mr. & Mrs. P. Powles per Paul Smith Associates,  
Chase View House, Merrivale Road, Ross-on-Wye,  
Herefordshire, HR9 5JX****Date Received: 4th December, 2003    Ward: Penyard    Grid Ref: 63963, 21993****Expiry Date: 29th January, 2004**

Local Member:    Councillor H. Bramer

**1. Site Description and Proposal**

- 1.1 Outline planning permission was granted in June 2003 for residential development on this site at Pontshill. Although there is no defined boundary it was accepted by the Committee that this haulage and timber yard of about 0.3 ha was within the settlement and that in principle therefore residential development was acceptable. It was further accepted that there were strong environmental grounds to accept the loss of commercial premises which outweighed the employment that could be provided on this site. The application, as considered by the Committee, did not specify the number of dwelling units to be erected.
- 1.2 The current application is also for outline permission but the number of dwellings proposed is 8. An indicative plan has been submitted but all matters except means of access have been reserved for later approval. The original plan has now been amended so that the site is identical to the earlier outline application site and without a second vehicular access.

**2. Policies****2.1 Planning Policy Guidance**

PPG3	-	Housing
PPS7	-	Sustainable Development in Rural Areas

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC2	-	Area of Great Landscape Value
Policy CTC9	-	Development Requirements
Policy H16A	-	Housing in Rural Areas
Policy H18	-	Housing in Rural Areas

**2.3 South Herefordshire District Local Plan**

Policy C1	-	Development Within Open Countryside
Policy C8	-	Development Within Area of Great Landscape Value
Policy SH10	-	Housing in Smaller Settlements
Policy SH14	-	Siting and Design of Buildings

Policy SH15	-	Criteria for New Housing Schemes
Policy ED4	-	Safeguarding Existing Employment Premises
Policy GD1	-	General Development Criteria
Policy T1A	-	Environmental Sustainability and Transport
Policy T3	-	Highway Safety Requirements

### 3. Planning History

- |     |               |                                     |                    |
|-----|---------------|-------------------------------------|--------------------|
| 3.1 | SH901593/PO   | 4 pairs semi-detached starter homes | - Refused 6.3.91   |
|     | SH910380/PO   | 4 pairs semi-detached starter homes | - Refused 10.7.91  |
|     | SE2003/0801/O | Site for residential development    | - Approved 18.6.03 |

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency has no objections in principle but recommends conditions regarding drainage.

#### Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions be imposed.
- 4.3 Head of Environmental Health recommends that a condition requiring a contaminated land investigation is attached to the planning permission in view of the site's industrial use.

### 5. Representations

- 5.1 The applicant's agent points out the following:

- (1) Outline planning permission was granted in 2003 for residential development on this site. That application was amended prior to its determination to omit any mention of the number of dwellings proposed at your suggestion. However, it was clear from the subsequent debate of the Planning Committee that Members favoured the erection of this approximate number of dwellings rather than the erection of fewer, larger dwellings.
- (2) My client seeks approval of that which he originally sought; i.e. the erection of eight dwellings to better define his permission for housing on his site. The submitted site layout illustrates that eight dwellings could be erected on the approved site in an acceptable way.
- (3) PPG3 seeks efficient densities of housing development and this design seeks to achieve this objective and to provide a variety of housing types.

- 5.2 Parish Council observations are as follows:

The site is low-lying and local councillors testified that it floods regularly: it is felt that building eight houses here will aggravate the situation. Has the Environment Agency been asked to advise on this?

Councillors considered that eight buildings on this site would be over-development.

- Referring to the building marked '8' on the site plan, it is felt that further consideration should be given to its style and aspect as it does not appear to complement the other houses. Councillors also felt that part of the building numbered '8' may be outside the curtilage of the commercial yard, and therefore may extend beyond the original application.
- The proposed second access to property '8' is felt to be unnecessary: councillors considered that there should be only one access to the site in order to unify the development.

The Parish Council is therefore opposed to the development as proposed in this application.

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 principle of residential development on this site has been established in granting outline permission. This permission remains valid until June 2008. The key issue is therefore considered to be whether 8 dwellings on this site would be acceptable in relation to the Council's policies for residential development in smaller settlements. Policy SH10 of South Herefordshire District Local Plan (SHDLP) states that "planning permission will be granted for small scale housing development within the smaller settlements provided" the proposal satisfies a list of criteria. In this case the relevant criteria are considered to be (i) of a scale and character appropriate to the location and (v) would not adversely alter the character of the location. In addition it must be demonstrated that the development would help satisfy local housing requirements.
- 6.2 The development of the site as a whole has been considered to be small-scale. Provided houses are not crammed in, and there is adequate space between both new and existing dwellings, it is considered that whether there are 4 or 8 houses the scheme would be "small scale". The indicative drawing shows 8 small houses with gardens of at least 9 m depth. The layout is regimented but there is space to allow a more relaxed appearance. In relation to the remainder of Pontshill densities are high but the site is set back behind the frontage houses and with its backdrop of trees need not appear wholly out of character with the settlement.
- 6.3 Only limited evidence was submitted with the earlier application regarding local housing requirements but it did indicate a continuing demand for housing in this area. It seems reasonable to assume that the demand for smaller housing is at least as great as for large detached houses, given the present housing market. It is not therefore considered that further evidence on this matter is required.
- 6.4 This issue of flooding was not raised during consideration of the earlier application. The Environment Agency does not object to the proposal on flooding grounds nor does the Council's Drainage Engineer confirms that there are no records to indicate that the site is subject to flooding.

## **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. H03 (Visibility splays)

Reason: In the interests of highway safety.

6. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

7. H11 (Parking - estate development (more than one house))

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

8. H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

9. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

**Informative**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.