

**10 DCSE2005/0409/O - SITE FOR RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO GOODRICH PRIMARY SCHOOL, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY****For: Herefordshire Council Education Directorate per Property Services Manager, Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB****Date Received: 9th February 2005      Ward: Kerne Bridge      Grid Ref: 57396, 19302****Expiry Date: 6th April 2005**

Local Member:    Councillor Mrs. R.F. Lincoln

**1. Site Description and Proposal**

- 1.1 Outline planning permission is sought for residential development on an irregularly shaped area of land to the rear of the former Goodrich Primary School. The site is about 0.2 ha in area and slopes steeply down from the higher land to the north-west. There are houses to the north west of the site; the old school is to the east and the new school and playing field to the south.
- 1.2 All matters are reserved for later approval except for the means of access which would be off the access road to the new school. Drainage would be to the combined public sewer, however a storm water attenuation system is proposed to ensure that development would not exacerbate existing overloading of that system. A scheme has been designed by drainage consultants.

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

PPS7                    -            Sustainable Development in Rural Areas

**2.2 Hereford and Worcester County Structure Plan**

Policy H18            -            Residential Development in Rural Settlements

Policy H16A          -            Development Criteria

Policy CTC1          -            Development in Areas of Outstanding Natural Beauty

Policy CTC2          -            Development in Areas of Great Landscape Value

**2.3 South Herefordshire District Local Plan**

Policy SH1A          -            Overprovision of Housing

Policy SH7            -            Residential Proposal Sites in Larger Villages

Policy SH8            -            New Housing Development Criteria in Larger Villages

Policy SH14          -            Siting and Design of Buildings

Policy SH15          -            Criteria for New Housing Schemes

Policy C5             -            Development within Areas of Outstanding Natural Beauty

Policy C8             -            Development within Areas of Great Landscape Value

Policy GD1            -            General Development Criteria

**2.4 Herefordshire UDP (Deposit Draft)**

Policy RST4	-	Safeguarding existing Recreational Open Space
Policy H4	-	Main Villages: Settlement Boundaries

**3. Planning History**

3.1	SE2001/0088/F	Conversion and change of use of old school building into 3 houses together with the construction of 2 houses.	-	Refused 06.03.01
	SE2001/2834/O	Site for erection of new dwellings.	-	Undetermined.

**4. Consultation Summary**Statutory Consultations

4.1 Welsh Water assessment of the consultants' report is awaited.

Internal Council Advice

4.2 The Traffic Manager recommends that conditions be imposed if permission is granted.

**5. Representations**

5.1 Parish Council's comments are awaited.

5.2 26 letters have been received objecting to and raising concerns regarding this proposal. These are, in summary, as follows:

- Very prominent location in village and in AONB, elevated above school – development would detract from the look of the village, destroy this part of the village and totally change for the worse the entrance to the village.
- Most unsuitable site for building, being extremely steep and developer would be likely to build large houses leading to serious visual harm.
- Site is smaller than area allocated in SHDLP, narrower and steeper and with illegal tipping and is no longer suitable for residential development.
- Insufficient detail to assess proposal and submission of siting, number and type of dwellings and their appearance should be required before a decision made.
- Village has suffered from architecturally insensitive development and felling of row of poplars of landscape value – this proposal would cause further blight.
- Houses i.e. in plural stated on drawing so at least 2 but site is not big enough for 2 plots comparable in size to adjoining properties and therefore proposal would be overdevelopment.
- Detrimental impact on 3 adjoining houses (Endeen, The Baan, The Old Orchard).
- Threat to nearby property and new school (through subsidence of bank?).
- Shares drive with school – already congested at school opening and closing and also when nearby village hall has functions (acts as overflow car park).
- Access shown to be difficult with steep gradients in earlier application which did have drawings – has not been shown that satisfactory access can be achieved.
- Increased congestion would result in increased risk of accidents – nearby junction with Coppett Hill road is dangerous (accident referred to).

- Contrary to UDP: majority of villagers strongly support recreational use proposal which would be asset to village and school both visually and as additional recreational facility.
- Should not rely on SHDLP to grant permission – recreation land been accepted locally as future use for 2 years now and Council has moral duty to keep to this – too late to overturn UDP.
- Parish Council have offered to take on and manage land as open space in conjunction with school and this is strongly supported.
- Site gives scope to enlarge school rather than take part of playing field – school cannot cater for all children in village; or it could be a valuable school garden.
- Welsh Water object; pumping station is at capacity; there are no storm water drains.
- No need for extra housing has been shown.
- Devalue properties.

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 village of Goodrich and is within the settlement boundary delineated in both South Herefordshire District Local Plan and Herefordshire UDP (Deposit Draft). In the former Plan this site is allocated for housing development (Policy SH7). The land was considered to be appropriate for designation as it satisfied the criteria listed under Policy SH7 and was deemed to help to meet the housing needs of South Herefordshire. However the UDP allocates the site as “safeguarded open space”. It is understood that the change in allocation was made because the constraints on development (i.e. drainage of the site) seemed insuperable. Under UDP Policy RST4 loss of recreational land and/or open space will not be permitted unless there is a clear excess in provision or alternative equivalent land is provided.
- 6.2 The emerging UDP is currently subject to a public inquiry. There have been objections to the rural housing policies of UDP and these are being considered at the Inquiry. Consequently these UDP policies carry only limited weight. Until the adoption of the UDP the Development Plan remains Hereford and Worcester County Structure Plan and South Herefordshire District Local Plan. The relevant policy in considering this proposal is therefore SH7 of SHDLP. In principle therefore residential development of this site is acceptable and complies with current policies.
- 6.3 The key issue is whether the new development can be drained acceptably. The submitted scheme has been designed to ensure that there is no increase in flow to the combined sewer system. This approach, provided it is practicable, has been accepted by Welsh Water in other cases. As noted above Welsh Water’s response has not yet been received.
- 6.4 The number of house(s), together with their layout and design has not been specified at this stage although the drainage study assumes two 4-bed dwellings. The suitability of the site for residential development was fully considered during the preparation of the Local Plan, as noted in paragraph 6.1 above. It is not considered therefore that further details are required in order for this application to be determined. It is appreciated that the school drive and adjacent highway is congested at the start and end of the school day. Nevertheless this is not so serious as to preclude all development of this site.

**RECOMMENDATION**

That subject to being satisfied that the site can be drained acceptably, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 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 A06 (Development in accordance with approved plans)

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

- 6 H09 (Driveway Gradient)

Reason: In the interests of highway safety.

**Informative:**

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

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.