

13 DCSE2005/1084/F - ERECTION OF THREE STOREY SHELTERED ACCOMMODATION AT ALTON COURT BREWERY, STATION STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AG**For: McCarthy & Stone (Dev) Ltd per The Planning Bureau Ltd, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset, BH8 8EZ****Date Received: 5th April 2005 Ward: Ross-on-Wye East Grid Ref: 60123, 24317
Expiry Date: 31st May 2005**

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

1.1 The site is towards the northern edge of the town centre and fronts Station Street. It is roughly square in shape with an area of some 0.29ha. The current use of the land is for car parking which has its access from Station Street, along which is a high wall. In the north east corner is a large single storey building. There is a mixture of development both in terms of its use and architectural style in the vicinity.

1.2 The application proposes the redevelopment of the site to provide sheltered housing. This would be in the form of a 'T' shaped three storey block fronting Station Street. It would provide 43 units - 34 1-bed flats and 9 2-bed flats including warden's accommodation. There would be a vehicular access from Station Street, through an archway, with provision for 14 car parking spaces and space for emergency and refuse vehicles. The remainder of the site would be laid out as landscaped gardens. The existing single storey building would be removed, but the wall that forms the boundary would be retained.

1.3 The site is within the Ross-on-Wye Conservation Area and the Area of Outstanding Natural Beauty.

2. Policies**2.1 Planning Policy Guidance**

PPG.1	-	General Policy and Principles
PPG.3	-	Housing
PPG.13	-	Transport
PPG.15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy H.2C	-	Low-cost Housing
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.7	-	Development and Features of Historic and Architectural Importance
Policy CTC.15	-	Preservation, Enhancement and Extension of Conservation Areas

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development in Area of Outstanding Natural Beauty
Policy C.23	-	New Development affecting Conservation Areas
Policy C.24	-	Demolition in Conservation Areas
Policy C.40	-	Provision of Essential Services
Policy C.44	-	Flooding
Policy SH.12	-	Cross Subsidisation Schemes
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy 5	-	Housing in Built-up Areas
Policy 16	-	Conservation Areas
Policy C.23	-	Redevelopment of Sites

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.4	-	Environment
Policy DR.7	-	Flood Risk
Policy H.2	-	Housing Land Allocations
Policy H.9	-	Affordable Housing
Policy H.13	-	Sustainable Residential Design
Policy H.16	-	Car Parking
Policy LA.1	-	Area of Outstanding Natural Beauty
Policy HBA.6	-	New Development
Policy CF.2	-	Foul Drainage

3. Planning History

3.1 The following are relevant to this application:

SH891058PO	Redevelopment/refurbishment to form 30 sheltered flats, 1 warden, 17 apartments, 7 shops, 1 flat and 1 dwelling	-	Approved 04.10.89
SH891059LE	Demolition of buildings	-	Approved 04.10.89
DCSE2003/2242/F	Proposed Retirement Homes	-	Withdrawn 22.10.03
DCSE2003/2245/C	Demolition works to accommodate construction of retirement homes.	-	Withdrawn 22.10.03
DCSE2003/3862/F	Three storey sheltered accommodation.	-	Withdrawn 23.03.04
DCSE2003/3863/C	Demolition works to accommodate construction of retirement flats.	-	Withdrawn 04.05.04
DCSE2004/2315/F	Erection of three storey sheltered	-	Withdrawn 17.02.05

accommodation

- | | | | |
|-----------------|---|---|--|
| DCSE2004/2422/F | Residential development consisting of mixed scheme containing 22 units. | - | Withdrawn 17.02.05 |
| DCSE2004/1789/F | Erection of three storey sheltered accommodation. | - | Approved subject to Section 106 Agreement – 02.12.04 |
| DCSE2004/1790/C | Demolition works to accommodate construction of retirement flats. | - | Approved 02.12.04 |

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency's response is awaited.
- 4.2 Welsh Water's response is awaited.
- 4.3 English Heritage make no comment.

Internal Council Advice

- 4.4 The Traffic Manager's response is awaited.
- 4.5 The Head of Environment Health and Trading Services has no objection subject to conditions.
- 4.6 The Conservation Manager has no objection in principle but comments that the details of the design are not as successful as with the previous scheme.

5. Representations

- 5.1 The agent points out that permission has been granted for 42 apartments and that this scheme differs by way of providing one additional apartment. This has been done by sub-dividing the house manager's apartment. The change only involves internal changes and no impact on the elevations. Otherwise the scheme is identical. They also state that they will agree to a legal agreement as provided for on the previous application.
- 5.2 Ross-on-Wye Town Council state: "Insufficient car parking provision".

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 Planning permission was granted for the redevelopment of this site on 2nd December 2004. The permission provides for the construction of a building to accommodate 42 apartments. Prior to the grant of permission the applicant entered into a Section 106 Agreement which provides for a contribution of £165,000 towards the provision locally

of affordable housing, limits the age of the occupants of the apartments and within the first year the apartments would only be sold to a local person.

- 6.2 This proposal is a variation to the permitted scheme through an increase from 42 to 43 units. The approved scheme includes accommodation for a warden which comprised a three bedroomed unit on two floors. This scheme has divided that unit into two apartments, one being for the warden. The applicant has indicated willingness to complete a new and identical Section 106 Agreement.
- 6.3 The principle of this type and form of development has been accepted. The proposed building in terms of its size and scale is essentially identical to that already approved. In terms of its design there are a number of variations from the approved scheme, which are not considered to be as successful and negotiations on these are taking place.
- 6.4 The scheme shows the provision of 14 car parking spaces which for this type of development and in this location meets the appropriate standard and is acceptable.
- 6.5 The existing building on the site is to be demolished. Its eastern side forms the boundary to the gardens of the dwellings in Millpond Street and it is an attractive feature. The application indicates that the boundary wall will be retained. However the height is not specified and clarification of this is being sought.
- 6.6 The increase in number of units will have no implications with regard to service provision or flooding.

RECOMMENDATION

- That
- 1) **the County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of The Town and Country Planning Act 1990 to deal with a contribution to the provision off-site of affordable housing in Ross-on-Wye and any additional matters and terms as she considers appropriate**
 - 2) **upon completion of the aforementioned planning obligation and resolution of the details of the design and form the boundary wall that the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any other conditions considered appropriate:**
 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. **A07 (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. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5. D02 (Archaeological survey and recording)

Reason: A building of archaeological/historic/architectural significance will be affected by the proposed development. To allow for recording of the building during or prior to development. The brief will inform the scope of the recording action.

6. G01 (Details of boundary treatments)

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

7. G04 (Landscaping scheme (general))

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

8. G05 (Implementation of landscaping scheme (general))

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

9. H03 (Visibility splays)

Reason: In the interests of highway safety.

10. H05 (Access gates)

Reason: In the interests of highway safety.

11. H13 (Access, turning area and parking)

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

12. H21 (Wheel washing)

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

13. H27 (Parking for site operatives)

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

14. H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

15. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
- a) a 'desk study' report documenting the history of the site and its surrounding area and likelihood of contaminant extent and type
 - b) if the study confirms the possibility of contamination, a site investigation report documenting the ground conditions of the site, incorporating a "conceptual model" of all the potential pollutant linkages and an assessment of risk to identified receptors
 - c) if risk assessment identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.

16. The Remediation Scheme, as approved pursuant to condition no. 15 above, shall be fully implemented before the development is first occupied. Any variation to the scheme shall be agreed in writing with the local planning authority in advance of works being undertaken. On completion of the remediation scheme the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.

17. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

18. Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

19. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

20. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

21. No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been agreed in writing by the local planning authority in liaison with Dwr Cymru Welsh Water's Network Development Consultant.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

22. 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.

23. Prior to the commencement of development the siting and details of any electricity sub-station shall be submitted to and be approved in writing by the local planning authority. The work shall be carried out in accordance with the approved details.

Reason: In order to protect the amenities of adjoining property.

24. Prior to the occupation of any of the dwellings hereby permitted a management plan, to include proposals for the long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the areas of open space associated within this site but excluding private domestic gardens, shall be submitted to and be approved in writing by the local planning authority. The management plan shall be carried out as approved.

Reason: In order to ensure that the use and maintenance in perpetuity of the open space is assured.

25. Prior to the commencement of any development a detailed programme and method statement shall be submitted to and approved in writing by the local planning authority. The programme shall include a timetable for the implementation and completion of the development. The development shall be progressed in accordance with the approved details.

Reason: In order to ensure that the development is progressed to completion.

Informatives:

1. HN05 - Works within the highway
2. HN09 - Drainage details for Section 38
3. HN10 - No drainage to discharge to highway
4. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies