

Policy H.18	-	Housing in Rural Settlements
Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy SH.6	-	Housing Development in Larger Villages
Policy SH.8	-	New Housing Development Criteria in Larger Villages
Policy SH.14	-	Siting and Design of New Buildings
Policy SH.15	-	Criteria for New Housing Schemes
Policy C.8	-	Area of Great Landscape Value

2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from the current Development Plan policies. Notwithstanding that Longtown will no longer be identified as a main village in the Unitary Development Plan.

3. Planning History

3.1	SW2000/1521/O	Site for residential development	-	Approved 23.08.01
	SW2004/1499/O	Renewal of outline planning permission	-	Approved 07.07.04

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage are concerned about the extent of white painted fascia boarding, and the impact that this proliferation would have on the setting of Longtown Castle. English Heritage state that the design for the gables does not reflect the local vernacular.
- 4.2 Welsh Water recommend that conditions be attached to any grant of planning permission.

Internal Council Advice

- 4.3 The Traffic Manager whilst not objecting recommends that the parking provision is incorrect for the dwellings, that a turning head is provided for the cul-de-sac development and that the access driveway and footpath are to adoptable standards.
- 4.4 The Conservation Manager recommends that a condition providing for a programme of archaeological work in accordance with a written scheme of investigation.

5. Representations

- 5.1 No letter accompanied the application, a design statement did though accompany the application. It states that a lower density of housing is proposed as the site is on the fringe of Longtown, of individually designed dwellings with gable projections and angular hipped roofs. Dwellings close to highway are gable on, this is a feature of

Longtown. Mix of traditional materials, i.e. stone, render and slate, with the use of powder coated windows offering a modern design aspect.

5.2 Longtown Parish Council make the following observations:

“Longtown Group Parish Council do not want street lighting. Make sure no footpaths are obstructed.”

5.3 Three letters of objection have been raised from:

Mrs. J. Hvass, 1 Penbailey, Longtown, HR2 0LF

Mr. & Mrs. J. Pritchard, 6 Penbailey, Longtown, HR2 0LF

K. Wedell, Longtown Community Primary School, Longtown, HR2 0LE

The points raised being:

- lack of affordable housing, assumed concerns would be taken into account
- fence adjacent to pre-school windows may block light
- overlooking of pre-school building
- potential safety risk, i.e. building operations and traffic
- request that developer speaks to school regarding noise and other nuisance
- congestion on narrow road, particularly at start and end of school day
- concern about proximity of three dwellings to school boundary
- loss of privacy from overlooking of bedroom windows
- at meeting to discuss a Parish Plan in April this year there was a unanimous no to street lighting. Value our night sky
- note policy - Unitary Development Plan Policy SH.2, that sites for more than 10 dwellings will need to provide an element of affordable housing. Nine houses avoids this requirement.
- houses for retired increasing and second homes
- of 16 houses built recently, one has a family (with one child), rest occupied by single people and retired couples from afar.

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 main issues are considered to be the design and form of development, the impact on the amenity of local residents and on the school, the generation of traffic onto the Class III road (C1203) and the issue of affordability.

6.2 It is considered that the style and form of dwellings with the use of natural slate roofing, and rendered and stone facing reflects the local vernacular. The colour and type of natural stone would need to be approved before development commences on site. English Heritage has raised concerns about white painted barge/fascia boards on the many gables that are a feature of the five detached and two pairs of two-bedroom houses on this site. This issue can be addressed prior to issuing of planning permission.

6.3 The Traffic Manager does not object to this detailed application, although revisions are sought such that a turning head is provided on the site and the layout is to adoptable

standard. This is a matter that will need to be resolved before approval could be considered. The issues raised relating to congestion were addressed previously when the principle of development of the site was approved. A means of access that meets the necessary standard can be provided to serve the development.

- 6.4 It is not considered that an issue of overlooking from the site towards properties in Penbailey can be reasonably maintained. First floor windows in the nearest dwellings to Penbailey are obscure glazed, for a landing window on Plot 9, and a cupboard/storage room for Plot 1 opposite Plot 9. The ground floor windows would be sufficiently screened by hedging.
- 6.5 The second issue of overlooking and proximity is raised by the Community School and in particular to a pre-school building that enjoys unobstructed views at present across the proposal site. A 1.8 metres high fence is proposed on this boundary between the temporary building and the proposal site. It is considered that it is not unreasonable for the developer of a site to want some means of enclosure. It is not contended that given the distance away from the boundary of between 9 metres and at angle to the boundary and 6 metres for Plot 3 is unacceptable given that the closer window is not overlooking an area of private amenity area belonging to a dwelling.
- 6.6 The Parish Council have raised, as well as one of the objectors, the issue of street lighting. Street lighting would not be appropriate in the context of the settlement.
- 6.7 The case for making the dwellings affordable was addressed on the previous application. As one of the objectors correctly states, developments of less than 10 dwellings do not require to provide an element of affordable housing. This scheme does though have to provide a mixed scheme as required by policies in the South Herefordshire District Local Plan. This it is considered has been achieved in the submitted scheme.
- 6.8 The application will need to be refined further in respect of the driveway and provision of a turning head, and in the details of materials to be used across the site.

RECOMMENDATION

That subject to the receipt of revised plans relating to the roadway and footpath, and further specifications of materials and finishes, including landscaping, 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. **A06 (Development in accordance with approved plans)**

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

Informative(s):

1. **N09 - Approval of Reserved Matters**
2. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.