

18 DCNW2005/3273/F - REMOVAL OF MODERN FARM BUILDINGS AND ERECTION OF FIVE DETACHED HOUSES UTILISING PREVIOUSLY APPROVED MINOR ACCESS ROAD AT MODERN FARM BUILDINGS, UPPER HOUSE FARM, EARDISLEY, HEREFORD, HR3 6PW

For: R A Preece per James Spreckley, Brinsop House, Brinsop, Herefordshire, HR4 7AS

Date Received:
11th October 2005

Ward: Castle

Grid Ref:
31059, 49801

Expiry Date:
6th December 2005

Local Member: Councillor J Hope

1. Site Description and Proposal

- 1.1 The application site is a 0.4ha plot of land that lies at the northern most part of the settlement boundary of the historic village of Eardisley. The site is currently part of the working farmyard at Upper House Farm and at present a large agricultural building dominates the approach to Eardisley from the North (Kington). The courtyard of listed and curtilage listed barns that lie immediately to the south of the land have recently gained approval for residential conversion and these roadside barns are also prominent on the rural street scene and approach to the village. The site is served by the existing vehicular access to the North.
- 1.2 The proposal is for the erection of five detached cottage style dwellings that would be accessed from a driveway from the main access way that leads from the A4111 to the barn conversions and farmhouse. Revised visibility splays are shown on the submitted plans.
- 1.3 There are two types of dwelling proposed. Type A is an L shaped cottage, utilising the attic space through half dormers and comprising 4 bedrooms, two baths, a sitting room, kitchen, family room and hallway. Type B is a linear formed cottage style dwelling comprising three bedrooms, 2 bathrooms, sitting room, kitchen / diner, hall and utility. The materials proposed include a natural stone with slate roof.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District's Assets and Resources
Policy A2– Settlement Hierarchy
Policy A18 – Listed Building and their setting
Policy A21 – Development within conservation areas
Policy A16 – Foul Drainage
Policy A24 – Scale and character of development

Policy A70 – Accommodating Traffic from Development

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy S7 – Natural and Historic Heritage
Policy H4 -
HBA6 - New development within Cons areas
Policy DR1 – Design
Policy DR2 – Land Use and Activity

2.3 Supplementary Planning Guidance Eardisley Parish Plan

3. Planning History

NW2005/2524/F and NW2005/2528/C – Removal of modern farm buildings and construction of five detached houses utilising previous approved road access – Withdrawn 23rd September 2005.

NW2004/3704/F and NW2004/3705/L – Conversion of Listed Barns to create 10 no dwellings – approved 13th April 2005

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water raise no objection subject to conditions relating to foul and surface water drainage being imposed.

Internal Council Advice

4.2 Traffic Manager raises no objection and recommends conditions H03, H05, H13, and Highway note HN1, HN5, HN10, HN22

4.3 The Conservation Manager makes the following comments:

4.3.1 The Historic Buildings Officer - initially raised concern relating to the impact of the proposal on the setting of the listed building and character of the conservation area. After further discussions with the Agent the Historic Building Officer raises no objection as they are satisfied that the layout, design and materials proposed would allow the emphasis to remain on the barns along the rural street scene. Careful screening will be required.

4.4 The Forward Planning Manager can be summarised as follows:

- The principle of development is acceptable
- In terms of density, government guidance and UDP policy H15 recommends a density of 30 – 50 dwellings per hectare. The road access may limit the number of dwellings that could be built on the site, but any developable land within a settlement should fall within PPG3 targets for sustainable development. Unless there are strong planning arguments that restrict the site from meeting these

targets, it is recommended the application be refused for failing to satisfy the requirements.

5. Representations

5.1 Eardisley Parish Council makes the following comments:

Councillors discussed this application at length. They agree the approach to the village would be improved by the construction of these 5 stone built homes, but feel there are many problems to overcome.

- a) A provision of a walkway would be essential, but a problem would be caused by the plinth at Upper House Farm. Also the 30 mph sign would have to be reviewed.
- b) Great concern is felt about the services, especially the sewer. With the 10 houses already passed plus these 5, together with recent developments, the question must be asked how many more can it take?
- c) The development at Eastfield has at the present time only sold 8 out of the 20 houses. Is there a need?
- d) It was emphasised that if permission is granted, the houses must be stone and not altered to red brick.

5.2 Letters of objection have been received from the following;

Nancy James, Hilltop, Eardisley;
Gladys Henesey, Clifton House, Eardisley
Julia Clements, 20 Eastfield, Eardisley
Mrs A.D. M Killick, The Cruck House, Eardisley,

These letters raise the following issues:

- a) The proposal does not conform with the Eardisley Parish Plan (adopted Supplementary Planning Guidance) which had strong local support. Parish Plan being ignored.
- b) The relevant plan states " The overall view was that new houses should not be built within the next five years, with Eardisley Village being the most strongly opposed to new building, especially in large developments"
- c) In the past 7 years there have been 37 houses built, of which 10 large houses are standing empty. During the past year, since the Parish Plan was published, planning permission has been granted for a further 14 houses, including 10 on the Upper House Farm site. This means an increase of more than 20% on the Eardisley Housing Stock, in a time when the Herefordshire Plan had not proposed any new housing in Eardisley.
- d) A further 5 houses at Upper House farm mean a large development – relative to the size of the village – of 15 houses, since there is already planning permission for 10. This follows Mill stream Gardens (14) and Eastfield (20) and is exactly what residents do not want.
- e) If planning permission is granted to build houses in the Village it should be for local people which will be small/ medium housing units that are financially viable for the local salary ranges.
- f) Concern over overloading of sewers
- g) Lack of paved footpath into the village from Upper House Farm on an A road that is frequently used by heavy goods vehicles.

- h) Additional traffic would cause traffic issues on an already overused by heavy lorries
 - i) The character and appearance of the 'black and white' tourist attraction is rapidly changing
- 5.3 A further letter has been received from the CPRE which makes the following points:
- a) matter so highway safety seem to be brushed aside, particularly dangerous area where vehicles fail to slow into the 30mph limit. Footpath needed.
 - b) The proposed house designs are out of keeping with the Barn Complex, mainly because of their high gables. Not enough detail. Need to be assured of detailed conditions relating to design, materials, fencing planting and landscaping.
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues for consideration is the determination of this application are as follows:-
- a) The principle of residential development;
 - b) Supplementary Planning Guidance - Eardisley Parish Plan
 - c) The impact of the proposed building on the character and appearance of the conservation area and setting of the listed buildings and barn conversion
 - d) Density
 - e) Highway safety
 - f) drainage
- 6.2 Policy A2(C) of the Leominster District Local Plan (Herefordshire) and emerging Policy H4 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) broadly support the principle of residential developments on windfall sites within the defined settlement boundaries of main villages such as Eardisley. As such there are no objections in principle to the residential development of this site.
- 6.3 Reference is made to the Eardisley Parish Plan, and the wishes of local residents that are expressed through this document. Whilst the content of this plan is duly noted, the policies of the Leominster District Local and emerging Unitary Development Plan remain the core policies. These policies allow for the development of such land for residential development and it would be difficult to substantiate a refusal on the grounds of the guidance contained within the SPG.
- 6.4 The application site, lies within the Eardisley Conservation Area, and is clearly visible and prominent on the approach to the Village from the North. At present the view dominated by a large agricultural building that restricts views of the listed barns and detracts from the landscape quality of the area. As a requirement of a condition relating to the approved barn conversion scheme this barn must be removed. This would in itself improve the character and appearance of the Conservation Area.
- 6.5 The design and siting of the dwellings have been carefully considered having particular reference to the views and vistas on the approach to the village. Plots 3 and 4 have been sited in a set back position so to draw emphasise and preserve the

predominant view of the gable end of the roadside listed barn. The northern elevation of the listed barns will now be visible from the main road and with glimpses between the gap between plots 2 and 3 and 4 and 5. The ground level of the existing modern agricultural building is also currently at a higher level than the adjacent traditional barns. It is possible for the proposed development to be sited at a level some 1m lower than this existing ground level, again reducing the impact of the dwellings on this view and protecting the long distance views of the simple elevations of the barn conversion. There is also plenty of opportunity to introduce significant landscaping which will soften the development and impact on the landscape. As such the proposal is considered to preserve and enhance the landscape, conservation area and setting of the listed barns in accordance with policies A9, A18 and A21 of the Leominster District Local Plan.

- 6.6 The original submission involved the siting of two of the dwellings outside of the defined settlement boundary. This has been revised so that the dwellings lie within the settlement boundary. The area of the site as a whole, including the areas outside of the settlement boundary is 0.4ha. The area which is considered to be within the defined area is only 0.23 ha. This gives a density of 21.6 dwellings per hectare. Whilst this is below recommended guidelines contained in PPG3, the importance of the impact on the setting of the listed building, and restrictions due to the nature of the access to the site and highway safety have been considered. An increase in density would compromise these issues and as such a development of 5 dwellings on this area of land is considered acceptable.
- 6.7 The Parish Council and local residents make specific reference to the issue of highway safety. In response to concerns relating to visibility the proposal has been modified to include a revised access, increasing visibility splays. As such the Transportation Manager now raises no objection. There have been requests relating to the change in position of the 30mph zone. This cannot be implemented through the Planning process and must be pursued through the Highways Act. The possibility of a footpath has also been explored but there is physically not enough space between the highway and existing listed buildings to accommodate a footpath. Local residents also raise concern relating to drainage capacity. Welsh Water raise no objection to the connection.
- 6.8 To conclude, the proposal is considered to comply with policies that allow residential development within village settlements. The dwellings by virtue of their scale, design and siting are considered to be acceptable and would preserve the character of the Conservation Area, the street scene and setting of the adjacent listed buildings. As such the proposal now meets the criteria of the local plan policies and is therefore recommended for approval with the relevant conditions.

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 - B01 (Samples of external materials)**

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

3 - C05 (Details of external joinery finishes)

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

4 - Non Standard (Non Standard Condition)

Reason: To protect the integrity of the Public Sewerage System.

5 - 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.

6 - No land drainage run-off will be permitted, wither 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.

7 - G01 (Details of boundary treatments)

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

8 - G04 (Landscaping scheme (general))

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

9 - G05 (Implementation of landscaping scheme (general))

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

10 - H03 (Visibility splays)

Reason: In the interests of highway safety.

11 - H05 (Access gates)

Reason: In the interests of highway safety.

12 - 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.

13 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

Informatives:

- 1 - HN01 - Mud on highway
- 2 - HN05 - Works within the highway
- 3 - HN10 - No drainage to discharge to highway
- 4 - N03 - Adjoining property rights
- 5 - N14 - Party Wall Act 1996
- 6 - N15 - Reason(s) for the Grant of PP/LBC/CAC

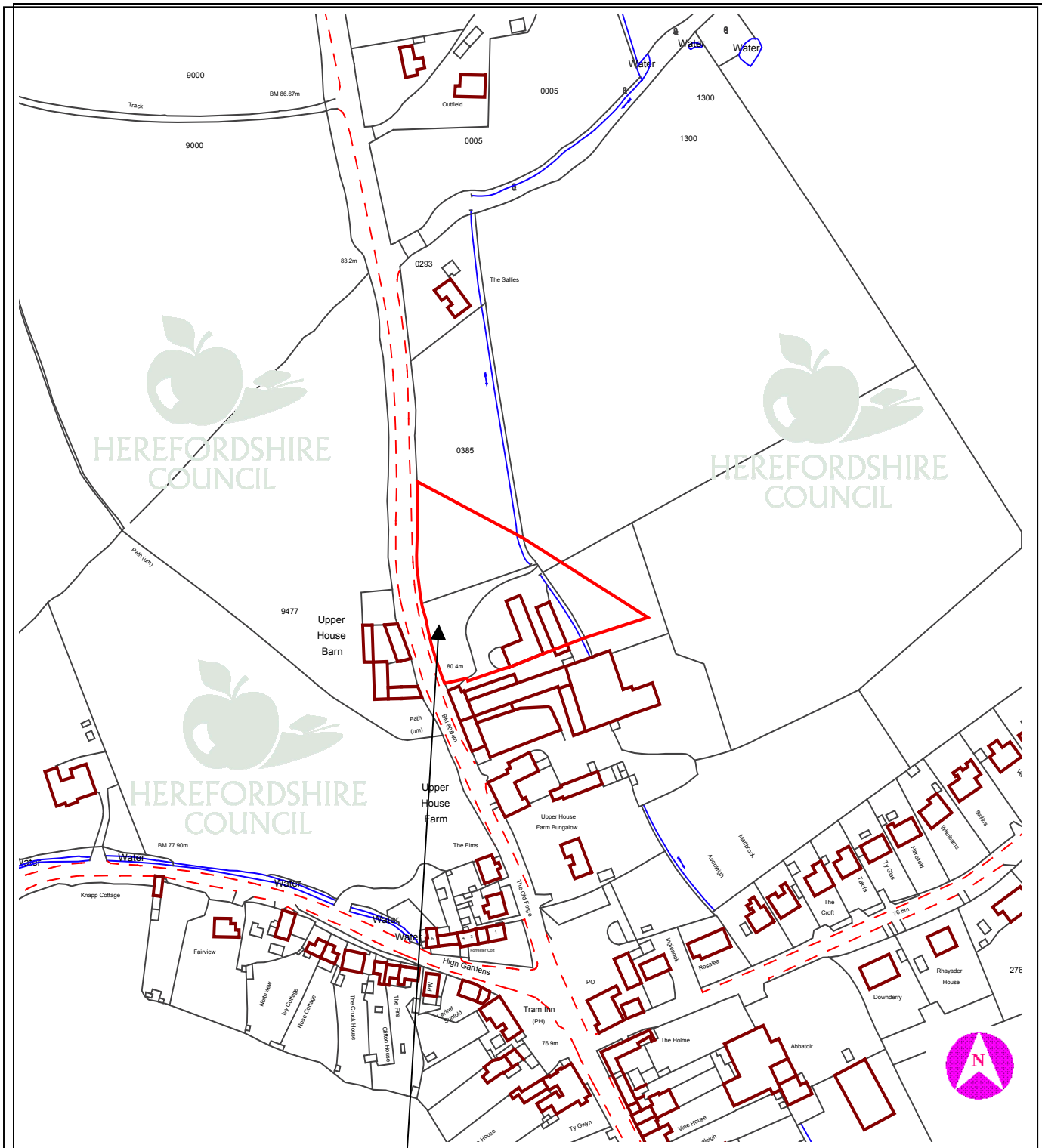
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3273/F

SCALE : 1 : 2500

SITE ADDRESS : Modern Farm Buildings At Upper House Farm, Eardisley. Hereford. HR3 6PW

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