

**10 DCSW2006/0905/O - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (5 UNITS) AND CONSTRUCTION OF NEW VEHICULAR ACCESS, LAND ADJOINING YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW.**

**For: Olds & Featherston per Three Counties Planning,  
PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG.**

**Date Received: 21st March, 2006**

**Ward: Valletts**

**Grid Ref: 44754, 37281**

**Expiry Date: 16th May, 2006**

Local Member: Councillor P.G. Turpin  
Councillor D.C. Taylor

## **1. Site Description and Proposal**

1.1 The proposal site is on the southern side of Poplar Road, an unclassified road (u/c 73412) approximately 230 metres east of the junction with the B4349 road, that leads to Kingstone.

1.2 The site is wholly within the Parish of Allensmore, Poplar Road and properties diagonally opposite in The Hollies are in Clehonger. There are no trees on this site that inclines away, i.e. southward. On the western side of the boundary of the site is 20 Poplar Road, a single storey bungalow, and on the eastern side the applicant's farm, comprising predominantly two storey red-brick faced buildings. Poplar Road is also characterised by two storey dwellings further east and uphill from Yew Tree Farm. There are single-storey bungalows opposite the hedgerow lined frontage of the site. The site has a western boundary of 35 metres and an eastern one of 62 metres and frontage of 47 metres. This site relates to the settlement boundary delineated in the emerging Unitary Development Plan. The settlement boundary identified in the Local Plan was shorter in length on the eastern boundary, i.e. shared with the remainder of Yew Tree Farm.

1.3 The means of access was originally proposed to be determined at this stage. The application is accompanied by illustrative block plan layouts for 5 dwellings in different configurations with different access point positions. However, the applicant has confirmed recently that now all matters are for future determination.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPS.1 - Delivering Sustainable Development

### **2.2 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
Policy C.2 - Settlement Boundaries  
Policy SH.6 - Housing Development in Larger Villages  
Policy SH.8 - New Housing Development Criteria in Larger Villages

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy H.4	-	Settlement Boundaries
Policy H.7	-	Housing in the Countryside outside Settlements

### 3. Planning History

- 3.1 DCSW2006/0143/O Residential development (9 units) and construction of new vehicular access - Withdrawn 10.03.06

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water's response has not been received.

#### Internal Council Advice

- 4.2 Traffic Manager's response has not been received.

### 5. Representations

- 5.1 In a letter that accompanied the application the applicant's agent states:

- that as confirmed previously the site applied for is allocated in the Development Plan.

- 5.2 In a subsequent letter the applicant's agent confirms that:

- that all matters are reserved for future consideration and that an illustrative plan is on way. Applicants are happy to confirm details with local residents.

- 5.3 Five letters of representation have been received from:

Occupier, 25 The Hollies, Clehonger, HR2 9SP  
Mr. B.A. Beach, 26 The Hollies, Clehonger, HR2 9SP  
Miss A. Matthews, 27 Poplar Road, Clehonger, HR2 9SW  
Mr. L.J. & Mrs. S. Slaney, 25 Poplar Road, Clehonger, HR2 9SW  
Mr. K. & Mrs. J. Shurmer, Penglais, 20 Poplar Road, Clehonger, HR2 9SW

The main points raised are:

- chalet bungalow out of keeping - elevated site
- technically two-storey buildings, single storey with open plan gardens more appropriate
- car headlights will shine into our bedrooms
- loss of property value
- perpetually drainage problems in locality (not on mains drainage on site side)
- surface water could come onto our property
- loss of view
- illustrative plans, tightly packed

- loss of sunshine
- possibility of overlooking if 3 bedroom houses.

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. Officer's Appraisal**

- 6.1 The main issue is the principle of developing the site for residential purposes and secondly the impact on nearby residents.
- 6.2 This application follows one that included land in and outside the settlement boundary for Clehonger. At that time the Forward Planning Manager confirmed that the settlement boundary for Clehonger delineated in the soon to be adopted Unitary Development Plan was the one, as it relates to the application site that was relevant. This is an important factor given that the settlement boundary in the Unitary Development Plan when compared to that of the South Herefordshire District Local Plan provides a larger site area. The current proposal falls within the settlement boundary identified in the Unitary Development Plan, therefore it satisfies the requirements of Policies H.4 and H.7 contained in the Unitary Development Plan.
- 6.3 The application was accompanied by illustrative plans detailing different layouts, notwithstanding that these are for illustrative purposes only, one layout plan was omitted and has only been received relatively recently. The layout plans were only required if certain reserved matters, particularly siting, was to be determined at this stage. The submission of layout plans detailing different configurations has only possibly confused matters, particularly for residents living in the vicinity of the site. The determination of this application is not made with reference to the layout plans submitted. It would be preferable though if the future detailed scheme allowed for frontage development, i.e. dwellings that front onto Poplar Road. Whether or not the dwellings are single-storey or not is a matter that can be resolved at that time. However the ridge heights of the dwellings will be an important factor as will the relationship of the site to buildings to the east and west of this paddock site.
- 6.4 The matters raised in representations received relate to the 'illustrated' plans received and the envisaged point of access as regards to car headlights shining northward across Poplar Road, however as has been stated already they are not matters that relate directly to the submitted proposal. The drainage issues referred to have been the subject of a Welsh Water response and recommended conditions for the earlier withdrawn scheme for 9 residential units. Welsh Water did not object at that time. Therefore it is considered that the means of foul and surface water drainage can be dealt with subject to the imposition of planning conditions as recommended by Welsh Water.
- 6.5 It is considered that there are no reasonable grounds for withholding planning permission. It is possible to erect five dwellings on this site without materially affecting the amenities of residents and at a density that Government advice requires in PPG.3: Housing.

**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. **W01 (Foul/surface water drainage)**

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

- 6. **W02 (No surface water to connect to public 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.**

- 7. **W03 (No drainage run-off to public system)**

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

**Informative(s):**

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

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.

