

11 DCSE2006/0661/F - ERECTION OF FIVE DWELLINGS, ASSOCIATED GARAGES AND DRAINAGE, ABBOTTS CLOSE, LOWER GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HW.

For: K.W. Bell & Son Ltd, Whimsey Industrial Estate, Steam Mills Road, Cinderford, Gloucestershire, GL14 3JA.

**Date Received: 6th March, 2006 Ward: Ross-on-Wye West Grid Ref: 59544, 25060
Expiry Date: 1st May, 2006**

Local Members: Councillor M.R. Cunningham
Councillor G. Lucas

1. Site Description and Proposal

- 1.1 The site forms the rear gardens of 1 Blackfields Cottages, 1 and 2 Ventrillo, Summer Place and Willow Leas, that front onto Sixth Avenue. The site fronts onto but is at a lower level to the recently constructed Abbots Close. The Willows is on the south side.
- 1.2 This application is for the erection of 2 pairs of semi-detached houses and a detached house with access onto Abbots Close.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing
PPG.13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy H.16	-	Ross and Rural Sub-Area
Policy H.16A	-	Housing in Rural Areas Development Criteria
Policy H.18	-	Housing in Rural Areas
Policy CTC.1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy SH.1	-	Housing Land Supply
Policy SH.5	-	Housing Land in Ross-on-Wye
Policy SH.9	-	Balance of Housing Types
Policy SH.14	-	Siting and Design of Buildings
Policy SH.15	-	Criteria for New Housing Schemes

Policy C.43	-	Foul Drainage
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Requirements
Policy T.9	-	Cycle Routes

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.3	-	Housing
Policy DR.1	-	Design
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.4	-	Environment
Policy T.7	-	Cycling
Policy H.1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H.3	-	Managing the Release of Housing Land
Policy H.13	-	Sustainable Residential Design
Policy H.14	-	Re-using Previously Developed Land and Buildings
Policy H.15	-	Density
Policy CF.2	-	Foul Drainage

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Hyder - recommends conditions

Internal Council Advice

4.2 Traffic Manager – Recommends conditions.

5. Representations

5.1 Ross Rural Parish Council:

“This Council recognises that the development occupies no more land than the 5 properties in Sixth Avenue, whose rear gardens they will occupy. In this respect we do not oppose the application. However we are seriously concerned at the additional traffic, which will be generated and will render dangerous the bend at the bottom of Greytree Hill. We raised this issue at the first application for Abbots Close. We have on a number of occasions requested Highways consider the re-configuration of the corner to achieve separation between lanes around the apex of the bend. To the present we have no positive response.

This Council proposes that the committee consider the possibility of a community gain arising out of the foregoing.

We offer the following in support. The attached location plan is annotated thus A, B, C, D (see Appendix to this report).

1) Areas A to become a NO PARKING area, with bollards to prevent access (other than gateways). At times these areas can have up to 5 cars parked by walkers accessing the adjacent field. (Usually they reverse onto the bend to exit).

2) Note that B is the access road to land owned (to the best of our knowledge) by Ross Rugby Club. The site is not presently activated, but again access is via the apex of the bend with an uphill access. Any additional traffic would pressurise this dangerous bend.

3) D represents the access to the rifle club. Disabled people using motorised wheelchairs cannot use the pavement in Greytrees and have to use the road as far as D to gain the safety of the pavement. We have raised the whole issue of dropped pavements with HCC on several occasions previously but no action has resulted.

4) C This area consists of a very wide verge, (presumably in County ownership), together with an unused part of the railway line owned, as we understand by the Rifle Club. The boundaries of this property are overgrown and severely hamper visibility in both directions.

This Council proposes the purchase of the old railway line as a joint venture with the developers KW Bell, as a community gain.

This would allow space to reconfigure the corner with some form of lane separation around the apex of the bend. The remaining land could easily provide a small, official, parking areas for walkers etc.

Finally, we note that there are no restrictions to parking on the new Abbots Close road and we have noted some parking taking place close to the bend, which could render access/exit difficult.

We recommend a site meeting before approval is granted.”

5.2 Objections have been received from

R. McAllister, The Secret, 2 Abbots Close, Lower Greytrees, Ross
N. Llewellyn, 3 Blackfields Cottages, Sixth Avenue, Greytrees, Ross

The main points being raised

- Egress from Abbots Close onto a blind 90degree bend
- Increase in traffic

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 site is located within the identified settlement of Ross-on-Wye in an established residential area where housing development is acceptable in principle subject to meeting the requirements set out in Policy GD.1 and Policy 3 in the South Herefordshire District Local Plan. These policies aim to protect the character of the area, the amenities of neighbours and to ensure adequate parking and access arrangements can be achieved.
- 6.2 The site is the rear gardens of dwellings that front onto Sixth Avenue. The proposed dwellings are to be located in a position that will not cause direct overlooking of those dwellings
- 6.3 The proposal will be accessed off a private drive that will exit onto the recently constructed Abbots Close, which exits onto Lower Greytrees. The road has been constructed in accordance with the Council's design guide for minor roads. The Traffic Manager does not consider visibility at the junction of Abbots Close with Lower Greytrees to be sub-standard and has no objection to this application.
- 6.4 The requirements of the agreement recommended by the Parish Council involves land outside the application site and outside the ownership of the applicant. However, given that the Traffic Manager considers the visibility of the junction of Abbots Close with Lower Greytrees to be adequate to serve the development there can be no justification for the applicant to enter into an agreement requiring road improvements.

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. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

4. W01 (Foul/surface water drainage)

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

5. 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.

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

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

7. 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.

8. G01 (Details of boundary treatments)

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

9. H03 (Visibility splays)

Reason: In the interests of highway safety.

10. H05 (Access gates)

Reason: In the interests of highway safety.

11. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

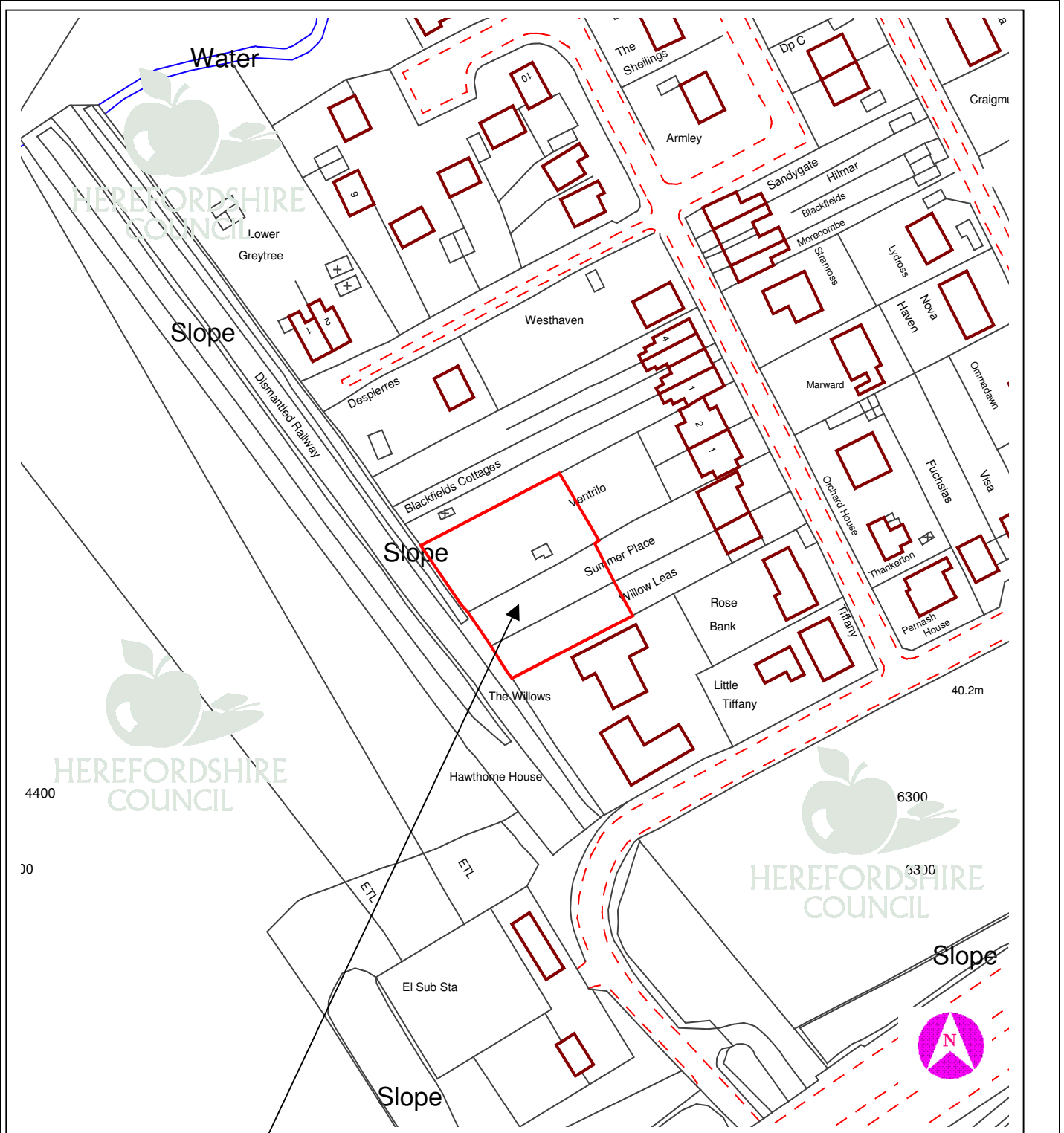
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0661/F

SCALE : 1 : 1250

SITE ADDRESS : Abbotts Close, Lower Greytrees, Ross-on-Wye, Herefordshire, HR9 7HW

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