

7 DCNW2006/2203/O - SITE FOR THE ERECTION OF TWO BUNGALOWS ON LAND ADJOINING MARCHES HOUSING ASSOCIATION BUNGALOWS, BAR MEADOW, SHOBDON, LEOMINSTER, HEREFORDSHIRE, HR6 9BZ

For: Corbett Farms Ltd, Shobdon, Leominster, Herefordshire, HR6 9LT.

Date Received:
7th July 2006

Ward:
Pembridge &
Lyonshall with Titley

Grid Ref:
39762, 61742

Expiry Date:
1st September 2006

Local Member: Councillor R Phillips

1. Site Description and Proposal

- 1.1 The site is located to the east of Bar Meadow, a Housing Association development of 8 bungalows, in Shobdon. It is part of a field used for agricultural purposes but is currently overgrown. The proposed site for the car park to Shobdon School (NW06/2177/F) adjoins the site to the east. To the north is a small play area and amenity space.
- 1.2 The proposal involves the construction of two semi detached bungalows for rental to local people. If planning permission is granted Marches Housing Association are interested in developing the site to extend their existing development. Access would be via Bar Meadow, which is a private road.
- 1.3 This is an outline application with external appearance, design and landscaping reserved for future consideration.

2. Policies

2.1 Central Government Guidance

PPS1 Delivering Sustainable Development
PPG 3 Housing
PPG Note 3 Housing Update Planning for Sustainable Communities in Rural Areas

2.2 Leominster Local Plan

A1 - Managing the Districts Assets and Resources
A2 - Settlement Hierarchy
A48 - Affordable Housing for Local Needs in Rural Areas

2.3 Unitary Development Plan – Revised Deposit Draft

H4 – Main Villages: Settlement Boundaries

H7 – Housing in the Countryside Outside Settlements
H9 – Affordable Housing
H10 – Rural Exception Housing
H15 - Density

2.4 Supplementary Planning Guidance

SPG – Design and Development Requirements

3. Planning History

3.1 NW1999/1556/O - Outline Planning Permission for 2 Bungalows - Refused 5th August 1999.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - No objection subject to conditions.

Internal Council Advice

4.2 Traffic Manager - Notes that access is via a private road and has no objection subject to standard condition H12.

5. Representations

5.1 Shobdon Parish Council -

- We have no objection to the plans.
- We question who will be responsible for the path connecting Bar Meadow Estate to the playing field.
- The Parish Council still has reservations re the addition of new properties to the main sewerage system whilst its existing problems are not being resolved by Welsh Water Authority.

5.2 Local residents have been notified of the application and it has been advertised on site and in the local press. No representations received.

5.3 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 considerations in determining this application are:

- a) The principle of developing land outside the settlement boundary and the need for additional affordable housing in Shobdon
- b) Impact of the proposal on the landscape and adjoining residential properties

6.2 The site is located outside the settlement boundary identified for Shobdon in both the Leominster Local Plan and the emerging Unitary Development Plan. It is not a location where new residential development would normally be allowed. However, Policy H10 of the UDP looks favourably on affordable housing proposals adjoining rural

settlements provided they meet the criteria set out in the policy. Of particular relevance to this application is whether there is a local need for additional affordable bungalows in the village and whether the applicant is offering an agreement to ensure the benefits of affordable housing will be enjoyed in perpetuity.

- 6.3 The Council undertook an assessment of affordable housing need in Shobdon Parish in November 2004. Home Point's records have further clarified this study. Figures clearly demonstrate a significant demand exists for bungalows, especially for elderly persons who require single storey living accommodation with the number of 'bids' per bungalow far exceeding supply. The applicant is offering a Section 106 Agreement with Marches Housing Association to ensure the bungalows provide affordable homes in perpetuity.
- 6.4 The proposal is of a modest scale and will have very limited visual impact on the character of the village. The site is well located in relation to local facilities such as the village shop. The proposal is considered to meet the requirements of development plan policies subject to the applicant entering into a planning agreement.

RECOMMENDATION

- 1. The Head of legal and Democratic Services be authorized to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 in accordance with the Heads of terms set out as an annex to this report and any additional matters and terms as he considers appropriate.**
- 2. Upon completion of the aforementioned planning obligation that the Officers named in the Scheme of Delegation be authorized to issue outline planning permission 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 - G01 (Details of boundary treatments)**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

6 - W01 (Foul/surface water drainage)

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

7 - 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.

8 - W03 (No drainage run-off to public system)

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

9 - 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.

10 - H12 (Parking and turning - single house)

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

Informatives:

1 - Reason(s) for the Grant of PP/LBC/CAC

2 - N02 - Section 106 Obligation

This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

3 - N19 - Avoidance of doubt

Decision:

Notes:

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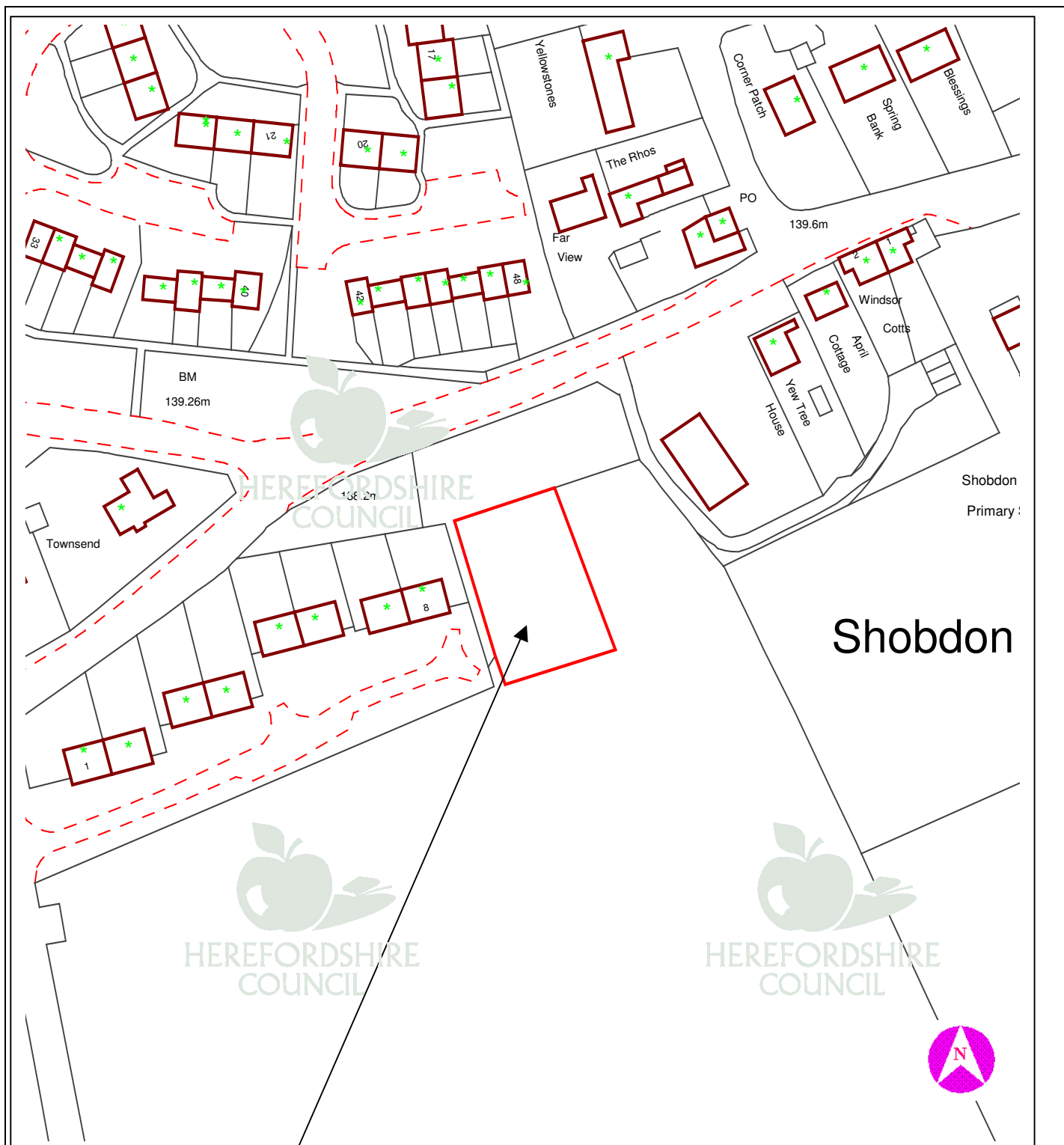
Background Papers

Internal departmental consultation replies.

DRAFT HEADS OF TERMS
Proposed Planning Obligation Agreement
Section 106 Town and Country Planning Act 1990

Planning Application – NW06/2203/O – Site for the erection of two bungalows at land adjoining Marches Housing Association Bungalows, Bar Meadow, Shobdon, Leominster, Herefordshire, HR6 9BZ

- 1 That no dwelling to be erected on the Land will from the date hereof be occupied by anyone otherwise than strictly in accordance with the provisions set out below.
- 2 All dwellings erected or to be erected on the Land shall at all times be let and managed by a registered Housing Association in accordance with its objects normal duties and responsibilities which shall include (whether formally or not) the provision of dwellings which are affordable by local people on low incomes.
- 3 The amount of rent to be charged in respect of each dwelling must be consistent with rents charged by registered Housing Associations for assured tenancies in the administrative area of the Council.
4. Each dwelling shall be allocated to a person who is considered by the registered Housing Association to be in need of such accommodation and has strong local connection with:-
 - Firstly:* Shobdon
 - Secondly:* The surrounding Parishes of Kingsland, Lucton, Aymestrey, Pembridge, Byton and Eardisland
 - Thirdly:* Anywhere else in Herefordshire
5. References in this schedule to a person having a strong local connection with the said Parishes and areas are to his having a connection with the parish –
 - 5.1 because he is, or in the past was, normally resident in that parish and that residence is or was of his own choice, or
 - 5.2 because he is employed in that parish, or
 - 5.3 because of family association, or
 - 5.4 because of special circumstances
6. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.
7. The Agreement shall be completed by 7th January 2007 otherwise the application will be registered as deemed refused.



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APPLICATION NO: DCNW2006/2203/O

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Marches Housing Association, Bar Meadow, Shobdon, Leominster, Herefordshire, HR6 9BZ

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