

13 DCSE2006/2316/F - PROPOSED ADDITIONAL 3 NO. RESIDENTIAL DWELLINGS (THE VINEYARD ANNEX) VINE TREE FARM, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ.

For: Lovell Partnerships Ltd. per A.J. Isherwood Osborne V. Webb Partnership, 19 Castle Street, Cardiff, CF10 1BT.

Date Received: 19th July, 2006 Ward: Ross-on-Wye East Grid Ref: 59503, 22764

Expiry Date: 13th September, 2006

Local Members: Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 The application site is a rectangular area of land (about 20 m x 35 m) formerly the garden to the north of Vine Tree Farmhouse. The site has been used as a parking and storage area during the construction by Lovells of housing to the south and west of the Farmhouse. To the north of the site is housing, with a play area, youth centre and housing on the opposite side of Walford Road.
- 1.2 It is proposed to erect a terrace of 3 houses. As originally submitted this would be a straight terrace set back about 14 m from Walford Road. A revised site layout shows the houses in a staggered row; the eastern house being closest to Walford Road, the next house set back about 1.5 m and the third house a further 1.5 m. The design would be 3 bedroom units of a similar style to the new estate. The front elevation would face westwards, away from Walford Road, with a new private drive being formed off the main estate road serving the new estate. Two parking spaces would be provided to the front of each property. The rear gardens would be about 9m - 12 m in length, with a new hedge along the boundary with Walford Road.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy CTC1	Areas of Outstanding Natural Beauty
Policy CTC9	Development Criteria
Policy CTC18	Development in Urban Areas
Policy H16A	Development Criteria
Policy H18	Residential Development in Rural Settlements
Policy H20	Residential Development in Open Countryside

2.2 South Herefordshire District Local Plan

Policy C5	Development within Area of Outstanding Natural Beauty
Policy SH5	Housing Land in Ross and Wye
Policy SH11	Housing in the Countryside
Policy SH13	Affordable Housing in-adjacent to Settlements
Policy SH14	Siting and design of buildings
Policy SH15	Criteria for new housing schemes
GD1	General Development Criteria

2 (Part 3) New Housing Development

2.3 Herefordshire UDP (Deposit Draft)

Policy LA1	Areas of Outstanding Natural Beauty
Policy H1	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H2	Hereford and the Market Towns: Housing Land Allocations
Policy H3	Managing the release of Housing Land
Policy H9	Affordable Housing
Policy H13	Sustainable Residential Design
Policy H14	Re-using Previously Developed Land and Buildings
Policy H15	Density
Policy H16	Car Parking

3. Planning History

- 3.1 DCSE20045/0891/F Change of use to temporary construction - Approved
project office, site compound and new 27.10.04
access.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water recommends conditions be imposed regarding drainage of the site.

Internal Council Advice

- 4.2 Traffic Manager recommends that conditions be included regarding access and parking.

5. Representations

- 5.1 Town Council has no objections, but the Committee hopes they are affordable housing.

- 5.2 One letter has been received objecting to the proposal because:

- (1) overbearing impact on their dwelling
- (2) emerging UDP identified capacity of 60 dwellings at Vine Tree Farm this application will bring total to 69
- (3) a garden and orchard giving a rural view have become a full scale housing site within 18 months
- (4) any view from bedroom will disappear, and would face a blank wall
- (5) excessive infilling.

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 issues are the principle of residential development and the effect on the amenities of neighbours. In the South Herefordshire District Local Plan the site is outside the defined boundary of Ross on Wye and Policy 2 (Part 3) states that "new housing development will not be permitted outside the town development area boundary". However the new Lovells estate means that the application site is within the built up area of the town. Furthermore the housing policies in the UDP have now been largely endorsed by the Inquiry Inspector and can be given significant weight. This site is allocated for housing development (Policy H2) along with the land already developed. In principle therefore the development of this small area for housing is acceptable.
- 6.2 The terrace would project beyond the rear of the adjoining houses. The latter although facing Walford Road are not parallel to it but are at a slight angle. Consequently the end wall of the new terrace, as originally submitted, would be prominent viewed from the rear of the adjoining property (24 Walford Road). The revised scheme sites the end terrace house about 3.5 m closer to Walford Road so that only half is to the rear of 24 Walford Road. There would be a gap of about 7 m between the two buildings and there is existing planting within 24 Walford Road. This is sufficient to ensure that the amenities of neighbours would not be harmed unacceptably.

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 A09 (Amended plans)

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

3 B01 (Samples of external materials)

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

4 G01 (Details of boundary treatments)

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

5 G04 (Landscaping scheme (general))

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

6 G05 (Implementation of landscaping scheme (general))

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

7 E16 (Removal of permitted development rights)

Reason: To protect the amenities of neighbours.

8 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

9 H13 (Access, turning area and parking)

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

Informatives:

1 N19 - Avoidance of doubt

2 HN01 - Mud on highway

3 HN05 - Works within the highway

4 HN10 - No drainage to discharge to highway

5 HN22 - Works adjoining highway

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

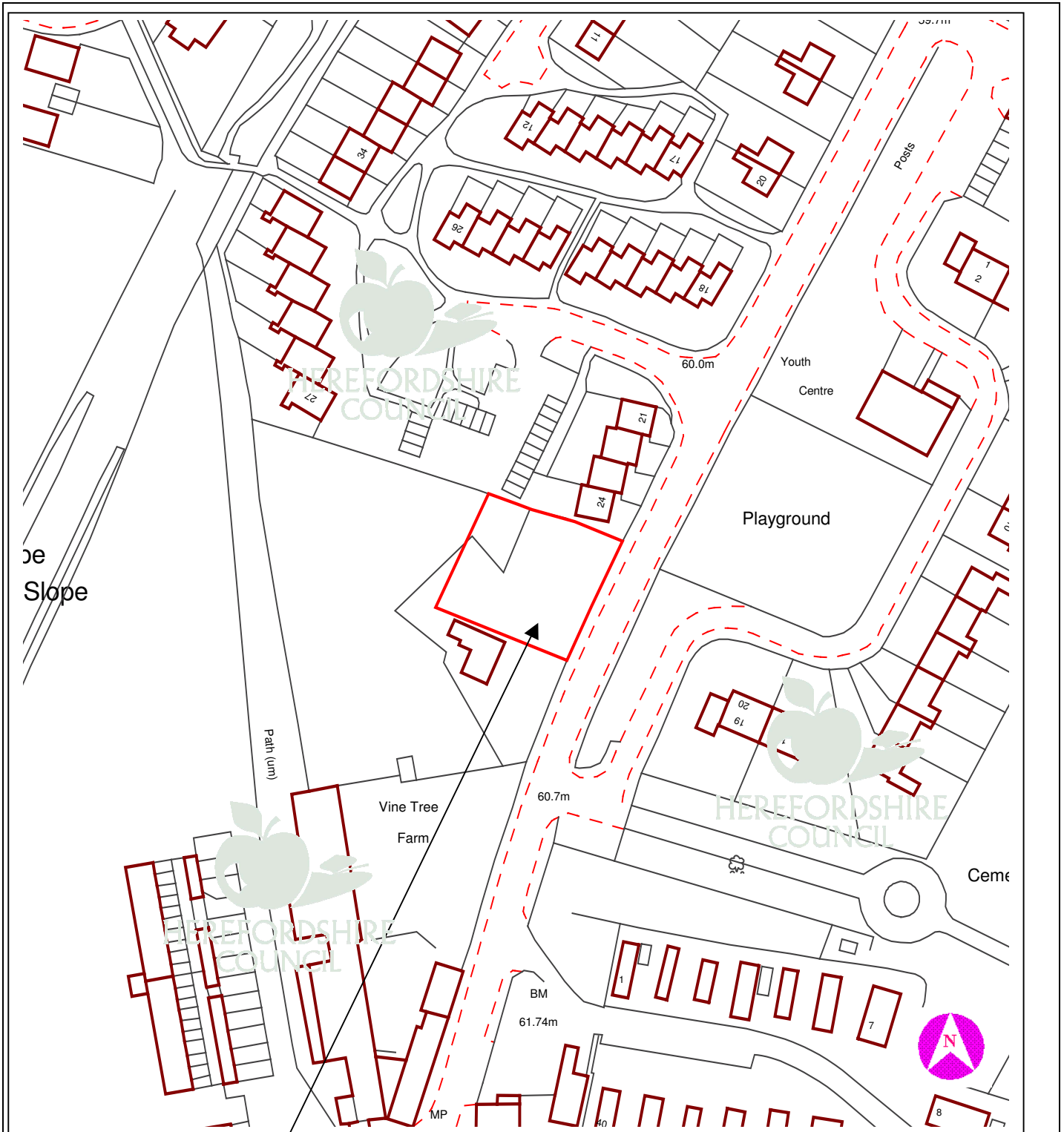
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/2316/F

SCALE : 1 : 1250

SITE ADDRESS : Vine Tree Farm, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ

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