

DCSE2006/1907/O - PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ

For: Executors of Hazel Reece Essex deceased per Mr T Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire, HR9 5TJ

Date Received: 19th June 2006 Ward: Ross-on-Wye West Grid Ref: 59556, 25117
Expiry Date: 14th August 2006

Local Members: Councillor M R Cunningham and Councillor G Lucas

Introduction:

This application was reported to the Southern Area Planning Sub-Committee on 27th September 2006 when Members resolved to refuse planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be referred to the Planning Committee for further consideration.

At the meeting on 27th September 2006 the recommendation was that planning permission be granted. In the debate Members of the Southern Area Planning Sub-committee took account of the objections received from local residents especially with regard to traffic generation, the narrowness of the access roads and the concern that this would be an overdevelopment of the site. It was resolved that permission be refused on the grounds of traffic safety and congestion, the proposed density of development and its overbearing effect on nearby dwellings.

The relevant development plan policies are listed in the report to the Southern Area Planning Sub-Committee. In particular:

1. The Traffic Manager's officers have visited the site and assessed that there is no objection on highway safety grounds subject to standard planning conditions concerning access details.
2. The site has a frontage to a private road whereby the effective width of the roadway could be increased along the full length of the site frontage, thereby reducing further any road capacity concerns.
3. The application is in outline with all matters reserved and, hence, a judgement cannot be made on density or detailed impact on other nearby properties.
4. Several similar development schemes have been carried out in the locality demonstrating that development of this nature can be carried out successfully in this locality.
5. If typical PPG3 densities are applied to this "Brownfield" site then the site could provide for up to five dwellings instead of the single dwelling on the site at present. Officers recommended adding an informative note to any permission to advise that any future application for reserved matters be limited to a maximum of five dwellings on the site.

6. Although a layout showing six dwellings was submitted with the application it was only illustrative and a permission would not necessarily imply approval of six dwellings.
7. Overall the planning application proposals were fully compliant with relevant development plan policies, the emerging Unitary Development Plan, and government guidance, especially in PPG3, for residential development of previously developed land within established residential areas. The site is not in a Conservation Area although it is within the Wye Valley AONB (which “washes” over the whole of Ross on Wye). Notwithstanding this important landscape designation there is no landscape reason why the site should not be re-developed for residential purposes.

Whilst the concerns of Members with regard to the impact of the development are understood in the opinion of your Officers that a refusal would be very difficult to defend on appeal. Consequently the application is referred to the Planning Committee for consideration. The original report to the Southern Area Planning Sub Committee of 27th September 2006 is set out below.

1. Site Description and Proposal

- 1.1 Westhaven is a vacant dwelling with long rear garden located on the south west of Sixth Avenue, Greytree. A narrow private drive runs along the northern boundary of the site. 1-4 Blackfields Cottages are adjacent. The site is located in a primarily residential area as shown on Map 37: Ross-on-Wye in the South Herefordshire District Local Plan and Inset Map Ross1 in the Herefordshire Unitary Development Plan (Revised Deposit Draft). It is also in an Area of Outstanding Natural Beauty.
- 1.2 This is an outline application to establish the principle of residential development. The application reserves all matters for future consideration. An illustrative layout plan has been provided which shows the siting of 6 dwellings; a terrace of 4 dwellings fronting Sixth Avenue and 2 detached houses fronting onto the private drive. This plan does not form part of the application.

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy H16	-	Ross and Rural Sub Area
Policy H16A	-	Housing in Rural Areas Development Criteria
Policy H18	-	Housing in Rural Areas outside The Green Belt
Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC9	-	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 C.43	-	Foul Sewerage
Policy SH.14	-	Siting and Design of Buildings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development requirements
Policy S3	-	Housing
Policy S7	-	Natural and Historic Heritage
Policy DR2	-	Land Use and Activity
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy LA1	-	Area of Outstanding Natural Beauty

3. Planning History

- 3.1 SH78/0648/O Detached dwelling - Refused 4.10.78

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - Would request that if you are minded to grant planning permission that conditions and advisory notes are included to ensure no detriment to existing residents or the environment and to Welsh Water's assets.

Internal Council Advice

- 4.2 Traffic Manager - Recommends that any permission, which this Authority may wish to give, include conditions.

5. Representations

- 5.1 Ross Rural PC objects on the grounds of restricted access to the site and highway safety. Also insufficient parking.

- 5.2 12 letters of objection have been received. The main points raised are:

- (1) Sixth Avenue is narrow and often congested by parked vehicles
- (2) It would appear that insufficient parking will be provided in an already congested area
- (3) This application will make situation worse
- (4) Indiscriminate parking makes it very difficult to manoeuvre
- (5) Increase in traffic
- (6) The exit from Sixth Avenue onto Greytrees has poor visibility
- (7) Invasion of privacy
- (8) Obstruction of views
- (9) It is not acceptable to build 6 more houses where previously there was only 1
- (10) The track that runs down along the side of the site is a private road
- (11) There just isn't room for anymore dwellings

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 This is an outline application to establish the principle of residential development. The application reserves all matters, external appearance, siting, design, landscaping and means of access, for future consideration. These matters will be dealt with later at the time of approval of reserved matters. The reserved matters will seek to ensure the development is well designed and of a suitable scale so that it can be assimilated into the area avoiding problems of overlooking. Although this is an outline application, the applicant has submitted an indicative layout plan, which shows the siting of 6 dwellings; a terrace of 4 dwellings that will front onto Sixth Avenue and 2 pairs of semi-detached house fronting onto the private drive. This plan though does not form part of the application.
- 6.2 In terms of principle of land use the proposal is considered acceptable. The application proposes the redevelopment of previously developed land located within an established residential area, which is within the overall housing provision policies of the Unitary Development Plan (Revised Deposit Draft).
- 6.3 Objection has been raised to the proposed development accessing the site off the track that runs along the northern side of the site, its sub-standard width and its poor visibility at the junction with Sixth Avenue especially to the southwest, as well as traffic congestion. The Traffic Manager considers the proposed development would only be acceptable subject to a scheme of improvements to the track including its widening to a minimum of 3.5metres along the length of the site, improvements to the visibility at the junction of track with Sixth Avenue in a south easterly direction of 2.4metres x 33metres, and adequate parking to meet Council standards. The applicant has demonstrated these requirements can be achieved with the limits of the site; accordingly the Traffic manager has no objection to the proposal.

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 A scheme of improvements to the track along the northern boundary of the site including its widening to a minimum of 3.5 metres along the full length of the site shall be submitted to and approved in writing by the local planning authority.**

Reason: In the interests of highway safety.

6 H03 (Visibility splays)

Reason: In the interests of highway safety.

7 W01 (Foul/surface water drainage)

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

8 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.

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

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

Informative:

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

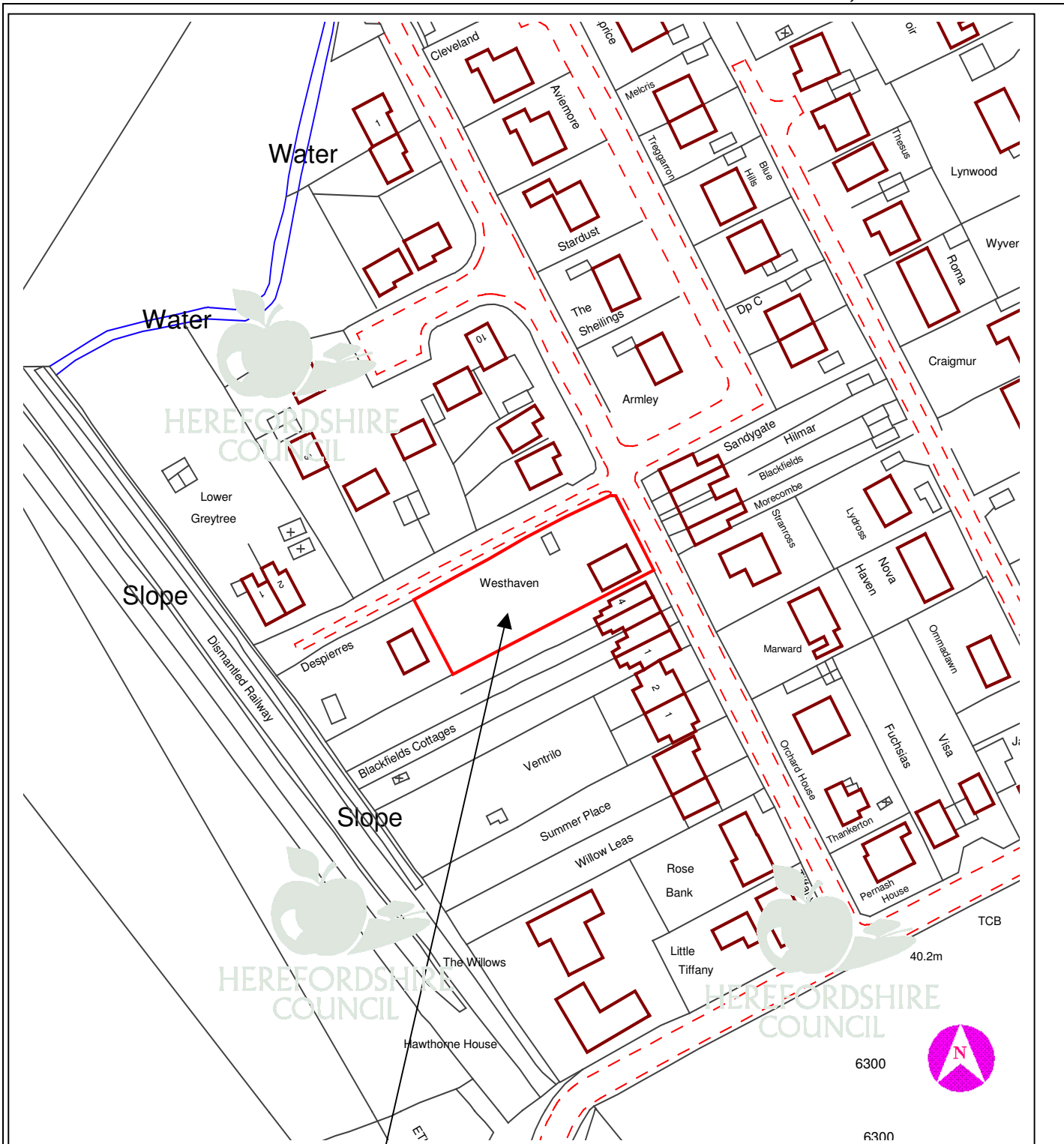
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1907/O

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Westhaven, Sixth Avenue, Greytree, Ross-on-Wye, Herefordshire, HR9 7HJ

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