

From: Clasby, Peter
Sent: 09 February 2010 15:21
To: 'Nick La Barre - C/O Brightwells'

CW / 101133 / 6

Subject: Re: My Ref 2010/ENQ/048199 Your Ref: Proposed residential development Nags Head PH Canon Pyon

Dear Mr La Barre,

I am writing, with reference to your letter and enclosures received on the 22nd January 2010.

The proposal to erect a new dwelling, would appear to be acceptable, subject to compliance with the development plan, particularly considering the following:

- relationship to and impact on adjoining properties - including privacy, overlooking and private amenity space.
- design and layout- including, respect for the general character of the area, landscaping, enclosure, external materials, scale and massing.
- means of access, and car parking provision
- the traffic likely to be generated can be safely accommodated by the road system without undue affects.

In regard to the indicative plan, I believe that the siting is broadly acceptable, but in the absence of detail about design and massing I unable to comment further at this stage. As to access requirements, the Traffic Manager has commented that they'd have no objection subject to you being able to achieve a visibility splay to the junction westward and 33m eastward, based on a 2.4m setback.

If your client decides to make a planning application it will be determined, taking into account the details contained in the application, the policy of the development plan, Government planning policy, the outcome of any consultation with statutory or other consultees, any representations that are received and any other material consideration.

I would also draw your attention to the provisions of our adopted Supplementary Planning Document on Planning Obligations, which sets out the criteria for financial contributions to offset the impact of the development. However as you've indicated that your client would be willing to accept a reduced duration (12 months) for commencement in line with the temporary suspension for smaller developments, I have not looked into the sums liable in this instance.

In the mean time, I would advise you that this e-mail gives you planning advice, based on the information you have given me, and any expenditure that your client may incur in preparing plans or making the application must be entirely at their own risk.

Peter Clasby
SENIOR PLANNING OFFICER
Central Team – West

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HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL		
27 APR 2010		
To	
Ack'd	File