

MEMORANDUM

To : Internal Consultee

From : Ms Heather Carlisle, Planning Services, Plough Lane – H26

Tel : 01432 260453 **My Ref** : 211155

Date : 28 April 2021

SITE:	Land south of St Weonards, St Weonards, Hereford
APPLICATION TYPE:	Planning Permission
DESCRIPTION:	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.
APPLICATION NO:	211155
GRID REFERENCE:	OS 349650, 224094
APPLICANT:	Alastair Martin
PARISH:	St. Weonards

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 20/05/2021. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Ms Heather Carlisle.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☐

Approve with Conditions ☐ (Please list below any conditions you wish to impose on this permission.)

Further information required ☐

Consultation response from:

Some preliminary observations.

Firstly it is heartening to see a much less developed site than the previously approved scheme, and the reduced density does give much greater opportunity for integrating a well-developed landscape proposal - no doubt Mandy will be on top of this but my thoughts on this are:

I would not want to see a sub-urban public realm, so potentially changing road surfaces from black tarmac, keeping kerb heights low, pavements to one side not both sides of the road and good quality materials for pavements. Boundary treatments also really important – reinforcing the south boundary with hedges and deciduous trees, and within the site a mix of plot boundaries with some brick walls, boarded fences – possibly

hit and miss and not overly close boarded, hedges and soft road edges. These all help to reflect the rural character of the village.

The house designs are not exactly ground breaking, rather traditional and the porches verging on the Victorian, but I guess this possibly reflects the ambitions of the client as I know that the architects have designed really good contemporary architecture. Not sure how much consideration has been given to renewable energy sources/ sustainability. Orientating houses to facing roof slopes to take advantage of passive solar gain ? Are air source heat pumps proposed as this will impact on elevations.

There is rather too much white painted brick proposed –many of the more historic buildings in St Weonards are of stone construction so I feel that particularly those dwellings which face the road should be stone, but a good quality facing brick could also be introduced, and does not require future redecoration. I would prefer to have Plots 1 and 2 as identical dwellings so they almost appear as gate lodges. Plots 3,4,5 I think would be better as a terrace, but could be designed almost like a long barn. As this part of the site will be the most visible when approached from the south and typically farms lie on the edge of a village this would again better reflect the rural character of the site.