

DELEGATED DECISION REPORT

APPLICATION NUMBER

180137

Land at Thorny Orchard, Coughton, Ross-on-Wye,

CASE OFFICER: Mr C Brace

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|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relevant Development Plan Policies: | SS1 – Presumption in favour of sustainable development SS2 – Delivering new homes SS4 – Movement and transportation SS6 – Environmental quality and local distinctiveness RA1 – Rural housing distribution RA2 – Housing in settlements outside Hereford and the market towns RA3 – Herefordshire’s countryside LD1 – Landscape and townscape LD2 – Biodiversity and geodiversity LD3 – Green infrastructure SD1 – Sustainable design and energy efficiency |
| Relevant Site History: | 150248/F – Proposed erection of 3 residential dwellings and associated landscape and access works including a scheme of landscape enhancements and the re-instatement of a public footpath – Approved w/conditions DCSE2003/2157/F – Retention of existing replacement hay barn, hardstanding and terrace – Approved w/conditions DCSE2004/0220/F Proposed building for the storage and repairs of agricultural, horticultural, automotive and plant machinery – Approved w/conditions DCSE2006/1861/S Building for hay storage (extension to existing): Prior Approval not Required 18th 131631/F – Erection of 3 residential dwellings and associated landscaping and access works including a scheme of landscape enhancement and the reinstatement of a public footpath – Approved w/conditions |

CONSULTATIONS

| | Consulted | No Response | No objection | Qualified Comment | Object |
|------------------|-----------|-------------|--------------|-------------------|--------|
| Parish Council | √ | | √ | | |
| Ecologist | √ | √ | | | |
| PROW | √ | | | √ | |
| Site Notice | √ | √ | | | |
| Other | | | | | |
| Historic England | √ | | | √ | |
| Local Member | √ | | | | |

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Application is for variation of condition 2 of planning permission P150248/F

Representations:

Walford Parish Council has no objection.

The Council's PROW Officer states that typically the design for this structure should be developed following the process set out in BD2/12 – *the Technical Approval of Highway Structures*. This requires the designer to demonstrate that they have considered all the factors that might affect the design such as the ground conditions and the likely loading on the structure. If the designer wants to use a ground engineering solution such as gabion baskets as proposed, or earth reinforcement then this process will still apply.

The designer will need to provide a signed Designer's Check Certificate prior to construction starting. As the structure is on private land it will remain the responsibility of the land owner to inspect and maintain. There is a charge for this Technical Approval which can vary dependant on the complexity of the proposal and how many reviews are carried out.

PROW are not sure of the extent of the structure that will be needed to retain the surrounding land and look forward to seeing a detailed proposal in due course. This work should also be completed at an early stage of the development and are happy with a condition saying that works have to be approved and completed prior to occupation I used if approval is recommended.

Historic England has no comment.

Local Member updated in the normal manner.

Pre-application discussion:

None

Constraints:

Impact on the character and appearance of the AONB
Impact on the character and appearance of the open countryside
Impact on the setting of a Grade II* listed building
SWS
Protected species
PROW

Appraisal:

In recognition of the local opposition to the garage workshop proposal and evident frustration at the legacy of the 2004 permission, the applicant applied for and was granted planning permission for the erection of three detached dwellings under reference 131631/F. This permission was for three detached four-bed dwellings with integral garages. The bulk of the units were at the lower level with a narrow pitched roof structure above. Facing materials included stone at the lower level with timber cladding to the upper floor, all under a slate roof. At the rear of the units the footpath is reinstated via a timber crib wall, which would be planted so that it greens over with time. Beyond Plot 3 the land was to be re-graded to something approaching its original level. The existing vehicular access is narrowed and a bell-mouth junction with the public highway is formed. Owing to the manufactured levels that exist, the lower floor of the dwellings would not be visible in public views from the west.

It has been considered planning permission reference 131631/F is extant as the access has been formed and installed and pre commencement conditions discharged. On that basis and Assessed against design, landscape and heritage policies of the Core Strategy, policies SD1, LD1 and LD4 and the relevant aims and objectives of the NPPF, it was considered there was compliance with these policies and overall there is a quality to the design and overall. amended proposal for three dwellings was approved under 150248. It is against this permission this proposed variation of the approved plans listed under Condition 2 of that permission relates and is assessed.

Due to the nature of the amendment, matters regarding highways do not need to be reassessed as the access to the highway is not altered from previously approved details.

The only amendment from the approved plans is the existing levels will be maintained. Assessed against design, landscape and heritage policies of the Core Strategy, policies SD1, LD1 and LD4 and the relevant aims and objectives of the NPPF, it is considered there is compliance with these policies and overall there is a quality to the design and layout. The original comments of the Senior Conservation Officer are noted regarding listed buildings. Furthermore the revised design is considered to have minimal, inconsequential impact on the landscape over the extant permission and as such considered acceptable against policy LD1. As such approval is recommended.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITIONS & REASONS:

1. C08
2. C09

Informatives

P&P1

With regard to Condition 3 of P150248/F, the designer will need to provide a signed Designer's Check Certificate to the Local Planning Authority prior to construction starting. As the structure is on private land it will remain the responsibility of the land owner to inspect and maintain. The design of any structural parts of the scheme should be developed following the process set out in BD2/12 – the Technical Approval of Highway Structures.

Signed: CB Dated: 5/3/2018

TEAM LEADER'S COMMENTS:

DECISION: PERMIT ☒ REFUSE ☐



Signed: Dated: 5 March 2018