

DELEGATED DECISION REPORT

APPLICATION NUMBER

153213

Land adjoining New Mills, Ledbury, Herefordshire,

CASE OFFICER: Mr A Prior

DATE OF SITE VISIT:18 November 2015

Relevant Development Plan Policies: **Core Strategy :** SS1, SS4, SS6, MT1, SD1, LB1, RA1, LD1, LD2

Relevant Site History:

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	Y				Y
Transportation	Y	Y			
Ecologist	Y				Y
Severn Trent	Y		Y	Y	
Welsh Water	Y		Y		
Waste	Y	Y			
Site Notice	Y				Y(1)
Local Member	Y		Y*		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The proposal site comprises the garden area to New Mills a pair of old brick properties of differing heights and at 90 degrees to one another. The south western boundary adjoins a roundabout the first one met by traffic reaching Ledbury via A438 road. Access is taken off the northern side of the roundabout and then by turning sharply eastward. There is an existing driveway serving New Mills and on the treed garden is a garage used it is understood by tenants.

It is proposed to erect two pairs of dwellings on this garden area, at 90 degrees, one dwelling will have 2 bedrooms and the other 3 bedrooms. The facing brick and tile will be to planning authority approval. The boundaries between the four plots and to the northern

boundary will be planted with native species. Each plot will have space for two cars and on-site turning area.

Representations:

Town Council objects impact on existing tenants and upon wildlife

Traffic Manager has not responded

Ecologist objects

Severn Trent conditional support in respect of foul drainage

Welsh Water states that a water supply can be provided

One letter of objection received- loss of amenity, parking area, access, proximity to new build and setting of old buildings believed to be listed.

Ward Member has not objected to application being determined under delegated powers

Pre-application discussion:

None

Constraints:

Appraisal:

The main issues relate to the principle, the impact in the locality and upon local amenity.. There are also issues relating to bio-diversity and the means of access. Therefore, the proposal needs to be determined in accordance with Policies SS1, SS4, SS6, SD1, LB1, RA1, LD1 and LD2 of Herefordshire Local Plan-Core Strategy (Core Strategy)

It should be stated that it is considered that the site falls within the reasonable limits of Ledbury and accordingly it constitutes a sustainable location for new residential development. There are facilities nearby including the railway station within reasonable walking and cycling distance.

This site contributes to this part of amenity of Ledbury It comprises the oldest property in the vicinity of the roundabout, notwithstanding the two adjoining buildings are not listed as suggested nevertheless. This is in comparison to the extensive high density development at Yeoman Close, which is well screened from general public view. The proposal site contributes to the townscape and local distinctiveness and to the setting of New Mills that will be adversely compromised with the erection of the 4 dwellings.

The next issue relate to the amenity of future occupants of the existing dwellings at New Mills, which will with the removal a large area of garden area, storage facilities and on-site

parking area will adversely compromise the amenity currently enjoyed contrary to the provisions of Policy SD1 of Core Strategy

The Council's Ecologist has recommended refusal on the basis that this part of Ledbury has a wildlife interest including invertebrates and reptiles probably originating in the wildlife corridor to the north-west. In the absence of adequate survey and mitigation this proposal is contrary to Policy LD2 of Core Strategy.

It is considered that whilst this proposal will generate additional traffic that will need to negotiate the roundabout, this will not have an adverse impact on highway safety as required by Policies SS4 and MT1 of Core Strategy

RECOMMENDATION: PERMIT ☐ REFUSE ☒

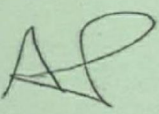
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

- 1 The proposal will adversely compromise local distinctiveness with the development of this prominent site and the amenity of future occupants of the adjoining New Mills. Therefore, the proposal is contrary to the provisions of Policies SS6 and SD1 of Herefordshire Local Plan-Core Strategy.
2. In the absence of an ecological survey of the proposal site the proposal fails to satisfy the provisions of Policies SS6 and LD2 of Herefordshire Local Plan-Core Strategy

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations and identifying matters of concern with the proposal. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reasons for the refusal, approval has not been possible.

Signed: 

..... Dated: 22 March 2016

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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M. Tan

Signed:

Dated: 23/3/16