

Planning Consultation 213023 - The Former Butts Garage, Llangarron, HR9 6PA

Proposed erection of a single residential dwelling (C3) and private driveway.

Llangarron Parish Council continues to object to this application as it did on the 29th September 2021.

Councillors welcomed the fact that the applicants had taken note of some of their previous representations against this development. Firstly the mature walnut tree beyond the rear of the dwelling is now to be retained, and secondly the applicant claims that the visibility splays can be achieved; Councillors would like assurances regarding this claim.

Councillors expressed disappointment that there is no accompanying Design and Access Statement, consequently accompanying important design details were absent in the plans and elevations.

Llangarron NDP:

It is important to note that the Llangarron Neighbourhood Development Plan has now been passed with an overwhelming approval vote of 88.5%, therefore the NDP now carries full weight and the Councillors' comments are based upon the Llangarron NDP policies which are included below.

1. Housing:

Councillors rejected the overall design of the property. ***Objective 4 of the NDP relating to housing: To ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible, reflect the character of the area and any new dwellings should be built to a high standard of design.*** Undoubtedly this dwelling does not reflect the character of the area. Under ***Policy HOU1(2): New housing development, Schemes should include a high standard of design reflecting the local architectural features, materials, density, scale and character of other properties in the area.*** The design of the dwelling is not of a high standard and it does not reflect local architectural features or materials contrary to HOU1(2). ***Policy ENV2(2): Protecting historic assets and settlement character states, Development proposals must respect local character. They should take opportunities to use designs and building materials for new development which respect local building tradition, features and distinctiveness.The use of traditional Herefordshire red sandstone and render with painted window frames is preferred.*** It is important for this application to respect local traditions of building material noting that the proposed design includes timber(?) cladding, and the materials for the doors, windows and roof are not specified. Stone cladding using local stone would be the preferred option to timber cladding. No other building in the line of houses either side is timber clad.

Concerns were strongly expressed by Councillors that although this application is for a three bedroom dwelling, the fourth room upstairs is labelled as a 'Home Office' which appears to be the same size as the third bedroom, therefore could easily be converted into a fourth bedroom. There are no requirements for any more four bedroom houses in Llangarron.

2. Drainage:

Councillors have reservations over the proposed drainage plan. Under ***Policy ENV4: Sewerage: New development not connected to mains sewerage, and using septic tanks and packaged treatment plants, should include measures such as soakaway or reed bed systems, where conditions allow, to reduce environmental impacts of effluent.*** The amended development has taken into account the concerns of the PC and have now included a Geocellular Soakaway Crate System and a soakaway trench system in accordance with the NDP policy, but Councillors expressed concerns over the near proximity of the Garron Brook below the development that flows into the River Wye along with possibility of localised flooding. The Llangarron Neighbourhood Plan Area is in the catchment area of the River Wye Special

Area of Conservation, consequently requiring a series of water quality targets associated with its good condition. Councillors would like more details and assurances about the proposed sewerage systems.

3. Renewable technologies:

Concerns were expressed by Councillors regarding the lack of explanations regarding renewable technologies ***Policy ENG1 Proposals for Incorporating Renewable Technology in New Developments*** states: *The use of renewable energy technologies in new development will be supported. Such technologies could include but are not limited to the following: *the use of solar or photo voltaic panels, *ground or air source heat pumps; *bio mass boilers; and *other energy efficient technologies developed in the future.* Any planning consent must therefore include renewable energy technology. Councillors were not clear on how the house will be heated, or how the outside landscape would improve the bio diversity. No descriptions are offered in this application. There was also no evidence of any commitment towards this development achieving a carbon neutral status.

4. NDP Settlement Boundary:

It was noted by Councillors that the planned dwelling is inside the NDP settlement boundary but right up against that boundary. This means that the proposed garden and field area beyond lie outside the NDP boundary and will preclude any further development in these areas of the site.

5. Contamination:

Lastly Councillors remain concerned about the possibility of contamination on the site of what was once a commercial garage. There is no evidence that the Environmental Health and Trading Standards recommendations of 2/9/2021 for the first application have been addressed, yet another reason for an accompanying Access and Design Statement.

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