

DELEGATED DECISION REPORT

APPLICATION NUMBER

191286

Steepways, From St Wolstons Road to Nythfa Property, Welsh Newton, Herefordshire, NP25 5RT

Appraisal:

Following a Committee site visit on 14 January 2020 and consideration of the application by the Planning Committee on 15 January 2020, Members refused planning permission contrary to the recommendation.

The debate focussed on the impact of the development on the character of the area and the size and scale of the dwellings proposed. It was concluded that the harm as a result of the proposals outweighed the benefits and was therefore refused.

Reason for refusal

The proposed development by reason of its design and scale would have a detrimental impact on the character of the area. The proposal also includes a scale of dwelling not supported by the Welsh Newton & Llanrothal Group Neighbourhood Development Plan in terms of height and number of bedrooms. Accordingly it is considered that the proposal is contrary to policies SS6, RA2 and SD1 of the Herefordshire Local Plan – Core Strategy, policies WNL4 and WNL5 of the Welsh Newton & Llanrothal Group Neighbourhood Development plan and the guidance provided by the National Planning Policy Framework.

Informatives

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 by identifying matters of concern with the proposal and clearly setting these out in the reason(s) for refusal. Members considered that there was greater harm to the character of the area and that this outweighed the benefits of the scheme.



Signed: Dated: 17 January 2020

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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Signed:

KOTSLP

..... Dated: 22 January 2020.....