

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 150973

High Croft, Symonds Yat, Ross-on-Wye, HR9 6BN

**CASE OFFICER:** Mr C Brace  
**DATE OF SITE VISIT:** 29<sup>th</sup> April 2015

**Relevant Development Plan Policies:**

- S1 – Sustainable development
- S2 – Development requirements
- DR1 – Design
- DR2 – Land use and activity
- DR7 – Flood risk
- H7 – Housing in the countryside outside settlements
- LA1 – Areas of Outstanding Natural Beauty
- NC1 – Biodiversity and development

**Relevant Site History:** 140636/F – Demolition of existing house and erection of detached pitched roof eco-house – Withdrawn

#### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√		√		
Transportation	√		√	√	
Ecologist/Landscape Officer	√			√	
PROW	√		√	√	
Land Drainage	√		√	√	
Site Notice	√				√
Other					
Welsh Water	√		√		
Local Member	√		√		

#### PLANNING OFFICER'S APPRAISAL:

##### Site description and proposal:

The application is located in an open countryside location outside of and some distance from any settlement identified under policies H1, H4 or H6 of the local plan or can be considered sustainable under the NPPF. The site is within the Wye Valley AONB. The site features an existing stone cottage and its associated curtilage located on a hillside and elevated position with the principle elevation facing towards the River Wye. The site adjoins other individual dwellings that front on to or are accessed from the unclassified single rural lane that provides access.

The proposal is the demolition of existing house and erection of detached pitched roof eco-house.

Representations:

Whitchurch Parish Council has no objection.

A local resident objects regarding the waste water discharge stating it is not clear from the plans as to where this will eventually discharge, also the plans fail to show gradient of the ground over which the soakaways are located. We are most concerned as our property is directly below Highcroft and we would like to request a site meeting with planners as to where the water will eventually discharge. Having viewed the percolation test we are aware this was conducted after a period of long dry weather, are concerned regards what will transpire after a period of long wet weather after the ground has saturated. We may need to take legal advice should the water discharge onto our property and demand reassurances that everything will be done to prevent this happening.

Welsh Water has no objection.

The Council's Area Engineer has no objection commenting as follows –

The application site is located on Wye View lane which is a BOAT, therefore comments are required from PROW. The geometry of the lane is narrow with a steep incline and a tight corner on the entrance to Wye View. There are no official passing places with the only option to manoeuvre around oncoming vehicles is using residential drives. Due to geometry of the lane speed will be relatively low.

The existing access to the site/existing building is also used by the property Up Beyond. The proposed turning area crosses the access to Up Beyond. Right of access will be required to continue if properties are sold off separately. Concerns if turning area is used as a parking bay could prevent access to Up Beyond if separately owned.

The Council's PROW notes the design and access statement says that there will not be an increase in traffic over BOAT WC63. If any damage was caused by construction traffic, this must be rectified at the applicant's expense. On this basis there is no objection.

The Council's Land Drainage Engineer has no objections in principle to the proposed development on flood risk and drainage grounds, however we recommend that the following information is provided by the Applicant before planning permission is granted by the Council:

- Demonstration that the discharge point for treated foul water drainage is located a minimum of 10m from any building and not within 10m of a watercourse. We also recommend that a separate foul water infiltration system is provided independent of the surface water infiltration system.

This has been received, thus addressing this point, suggested conditions are attached.

Local Member updated by email on 17/6. A delegated approval agreed by return telephone call.

Pre-application discussion:

None however follows the withdrawal of application reference 140636/F

Constraints:

Impact on the character and appearance of an AONB  
Protected Species

Appraisal:

The proposed new dwelling is of a comparable size and scale to the existing that it replaces in accordance with policy H7. It is accepted the cottage is neither worthy of or viable for retention. The proposal is considered of suitable design merit and respects its AONB location in accordance with policies DR1 and LA1 and is not considered to result in any significant impact on the area or adjoining land uses over that which existing accordance with policies DR1, DR2, H13 and LA1. Conditions regarding drainage, highways and protected species are recommended as requested to protect or mitigate the development. As such relevant local and national planning policies are satisfied and approval is recommended.

**RECOMMENDATION:**    **PERMIT** ☒    **REFUSE** ☐

**CONDITIONS & REASONS:**

1. C01
2. C07 – plans  
Received 30<sup>th</sup> March and 8<sup>th</sup> June 2015
3. CAH
4. CAL – Parking and Turning
5. The recommendations set out in the ecologist's report from The Ecology Practice dated December 2014 should be followed unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, a full working method statement for the protected species present together with a habitat enhancement plan integrated with the landscape proposals should be submitted to, and be approved in writing by, the local planning authority, and the work shall be implemented as approved.

**Reasons:** To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, NERC Act 2006, the relevant aims and objectives of

the National Planning Policy Framework and Policies NC1, NC6, NC7, NC8 and NC9 of Herefordshire Unitary Development Plan.

6. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

**Reasons:** To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, NERC Act 2006, the relevant aims and objectives of the National Planning Policy Framework and Policies NC1, NC6, NC7, NC8 and NC9 of Herefordshire Unitary Development Plan.

7. Prior to the commencement of the hereby permitted development the following information is submitted to the Local Planning Authority for written approval. The development shall be carried out in strict accordance with the approved details and thereafter be maintained as such –
  - A detailed surface water drainage strategy that includes drawings and calculations (including soakaway calculations) that demonstrate no surface water flooding up to the 1 in 30 year event and management of exceedance flows to prevent flooding to people and property elsewhere;
  - A detailed foul water drainage strategy that includes drawings and calculations (including soakaway calculations);
  - Results of infiltration testing undertaken in accordance with BRE365 and results of recorded groundwater levels, noting that the base of any infiltration structure should be a minimum of 1m above the highest recorded groundwater level.
  - Demonstration that the Applicant has considered the management of overland flow from land to the east and south of the site.

**Reason –** To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution and to comply with Herefordshire Unitary Development Plan policy DR7.

## **Informatives**

1. Pro active Reason 1
2. I11
3. I09
4. I45
5. I05
6. I47
7. I35

*CJ*

Signed:

Dated: 17/6/2015

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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*M. Tan*

Signed:

... Dated: 18/6/15.....