

From: Close, Roland

Sent: 21 July 2017 16:22

To: 'Nick Pollock' <npollock@duchyofcornwall.org>

Cc: Tookey-Williams, Jill <Jill.Tookey-Williams@herefordshire.gov.uk>; Byng, Andy <AndyB@herefordshire.gov.uk>

Subject: 171527 - St Weonards

Dear Mr Pollock,

Thank you for your response to my e-mail dated 22nd May 2017 requiring further information and seeking consistency between the submitted documents. Inconsistencies remain.

I am now in a position to set out my views upon the submission. This e-mail can form the basis of our scheduled meeting (8th August).

Principle of Development

Essentially I consider that the principle of developing this site for the number of dwellings proposed is acceptable.

Layout

I am concerned that the scheme appears to include unnecessarily large areas of hardsurfacing for the manoeuvring of motor vehicles. This not only has an impact upon the landscape but creates a vehicle dominated environment that I know the Duchy are keen to avoid. I highlight on the attachment above (in yellow) some areas where I consider that hardsurfacing could be reduced. This element of the scheme requires careful attention. I think that at our forthcoming meeting the presence of a Highway Engineer from your side will enable us to explore the matter in more detail.

I fail to understand why a parking space for Plot 13 remains out of curtilage. Surely one can re-site the garage such that there is a car parking space in front of it?

Design

I am not convinced by the attached garage design to Plot 5. Would this not be better as an attached "lean-to" as opposed to the current valley / gulley arrangement?

I need floor plans and elevations to plots 7, 8 and 9 as a terrace and units 19, 20 and 21 as a terrace (the submitted plans appear to show windows in party walls and adjoining chimneys). It is rather problematic when it appears that "standard house types" are used but there does not appear to be any checking when they are proposed to be attached. I have to say at this stage that I regard the prime responsibility of ensuring consistency between plans to be that of the Architect. This is causing significant delays.

Materials

I consider that Plot 6 should have natural stone to the ground floor window cill.

Plot 14 – I consider that the walls should be natural stone.

Plots 10-13 (inclusive) – I would be grateful if you would clarify the material proposed for the chimney.

Highways / Transportation

I refer you to the detailed comments on-line dated 29.06.2017.

We need to discuss these at our forthcoming meeting, including:-

- The use of angular kerb lines within the development;
- The need for an adoptable footway / cycleway link in the previously discussed route between Plots 9 & 21 linking through to the School etc. We had previously agreed the importance of this link from a permeability perspective. Are those parking spaces adjacent to Plot 9 boundary in that thoroughfare necessary?
- An adoptable footway in front of Plots 15-21 providing a circular route would be useful also.
- Turning heads
- The need for a footway in front of all or part of Plots 1 and / or Plot 2.
- What off-site highways works we require to be secured by way of a planning condition and delivered by the developer? These must be detailed on a plan
- What off-site highways works we envisage being delivered by way of Section 106 contributions?; and
- The precise position of the proposed village gateways at both ends of the village.

Planning Obligation

Our Planning Obligations Manager has been in contact with you regarding this matter and the tenure of the affordable housing. Again we can discuss that matter at our forthcoming meeting.

Plans under consideration

I am afraid the myriad of plans (some inconsistent) has becoming so confusing that I would like to confirm those that we are currently considering. I think we are considering the following:-

- 1) Application Site Plan – Drawing number 231 PL01a (Scale 1:1,000) received 27th April 2017;
- 2) Amended Site Location Plan – Drawing number PL01b A (Scale 1:1,000) received 6th June 2017;
- 3) Amended Site Layout Plan – Drawing number 231 PL 02 A (Scale 1 :500) received 6th June 2017;
- 4) Amended Site Plan – Plot Layout Plan – Drawing number 231 PL03 A (Scale 1:500) received 6th June 2017;
- 5) Amended Site Plan – Parking Layout – Drawing number 231 PL07 A (Scale 1:500) received 6th June 2017;
- 6) Amended – Site Plan – Height Plan – Drawing number 231 PL08 A (Scale 1:500) received June 2017; (it is a mystery to me as to why we cannot just have one site layout plan that amalgamates 3), 4), 5) and 6) at least).

- 7) Plot 1 Floor Plans & Elevations– House Type A2 – Drawing number 231 PL23 (Scale 1:100) received 27th April 2017;
- 8) Plot 2 Floor Plans & Elevations – House Type B4 – Drawing number 231 PL 27 (Scale 1:100) received 27th April 2017;
- 9) Plot 6 Floor Plans & Elevations – House Type A1 – Drawing number 231 PL 22 (Scale 1:100) received 27th April 2017;
- 10) Plot 3 Floor Plans & Elevations – House Type D2 – Drawing number 231 PL 31 (scale 1:100) received 27th April 2017;
- 11) Plots 7 & 19 Floor Plans & Elevations – House Type B3 – Drawing number 231 PL 26 (Scale 1:100) received 27th April 2017; (this will certainly need superseding)
- 12) Plots 8, 9, 20 & 21 Floor Plans & Elevations – House Type C2 – Drawing number 231 PL29 (Scale 1:100) received 27th April 2017; (this will certainly need superseding);
- 13) Plots 10, 11, 12 & 13 Floor Plans & Elevations – House Type F1 – Drawing number 231 PL 33 (Scale 1:100) received 27th April 2017;
- 14) Plot 14 Floor Plans & Elevations – House Type D1 – Drawing number 231 PL 30 (Scale 1:100) received 27th April 2017;
- 15) Plot 18 – Floor Plans & Elevations – House Type B1 – Drawing number 231 PL 24 (Scale 1:100) received 27th April 2017;
- 16) Plots 22 & 23 – Floor Plans & Elevations – House Type E1 – Drawing number 231 PL 32 (scale 1:100) received 27th April 2017;
- 17) Plot 24 Floor Plans & Elevations – House Type B2 – Drawing number 231 PL 25 (Scale 1:100) received 27th April 2017;
- 18) Garages for Plots 5, 11, 12, 13, 14, 15, 19, 24, 6 and 2 – Floor Plans & Elevations – Drawing 231 PL 34 (Scale 1:100) received 27 April 2017;
- 19) Garages for Plots 15, 16 & 17 – Floor plans & Elevations – Drawing number 231 PL 35 (scale 1:100) received 27 April 2017;
- 20) Preliminary Highway Layout – Drawing number PHL-101 Rev. C received 6th June 2017;
- 21) General Arrangements Plan – Drawing number GA-102 Rev. D received 27 April 2017; (this will certainly need amending)
- 22) Vehicle Tracking Drawing – Drawing number ATR – 01 Rev. B received 27th April 2017;

- 23) Preliminary offsite footpath link arrangement – Drawing number PHL02 received 27th April 2017;
- 24) Traffic Calming – General Arrangement – Drawing number 1601-03 (Scale 1:100 @ A3) received 27 April 2017;
- 25) Proposed Section 106 Traffic Calming – General Arrangements – Drawing number 1601-04 (Scale 1:1000 @ A3 received 27th April 2017;
- 26) Preliminary Drainage Layout – Drawing number PDL-101 Rev. C received 27th April 2017;
- 27) Site Landscape Masterplan – Drawing number edp3231/22d (Scale 1:1:000 @ A3) received 27th April 2017;
- 28) Plots 15, 16 & 17 – Floor Plans – Drawing number 231 PL37 (Scale 1:100) received 6th June 2017;
- 29) Plots 15, 16 and 17 – Elevations – Drawing number 231 PL38 (Scale 1:100) received 6th June 2017;
- 30) Plots 4 & 5 Floor Plans – Drawing number 231 PL39 (Scale 1:100) received 6th June 2017;
- 31) Garages to Plots 1 & 3 – Drawing number 231 PL41 (Scale 1:100) received 6th June 2017;
- 32) Plots 4 & 5 Elevations – Drawing number 231 PL40 (Scale 1:100) received 6th June 2017;
- 33) House Tenure Plan – Drawing number 231 PL05 (scale 1:500) received 6th June 2017 (**requires amendment**);
- 34) St Weonards Materials & Plots – Drawing number 231 PL06 received 6th June 2017

???????

I have not included the illustrative sections as whilst of some use I would not quote them in a decision notice.

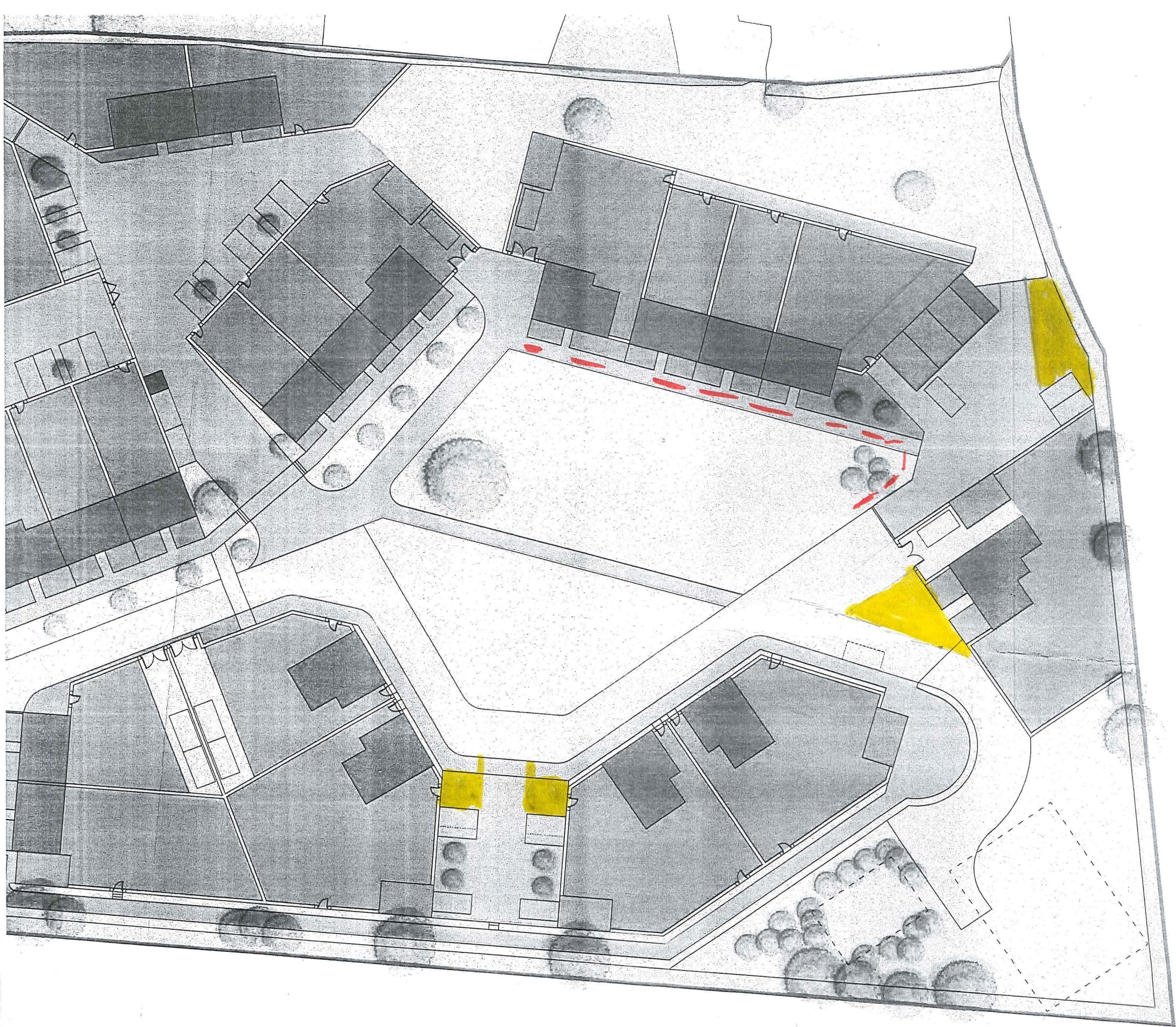
I hope you find this constructive.

Regards

Roland Close

Principal Planning Officer





AMENDED

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL
- 6 JUN 2017
To: _____
Ack'd: _____ File: _____

Revision A: Amendment 01/06/2017
Parking space plot 13 moved away from footpath
Garage Plot 05 altered to agree with drawing 231 PL41

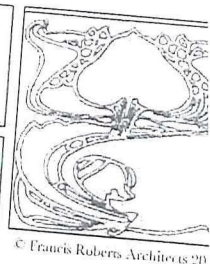
TITLE
SITE PLAN
LAYOUT
NUMBER
231 PL 02 A

SCALE
1:500
DATE
01/06/2017
DRAWN
DK DDR

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