

Weston under Penyard Parish Council Representation to Herefordshire Council on Planning Applications

General Information

Number	P194058/F
Location	Land at Millbrook Cottages Pontshill Ross on Wye Herefordshire HR9 5TH
Description	Proposed new detached dwelling
HC Case Officer	David Gosset
Applicant	Mr Steve Edwards, Brook House Upper Lydbrook GL17 9LH
Agent	Mr Charles James M.R. JAMES MCIAT Clyde House Church Walk Viney Hill Lydney GL154NY
Date received by Parish Council	11 th December 2019
PC comments requested by	12 th January 2020
Target HC determination date	Tuesday 28 January 2020

Review of Compliance with Weston Under Penyard Neighbourhood Development Plan

Relevant Neighbourhood Plan Policy	Remarks	Compliant? Yes/No
Policy H2 Location of New Developments	Policy H2 sets out the locations where new dwellings may be built in the parish of Weston under Penyard. The locations are Weston Village and within the settlements of Bromsash and Pontshill. The dwelling proposed in this application is within none of these areas, being in a remote location near a cluster of residential properties at Bill Mills approximately 1 mile to the south west of the settlement of Pontshill, which is defined in the Pontshill Policies Map which forms part of the Neighbourhood Development Plan. Policy H2 contains some exceptional conditions for permitting new build residential development outside the three areas referred to above, but none of the exceptional conditions are relevant to this application.	No
Policy D1: Design Appearance	The application fails to comply with Policy D1: (a) which requires the design of any new dwelling to be sympathetic to the existing traditional character of the parish, utilising a mixture of materials and architectural styles and incorporate locally distinctive	No

	features, for example, the use of local stone. The materials proposed for the walls of the new dwelling are entirely timber and glass. The Access and Design Statement states that the proposal includes a contemporary designed barn style building. This seems to overlook the fact that contemporary designs would not generally comply with Policy D1 and that traditional barns in this part of Herefordshire are constructed of stone rather than timber.	
Policy D2: Technical Design	Due to the remote location of the site for the proposed new dwelling the application does not comply with sub-sections (e) and (f). The dwelling would not be integrated into the existing neighbourhood. The road C1275 has no pavements and is a potentially dangerous country road with poor alignment and visibility and twisting bends, compounded by frequent flooding and mud. The national speed limit applies to the road which is used by heavy commercial and farm vehicles. The distance to the bus stop at Lea on the A40 is over a mile and it would be quite irresponsible to suggest that the road C1275 supports a pedestrian and cycle friendly environment as described in sub-section (e) or the type of access described in sub-section (f).	No

Summary

Conclusion:	Objection for the reasons stated.
Comments:	The site is located outside of the identified settlement boundary indicated within the Neighbourhood Development Plan, and therefore within open countryside, where residential development of this type is not supported unless it meets exceptional criteria. The proposal does not meet any of the exceptional circumstances and as such is contrary to policy H2 of the Weston under Penyard Neighbourhood and to policies RA2 and RA3 of the Herefordshire Local Plan – Core Strategy, Development and the National Planning Policy Framework. The proposal also does not meet the requirements of Policy D1: Design Appearance and Policy D2: Technical Design

Weston under Penyard Parish Council

9th January 2020