

PUTLEY PARISH COUNCIL

Parish Clerk – Mrs C Stallard Daniels, Donnington Court, Ledbury, HR8 2HX,
Tel 01531 890273, email putleyclerk@gmail.com

Minutes of the Parish Council meeting on Friday October 16th 2020 At 7.30 by Zoom video link

Present: Councillors Stanier, Herbst, Denman, Booth and Daly

1. To receive apologies for absence.

Apologies were received and accepted from Councillor Bodger.

2. To record any Declarations of Interest and consider any Requests for Dispensations.
There were no Declarations of Interest.

3. Planning:

- a. To consider response to planning application 202910 Proposed new dwelling on land adjoining Lucknow Cottage, Putley Green, Putley, Herefordshire.

Resolution:

Putley Parish Council response to Planning Application 202910.

Putley Parish Council (PPC) response to this application is in three parts.

Putley Neighbourhood Development Plan (PNDP)

PPC acknowledges that the proposed development (PD) falls within the settlement boundary for Putley Green as defined in Policy PUT3 of the PNDP.

The Design and Access Statement provided by N J Teale suggests at para 3.3 that the proposed development complies with PNDP policies PUT2 and PUT3.

Policy PUT3 (Putley Green) states that:

“Proposals for housing to be provided as individual properties or small developments on infill sites within the settlement boundaries at Putley Green will be supported where they are of a scale which is in keeping with the character of the settlement and can be shown to be of a type and size to meet local requirements and improve the mix of housing. Schemes which provide smaller dwellings including 2 and 3 bedroom properties will be particularly encouraged and supported.”

Putley Parish Council recognise that the proposed development complies with PUT3.

Policy PUT2 (Development needs and requirements) states that:

The main focus for meeting housing and other development needs and requirements in the Neighbourhood Area will be Putley Green and Putley Common. This will be enabled by:

1. *Defining a settlement boundary for Putley Green and for Putley Common; and*

2. Supporting housing and other development in these settlements where this is appropriate in scale and in keeping with their established character.

Although it is acknowledged that the proposed development is 'appropriate in scale' to Putley Green, PPC considers that it is not "in keeping with the established character" of Putley Green, particularly the older part of the settlement on the east side of the C1303 and C1305, with five listed buildings arranged along the road (all grade II) as described in para. 4.3 of the PNDP.

Lucknow Cottage, The Homestead and The Old Post Office, all have south westerly facing frontage and gardens. None have windows on their north eastern sides. This has not only ensured privacy but has also created a particularly attractive environment showcasing three grade 2 listed cottages.

The proposed development, with windows on NW and SE elevations would not only adversely affect how Lucknow Cottage and the Homestead are appreciated but would also impact on privacy by overlooking the front of Lucknow Cottage and garden and also the SE corner of The Homestead garden.

The choice of clay roof tiles also jars with neighbouring slate roofs.

In consequence, the PPC judges that the proposed development only partially complies with PUT2.

Furthermore, Policies PUT7 (Natural and historic environment), point 5: "*protecting, conserving and where possible enhancing Scheduled Ancient Monuments and listed buildings in a manner appropriate to their significance*", and PUT8 (Building design and access), point 1: "*Development proposals should. respect the character of adjoining development and the wider landscape, having regard to the siting of buildings on plots, scale, height, massing, architectural detailing and the choice of traditional material*" each add weight to our concerns.

Visibility Splay.

The PD does not show an appropriate visibility splay. PPC share Mr Josh Bailey's concern about an inadequate visibility splay impacting on road safety. Policy PUT8 (Building design and access), point 4, "*Development proposals should...be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated*" supports this concern.

3. Storm Drain.

The Homestead experienced flooding a few months ago following heavy rain. The road adjacent to the property was also flooded. Balfour Beatty have recently jetted and unblocked a storm drain adjacent to The Homestead. Lucknow Cottage has also been flooded in the past. Balfour Beatty have since improved drainage at Lucknow cottage. The attached drawing shows the location of roadside drains which feed the storm drain. It is not known whether the drain adjacent to Lucknow Cottage connects to the storm drain shown on the drawing. It is presumed that the drain, as indicated on the drawing, is accurately located. It empties, about 1/2 metre below ground level, into a ditch on the south eastern border of the PD.

PPC is concerned, if the PD goes ahead, that there is substantial risk the storm drain will be damaged/blocked/ broken by building work on the western elevation of the PD and by drainage to the sewage treatment plant.

PPC believes that any damage to this storm drain would inevitably lead to a reoccurrence of significant flooding to property and road.

Should this PD be approved PPC requests that approval is conditional on ensuring this essential drain is not damaged during building works or if necessary, relocated.

In consequence, given the above observations, PPC cannot support this application.

4. To note the date of the next meeting, scheduled for Thursday 19th November 2020.

Signed

C Stallard Daniels

Clerk to the Parish Council

09 August 2021