

Wellington Heath Parish Council

8 Feb 2016

To HC Planning Mr Fernando Barber-Martinez
Copy Liz Harvey

Planning application 160004 Longworth, Horse Road, Wellington Heath

Dear Sir,

Wellington Heath Parish Councillors support this planning application but some aspects require special attention and planning conditions.

We have spoken to village households in the vicinity and none object to this planning application for the proposed extension which respects and retains the original 1930s design. They universally welcome the provision of additional parking which should alleviate long standing congestion on the sharp, narrow and blind bend of Horse Road. The additional parking spaces shown on the plan will require substantial civil engineering which could be visually intrusive on this very steep site although screening of the structure and parked vehicles by new hedges may be feasible. A planning condition should be that the detailed design of additional parking spaces and their safe access, is to be agreed, and their construction completed before the extension is occupied.

The site is in a very prominent position in the Malvern Hills Area of Outstanding Natural Beauty and Herefordshire Core Strategy policy SS6 is especially relevant. The village of Wellington Heath has been characterised in Herefordshire Council's Landscape Character Assessment as an area of 'Forest Smallholdings and Dwellings'. The Malvern Hills AONB Management Plan and specifically the Malvern Hills AONB Guidance on Building Design (2013) provide both general guidance for the AONB and specific guidance for this rare landscape type within the AONB. We would specifically draw attention to the native species hedges and trees which are an important feature of local distinctiveness and greatly reduce the visual impact of development on the rural scene. A native species hedge has been removed from Ledbury Road to provide temporary access for contractors plant already operating on site. A planning condition should be that native species boundary hedges are re-instated and new hedges planted and maintained to screen visually prominent features such as the proposed new parking area.

The Malvern Hills AONB Guidance on Building Design notes that a locally distinctive feature of dwellings in Wellington Heath is their modest scale, simple form and individual design. This proposed extension is substantial which we understand is to accommodate the needs of multi-generational use. The property has relatively small rooms, is set in a large plot, would benefit from renovation, and the proposed design follows the original 1930s style. Hence in this case we suggest that the the proposed plan should be accepted, perhaps with a condition that further extension of the dwelling would not be approved although this should not preclude replacement of the garage.

A nearby development on Ledbury Road adjacent to Elm Tree cottages has caused much adverse comment regarding its long duration and danger to road users and the many walkers (especially in the fruit picking season) caused by tradesman's vehicles and deliveries. We would like to see the extension of Longworth completed more quickly and

attention given to temporary parking for workers and safe site access. We are concerned about the safety of the current temporary access from Ledbury Road; the addition of temporary warning signs may be sufficient for the intended short term use.

C F Rozelaar
Chair of Wellington Heath parish council planning committee