

Peterstow Parish Council response to Planning Application 190410: Peterstow Village Store & Post Office

Alterations to existing shop retaining the original building. Development of four two bedroom bungalows

Peterstow Parish Council **SUPPORT** this application and the application fundamentally meets the requirements of our Neighbourhood Development Plan.

The Parish Council recognises that the Applicant, through his agent, has been very proactive, open and considerate to the long term impact and desired benefit to the community – the current business not being commercially viable to continue, with the potential loss to the community should it close and the site lying dormant. The Applicants agent has willingly and proactively engaged with the Parish Council and the community, attending and presenting at Parish Council and Public meetings giving the community the opportunity to inform the proposal from an early stage.

The site is central to our village and is a visual focal point. Appropriate development can only improve the visual amenity of the village, the site and building currently having a detrimental visual impact to the Conservation Area and to neighbouring properties.

The site is identified in the Peterstow NDP as the Number 1 preferred site for development.

Having considered the application against our NDP, and taking into account views expressed by parishioners, both for and against the application, the Parish Council submit the following comments:

NDP

The site is both within the NDP Settlement boundary and is an allocated site within the NDP, in accordance with Policies PTS11 and PTS12.

The village shop and post office are classified as community facilities within the NDP. This plan seeks to retain and enhance those facilities, in accordance with policy PTS13.

The quantity of houses (4) is aligned with the contribution to housing growth anticipated in the NDP. Further the residents of the parish identified (in the plan) a desire for 2-3 bedroom houses (rather than larger ones). These are 2 bedroom houses and are therefore in accordance with the plan (para 3.9)

Usage

The need to covenant that a shop/PO remains and that usage cannot be changed in the future. In accordance with PTS13, we request this be made a planning condition.

The need to maintain the Shop/Post Office function throughout the build phase. The agent has indicated a willingness to do this and we further request that this is made a planning condition.

Retention of existing Shop building

We approve of the proposed removal of the later extensions. The building will require stabilisation, repair (structural and coatings/render) and significant external redecoration to enhance the appearance. The Parish Council feel strongly that the appearance should be complementary to the rural setting and present as a 'rustic, country store' rather than an 'urban, convenience shop'.

As part of the redevelopment of the site, the developer has indicated a willingness to undertake remedial action on the fabric of the existing shop and to further enhance the external appearance of the building, which is now in a state of disrepair and has a negative impact on the conservation area and the village street scene. We request that the structural repairs and renovation of the exterior of the building, to a standard acceptable to Herefordshire Council is a condition of any planning approval, in line with PTS13.

Site density

The Parish Council recognise that, in line with discussions, the NDP and feedback from the Public Meetings, the applicant has subsequently:

1. reduced the number of dwellings (density) to four
2. changed the type of dwelling to meet the demographic/housing stock need - affordable, bungalow housing (estimated market value £180-190k)
3. And changed the height and positioning of the buildings in line with previous concerns raised by neighbours.

It is recognised that due to the reduced density and expected occupancy the vehicle movements will be significantly (by 50%?) reduced (1-2 cars per dwelling) and that the proposed scheme provides sufficient onsite parking for anticipated vehicles (including residents, their 'guests', shoppers and deliveries)

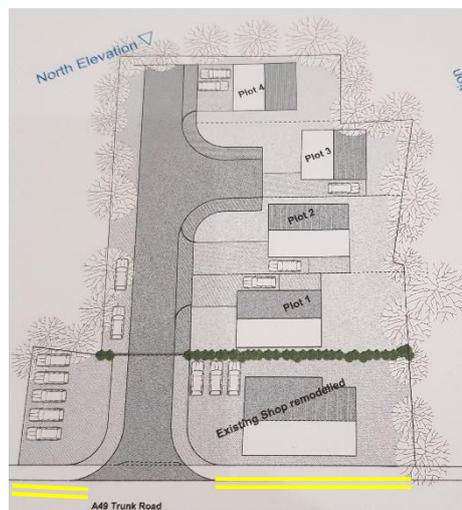
Site access/egress

The proposed site access road joins the A49 which dissects Peterstow village, has a plated speed limit of 40mph and has bends/narrowing/rises and narrow,

or in some places, no pavements. **Road/pedestrian safety is of significant ongoing concern to the community and Parish Council.** The Parish Council have proactively been coordinating a Community Speed Watch (CSW) scheme for over two years and have recently funded the installation of a Speed Indicator Device (SID) at the western end of the village.

The Parish Council recognises that the proposed site access/egress, the onsite road and turning hammerhead will be compliant with Building Regulations 2010 and will improve the current flow of traffic to and from the site and improve road safety (elimination of vehicles stopping on the carriageway waiting to enter the current access point). The applicant has offered to fund a second Speed Indicator Device to complement the existing SID and CSW activity, to contribute to speed awareness and speed reduction on the A49 and we request that this is made a formal requirement.

Due to the significant road safety concerns, in order to discourage/prevent vehicles stopping and parking on the A49 to access the shop/PO the Parish Council request that the southern boundary to the A49 is improved to a raised kerb and double yellow lined (as plan below) to deter stopping/parking on the carriageway (the current solid white line is frequently ignored).



To further discourage traffic from stopping on the A49 (and to encourage traffic to utilise parking within the application), we request that the current post box, telephone box and parish notice board be relocated to within the development and away from the A49 roadside) and that this is a condition of planning in line with PTS10.

We would request that the Applicant does not develop during winter months (for road safety and to avoid mud on road) and maintains a clean site and access/egress during the build phase.

Water management, Drainage & Sewerage

The Parish Council is very aware of local issues with water management, drainage and sewerage management within the village due to the local geology and topography. The Parish Council has received numerous representations regarding historic and current surface flooding and poor water dispersal on and around this particular site. Due to the clay layer the site and neighbouring properties have and do suffer from poor water dispersal, especially during high rainfall periods. It is noted that much of the surface water runs off the A road onto the site due to the absence of a drain in this locality. The Parish Council acknowledge that an expert has been appointed and a ground/hydrological survey conducted and that the proposed water management solution will both address the site and potentially the local water dispersal issues. Neighbouring property owners should draw confidence from the professional opinion of the expert and be assured by the professional Indemnity Insurance offered in case of any adverse effect as a consequence of the development in this regard.

The applicant has provided details of proposed permeable surfaces, Rainwater Harvesting Systems and Sewage treatment demonstrating a responsible approach to water management – the Parish Council requests that these systems be specified/sized to effectively deal with the maximum anticipated quantities with a suitable ‘over capacity’ factor to ensure not to worsen the current situation, but preferably to improve it locally through water attenuation and dispersal. This is in accordance with PTS6.

Design and provisions

The Parish Council have discussed and requested the following of the Applicant. We request these are added as planning conditions.

1. Use of complementary building materials (render, local stone, wood, pavements not tarmac etc.)
2. Mature trees are retained (and where possible protected with a TPO), with further screening added.
3. Non-owned spaces are eliminated, to ensure upkeep
4. Conditions be placed on any future car ports/garden sheds/buildings (size, materials etc.)
5. Low level lighting be utilised (not high level street lighting) to reduce light pollution
6. No neon/backlit shop signage to reduce light pollution
7. No 24/7 opening of the shop (latest 2300hrs)

8. Provision of a single metered oil tank for all residences, to reduce the number of oil delivery lorries.

The Parish council are conscious that any development places incremental burdens on the local infrastructure in the parish. Following PTS14, the Parish Council have discussed and requested the following of the Applicant. We request that the following contributions to the community be included as planning conditions:

1. Provision of a new Parish Noticeboard
2. Provision and ongoing management of a litter bin within the vicinity of the shop
3. Provision of a parcel drop/collection facility
4. Provision of an external Cash machine (free withdrawal) to encourage spending at the shop/PO and local businesses (two public houses) – **not on the roadside, in order to discourage parking on the road.**
5. Provision of a Grit Bin and community grit store (for one pallet load)
6. A contribution of £3,000 towards a new speed indicator device for the village.

The Parish Council are pleased to see a proposal to develop this site which improves the visual amenity of the village centre. The key areas outlined above, in particular water management and road safety are of paramount importance in considering this application.

The Parish Council acknowledge the proactive approach taken by the Applicant in consideration of local, community views.

Peterstow Parish Council 20th March 2019