SUPPLEMENT TO THE AGENDA FOR

Planning Committee

Wednesday 15 April 2015

2.00 pm

The Shire Hall, St Peter's Square Hereford HR1 2HX

PLANNING COMMITTEE

Date: 15 April 2015

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

Afternoon

143368 - PROPOSED NEW DWELLING TO SUPPORT A FAMILY WITH LOCAL CONNECTIONS IN RISBURY AT POPLANDS LANE, RISBURY, HEREFORDSHIRE

For: Mr Wilson per RRA Architects, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB

ADDITIONAL REPRESENTATIONS

The applicant's agent states that Risbury is still in the Core Strategy. Inspectors refer to sites adjacent to or within the built form of identified villages. Local needs should be referred to in report.

The report states the dwelling is 4 bedroom. It is a 3 bedroom dwelling. It is not predominantly vertically clad but horizontally clad. Six letters of objection are quoted in fact seven letters received and the same family provides 5 of the letters. Also, there are eight letters of support not six letters as stated

Closest facilities in Stoke Prior incorrect, village hall, bus stop at Risbury and public house at Stoke Prior open since Christmas. Dwelling is not 3 storey in height as stated in report.

The dwelling is innovative as per Paragraph 55 of NPPF. Appeal decision referred to at Wharton was a commercial one for six dwellings. Site may or may not be described as brownfield, still unsuitable for agriculture. Risbury needs eighteen houses, this dwelling provides one of them.

OFFICER COMMENTS

The proposed dwelling has three bedrooms and is clad horizontally not vertically. Eight letters of support have been received raising issues similar to those raised in the report. There is one extra letter of objection again not raising new matters.

There is a Village Hall and bus stop at Risbury and a Public House at Stoke Prior which is 4.5 kilometres away. The dwelling is just under 9.7 metres high when measured from ground level to the ridge of the roof. Strictly speaking it does provide only two floors of accommodation.

Paragraph 55 requires that dwellings are truly innovative. Should this application have been submitted as constituting exceptional and outstanding development it would have been anticipated that it would have been the subject of preliminary discussion with groups such as CABE. It should be noted that the proposal has not been recommended for refusal on design grounds only on the principle of development in the open countryside.

This is not a sustainable location lying adjacent to or within a settlement. The Core Strategy has only limited weight at this time as confirmed by a recent appeal decision for a site for a single affordable dwelling at Bleathwood dated 7 April 2015. (P141234/F/ APP/W1850/W/14/3001311)

NO CHANGE TO RECOMMENDATION

PLANNING COMMITTEE - 15 April 2015 *(2.00pm)*
PUBLIC SPEAKERS
Afternoon

Mr Layton	Retention of on-farm anaerobic digester and associated ancillary works and equipment; alterations to former slurry lagoon to form a digestate store, at **The Court, Rectory Road, Hampton Bishop, Herefordshire, HR1 4JU**	112834	**7**

OBJECTOR   **MR D FLEET (Local Resident)**

SUPPORTER   **MRS M STOKER (Applicant's agent)**

Mr & Mrs King	Proposed supported living dwelling house and alteration of an existing vehicle crossover at **Land adjoining Ivy Cottage, Ashton, Leominster, Herefordshire, HR6 0DN**	150455	**23**

PARISH COUNCIL   **MR G POULTON**   **(Chairman of Luston Group Parish Council)**

SUPPORTER   **MR E KING (Applicant)**

Mr Wilson	Proposed new dwelling to support a family with local connections in Risbury at **Poplands Lane, Risbury, Herefordshire**	143368	**31**

PARISH COUNCIL   **MR W JACKSON**   **(Chairman of Humber Ford and Stoke Prior Group Parish Council)**

OBJECTOR   **MR P LAWLEY (Local resident)**

SUPPORTER   **MRS S WILSON (Applicant)**