

SUPPLEMENT TO THE AGENDA FOR

Planning Committee

Wednesday 15 March 2017

10.00 am

**The Council Chamber - The Shire Hall, St. Peter's Square,
Hereford, HR1 2HX**

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PLANNING COMMITTEE

Date: 15 March 2017

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.

SCHEDULE OF COMMITTEE UPDATES

150930 - PROPOSED DEVELOPMENT OF APPROXIMATELY 212 DWELLINGS INCLUDING AFFORDABLE HOUSING, PUBLIC OPEN SPACE AND ASSOCIATED WORKS AT LAND AT HILDERSLEY FARM, HILDERSLEY, ROSS ON WYE

For: The Owner and/or Occupier per Mrs Kate Gapper, Park House, Greyfriars Road, Cardiff, CF10 3AF

ADDITIONAL REPRESENTATIONS

Further email correspondence has been received from the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence. It reads as follows:

I think what would be very helpful and supportive towards my client (the user of the range) is that the Local Authority condition that through the reserve matters stage of the process, that discussions in relation to the mitigation measures are held between the LA in consultation with the MOD. I would like to work with the LA and of course the applicant, if planning approval is granted, to ensure 1. security of my client use is not compromised in any way and 2. that the noise generated from the range is mitigated as best it can to reduce the impact of the range's use of the new house owners, should planning be granted. We would endeavour to act as a good neighbour and would like to have a dialogue to achieve this.

OFFICER COMMENTS

A reserved matters application to agree the detail of the development will be required should planning permission be granted in outline. The Ministry of Defence would have the opportunity to comment on any subsequent application and your officers would advocate close co-operation with them as part of this process. It is not appropriate to deal with this as a condition, but a note on an outline planning permission to encourage the developer to engage with the MoD at an early stage prior to submission is seen as a reasonable approach.

It has been noted separately that an additional condition is required to require the submission of noise mitigation measures and an appropriately worded condition is recommended below.

CHANGE TO RECOMMENDATION

Additional Condition:-

Prior to the commencement of any development written approval must be gained from the Local Planning Authority for a scheme of noise insulation and reduction measures for the proposed housing development. Any such scheme must ensure that sound levels in bedrooms of less than 30dBLAeq and 45dBLAmax. can be achieved. The development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenities of the future occupiers of the properties and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

162891 - (RETROSPECTIVE) CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE. RETENTION OF GARDEN ROOM, DECKING, TIMBER STAIRS AND STEPS AT 11 HARTLAND CLOSE, BELMONT, HEREFORD, HR2 7SL

For: Mr Woodcock per Mr Paul Smith, First Floor, 41 Bridge Street, Hereford, Herefordshire, HR4 9DG

ADDITIONAL REPRESENTATIONS

OFFICER COMMENTS

Correction to the Committee Report at paragraph 1.3 – the garden room has a dual-pitched roof, not a mono-pitch.

NO CHANGE TO RECOMMENDATION

163322 - ERECTION OF A HOUSING UNIT COMPRISING OF AN INDEPENDENTLY ACCESSED SINGLE STOREY ONE BEDROOM DWELLING AND A TWO BEDROOM DORMER STYLE BUNGALOW AT LAND AT THE FIELD STUD FARM, POPLANDS LANE, RISBURY, LEOMINSTER, HR6 0NN

For: Mr & Mrs Harcombe per Mr & Mrs Dudley & Susan Harcombe, The Field Stud Farm, Risbury, Leominster, Herefordshire HR6 0NN

ADDITIONAL REPRESENTATIONS

The Transportation Manager has no objections

OFFICER COMMENTS

None

NO CHANGE TO RECOMMENDATION

PLANNING COMMITTEE - 15 March 2017

Public Speakers

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	Hildersley Farm Partnership Per Mrs K Gapper	Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works at Land at Hildersley Farm, Hildersley, Ross-on-Wye	150930	27-68
	PARISH COUNCIL	(TBC) (Ross-on-Wye Town Council)		
	OBJECTOR	MR P BALDUS (local resident)		
	SUPPORTER	Mr R DAVIES (Applicant's agent)		
8	Mr Woodcock Per Mr P Smith	Change of use of land to residential curtilage. Retention of garden room, decking, timber stairs and steps at 11 Hartland Close, Belmont, Hereford, HR2 7SL	162891 (Retrospective)	69-84
9	Mr & Mrs Dudley & Ms S Harcombe	Erection of a housing unit comprising of an independently accessed single-storey one-bedroom dwelling and a two-bedroom dormer style bungalow at Land at The Field Stud Farm, Poplands Lane, Risbury, Leominster, HR5 0NN	163322	85-92
	PARISH COUNCIL	MR M HUBBARD (Humber, Ford and Stoke Prior Group Parish Council)		
	SUPPORTER	MRS S SNEAD (on behalf of the applicant)		

