

Supplement to the agenda for

Planning and regulatory committee

Wednesday 13 September 2017

10.00 am

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

Schedule of updates

Public speakers

Pages

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PLANNING COMMITTEE

Date: 13 September 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

163327 - ERECTION OF A BARN EGG UNIT FOR FERTILE EGG PRODUCTION AT WHITE HOUSE FARM, WATERY LANE, HAY-ON-WYE, HEREFORD, HR3 5TB

For: Mr Morgan per Mr Hugh Morgan, White House Farm, Watery Lane, Archenfield Hay-on-Wye, Hereford, Herefordshire HR3 5TB

ADDITIONAL REPRESENTATIONS

Telephone calls questioning whether the ecology / bio-diversity matters have been adequately addressed given that it appears that any surveys may have taken place outside of the optimum survey period(s).

A petition with twenty-one signatories objecting to the application on landscape & amenity grounds has been received.

OFFICER COMMENTS

To address on record the aforementioned concerns the Planning Ecologist further advises me that:-

“All ‘Phase 1’ ecological surveys and reports will include reference to limitations of the survey and that dates or timings may be outside “optimal survey periods” – this does not indicate that the survey as undertaken is not relevant or appropriate. If the habitats identified and described, supported by available existing ecological record evidence, show a potential for a specific important protected species or habitat then further ‘optimal period surveys’ will be clearly identified and recommended within the discussion and recommendation sections of the ‘Phase 1’ ecological report. This is one of the features of a report that a LPA Ecologist looks for and assesses as part of their review and comment process. In this instance the ecological report by Craig Emms clearly demonstrates, and so concludes that, there are no habitats, likely structures or ecological features or indications of species usage that would require optimal period surveys to be recommended or carried out. This is supported by the lack of relevant biodiversity records held at the Herefordshire Biological Record Centre for this locality. This conclusion is supported and recognised by the Council’s Ecology team.

It has been recognised that the proposed development falls just within a 50m buffer of Hardwicke Brook Local Wildlife Site and in line with the Council’s own guidance and wider best practice the potential impacts on this aquatic LWS have been identified and the appropriate mitigation clearly recommended. If planning permission were to be granted this detailed mitigation, ecological risk avoidance measures and ecological working methods would be the subject to final approval and

implementation through a pre-commencement condition for a detailed Construction Environmental Management Plan.”

Following yesterday’s Committee Site Visit I can confirm the following approximate distances to residential properties (i.e. the houses themselves) in the vicinity:-

- ‘Archenfield Cottage’ – approx. 100 metres to the south-east;
- ‘Archers Cottage’ – approx. 200 metres to the north-west; and
- ‘Redley’ – approx. 250 metres to the west.

NO CHANGE TO RECOMMENDATION

171411 - PROPOSED DWELLING AT LAND ADJACENT TO SUNNYBANK COTTAGE, LITTLE BIRCH, HEREFORDSHIRE

For: Mr & Mrs Jones per Mr John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, Herefordshire HR1 1LH

ADDITIONAL REPRESENTATIONS

None

OFFICER COMMENTS

For the avoidance of any doubt, it is confirmed that the applicant attached 18 letters of support (see paragraph 1.4 of the report) within the planning application itself.

During the actual public consultation exercise three (not 4) letters of support have since been received, along with support from the Parish Council (see paragraph 5.1 of the report).

NO CHANGE TO RECOMMENDATION

PLANNING COMMITTEE – 13 September 2017

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	NT & R Eckley Per Mr J Needham	Proposed Site for up to 80 dwellings, garages, parking, open space and indicative road layout at Land off Ashfield Way, Bromyard, Herefordshire, HR7 4BF	162261	31
		PARISH COUNCIL OBJECTOR	MR R PAGE (Bromyard and Winslow Town Council)	
			MRS C HUGHES (local resident)	
8	Herefordshire Housing Ltd Per Architype	Re-development of former Council Offices at Bath Street, Hereford including change of use from B1 – Business to C3 – Dwellinghouses to provide a total of 75 no. apartments (comprising 1 & 2 bed apartments). Re-development includes partial demolition of existing buildings (as indicated on submitted drawings), conversion of at Former Council Offices, 39 Bath Street, Hereford, HR1 2HQ	164024	69
		OBJECTOR	MS GALE (local resident)	
		SUPPORTER	MR P NEEP (applicant's agent)	
9	Mr Morgan Per Mr H Morgan	Erection of a barn egg unit for fertile egg production at White House Farm, Watery Lane, Hay-on-Wye, Hereford, HR3 5TB	163327	97
		OBJECTOR	MR W GARDINER (local resident)	
		SUPPORTER	MR H MORGAN (applicant)	

10	Mr & Mrs Jones Per Mr J Phipps	Proposed dwelling at Land Adjacent to Sunnybank Cottage, Little Birch, Herefordshire	171411	127
PARISH COUNCIL MR M MORLEY (Little Birch Parish Council)				
SUPPORTER MR JONES (applicant)				

11	Mr & Mrs Shaw Per Mr & Mr N Shaw	Ground floor: Remove infill stone to expost inglenook fireplace to original extent. Replace broken concrete floor of fireplace. Install chimney liner. First floor: Remove blanking plasterboard to fireplace and renovate fireplace as found. Cap chimney pot at Cop Castle, Bringsty Common, Bringsty, Worcester, WR6 5UN	171931	135
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