

**Supplement to the agenda for**

# **Planning and regulatory committee**

**Wednesday 23 January 2019**

**10.00 am**

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

**Schedule of Updates**

**Public Speakers**

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# **PLANNING COMMITTEE**

**Date: 23 January 2019  
Morning**

## **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

**182191 - PROPOSED ERECTION OF POLYTUNNELS FOR STRAWBERRY TABLE TOP PRODUCTION AND THE NECESSARY INFRASTRUCTURE, INCLUDING INTERNAL FARM ACCESS TRACKS, A SUSTAINABLE DRAINAGE SCHEME WITH ATTENUATION PONDS, SEASONAL WORKER ACCOMMODATION AND FACILITIES, FRUIT CHILLER, COLD STORE AND LOADING BAY WITH LANDSCAPING AND ENVIRONMENTAL ENHANCEMENT MEASURES. AT LAND AT LODGE FARM AND HIGHWAY FARM, MONKTON FARM LANE, OCLE PYCHARD, HEREFORDSHIRE,**

**For: Mr Leeds per Mr Phil Plant, Offley House, 18 Church Street, Shifnal, TF11 9AA**

### ADDITIONAL REPRESENTATIONS

Since the report was published a further 3 letters of objection have been received, all from previous objectors. A summary of the letters received is given below;

- Survey within ecological assessment of the hedge sited on the proposed reservoir site is inadequate as from our own surveys several other species have been identified.
- Extremely concerned about the impact on the wildlife, especially barn owls and their hunting ground, as well as many birds, all of which need extensive areas of open ground to hunt.
- The proposed development will have a detrimental impact on the setting of Ocle Pychard Church from The Green, which is within the Conservation Area of Ocle Pychard
- It is believed that the Officer report should have stated 307 objections

The agent for the application has also submitted a supporting letter which is summarised below;

- The site extends to approximately 145ha, with 35.74ha proposed for poly tunnels following a reduction in the site area from 37.02ha, due to ecological factors.
- The seasonal worker accommodation is temporary, and therefore the use of the land to site the caravans is a temporary use, and will not lead to the permanent loss of agricultural land. This is ensured through the appropriate use of condition 13 requiring the removal of the caravans in the event that the polytunnels cease to be functionally used.
- The applicant has provided the Planning Authority with a detailed Economic Need and Impact Statement detailing the very significant economic benefit to the farming business and to the wider economy by ensuring the on-going success of the local packhouse, Wye Fruits Ltd, and local trade suppliers to Withers Fruit Farm. Withers Farm Ltd currently employs 26 permanent staff in addition to George, Richard and Nicholas Leeds. The proposals will provide an estimated 23 additional, full time, permanent jobs in the business. These will be advertised locally for local people.

Whilst the seasonal fruit pickers are likely to be Eastern European workers, some of the skilled seasonal jobs such as tractor drivers and irrigation staff will also be advertised locally with the aim of employing local people wherever possible.

## **OFFICER COMMENTS**

The assessment and hedgerow referred to relate to application 181150 which was granted permission on 30<sup>TH</sup> May 2018 and does not form part of this application. This application proposes the translocation of a section of road side hedgerow at Highway Farm on the A465.

For clarification a total of 311 letters of objection have been received from a total of 265 objectors. A number of objectors have submitted more than 1 letter of objection. Since the report was published, a total of 3 of the letters notifying objectors of the committee have been returned confirming that the objector is 'not known' at the address given. The case officer has also taken a total of 5 telephone calls from 'objectors' confirming they never wrote in.

### ***Correction within the report***

- Paragraphs 1.11 and 1.13 should read 35.74ha of polytunnels (not 37.4ha)
- Paragraph 1.13 should identify 16.04ha of seasonal polytunnels covering the upper slopes (not 17.31ha)
- Paragraphs 6.71 Remenham House and Ocle Court are not listed buildings
- Condition 16 should read November 15<sup>th</sup>

## **NO CHANGE TO RECOMMENDATION**

**182347 - PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDINGS TO PROVIDE TWO UNITS OF FARM MANAGERS ACCOMMODATION, RESIDENTIAL CURTILAGE AND PARKING. AT LODGE FARM, MONKTON FARM LANE, OCLE PYCHARD, HR1 3QQ**

**For: Mr Leeds per Mr Phil Plant, Offley House, 18 Church Street, Shifnal, TF11 9AA**

## **ADDITIONAL REPRESENTATIONS**

Since the report was published a further 3 letters of objection have been received, all from previous objectors. A summary of the letters received is given below;

- Survey within ecological assessment of the hedge sited on the propose reservoir site is inadequate as from our own surveys several other species have been identified.
- Extremely concerned about the impact on the wildlife, especially barn owls and there hunting ground, as well as many birds, all of which need extensive areas of open ground to hunt.
- The proposed development will have a detrimental impact on the setting of Ocle Pychard Church from The Green , which is within he Conservation Area of Ocle Pychard

## **OFFICER COMMENTS**

The assessment and hedgerow referred to relate to application 181150 which was granted permission on 30<sup>TH</sup> May 2018 and does not form part of this application. This application is for the conversion of the rural buildings into living accommodation and does not propose the removal of any hedgerow.

## **NO CHANGE TO RECOMMENDATION**

# PLANNING AND REGULATORY COMMITTEE

23 January 2019

## PUBLIC SPEAKERS

*Morning*

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Leeds Per Mr Phil Plant	Proposed erection of polytunnels for strawberry table top production and the necessary infrastructure, including internal farm access tracks, a sustainable drainage scheme with attenuation ponds, seasonal worker accommodation and facilities, fruit chiller, cold store and loading bay with landscaping and environmental enhancement measures at <b>Land at Lodge Farm and Highway Farm, Monkton Farm Lane, Ocle Pychard, Herefordshire</b>	182191	63
	<b>PARISH COUNCIL</b>	<b>MR G BLACKMORE (Ocle Pychard)</b>		
	<b>OBJECTOR</b>	<b>MR R WILLIAMS (Campaign to Protect Rural England)</b>		
	<b>SUPPORTER</b>	<b>MR G LEEDS (Applicant)</b>		
7	Mr Leeds Per Mr Phil Plant	Proposed change of use of agricultural buildings to provide two units of farm managers accommodation, residential curtilage and parking at <b>Lodge Farm, Monkton Farm Lane, Ocle Pychard</b>	182347	119
	<b>PARISH COUNCIL</b>	<b>MR G BLACKMORE (Ocle Pychard)</b>		
	<b>OBJECTOR</b>	<b>MR R WILLIAMS (Campaign to Protect Rural England)</b>		
	<b>SUPPORTER</b>	<b>MR G LEEDS (Applicant)</b>		

8	Mr Lane Per Mr Stuart Leaver	Proposed erection of five residential dwellings (C3) along with associated parking, roads, new highway access and associated infrastructure at <b>Land to the North of the Royal Arms, Llangrove, Herefordshire</b>	182775	<b>137</b>
<b>PARISH COUNCIL</b> <b>OBJECTOR</b> <b>SUPPORTER</b>		<b>MR A McROBB (Llangrove PC)</b> <b>MR P NOTTAGE (Local resident)</b> <b>MR M TOMPKINS (Applicant's agent)</b>		

9	Mr Jackson Per Mr Paul Smith	Site for proposed erection of nine dwellings. Construction of new vehicular access, turning area and private roads. Layout and construction of associated works at <b>Land adjacent to Herriot Cottage, Glewstone, Ross-on-Wye</b>	172076	<b>155</b>
<b>OBJECTOR</b> <b>SUPPORTER</b>		<b>MR A CRONSHAW (Local resident)</b> <b>MR P SMITH (Applicant's agent)</b>		