

**Supplement to the agenda for**

# **Planning and regulatory committee**

**Wednesday 16 December 2020**

**10.00 am**

**Online meeting**

**Schedule of Updates**

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# PLANNING AND REGULATORY COMMITTEE

Date: 16 December 2020

## 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

<b>201300 - PROPOSED ERECTION OF 5 NO. DWELLINGS AND ASSOCIATED WORKS AT LAND TO THE WEST OF ASHDOWN HOUSE, MARDEN, HEREFORDSHIRE</b>
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#### ADDITIONAL REPRESENTATIONS

A total of 11 further letters of objection have been received – all of these are further objections to those made previously.

Natural England have no objection to the submitted Habitat Regulations Assessment (HRA) Appropriate Assessment. They make the following comments;

##### Internationally and nationally designated sites

*The application site is within the catchment of the River Lugg which is part of the River Wye Special Area of Conservation (SAC), which is a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations'). The SAC is notified at a national level as the River Lugg Site of Scientific Interest (SSSI).*

*In considering the European site interest. Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.*

##### European site - River Wye SAC

*Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal, in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.*

*Your appropriate assessment concludes that the proposal will not result in adverse effects on the integrity of the sites in question. Natural England agrees with the assessment conclusions. The proposal is to install package treatment plants with associated drainage mounds. These drainage mounds would need Environment Agency consent which the council intends to secure through conditions. If the council is satisfied that that this is appropriate then we have no further comments to make.*

## **OFFICER COMMENTS**

Whilst no new material planning considerations are raised which have not already been addressed in the committee report, some representations refer to the request for a Section 106 agreement being made by officers. It is confirmed that no such request has been made and the standard online commenting form template includes a box to comment on infrastructure from Section 106 to consider, where this is relevant to the application.

In respect of the response from Natural England, this confirms that the body agree with the AA undertaken by officers. The recommendation is thus updated as set out below.

## **CHANGE TO RECOMMENDATION**

It is advised that the recommendation is changed to that as follows;

**That outline planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:**

**201738 - PROPOSED DEVELOPMENT OF THE CONVERSION OF TWO SMALL REDUNDANT BARNES INTO A LUXURY 6-8-PERSON HOLIDAY LET. AT THE BUILDINGS AT TRETAWDY NATURE RESERVE, LLANGROVE, ROSS ON WYE, HEREFORDSHIRE, HR9 6EY**

**AD**

## **ADDITIONAL REPRESENTATIONS**

Climate change checklist completed in support of the application. Can be seen on the website under supporting documents.

Further objection received in relation to residential amenity and glazing fronting Tretawdy Farm House. This includes images available on Council's website.

## **OFFICER COMMENTS**

The climate change checklist provides further detail of the sustainability measures the applicants are taking in this proposal, enhancing the policy support for the proposal.

The assessment of impact upon residential amenity is set out in paragraph 6.13 of the Officer's Report. It should be noted that the glazed addition to the roof in question would not impact residential amenity given the single storey nature of the buildings, whilst the first floor element to the west would be 1.91 metres from floor level to glazing.

## **NO CHANGE TO RECOMMENDATION**

# PLANNING AND REGULATORY COMMITTEE

16 December 2020

## Public Speakers

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr & Mrs Thomas per Mr Matt Tompkins	Proposed erection of 5 no. dwellings and associated works at <b>Land to the West of Ashdown House, Marden, Herefordshire</b>	201300	23
	<b>PARISH COUNCIL</b>	<b>MR R LEES (Marden PC)</b>		
	<b>OBJECTOR</b>	<b>MR M BRITTEN (Local Resident)</b>		
	<b>SUPPORTER</b>	<b>MR S RHODES (Applicant)/Mr M Tompkins (applicant's agent)</b>		
7	Mr Vickress per Mr Andrew Last	Proposed erection of 2 no. dwellings with garaging at <b>Land at White Gates Farm, Litmarsh, Hereford, HR1 3EZ</b>	193227	59
	<b>PARISH COUNCIL</b>	<b>MR R LEES (Marden PC)</b>		
	<b>SUPPORTER</b>	<b>KELLY SAUNDERS (Applicant's agent)</b>		
8	Mr Hitchcock per Mr Edward Busby	Proposed development of the conversion of two small redundant barns into a luxury 6-8-person holiday let at <b>The Buildings at Tredawdy Nature Reserve, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EY</b>	201738	85
	<b>PARISH COUNCIL</b>	<b>MR P LODGE (Llangarron PC)</b>		
	<b>OBJECTOR</b>	<b>MR C LYSTER (Local resident)</b>		
	<b>SUPPORTER</b>	<b>MR J HITCHCOCK (Applicant)</b>		

