

Supplement to the agenda for

Planning and regulatory committee

Wednesday 7 April 2021

10.00 am

online meeting

Schedule of Updates

Public Speakers

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PLANNING AND REGULATORY COMMITTEE

Date: 7 April 2021

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

**202265 - PROPOSED OUTLINE APPLICATION WITH ALL MATTERS, SAVE ACCESS, RESERVED FOR THE RESIDENTIAL DEVELOPMENT OF 20 OPEN MARKET HOMES AND 10 AFFORDABLE HOMES AT LAND SOUTH WEST OF ORCHARD CLOSE, DILWYN, HEREFORDSHIRE, HR4 8HQ
For: Garnstone Estate Ltd per Mr James Spreckley MRICS, Brinsop House, Brinsop, Hereford, Herefordshire HR4 7AS**

ADDITIONAL REPRESENTATIONS

Further comments have been received and in summary they raise the following additional comments:

Objection (Mr P Stilwell)

- The watercourse ditches, to which the proposed attenuation pond would discharge into, are unsuitable due to:
 - being in third party ownership they cannot be maintained by the developer
 - their narrow nature, which leads to debris built up and flooding
- flooding of the site would discharge the excess water into the historic areas of village
- the site floods and is very boggy even in warm water
- photographs provided of the site 'under water'

Support - Dilwyn Neighbourhood Development Plan Committee (Peter Kyles – secretary & Bill Bloxsome – NDP Consultant)

- we have been tasked with meeting CS housing requirements and have tackled this positively
- we have looked at all available site options (contrary to the report) and came to the conclusion that this is the only suitable one – Officers have pointed us in the direction of this site
- other than Historic England's intervention what has changed since earlier assessment of the site
- Conservation Area review did not suggest the site to have significant heritage value, such as to prevent development or provide greater protection
- At NDP consultation heritage officers did not highlight issues
- At NDP preparation stage Historic England requested more detailed studies be carried out before the site could be considered – this was not possible through the NDP, so it was withdrawn from examination to allow the Parish to work with the landowner to undertake the work
- Landowner was prepared to carry out necessary preliminary works and this shows that area where any archaeology is likely to be present can be left undeveloped
- Effect on the setting of the Scheduled Monument would not be less than substantial harm to its significance
- Mound is already obscured by housing and copse
- No reason that a sensitive scheme could not preserve the conservation area
- Welsh Water indicates (Water Cycle Study Addendum) that Dilwyn falls within its category where the growth target can be achieved, but requires monitoring. No reason that this cannot be achieved
- Requirement for more minerals information appears unnecessary – cannot seriously and realistically expect mineral extraction adjacent to the village
- Benefits of development should be weighed against the less than substantial harm
- The community has fought hard to retain the village school, public house and promotes measures for health and wellbeing of all its residents

- All pertinent matters are set out in the NDP Basic Condition and Consultation Statements and should be taken into account
- HRA must show a 'significant' effect not just one that might be 'de minimis'. A relatively small site served through a public waste water treatment works where the landowner is seeking to address the wider problem and is some miles from the start of the SAC cannot be a significant effect
- We hope you support the application

Applicant (Agent, Mr James Spreckley)

- The Scheduled Monument is barely visible from the site or road into the village - It can be seen from the east and this is why parcels of land to the east and southeast were excluded from the draft DNDP
- The less than substantial harm should be outweighed by the public benefits
- In response to the five reasons for refusal:
 - 1) Foul drainage/phosphates
This can be addressed by condition relating to the delivery of the wetland (application reference 203468/F), which offers a deliverable solution to the issue of phosphates and surplus capacity to unlock housing proposals elsewhere in the catchment
 - 2) Harm to heritage assets
Harm is less than substantial and is not a substantive reason for refusal. Submitted Masterplan has been designed to take a very sympathetic approach to the setting of the Mound, keeping housing away from the closest areas and providing views towards it
 - 3) Mineral Reserves
This can be dealt with by condition requiring an assessment. Our consultants have been asked to address this issue. Question suitability of quarrying for minerals (sand and gravel) adjacent to the village
 - 4) Lack of improvements to pedestrian connectivity
This is not an 'in principle' reason for refusal. Pedestrian connectivity improvements can be dealt with by condition
 - 5) Lack of a completed section 106 agreement
This is a technical reason for refusal. It would be dealt with by completing a s106 agreement once there is a resolution to grant permission
- Site is included in the dDNDP and has strong support from the Parish Council to deliver much needed housing
- There are no substantive reasons to refuse

OFFICER COMMENTS

These further comments do not raise any issues that are not already appraised in the Report.

It has been noted that the position of the proposed vehicular access shown on the illustrative 'Site Masterplan' differs to that on the 'Proposed Site Access and Visibility Splays'. As the application is in outline form, with only access (of the reserved matters) for consideration at this time the application should be determined on the basis of the access position shown on the 'Proposed Site Access and Visibility Splays'. The application has been assessed on this basis.

NO CHANGE TO RECOMMENDATION

**204252 - PROPOSED EXTENSION TO EXISTING CAR PARK TO
CREATE ADDITIONAL CAPACITY AT HEREFORDSHIRE
FOOTBALL ASSOCIATION, WIDEMARSH COMMON,
HEREFORD, HEREFORDSHIRE, HR4 9NA**

**For: Mr Alan Darfi per Mr Keith Edwards, 10 Canterbury
Avenue, Hereford, Herefordshire, HR1 1QQ**

ADDITIONAL REPRESENTATION

Following publication of the report, Hereford City Council have made the following representation:

"The Planning Committee had no objection to this application."

OFFICER COMMENTS

In response to a question raised during the site visit, a Travel Plan was approved as part of a previous planning permission for the construction of the artificial turf pitch (condition 7 attached to planning permission P182950/F) to the south-east of the application site.

NO CHANGE TO RECOMMENDATION

PLANNING and REGULATORY COMMITTEE

7 April 2021

PUBLIC SPEAKERS

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Garnstone Estate Ltd Per Mr J Spreckley	Proposed Outline Application with all matters, save access, reserved for the residential development of 20 open market homes and 10 affordable homes at Land South of Orchard Close, Dilwyn, Herefordshire, HR4 8JQ	202265	27
	PARISH COUNCIL OBJECTOR SUPPORTER	MR P KYLES (Dilwyn PC) MR N JONES (Local Resident) MR J SPRECKLEY (Applicant's agent)		
	Mr & Mrs Symonds Per Mr D Kirk	Proposed first floor extension and alterations at Chasewood, 42 Eastfield Road, Ross-on-Wye, Herefordshire, HR9 5JZ	210086	
	Mrs C Atkins	Proposed erection of a shed at 22 Lady Somerset Drive, Ledbury, Ledbury, Herefordshire, HR8 2FF	210437	
9	Mr A Darfi Per Mr K Edwards	Proposed extension to existing car park to create additional capacity at Herefordshire Football Association, Widemarsh Common, Hereford, HR4 9NA	204252	103
	SUPPORTER	MR A DARFI (Applicant)		

