

**Supplement to the agenda for**

# **Planning and Regulatory Committee**

**Wednesday 1 May 2024**

**10.00 am**

**Herefordshire Council Offices, Plough Lane, Hereford, HR4  
OLE**

	<b>Pages</b>
<b>Schedule of updates</b>	<b>3 - 6</b>
<b>Public speakers</b>	<b>7 - 8</b>



# **PLANNING COMMITTEE**

**Date: 1 May 2024**

## **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

**233225 - THE ERECTION OF TWO DWELLINGS AND ASSOCIATED WORKS AT 182 LEDBURY ROAD, HEREFORD, HR1 1RH**

**For: Mr & Mrs Williams per Mr Matt Tompkins, Lane Cottage, Burghill, Hereford, Herefordshire HR4 7RL**

### ADDITIONAL REPRESENTATIONS

3 letters of support have been received with main points raised including:

- County needs bungalow accommodation
- Ideal location for housing
- Present opportunity to have affordable housing in easy walking distance on Hereford

### OFFICER COMMENTS

Attention is draw to the conditions of which have been miss-numbered the detail under condition 2 should be a separate condition as:

'No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.'

With condition 2 detailed as:

'Development in accordance with approved plans and materials

The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. 1415-10 Rev B, 1415-11 & 1415-21) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.'

It is also noted two additional conditions are recommended:

'Details of Boundary treatments

No works in relation to any boundary treatments required by this condition shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, type, design and materials of any boundary treatment to be erected. The boundary treatment shall be completed before (the use hereby permitted is commenced) (before the building(s) is/are occupied (in accordance with a timetable to be agreed in writing with the local planning authority). Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.’

Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of each dwelling for the parking and turning of 1 car in accordance with the 2006 Herefordshire Highways Design Guide. This shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.



# PLANNING and REGULATORY COMMITTEE

1 May 2024

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr & Mrs Williams per Mr Matt Tompkins	The erection of two dwellings and associated works at <b>182 LEDBURY ROAD, HEREFORD, HR1 1RH</b>	233225	49
<b>CITY COUNCIL SUPPORTER</b>		<b>MR MILLN (on behalf of Hereford City Council) MR TOMPKINS (Applicant's agent)</b>		
7	Mr Butterworth per Mr Luqmaan Kholwadia	Provision of a transport hub and public realm improvements at Hereford Railway Station including the creation of a bus interchange, waiting area, canopy and layover space, provision of passenger drop-off and parking areas, and formation of a new access junction via City Link Road at <b>HEREFORD RAILWAY STATION, STATION APPROACH, HEREFORD, HEREFORDSHIRE, HR1 1BB</b>	233009	67
<b>CITY COUNCIL OBJECTORS SUPPORTER</b>		<b>MS DAVIS (on behalf of Hereford City Council) MR FRECKNALL/MS PROTHEROUGH (local residents) MR BUTTERWORTH (on behalf of the Applicant)</b>		
8	Mr Godding per Mr Alan Godding	Proposed detached affordable dwelling and garage/workshop at <b>LAND AT BICTON HOUSE, BICTON, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9PR</b>	224317	141
<b>SUPPORTER</b>		<b>MR GODDING (Applicant)</b>		

