

**SUPPLEMENT TO THE AGENDA FOR**

# **Planning Committee**

**Wednesday 17 September 2014**

**10.00 am**

**The Shirehall, St Peter's Square, Hereford HR1 2HX**

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# **PLANNING COMMITTEE**

**Date: 17 September 2014**

## **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**

**P141712/O - OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL DEVELOPMENT AT LAND OPPOSITE, ENGLAND'S GATE INN, THE MOOR, BODENHAM, HEREFORDSHIRE**

**For: Mr Richards per Hughes Architects Limited, 29 Broad Street, Newtown, Powys, SY16 2BQ**

### **ADDITIONAL REPRESENTATIONS**

One further letter of representation has been received from Mrs E Dimbylow, 7 Brockington Road, Bodenham.

The letter focusses upon the impact that the development would have upon the setting of the Grade II listed England's Gate PH and associated outbuilding and stables. The letter considers that the application site is an important component of the pub's rural setting and that the failure to preserve this setting when housing developments took place in the 1960s and 1970s is scant justification for eroding what remains still further. Hedgerow loss is also noted.

It is also noted that despite the apparent high level of support for this site in preference to another site in the village, a large majority of residents did not write in support and may therefore be taken to not be in favour of development of this site.

### **OFFICER COMMENTS**

The impact of the development on the setting of the public house and its associated complex has been assessed by the Conservation Manager(Historic Buildings). Whilst acknowledging that the proposal would influence the setting of the listed building, the degree of impact is capable of mitigation at the Reserved Matters stage such that it is unlikely to be 'significant' within the meaning of paragraph 134 of the NPPF; which requires any harm to be weighed against the public benefits of a proposal.

### **NO CHANGE TO RECOMMENDATION**

**P140942/O - SITE FOR RESIDENTIAL DEVELOPMENT OF UP TO 60 HOUSES AT LAND OFF PIXIEFIELDS, WESTFIELDS, CRADLEY, HEREFORDSHIRE**

**For: Quercus PRF LLP per Mr James Spreckley, Brinsop House, Brinsop, Hereford, Herefordshire, HR4 7AS**

### **ADDITIONAL REPRESENTATIONS**

Eight letters of support have been received. In summary the points raised are as follows:  
Schedule of Committee Updates

- the need for more family housing to ensure Cradley continues as a thriving community
- the need for more affordable housing
- the resultant infrastructure improvements resulting from the S.106 monies
- the need for more housing for the younger people in the village.

A further eight letters of objection have been received. No new issues are raised from those listed at paragraph 5.6 of the main report.

The Council's Land Drainage Engineer has been asked to further consider the objections raised on flooding grounds and advises that their responses to the application have been reviewed again along with the latest FRA/drainage strategy submitted by the applicant. She maintains the views expressed at paragraph 4.9 of the report that the applicant has provided sufficient confirmation for an Outline Planning Application to demonstrate that there are viable means to sustainably and safely manage surface water runoff within the site boundary to protect adjacent development from increased flood risk.

She considers that the objections made on the grounds of flooding are valid, but is confident that all concerns can be addressed via the Reserved Matters application and/or detailed planning conditions.

#### **OFFICER COMMENTS**

Conditions 7 to 11 inclusive all relate to the treatment of foul and surface water from the proposed development. They will appropriately mitigate the impact of the proposed development. In particular, condition 11 requires that surface water should be limited to Greenfield run-off rates. The measures proposed for flood mitigation are intended to improve existing conditions and the conditions proposed are considered to appropriately cover the comments made by the Land Drainage Engineer.

#### **NO CHANGE TO RECOMMENDATION**

**P141157/F - PROPOSED DEMOLITION OF AN EXISTING DWELLING AND ERECTION OF FIVE DETACHED DWELLINGS WITH NEW ACCESS, GARAGES AND PARKING AT LAND AT GREEN LANE COTTAGE, GREEN LANE, YARPOLE, LEOMINSTER, HR6 0BG**

**For: Mr Thomas per Architectural Design Limited, The Malt House, Shobdon, Leominster, Herefordshire HR6 9NL**

#### **ADDITIONAL REPRESENTATIONS**

The Land Drainage Manager has responded in respect of the amended plans received indicating no changes to the original response to the application.

#### **NO CHANGE TO RECOMMENDATION**



# PLANNING COMMITTEE - 17 SEPTEMBER 2014

## PUBLIC SPEAKERS

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
	Mr Richards	Outline application with all matters reserved for residential development at <b>Land opposite England's Gate Inn, The Moor, Bodenham, Herefordshire</b>	P141712/O	<b>29</b>
	<b>OBJECTOR</b>	<b>Mrs E DIMBYLOW (Resident)</b>		
	<b>SUPPORTER</b>	<b>MR D HUGHES (Applicant's agent)</b>		
	Quercus PRF LLP	Site for residential development of up to 60 houses at <b>Land off Pixiefields, Westfields, Cradley, Herefordshire</b>	P140942/O	<b>51</b>
	Mr Thomas	Proposed demolition of an existing dwelling and erection of five detached dwellings with new access, garages and parking at <b>Land at Green Lane Cottage, Green Lane, Yarpole, Leominster, HR6 9BG</b>	P141157/F	<b>67</b>
	<b>PARISH COUNCIL</b>	<b>MS J KING (Clerk - Yarpole Parish Council)</b>		
	<b>OBJECTOR</b>	<b>MR T ROGERS (Yarpole Built Environment Group)</b>		
	<b>SUPPORTER</b>	<b>MR B THOMAS (Applicant's agent)</b>		

<b>Ref No.</b>	<b>Applicant</b>	<b>Proposal and Site</b>	<b>Application No.</b>	<b>Page No.</b>
	Mrs Smolas	Change of use of redundant farm buildings into 3 residential cottages to be used as holiday lets. Erection of 5 demountable geo domes (or shepherds huts). Purpose built shower/wc adjacent to farm buildings (to replace soon to be demolished new build stable block). Communal lounge/dining and kitchen for geo dome guests in existing buildings at <b>Llanerch y Coed, Dorstone, Hereford, HR3 6AG</b>	132192/F	<b>85</b>
	<b>PARISH COUNCIL</b>	<b>Mr A WILLIAMS (Clifford Parish Council)</b>		
	<b>OBJECTOR</b>	<b>MR M COOKE (Resident)</b>		
	<b>SUPPORTER</b>	<b>MR P SMOLAS (for applicant)</b>		