

**SUPPLEMENT TO THE AGENDA FOR**

# **Planning Committee**

**Wednesday 29 October 2014**

**10.00 am**

**The Shire Hall, Hereford HR1 2HX**

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# **PLANNING COMMITTEE**

**Date: 29 October 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

**P141134/O - PROPOSED ERECTION OF UP TO 45 DWELLINGS, CONSTRUCTION OF A NEW VEHICULAR ACCESS AND ASSOCIATED WORKS AT LAND ADJACENT TO VINE TREE CLOSE, WITHINGTON, HEREFORDSHIRE,**

**For: Mr Smith per Mr Paul Smith, 41 Bridge Street, Hereford, Herefordshire, HR4 9DG**

### **ADDITIONAL REPRESENTATIONS**

Amended Development Framework plan:-

This amended plan, prompted in part by comments made by representatives of the Parish Council, was received subsequent to completion of the officer report.

The amendments are as follows:

- The proposed footpath along the rear boundary of Vine Tree Close properties has been omitted and the connection with Veldo Lane re-routed.
- An area of Public Open Space (POS) adjoining the ecological buffer area/POS along the western site boundary has been shown. This area of POS could accommodate an equipped small children's play area, removing the need for small children to walk from the site to Withington Playing Fields.
- The Building Exclusion Zone has been extended in the south-west corner of the site.
- The indicative footpath link through the wooded area has been re-routed to the south-west corner of the site.

### **OFFICER COMMENTS**

#### Amended Development Framework Plan

The amended Development Framework plan was received too late for re-consultation and has not, therefore, been included with the presentation. Whilst accepting that the Parish is objecting to the principle of development it nonetheless serves to illustrate that potential exists to address some of the stated concerns.

#### Affordable Housing tenures

The Parish Council has also questioned the need for additional social rented affordable housing at Withington given the relatively high provision that exists. As this is an outline application the affordable housing tenure split can be revisited according to need that exists at the time of development. This will necessitate a revision to the draft Heads of Terms that presently requires 50% of the affordable element to be social rented.

### **NO CHANGE TO RECOMMENDATION**

**P140757/O - RESIDENTIAL DEVELOPMENT OF UP TO 51 NEW DWELLINGS OF WHICH UP TO 18 WILL BE AFFORDABLE. AT LAND EAST OF CHURCH HOUSE AND WEST OF A438, BARTESTREE, HEREFORDSHIRE,**

**For: Braemar Property Developments Ltd per Unit 6 De Salis Court, Hampton Lovett, Droitwich Spa, Worcestershire, WR9 0QE**

**ADDITIONAL REPRESENTATIONS**

Welsh Water has confirmed a meeting with representatives of the Parish Council has taken place. Whilst detailed assessment of the network is being commissioned, Welsh Water maintains its stance of no objection subject to conditions.

From calculations carried out the catchment should technically be well within the capacity range for the network.

**OFFICER COMMENTS**

Officers consider the off-site orchard planting and maintenance thereof is best secured via the S106 agreement. The draft heads of terms will be amended accordingly.

**NO CHANGE TO RECOMMENDATION**

**P133439/F – ERECTION OF 20 NO. NEW HOUSES, BUNGALOWS AND APARTMENTS AND ASSOCIATED PARKING AND AMENITY SPACE AT LAND OFF ACREAGE, WHITBOURNE, HEREFORDSHIRE, WR6 5SA**

**For: West Mercia Developments Ltd per DJD Architects, 2 St Oswalds Road, Worcester, WR1 1HZ**

**ADDITIONAL REPRESENTATIONS**

Further e-mails have been received from Robert Brown of 19 Old Forge but they do not raise any matters not previously raised or considered elsewhere in the report.

**NO CHANGE TO RECOMMENDATION**



# PLANNING COMMITTEE - 29 OCTOBER 2014

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	Mr Smith	Proposed erection of up to 45 dwellings, construction of a new vehicular access and associated works at <b>Land adjacent to Vine Tree Close, Withington, Herefordshire.</b>	P141134/O	19
<b>PARISH COUNCIL</b>		<b>MRS S GLOVER (Clerk to Withington Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR G FRANCIS (Resident)</b>		
<b>SUPPORTER</b>		<b>MR P SMITH (Applicant's agent)</b>		
8	Signature Homes Constuction Ltd	& Proposed demolition of existing building and erection of 29 dwellings with associated private drive, landscaping and external works at <b>Land at Pinsley Road, Leominster, Herefordshire, HR6 8NN</b>	P141022/F	49
<b>TOWN COUNCIL</b>		<b>MR P ELLIS (Leominster Town Council)</b>		
<b>SUPPORTER</b>		<b>MR M TOMKINS (Applicant)</b>		
9	Braemar Property Developments Ltd	Residential development of up to 51 new dwellings of which up to 18 will be affordable at <b>Land East of Church House and West of A438, Bartestree, Herefordshire</b>	P140757/O	63
<b>PARISH COUNCIL</b>		<b>MR J DAVIES (Bartestree and Lugwardine Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR J FITZGERALD (Resident)</b>		
<b>SUPPORTER</b>		<b>MS V LANE (Applicant's agent)</b>		

10	West Mercia Developments Ltd	Erection of 20 no. new houses, bungalows and apartments and associated parking and amenity space at  <b>Land off Acreage, Whitbourne, Herefordshire, WR6 5SA</b>	P133439/F	<b>93</b>
<b>PARISH COUNCIL</b>		<b>MRS M WILLIAMS (Whitbourne Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR S GENT (Resident)</b>		
<b>SUPPORTER</b>		<b>MR J EVANS (Landowner) and MR N KNIGHT (Resident)</b>		

11 Perfection Homes      New four bedroom detached dormer style house at **Land adjacent to Brantwood, Barrow Common Lane, Kingstone, Herefordshire, HR2 9HD**      P141956/F      **113**

12 Mr Jenkins      Proposed installation of 16 photovoltaic panels on the roof of 1 3-bay open fronted store at **The Lake House, Underdown, Ledbury, Herefordshire, HR8 2JE**      P142088/FH      **123**