

**MINUTES of the meeting of Planning Committee held at Council Chamber, The Shire Hall, St Peter's Square, Hereford, HR1 2HX on Wednesday 2 November 2016 at 10.00 am**

**Present:** Councillor PGH Cutter (Chairman)  
Councillor J Hardwick (Vice Chairman)

Councillors: BA Baker, CR Butler, PJ Edwards, DW Greenow, KS Guthrie, EL Holton, JA Hyde, TM James, FM Norman, AJW Powers, A Seldon, WC Skelton, D Summers, EJ Swinglehurst and LC Tawn

**In attendance:** Councillors WLS Bowen and PE Crockett

**68. APOLOGIES FOR ABSENCE**

None.

**69. NAMED SUBSTITUTES**

None.

**70. DECLARATIONS OF INTEREST**

**Agenda item 7: 162264 – Land between Tillington Road and Roman Road Hereford.**

Councillor J Hardwick declared a non-pecuniary interest because he knew members of the applicant's family.

**71. MINUTES**

It was noted that Councillor Norman had been present at the meeting but this had not been recorded.

**RESOLVED:** That the Minutes of the meeting held on 5 October 2016, as amended, be approved as a correct record and signed by the Chairman.

**72. CHAIRMAN'S ANNOUNCEMENTS**

None.

**73. APPEALS**

The Planning Committee noted the report.

**74. 160048 - LAND BETWEEN TILLINGTON ROAD AND ROMAN ROAD, HEREFORD.**

*(Proposed outline planning application (all matters reserved except access) for the development of up to 50 residential dwellings with associated access.)*

The Principal Planning Officer gave a presentation on the application.

In accordance with the criteria for public speaking, Mr S Kerry, Clerk to Hereford City Council, spoke in opposition to the Scheme. Mrs M Stevens, a local resident, spoke in objection. Mrs E Warren, the applicant's agent, spoke in support.

In accordance with the Council's Constitution, the local ward member, Councillor PE Crockett, spoke on the application.

She made the following principal comments:

- Burghill Parish Council, Hereford City Council and a number of local residents had objected to the application.
- The site was open pasture – a greenfield site in a rural area.
- Concerns raised in letters of objection included noise, light and traffic pollution.
- The site was not identified for development in the Burghill Neighbourhood Development Plan (NDP).
- There were concerns about water supply, sewerage and waste management.
- The impact on local amenity was significant.
- As noted in the objection of Hereford City Council the cumulative impact of developing the site was more than the area could reasonable bear.
- The existing GP surgery had no capacity and could not expand on its existing site. More infrastructure was required.
- She could not support the application given the major issues identified.

In the Committee's discussion of the application the following principal points were made:

- The land was not particularly valuable for agriculture.
- The access was satisfactory.
- There were some concerns as to whether Welsh Water would be able to provide the necessary infrastructure. However, it was asserted that the development would not proceed if concerns about the water supply and sewerage could not be addressed.
- A number of concerns were expressed relating to the detail, including the suggestion that there was a culvert crossing the site and a public footpath, the location of the children's play area in the corner of the site, the transportation manager's comments on footways round the junction of Tillington Road and Roman Road; and arrangements for pedestrians to cross Roman Road. A request was made that consideration be given to an attenuation scheme rather than the SUDS being proposed, with provision of a wildlife zone. Consideration of a wet system was also suggested. It was also requested that the play area should be provided with outdoor gym equipment.
- Several Members thought that a development of fewer houses than the "up to 50" proposed would be preferable. A Member proposed a limit of 40. In response the Lead Development Manager commented that the final size of the development would be determined by the detailed layout and other requirements. The proposed density was within the range specified in the Core Strategy. The Committee had to determine the application before it.
- The development was sustainable.
- A large development was already proposed on the opposite side of the Roman Road. There had to be concern about traffic levels including HGVs. The junction of Tillington Road and Roman Road would become a blackspot.

- It was suggested that there may also be archaeological issues to address.
- The need to provide a new GP surgery was a further example of the absence of infrastructure required to support the development.
- The development would mean the loss of a valuable green space distinguishing Burghill Parish from the City. The Roman Road had traditionally been viewed as a boundary to the City's expansion.
- The significant housing development proposals in the area represented over development.
- The proposed mitigation of landscaping and tree planting would not be sufficient to address the increased traffic that would be generated.
- A concern was expressed about the weight the assessment of the site in the report gave to the fact that the site was well-related to Hereford City and the implications this might have for development in all areas adjoining the City. The Principal Planning Officer commented in response that the recent adoption of the interim position statement in relation to policy SS3 stated a clear preference for Strategic Housing Land Availability Assessment minor constraints sites such as the application site.
- The NDP might have achieved Regulation 16 status by the time that the reserved matters application was made.

The Transportation Manager confirmed that there had been no accidents recorded at the Tillington Road/Roman Road junction. There had been 3 recorded accidents on the sliproad to the A4110 and 1 at the junction with Hospital Farm which was not relevant to the application.

Officers confirmed that the housing land supply figure was 4.43 years. The Burghill NDP had been returned to the Parish Council because it did not comply with policy RA2. The Core Strategy provided for Burghill Parish to provide a minimum of 126 dwellings. Completed and committed sites currently provided 47 dwellings.

The Lead Development Manager commented that the Hereford Area Plan would address issues relating to housing provision in the City. He had attended a recent meeting with Welsh Water where it had been confirmed that the required investment for the City had been authorised and would be delivered by 2020. He also confirmed that there was no register of brownfield land in the City.

The following further points were then made:

- A member expressed consternation that there was no register of brownfield land when the Core Strategy prioritised development of such land.
- The application site did not form part of the Hereford Area Plan.
- The strategic housing site opposite the application site to the south of the Roman Road should be given priority.
- The development added to a number of proposals that were premature given the pressure on the existing infrastructure

The local ward member was given the opportunity to close the debate. She reiterated her opposition to the proposal.

**RESOLVED: That subject to the completion of a Section 106 Town & Country Planning Act 1990 obligation agreement in accordance with the Heads of Terms stated in the report, and as appended, officers named in the Scheme of Delegation to Officers are authorised to grant outline planning permission, subject to the conditions below and any further conditions considered necessary by officers.**

1. **A02 Time limit for submission of reserved matters (outline permission)**
2. **A03 Time limit for commencement (outline permission)**
3. **A04 Approval of reserved matters**
4. **H06 Vehicular access construction**
5. **H17 Junction improvement/off site works**
6. **H21 Wheel washing**
7. **No development shall commence or site huts, machinery or materials brought onto the site, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details:**
  - a. **Wheel cleaning apparatus which shall be operated and maintained during construction of the development hereby approved.**
  - b. **Parking for site operatives and visitors which shall be retained and kept available during construction of the development.**
  - c. **A noise management plan including a scheme for the monitoring of construction noise.**
  - d. **Details of working hours and hours for deliveries**
  - e. **A scheme for the control of dust arising from building and site works**
  - f. **A scheme for the management of all waste arising from the site**

**The agreed details of the CMP shall be implemented throughout the construction period.**

**Reason: In the interests of the residential amenity of properties within the locality and of highway safety in accordance with Policies SD1 and MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

8. **H29 Secure covered cycle parking provision**
9. **H30 Travel Plans**
10. **E01 Site investigation – archaeology**
11. **G04 Protection of trees/hedgerows that are to be retained**
12. **None of the dwellings hereby approved shall be occupied before 31st March 2020, unless the upgrading of the public water supply system, into which the development shall connect has been completed and written confirmation of this has been issued to the Local Planning Authority**

**Reason: To ensure satisfactory mains water supply is available to properties at all times. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.**

13. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at or downstream of manhole reference number SO48428301 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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 so as to comply with Herefordshire Local Plan – Core Strategy Policies SD1, SD3 and SD4.

14. 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 so as to comply with Herefordshire Local Plan – Core Strategy Policies SD1, SD3 and SD4.

15. No development shall commence on site, or materials or machinery brought to the site for the purposes of development until the work method statements as outlined in the Ecology Report (Urban Green – October 2015) have been implemented on site. The protection measures shall be maintained in good condition in situ on site until the completion of all works and the removal of materials and machinery at the end of development, at which time they must be removed from site and any disturbance made good.

Reason: The proper consideration of potential impacts on protected species and biodiversity assets is a necessary initial requirement before any groundworks are undertaken so as to ensure that the nature conservation interest of the site is protected. So as to comply with Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

16. No new development shall commence on site until, based on the recommendations in the ecology report a detailed habitat & biodiversity enhancement scheme, including but not limited to type and location of bat roosting and bird nesting mitigation/enhancements, a lighting plan. This should be included in, or related to, a detailed landscape & planting proposal with an associated 5 year establishment and replacement plan. And be submitted to, and approved in writing by, the local planning authority. The mitigation/enhancement scheme and landscaping plan shall be implemented as approved.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

17. I51 Details of slab levels
18. I16 Restriction of hours during construction
19. I01 Scheme of noise attenuating measures
20. The development hereby approved shall be for no more than 50 dwellings

Reason: To define the terms of the permission and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

21. The development shall be carried out strictly in accordance with the approved plans contained in the following schedule except where otherwise stipulated by conditions attached to this permission:

Plan Description	Drawing number
Location Plan	EVW/102
Site Access Plan	CBO-0335-001

22. G19 Details of play equipment

#### INFORMATIVES:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.
2. HN01 Mud on highway
3. HN02 Public rights of way
4. HN04 Private apparatus within highway
5. HN05 Works within the highway
6. HN07 Section 278 Agreement
7. HN10 No drainage to discharge to highway
8. HN25 Travel Plans
9. N02 Section 106 obligation

*(The meeting adjourned between 11.10 and 11.20 am.)*

75. 162264 - LAND ADJACENT TO BROCKINGTON OFFICES, 35 HAFOD ROAD, BROCKINGTON, HEREFORD, HR1 1SH

*(Two 4 bed and two 3 bed detached houses with allocated garages and one 3 storey apartment block consisting of four 2 bed apartments and a top floor pent house suite. With landscaping and civil works.)*

The Development Manager gave a presentation on the application, and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these Minutes.

He concluded his comments by observing that in terms of the assessment of the impact of the proposal upon the Conservation Area, whilst the design and scale of the proposed buildings were considered to preserve the character and appearance of the Conservation Area, the loss of trees associated with the siting of the buildings resulted in an overall assessment of harm. However, the harm was considered to be limited and at the lower end of less than substantial and was mitigated in large part by the detailed replacement planting scheme.

Members broadly supported the scheme as sustainable development on a brownfield site.

A number of questions were asked about the loss of trees and the protection of the remaining trees during construction works. The Development Manager undertook to investigate a concern about a tree that had been planted as a memorial.

In response to a question about the height and setting of a three storey block at the front of the development the Lead Development Manager commented that it did reflect the character of the conservation area.

**RESOLVED: That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers:**

1. **A01 Time limit for commencement (full permission)**
2. **B02 Development in accordance with approved plans and materials**
3. **C01 Samples of external materials**
4. **F08 No conversion of garage to habitable accommodation**
5. **F15 No windows in side elevation of extension**
6. **G04 Protection of trees/hedgerows that are to be retained**
7. **G11 Landscaping scheme - implementation**
8. **H06 Vehicular access construction**
9. **H09 Driveway gradient**
10. **H13 Access, turning area and parking**
11. **H27 Parking for site operatives**
12. **H29 Secure covered cycle parking provision**
13. **I16 Restriction of hours during construction**
14. **M17 Water Efficiency - Residential**
15. **I20 Scheme of surface water drainage**

16. **L02 No surface water to connect to public system**
17. **K4 Nature Conservation - Implementation**
18. **K5 Habitat Enhancement Scheme**

**Informatives:**

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
2. **HN10 No drainage to discharge to highway**
3. **HN05 Works within the highway**

**76. 161522 - LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6 0BA**

*(Proposed 6 no detached dwellings and 4 no. garages.)*

The Development Manager gave a presentation on the application, and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these Minutes. He clarified that the application was separate from the subsequent agenda item on application 161627. The changes made to the layout were considered to make the scheme acceptable.

In accordance with the criteria for public speaking, Mrs B Nurse of Yarpole Group Parish Council spoke in opposition to the Scheme. Mr B Barnett, a local resident, spoke in objection. Mr D Brammer, a solicitor acting on behalf of the applicant, spoke in support.

In accordance with the Council's Constitution, the local ward member, Councillor WLS Bowen, spoke on the application.

He advanced a number of grounds of objection to the application including the opposition of the Parish Council and many local residents, concerns about flooding and evacuation of the site in event of that or other emergency, poor pedestrian access, the need for the diversion of public rights of way before any building commenced, the inadequacies of the sewer network and the design and suburban layout of the proposal. He was particularly concerned about highway safety and requested that the Committee undertake a site visit.

Members of the Committee indicated their support for a site visit.

**RESOLVED: That consideration of the application be deferred pending a site visit.**

**77. 161627 - PLOT 7 LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6 0BA**

*(Proposed dwelling and garage.)*

The Committee noted that whilst this was a separate application almost all the relevant considerations were the same as for application 161522, the previous application on the agenda.



**RESOLVED:** That consideration of the application be deferred pending a site visit.

**78. DATE OF NEXT MEETING**

The Planning Committee noted the date of the next meeting.

**Appendix 1 - Schedule of Updates**

The meeting ended at 12.20 pm

**CHAIRMAN**



## **PLANNING COMMITTEE**

**Date: 2 November 2016**

### **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**

**162264 - TWO 4 BED AND TWO 3 BED DETACHED HOUSES WITH ALLOCATED GARAGES AND ONE 3 STOREY APARTMENT BLOCK CONSISTING OF FOUR 2 BED APARTMENTS AND A TOP FLOOR PENT HOUSE SUITE WITH LANDSCAPING AND CIVIL WORKS AT LAND ADJACENT TO BROCKINGTON OFFICES, 35 HAFOD ROAD, BROCKINGTON, HEREFORD, HR1 1SH**

**For: Mr Evans per Mr Abz Randerer, 5 The Triangle, Wildwood Drive, Worcester, WR5 2QX**

### **OFFICER COMMENTS**

It is considered necessary to clarify the assessment of the impact of this proposal upon Conservation Area having regard to paragraphs 6.16, 6.17 and 6.21 of my appraisal. For the avoidance of any doubt, whilst the design and scale of the proposed buildings are considered to preserve the character and appearance of the Conservation Area, the loss of trees associated with the siting of the buildings results in an overall assessment of harm, but this is considered to be less than substantial.

Accordingly in reaching the planning balance it is necessary for the decision maker to give considerable importance and weight to the limited harm identified when setting this against the public benefits. The harm is considered to be at the lower end of less substantial and is mitigated in large part by the detailed replacement planting scheme.

### **NO CHANGE TO RECOMMENDATION**

**161522 - PROPOSED 6 NO. DETACHED DWELLINGS AND 4 NO. GARAGES AT LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6 0BA**

**For: Mr F Price per John Needham Associates, 22 Broad Street, Ludlow, Shropshire, SY8 1NG**

## ADDITIONAL REPRESENTATIONS

Transportation Manager- Due to the site having highways objections in the past, which have been dismissed by the appeal officer with the evidence that was to hand, I have had to weigh this one up very carefully, so as to limit the challenge on our comments.

Having visited site and reviewed the appeal document, where the inspector dismissed Highway concerns, I believe the supplied traffic survey to be questionable based upon my actual observations on site and would prefer to see another traffic survey. This is not possible at this stage. The only information made available to me from the applicant indicates a much lower 85<sup>th</sup> percentile wet speed of 23.3mph meaning that a visibility splay of 33m is acceptable under Manual for streets. This doesn't sit comfortably with me as I was on site for an hour yesterday and recorded 33 vehicles traverse the main road at speeds considerably above the suggested 23.3mph. whilst I do not have the exact speeds, the volume of passing traffic and its apparent speed was of a concern to me.

The applicant has quoted manual for streets for the required distances with a 33m visibility made available for the looking left from the site splay. Additionally the applicant will need to attain the required nearside left hand visibility splay this will involve clearance of the established tree line pretty much the whole length of the front of the site on the applicants boundary to the highway and I am not sure that this has been included in the ecology.

Reviewing the criteria for using Manual for streets, despite observations regarding actual vehicle speeds, volume and the nature of the traffic, hgv and agricultural vehicles witnessed at the site, I would have preferred to utilise manual for streets 2, but the lack of any accident records, the rural location and the appeal dismissing my colleagues objections makes it hard to justify mfs2. (This was despite the tree canopies, the brook and possible flooding risk proximity, the geometric layout of the road being a 90 degree bend shortly after a national speed limit and possible concerns over the provided survey regarding the actual speeds. Using mfs2 a 2.4 x 38m vis play would be needed if we settled for the figures offered on the second survey with an 85th percentile 23.3mph wet speed and I don't believe that this would be achieved).

Conclusion.

In light of the actual information put before me and the Inspectors review I cannot object to the application with the following conditions:

- **CAB - Visibility splays**

Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 33 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

**Reason:** In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

(This is particularly important inline with pedestrians walking in the carriageway is promoted by the applicant and referred to in the appeal regarding connectivity) See attached sketch for required splays.

- **CAE - Vehicular access construction**

Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be

submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

**Reason:** In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAH - Driveway gradient**

Prior to the first occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated and surfaced at a gradient not steeper than 1 in 8. Private drainage arrangements must be made to prevent run-off from the driveway discharging onto the highway. Details of the driveway, vehicular turning area and drainage arrangements shall be submitted to and approved in writing by the local planning authority prior to commencement of any works.

**Reason:** In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAJ - Parking - estate development (more than one house)**

Prior to the first occupation of any dwelling to which this permission relates an area for car parking shall be laid out within the curtilage of that property, in accordance with the approved plans which 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 those areas 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 with the requirements of Policy T11 of Herefordshire Unitary Development Plan

- **CAL - Access, turning area and parking**

The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

- **CAO - Parking/unloading provision - submission of details**

The development hereby permitted shall not be brought into use until areas for the maneuvering, parking, loading and unloading of vehicles have been laid out, consolidated, surfaced and drained in accordance with a scheme to be submitted to and approved in writing by the local planning authority and such areas shall thereafter be retained and kept available for those uses at all times.

**Reason:** To minimise the likelihood of indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

- **CAQ - On site roads - submission of details**

Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAS - Road completion in 2 years**

All roadworks shall be completed within a period of 2 years, or other period agreed in writing with the local planning authority, from the commencement of work on the site. This will entail the making good of surfacing, grassing and landscaping in accordance with a specification submitted to and approved in writing by the local planning authority. (Nothing in this condition shall conflict with any phasing scheme, in which respect it will be interpreted as applying to the particular phase being implemented).

**Reason:** In the interests of highway safety and convenience and a well co-ordinated development and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAT - Wheel washing**

Development shall not begin until wheel cleaning apparatus has been provided in accordance with details to be submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved.

**Reason:** To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAY - Access location**

Means of vehicular access [for construction traffic] to the development hereby approved shall be from [street/road] only.

**Reason:** In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CAZ - Parking for site operatives**

Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.

**Reason:** To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- **CB1 - Public rights of way**

Development shall not begin until an Order has been made to allow the existing public right of way crossing the application site to be diverted or stopped up.

**Reason:** To ensure the public right of way is not obstructed and to conform with the requirements of Policy T6 of Herefordshire Unitary Development Plan

- **CB2 - Secure covered cycle parking provision**

Before the development is commenced a scheme for the provision of covered and secure cycle parking within the curtilage of each dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

#### **OFFICER COMMENTS**

The Inspector fully considered implications of the access in the previous appeal and considered this could be safely achieved, therefore subject to the inclusion of the above conditions there is no change to the recommendation.

#### **CHANGE TO RECOMMENDATION**

Inclusion of conditions as set out above.

**161627 - PROPOSED DWELLING AND GARAGE AT PLOT 7  
LAND AT YARPOLE, LEOMINSTER, HEREFORDSHIRE, HR6  
0BA**

**For: Mr O Probert per John Needham Associates, 22 Broad  
Street, Ludlow, Shropshire, SY8 1NG**

#### **ADDITIONAL REPRESENTATIONS**

As per application 161522.

#### **OFFICER COMMENTS**

As per application 161522.

#### **CHANGE TO RECOMMENDATION**

Inclusion of conditions as set out above.