

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