

# **PLANNING COMMITTEE**

**Date: 21 January 2015**

## **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.**

### **Morning**

## **SCHEDULE OF COMMITTEE UPDATES**

**P141849/O - SITE FOR 8 DWELLINGS (ALL MATTERS RESERVED) AT LAND OPPOSITE OLD HALL, STOKE PRIOR, HEREFORDSHIRE, HR6 0LN**

**For: Mr Williams per Berrys, Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG**

### **ADDITIONAL REPRESENTATIONS**

A further letter has been submitted formalising views made previously. It states:

Loss of hedgerow and trees will significantly alter this part of village, It will take up to 20 years to re-establish the roadside hedge.

Orchard to west must be protected against further development

Layout resembles a small estate of houses, not in keeping with intrinsic character of countryside (NPPF –Item 17)

No objection in principle, but must be in keeping and proportionate.

### **OFFICER COMMENTS**

This is an outline application with all matters reserved only the principle of development requested. The loss of roadside hedge is mitigated by a new roadside hedge, the planting of an orchard and the provision of housing and in particular affordable housing helps provide proportionate growth to the village.

### **NO CHANGE TO RECOMMENDATION**

**S123177/F - ERECTION OF THREE STOREY SHELTERED ACCOMMODATION BLOCK WITH ASSOCIATED PARKING AND LANDSCAPING AT LAND EAST OF 20 BELMONT AVENUE, HEREFORD, HEREFORDSHIRE, HR2 7JQ**

**For: West Mercia Housing Group per Quattro Design Architects Ltd, Imperial Chambers, Longsmith Street, Gloucester, Gloucestershire, GL1 2HT**

## **ADDITIONAL REPRESENTATIONS**

Letter of support has been received from the Council's Community Safety Manager, noting that the proposal would meet an identified need in the community.

## **OFFICER COMMENTS**

None

## **NO CHANGE TO RECOMMENDATION**

**P143252/F - PROPOSED DEVELOPMENT OF 12 NOS. DWELLINGS, CONSISTING OF 4 NOS. AFFORDABLE AND 8 NOS. OPEN MARKET. WORKS TO INCLUDE NEW ROAD AND LANDSCAPING AT LAND ADJOINING KINGSLEANE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SP**

**For: Mr & Mrs Glynne Schenke, Harbour House, Kingsland, Leominster, Herefordshire HR6 9SE**

## **ADDITIONAL REPRESENTATIONS**

Kingsland Parish Council have requested that an error in the Draft Heads of Terms attached to the report be corrected indicating that the Millennium Green is independent of the Parish Council.

Fourteen additional letters in support of the application have been received from members of the public. Key issues raised can be summarised as follows:

- Concerns about comments made by the Conservation Manager (Built Environment), in response to the application, in that the site is located in an area with vast countryside around it and that the proposal respects this whilst retaining existing hedgerows, it also proposes further landscape enhancement. Comment is also made that it is important that the area is an inclusive and integrated community.
- The proposed development does preserve and enhance the surrounding Conservation Area.
- Location for the development is one of the most sustainable sites surrounding the existing village for housing development.
- Site is ideal for future growth of the village and development as proposed does respect the surrounding built environment.
- Concerns are raised about proposals as contained within the Neighbourhood Plan for Kingsland. (Kingsland residents).
- Houses as proposed are considered small scale and ideal for a village location where houses prices are high. The development as proposed would give residents the opportunity to remain in the village when downsizing and equally allow those in affordable housing to get their foot on the housing ladder.
- Footpath construction in relationship to the development alongside the road would also enhance pedestrian safety in this area.

A legal opinion has been received from Christopher Young QC on behalf of Mr Smith pertaining to the weight to policies of the emerging Neighbourhood Plan. A verbal update will be made at the meeting when further consideration has been given to the content.

### **OFFICER COMMENTS**

The issues as indicated in the additional representations received are covered in the report to Committee. Comments/concerns made about the Kingsland Neighbourhood Plan are noted, however with consideration to its status ( Reg 14 stage) in the adoption process this has no weight in the determination of this application.

### **NO CHANGE TO RECOMMENDATION**