

PLANNING COMMITTEE

Date: 25 March 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.

SCHEDULE OF COMMITTEE UPDATES

143517 - PROPOSAL FOR 7 NO. DWELLINGS WITH GARAGES AND PARKING AT LAND ADJOINING COURTLANDS FARM, WINFORTON, HEREFORDSHIRE, HR3 6EA

For: Mr & Mrs Crump per John Needham, 22 Broad Street, Ludlow, Shropshire, SY8 1NG

ADDITIONAL REPRESENTATIONS

The applicants have recently submitted an ecology report which the Conservation Manager, (Ecology) has assessed and raises no objections subject to a condition to provide habitat enhancement.

CHANGE TO RECOMMENDATION

Replace condition number 12 as attached to the Committee report with the following condition:

Prior to commencement of the development, a habitat enhancement plan integrated with any landscape proposals must be submitted to, and be approved in writing by, the local planning authority, and the work shall be implemented as approved. An appropriately qualified and experienced ecological clerk of works must be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6, NC7, NC8 and NC9 of the Herefordshire Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of the National Planning Policy Framework and the NERC Act 2006

143820 - PROPOSED SUBSERVIENT SINGLE STOREY SELF CONTAINED ANNEXE, ANCILLARY TO EXISTING DWELLING HOUSE AT SEFTON COTTAGE, VOWCHURCH, HEREFORD, HR2 0RL

For: Mr Painting per Mr Alex Coppock, Studio 1, The Grange, Shelwick, Hereford HR1 3AW

ADDITIONAL REPRESENTATIONS

An email clarifying the nature of the structural problems associated with the extension was received on 19 March. This reiterates the need to carry out structural work to protect the existing property and the inherent risk associated with extending the property.

Reference is again made to the need for providing care for the applicant`s elderly mother.

NO CHANGE TO RECOMMENDATION

P141368/O - PROPOSED SITE FOR 14 NEW RESIDENTIAL PROPERTIES TO INCLUDE 5 NO. AFFORDABLE PROPERTIES, VEHICLE TURNING AND LANDSCAPING AT LAND AT CASTLE END, LEA, ROSS-ON-WYE, HEREFORDSHIRE

For: Bell Homes Ltd per Procuo Planning Services, St Owens Cross, Ross-on-Wye, Herefordshire, HR9 9EF

ADDITIONAL REPRESENTATIONS

Further letter of objection raising concerns over highway matters including road safety audit.

OFFICER COMMENTS

The further representation has been reviewed by the Transportation Manager who has undertaken further discussions with the applicant Transport Planner. The Transportation Manager is still satisfied that a safe access and pedestrian crossing can be achieved, with appropriate conditions and section 278 Agreement, in accordance with safety standards.

NO CHANGE TO RECOMMENDATION

150373 - PROPOSED ONE AND HALF STOREY EXTENSION (GARDEN ROOM REINSTATED AFTER EXTENSION) AT THE LAURELS, WELLINGTON, HEREFORD, HR4 8AT

For: Mr Willimont per Border Oak Design & Constuction Ltd., Kingsland Sawmills, Kingsland, Leominster, Herefordshire HR6 9SF

OFFICER COMMENTS

Correction to report the dwelling is detached and not semi detached

NO CHANGE TO RECOMMENDATION