

# **PLANNING COMMITTEE**

**Date: 16 September 2015 (10:00 am)**

## **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

**P142349/O - RESIDENTIAL DEVELOPMENT FOR UP TO 80 HOUSES. AT LAND BETWEEN, GOSMORE ROAD AND THE SEVEN STARS PUBLIC HOUSE, GOSMORE ROAD, CLEHONGER,**

**For: Mr & Mrs Gladwyn & Mrs J Davies per Mr James Spreckley, Brinsop House, Brinsop, Hereford, Herefordshire HR4 7AS**

### ADDITIONAL REPRESENTATIONS

1. The Council's Legal Executive has been instructed to prepare a legal undertaking incorporating the requirement for the developer to make the Welsh Water contribution.
2. Welsh Water and the Council's Ecologist have confirmed that the upgrade work to the Waste Water Treatment Works will ensure biological oxygen demand, phosphates and other nutrients, which are output to the R. Wye SAC, will be within the regimes/thresholds which are licensed by the Environment Agency. Welsh Water confirms that *"because of the increased biological capacity there would be a natural improvement to treating incoming phosphates."*

### NO CHANGE TO RECOMMENDATION

**150812 - SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT FOR 30 HOUSES AT LAND OFF WESTCROFT, LEOMINSTER, HEREFORDSHIRE, HR6 8HG**

**For: Mr Bates per Miss Lorraine Whistance, 85 St Owen Street, Hereford, Herefordshire, HR1 2JW**

### ADDITIONAL REPRESENTATIONS

Three further letters of objection have been received in response to the further consultation period undertaken following the amendment of the application.

The letters reiterate the objections previously made and these have been detailed in the original report. Two of the letters comment about the lack of detail contained within the application and that as a result it is impossible to judge what the effect of development will be upon residential amenity.

The letters also suggest that if planning permission is forthcoming, conditions should be imposed to ensure that existing trees and hedges are retained, that measures should be put in place to improve biodiversity and that the social housing component of the proposed development should be integrated and not located in one single area.

## **OFFICER COMMENTS**

The limited information provided in the application is due to the fact that it is made in outline and Members are reminded that they are simply being asked to consider the principle of development, with only the means of access to be determined at this stage. Officers are satisfied that a development of 30 dwellings can be accommodated given the size of the site and the resultant density of 24 dwellings per hectare.

The conditions that have been recommended should planning permission be granted would either be addressed through the submission of a Reserved Matters Application or; with particular regard to matters of ecological enhancement and landscape protection, are covered by conditions 16 and 17 respectively.

## **NO CHANGE TO RECOMMENDATION**