

# **PLANNING COMMITTEE**

**Date: 15 March 2017**

## **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

**150930 - PROPOSED DEVELOPMENT OF APPROXIMATELY 212 DWELLINGS INCLUDING AFFORDABLE HOUSING, PUBLIC OPEN SPACE AND ASSOCIATED WORKS AT LAND AT HILDERSLEY FARM, HILDERSLEY, ROSS ON WYE**

**For: The Owner and/or Occupier per Mrs Kate Gapper, Park House, Greyfriars Road, Cardiff, CF10 3AF**

### ADDITIONAL REPRESENTATIONS

Further email correspondence has been received from the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence. It reads as follows:

*I think what would be very helpful and supportive towards my client (the user of the range) is that the Local Authority condition that through the reserve matters stage of the process, that discussions in relation to the mitigation measures are held between the LA in consultation with the MOD. I would like to work with the LA and of course the applicant, if planning approval is granted, to ensure 1. security of my client use is not compromised in any way and 2. that the noise generated from the range is mitigated as best it can to reduce the impact of the range's use of the new house owners, should planning be granted. We would endeavour to act as a good neighbour and would like to have a dialogue to achieve this.*

### OFFICER COMMENTS

A reserved matters application to agree the detail of the development will be required should planning permission be granted in outline. The Ministry of Defence would have the opportunity to comment on any subsequent application and your officers would advocate close co-operation with them as part of this process. It is not appropriate to deal with this as a condition, but a note on an outline planning permission to encourage the developer to engage with the MoD at an early stage prior to submission is seen as a reasonable approach.

It has been noted separately that an additional condition is required to require the submission of noise mitigation measures and an appropriately worded condition is recommended below.

### CHANGE TO RECOMMENDATION

Additional Condition:-

Prior to the commencement of any development written approval must be gained from the Local Planning Authority for a scheme of noise insulation and reduction measures for the proposed housing development. Any such scheme must ensure that sound levels in bedrooms of less than 30dB<sub>L</sub>A<sub>eq</sub> and 45dB<sub>L</sub>A<sub>max</sub>. can be achieved. The development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenities of the future occupiers of the properties and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

**162891 - (RETROSPECTIVE) CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE. RETENTION OF GARDEN ROOM, DECKING, TIMBER STAIRS AND STEPS AT 11 HARTLAND CLOSE, BELMONT, HEREFORD, HR2 7SL**

**For: Mr Woodcock per Mr Paul Smith, First Floor, 41 Bridge Street, Hereford, Herefordshire, HR4 9DG**

**ADDITIONAL REPRESENTATIONS**

**OFFICER COMMENTS**

Correction to the Committee Report at paragraph 1.3 – the garden room has a dual-pitched roof, not a mono-pitch.

**NO CHANGE TO RECOMMENDATION**

**163322 - ERECTION OF A HOUSING UNIT COMPRISING OF AN INDEPENDENTLY ACCESSED SINGLE STOREY ONE BEDROOM DWELLING AND A TWO BEDROOM DORMER STYLE BUNGALOW AT LAND AT THE FIELD STUD FARM, POPLANDS LANE, RISBURY, LEOMINSTER, HR6 0NN**

**For: Mr & Mrs Harcombe per Mr & Mrs Dudley & Susan Harcombe, The Field Stud Farm, Risbury, Leominster, Herefordshire HR6 0NN**

**ADDITIONAL REPRESENTATIONS**

The Transportation Manager has no objections

**OFFICER COMMENTS**

None

**NO CHANGE TO RECOMMENDATION**