

**PLANNING COMMITTEE**

**Date: 14 June 2017**

***(Morning)***

**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

**171040 - PROPOSED ERECTION OF ONE DWELLING. AT  
WYMM HOUSE, SUTTON ST NICHOLAS, HEREFORD, HR1  
3BU**

**For: Mrs Snead per Mr Paul Smith, 1a Mill Street, Hereford,  
Herefordshire, HR1 2NX**

### **ADDITIONAL REPRESENTATIONS**

On receipt of an amended access plan, the Council's Area Engineer has no objections to the proposal and recommends standard conditions.

Comments have been received from the Council's Tree Officer for additional detail. These could be conditioned on any approval and the relocation of the access is also found to be beneficial.

### **OFFICER COMMENTS**

Paragraph 6.27 of the officer report comments upon the increase in size between the existing building and proposed dwelling. For ease of reference a comparison is set out below.

#### Existing building

Approximately 15.2m in length when viewing from the west and 16.9m when viewing from the south with a height of 2m to the eaves and 4.4m to the ridge.

#### Proposed dwelling

Approximately 21.6m in length when viewing from the west and 17.8m when viewing from the south with a height of 2.5m to the eaves and 6.5m to the ridge.

### **CHANGE TO RECOMMENDATION**

Given the amended plan that has been received, refusal reason 3 – relating to tree issues - is now deleted. Officers are content that a planning condition is capable of mitigating any impacts on trees.

Reasons for Refusal 1 and 2 stand.

**162753 - CHANGE OF USE OF ROSEMORE GRANGE, FROM A RESIDENTIAL DWELLING WITH HOLIDAY ACCOMMODATION, TO EXCLUSIVE PRIVATE HIRE FOR HOLIDAY ACCOMMODATION, PRIVATE CELEBRATIONS AND EVENTS AT ROSEMORE GRANGE, LADYWOOD, WHITBOURNE, HEREFORDSHIRE, WR6 5RZ**

**ADDITIONAL REPRESENTATIONS**

The Council's Environmental Health & Trading Standards Officer has responded as follows:

This is a retrospective application for a change of use from residential with holiday accommodation to exclusive private hire for holiday accommodation, private celebrations and events. Representations have been made by local residents regarding periodic noise and other behaviours from the site although it is acknowledged that many groups hiring the premises do not pose a problem. Our department has received one complaint regarding noise nuisance.

To protect the amenity of neighbouring residents we recommend a condition which prohibits the playing of amplified music outside.

We also recommend consideration that the site be granted temporary planning permission so that in the event of complaints this summer, this can be reviewed. Our department has an out of hours noise service at weekends in the months of July and August. Fundamentally we are also able to investigate and address complaints of Statutory Nuisance under the Environmental Protection Act 1990 should circumstances warrant this

**OFFICER COMMENTS**

The condition recommended prohibiting amplified music outside of the buildings has already been attached in the recommendation

The second recommendation is for a temporary permission. Section 72 of the Town Country Planning Act 1990 confers the ability to grant planning permission for a temporary period. However, Government guidance confirms that a condition limiting use to a temporary period only where the development complies with the development plan, or where material considerations indicate otherwise that planning permission should be granted, will rarely pass the test of necessity.

It is considered that a temporary approval for a use that has been carried out for a number years and which will be conditioned, if supported by Committee, cannot reasonably be substantiated.

**NO CHANGE TO RECOMMENDATION**