

## **PLANNING COMMITTEE**

**Date: 13 September 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**

**163327 - ERECTION OF A BARN EGG UNIT FOR FERTILE EGG PRODUCTION AT WHITE HOUSE FARM, WATERY LANE, HAY-ON-WYE, HEREFORD, HR3 5TB**

**For: Mr Morgan per Mr Hugh Morgan, White House Farm, Watery Lane, Archenfield Hay-on-Wye, Hereford, Herefordshire HR3 5TB**

### **ADDITIONAL REPRESENTATIONS**

Telephone calls questioning whether the ecology / bio-diversity matters have been adequately addressed given that it appears that any surveys may have taken place outside of the optimum survey period(s).

A petition with twenty-one signatories objecting to the application on landscape & amenity grounds has been received.

### **OFFICER COMMENTS**

To address on record the aforementioned concerns the Planning Ecologist further advises me that:-

“All ‘Phase 1’ ecological surveys and reports will include reference to limitations of the survey and that dates or timings may be outside “optimal survey periods” – this does not indicate that the survey as undertaken is not relevant or appropriate. If the habitats identified and described, supported by available existing ecological record evidence, show a potential for a specific important protected species or habitat then further ‘optimal period surveys’ will be clearly identified and recommended within the discussion and recommendation sections of the ‘Phase 1’ ecological report. This is one of the features of a report that a LPA Ecologist looks for and assesses as part of their review and comment process. In this instance the ecological report by Craig Emms clearly demonstrates, and so concludes that, there are no habitats, likely structures or ecological features or indications of species usage that would require optimal period surveys to be recommended or carried out. This is supported by the lack of relevant biodiversity records held at the Herefordshire Biological Record Centre for this locality. This conclusion is supported and recognised by the Council’s Ecology team.

It has been recognised that the proposed development falls just within a 50m buffer of Hardwicke Brook Local Wildlife Site and in line with the Council’s own guidance and wider best practice the potential impacts on this aquatic LWS have been identified and the appropriate mitigation clearly recommended. If planning permission were to be granted this detailed mitigation, ecological risk avoidance measures and ecological working methods would be the subject to final approval and

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implementation through a pre-commencement condition for a detailed Construction Environmental Management Plan.”

Following yesterday’s Committee Site Visit I can confirm the following approximate distances to residential properties (i.e. the houses themselves) in the vicinity:-

- ‘Archenfield Cottage’ – approx. 100 metres to the south-east;
- ‘Archers Cottage’ – approx. 200 metres to the north-west; and
- ‘Redley’ – approx. 250 metres to the west.

**NO CHANGE TO RECOMMENDATION**

**171411 - PROPOSED DWELLING AT LAND ADJACENT TO SUNNYBANK COTTAGE, LITTLE BIRCH, HEREFORDSHIRE**

**For: Mr & Mrs Jones per Mr John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, Herefordshire HR1 1LH**

**ADDITIONAL REPRESENTATIONS**

None

**OFFICER COMMENTS**

For the avoidance of any doubt, it is confirmed that the applicant attached 18 letters of support (see paragraph 1.4 of the report) within the planning application itself.

During the actual public consultation exercise three (not 4) letters of support have since been received, along with support from the Parish Council (see paragraph 5.1 of the report).

**NO CHANGE TO RECOMMENDATION**