

PLANNING COMMITTEE

Date: 14 March 2018

AFTERNOON

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

173477 - PROPOSED ERECTION OF AGRICULTURAL BUILDINGS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING TO SUPPORT A NEW AGRICULTURAL ENTERPRISE AT LAND TO THE WEST OF THE NOGGIN FARM, MUCH MARCLE, HEREFORDSHIRE

For: Mr Boulton-Brooks per Mr Matthew Tucker, Embassy House, Queens Avenue, Bristol, BS8 1SB

ADDITIONAL REPRESENTATIONS

The Council's Environmental Health Manager comments:–

My comments are with regard to potential noise and nuisance issues that might arise from development and also in relation to any representations made with regard to potential impacts on the sufficiency of private water supplies.

The immediate neighbours have raised concerns regarding the potential impacts of the proposal of two barns and a residential property on their private water supplies. The applicant is requested to supply further information regarding the proposed water source to be used in relation to the development and is also advised that they are likely to be requested to undertake a hydrogeological assessment of the impact of this on neighbouring water sources.

The comments regarding drainage arrangements made by Balfour Beatty are noted.

I recommend a condition that specifies that all external lighting must be approved in writing by the local authority.

Lastly, I recommend that the northern elevations to both proposed barns are made solid (with ventilation as need be). This is supply some mitigation to the residence at Messcott from potential sources of nuisance.

Further comments were received from the Environmental Health Manager on 12 March 2018 responding to further details and amended plans provided by the applicants' agent. These further comments state:–

Neighbouring residents have raised concerns regarding the potential impacts on private water supplies in the vicinity that might arise from this proposal. The applicant has supplied details of a proposal to create a mains water connection from the connection point in the road south westwards to a property at point A on the Welsh Water map and I am advised that it is the intention if permission is granted for both livestock buildings and the proposed agricultural workers dwelling to be connected to this mains.

To safeguard the local private water supplies I therefore recommend a condition that there should be no groundwater abstraction for this site and all water to be supplied from rainwater harvesting or mains. I note the comments that Welsh Water have made about the water pressure and it will be incumbent on the applicant to ensure that there are adequate water storage arrangements at the proposal.

The applicant has also supplied revised drawings showing the northern elevations to both sets of barns made more solid.

I therefore have no objections to this proposal.

OFFICER COMMENTS

The applicants' agent responded to the original comments from the Environmental Health Manager with a written response and amended plans, addressing these points in turn:

Noise and Nuisance

The proposed agricultural buildings are required predominantly to house cattle and ewes. For reference the following periods are when the animals will be housed within these buildings –

Calves under three months old will be housed in the young livestock building for 48 weeks per year and there will be no more than 75 in the building at any one time. A maximum of 150 older cattle, between 3 and 16 months in age, will be housed in the building for 5 to 6 months from November onwards. Breeding ewes, approximately 200, will be housed in the sheep building for no more than 6 weeks during the spring months. For the remainder of the year, the animals will be turned out and are likely to be some distance from the neighbouring residential properties.

The proposals include openings in the northern elevations of both the young livestock and sheep buildings. The openings are required for two reasons: the ease of operation associated with the farm; and, principally, for the welfare of the animals with respect to the necessary levels of ventilation required. Concerning the latter, it is important that livestock, when housed within the proposed buildings, have access to good levels of ventilation. In order to reduce potential noise arising from these buildings without compromising animal welfare, the Applicant would be willing to include 2.7m gate on the north elevations of these buildings which are openable but remain closed during hours when the farm is not operational.

Amended plans based on the above have been provided and now form the plans and details considered. These will be shown within the presentation.

It is also emphasised the proposals also include a significant amount of woodland planting to around the parameters of the Site, and the proposed buildings and nearby residential properties, which will act as an acoustic barrier for sounds arising from the agricultural buildings.

Private Water Supplies

A partner of Applicant, Noggin Ridge LLP, owns Upper Greens Place which is located 600m to the north-west of the proposed Site for the agricultural enterprise at Upper Greens Place. Planning permission (reference: P163596/F) was granted in January 2017 for a replacement dwelling at Upper Greens Place. As part of this permission, the Applicant has obtained, and paid for, a new connection to Welsh Water mains supply. A plan showing this is within the presentation.

The Applicant has also confirmed that a connection to Welsh Water will also be extended to Hillcrest Cottage (the Applicant does not own this property).

The Applicant would extend the Welsh Water connection to the Lower Noggin to service the temporary agricultural workers dwelling and to provide a water point for farm works associated with the proposed agricultural buildings. At the same time, the Applicant would be willing to provide spurs / connection points to the extended Welsh Water connection at the nearest practicable point to residential properties: Messcott and The Noggin. This would

enable these properties to upgrade their water supply and to benefit from mains water rather than rely upon natural springs as a source of water.

The Applicant has accepted that a Welsh Water connection need to be in place prior to commencement and / or occupation of the proposed buildings for agricultural purposes and therefore, agree that a prior to commencement/ occupation condition is required to ensure that the Welsh Water connection is installed.

Proposed Conditions

The Applicant also agrees the details of any external lighting scheme will need to be submitted to and approved by the Local Planning Authority. A condition for this is already recommended as set out in the Report.

CHANGE TO RECOMMENDATION

An additional condition added as requested by the Environmental Health Manager is proposed –

There shall be no groundwater abstraction of water serving the land, or buildings hereby permitted, as located on the land edged red and blue on the approved plans. Furthermore, all water serving the land edged red and blue on the approved plans and buildings hereby permitted shall be supplied from rainwater harvesting or mains water supply only unless otherwise approved in writing by the local planning authority

Reason: To protect the water supply to adjoining existing dwellings and to conform with Herefordshire Core Strategy policies SS1, SD3 and SD4

For clarity a further condition regarding the closing up and making good of the existing access is also recommended and has been agreed with the applicant –

Prior to the first use of the buildings hereby permitted, the existing accesses shall be closed with details agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reason: In the interests of highway safety and to enhance the character and appearance of the countryside hereabouts and to comply with Herefordshire Core Strategy policies MT1 and LD1.

173476 – PROPOSED ERECTION OF TEMPORARY AGRICULTURAL WORKERS DWELLING WITH ASSOCIATED PARKING AND RESIDENTIAL CURTILAGE AT LAND TO THE WEST OF THE NOGGIN, MUCH MARCLE, HEREFORDSHIRE

For: Mr Boulton Brooks per Mr Matthew Tucker, Embassy House, Queens Avenue, Bristol, BS8 1SB

ADDITIONAL REPRESENTATIONS

The Council's Drainage Engineer confirms in principle they do not object to the proposals, however they recommend that the following information is provided within suitably worded planning conditions –

- Provision of a detailed drainage strategy that demonstrates that opportunities for the use of SUDS features have been maximised, where possible, including use of infiltration techniques and on-ground conveyance and storage features;
- A detailed surface water drainage strategy with supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- A detailed foul water drainage strategy showing how foul water from the development will be disposed of including percolation testing undertaken in accordance with BS6297.

The Council's Environmental Health Manager comments –

Neighbouring residents have raised concerns regarding the potential impacts on private water supplies in the vicinity that might arise from this proposal. The applicant has supplied details of a proposal to create a mains water connection from the connection point in the road south westwards to a property at point A on the Welsh Water map and I am advised that it is the intention if permission is granted for both livestock buildings and the proposed agricultural workers dwelling to be connected to this mains.

To safeguard the local private water supplies I therefore recommend a condition that there should be no groundwater abstraction for this site and all water to be supplied from rainwater harvesting or mains. I note the comments that Welsh Water have made about the water pressure and it will be incumbent on the applicant to ensure that there are adequate water storage arrangements at the proposal.

OFFICER COMMENTS

The comments from the Drainage Engineer are noted. These precise requirements will be incorporated into Condition 22 as listed within the Recommendation of the report.

CHANGE TO RECOMMENDATION

An additional condition added as requested by the Environmental Health Manager is proposed –

There shall be no groundwater abstraction of water serving the dwelling hereby permitted, as located on the land edged red and blue on the approved plans. Furthermore, all water serving the dwelling hereby permitted shall be supplied from rainwater harvesting or mains water supply only unless otherwise agreed in writing by the local planning authority..

Reason: To protect the water supply to adjoining existing dwellings and to conform with Herefordshire Core Strategy policies SS1, SD3 and SD4

**174198 - PROPOSED NEW 3 BEDROOM, SINGLE STOREY,
ECO-FULLY-ACCESSIBLE HOUSE AT LAND AT SOUTH LEA,
ASTON CREWS, ROSS-ON-WYE, HR9 7LW**

**For: Mrs Burns per Studio Bark, Studio 1k Autumn Yard,
Autumn Street, London E3 2TT**

ADDITIONAL REPRESENTATIONS

A further three letters of support have been received, the comments are summarised as –

- consider it to be a innovative and forward thinking building that would benefit the area
- As long term residents of Aston Crews we would like to express our full support for the proposed development
- the design is forward thinking and innovative and would not impose on any aspect of village life
- It is clear that the modern design using non standard construction methods has been thought about with great care and attention to detail and coupled with its eco friendly credentials
- Consider the proposal is an absolute enhancement to the area
- The proposal 'raises the bar'
- We hope to see this project proceed

OFFICER COMMENTS

These representations add further local support to the proposals.

NO CHANGE TO RECOMMENDATION