

PLANNING COMMITTEE

Date: 22 August 2018

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

181384	PROPOSED RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS ALONG WITH NEW ACCESS AND ASSOCIATED WORKS AT FIELD ADJOINING A4112 AND CHESTNUT AVENUE, KIMBOLTON, HEREFORDSHIRE For: Mr Brown per Miss Beth Hamblett, Matthews Warehouse, High Orchard Street, Gloucester Quays, Glos, GL2 5QY
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ADDITIONAL REPRESENTATIONS

Housing Officer - I refer to the above planning application and can confirm that I support the proposal to provide 4 x 2 bed Low Cost Market (LCM) units on this site.

LCM housing is housing that is sold at a discounted price in perpetuity with the values determined by reference to the council's Technical Data that is attached to Planning Obligations SPD. Therefore I would expect the initial asking price to be in line with the current technical data and any future discount to be agreed prior to the S106 being signed.

There will be a requirement for these units to be available for households with a local connection to Kimbolton.

Correspondence has been received by Welsh Water from Mr Read, the local resident who has commented on the application. Mr Read's email to Welsh Water, together with their response reads as follows:

Mr Read - You will note from the deposited drainage plans for the above application that it is proposed that the storm water is to enter Welsh Water 150mm drain identified as manhole S72. This storm drain is not adequate to take the existing volume of storm water and regularly overflows during heavy storms leaving deposits of stone and gravel along the A4112 washed down from the Ryde Lane.

I have attached my letter of objection to Herefordshire Council for your information and trust you will look again at the situation on site. You will also note that all this extra volume of water is discharging into a recognised Environment Agency flood plain which fairly often floods land and property, I have copied the E.A. in to this email.

Welsh Water response - Thank you for your email to which I can provide the following comments:

Our records indicate that the sewerage network and receiving Waste Water Treatment Works that serves Stockton Rock is private and we are not responsible for maintaining this system.

We have confirmed this via our billing system which shows that properties on Stockton Rock are billed for potable drinking water only and not for any sewerage services.

OFFICER COMMENTS

Drainage arrangements for the site have previously been considered in detail under the original outline planning application for 21 dwellings. The arrangements to be made were similarly shown with an attenuation pond at the lower end of the site, adjacent to the road. Outline planning permission was granted subject to the imposition of a condition to require details of drainage arrangements to be submitted.

The outline permission is a legitimate fall-back position and therefore the only matter to be considered here is whether an uplift of four dwellings will demonstrably and detrimentally change the situation with respect to drainage such that planning permission should be refused. The comments from the Land Drainage Engineer at paragraph 4.8 of the report confirm the matter can be addressed through the imposition of appropriately worded conditions. The comments provide a series of matters to be satisfied by any such condition.

Correction – Paragraph 6.21 erroneously makes reference to the provision of a community orchard in the area immediately adjacent The Chestnuts. The community orchard is no longer proposed.

CHANGE TO RECOMMENDATION

With regard to drainage the addition of the following condition is recommended:

Prior to the commencement of the development details of the proposed foul and surface water drainage arrangements shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first use occupation of any of the building[s] hereby permitted. In order to satisfy the condition the following information is required:

- Results of infiltration testing at the location(s) and proposed depth(s) of any proposed infiltration structure(s), undertaken in accordance with BRE Digest 365 methodology.
- Detailed drawings of proposed drainage layout, attenuation features and outfall structures.
- Calculations to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to and including the 1 in 2 annual probability storm event.
- Detailed drawing demonstrating the management of surface water runoff during events that may temporarily exceed the capacity of the drainage system up to and including the 1 in 100 year event with climate change.
- Confirmation that the adoption and maintenance of the drainage systems has been agreed with the relevant authorities.
- Demonstration that appropriate access is available to maintain drainage features.
- Operational and maintenance manual for all proposed drainage features that are to be adopted and maintained by a third party management company.

- Calculations to inform the assessment of the risk of water backing up the foul/surface water drainage system from any proposed outfall and how this risk will be managed without increasing flood risk to the site or to people, property and infrastructure elsewhere, noting that this also includes failure of flap valves.

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

180157	<p>PROPOSED NEW 2 BEDROOM DWELLING AT GREEN BANK, SUTTON ST NICHOLAS, HEREFORD, HR1 3AX</p> <p>For: Mr & Mrs Gow per Mr Alex Whibley, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB</p>
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ADDITIONAL REPRESENTATIONS

Three further letters of support have been received.

OFFICER COMMENTS

The additional representations are of the same standard template format as the majority of letters previously received and do not raise any new issues.

NO CHANGE TO RECOMMENDATION

181825	<p>PROPOSED 4 BEDROOMS LOW LEVEL DWELLING AT WOODYATTS FIELD, WOODYATTS LANE, MADLEY, HEREFORDSHIRE, HR2 9NN</p> <p>For: Mr & Mrs Amos per Mr Garry Thomas, Ring House Farm, Fownhope, Hereford, Herefordshire HR1 4PJ</p>
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ADDITIONAL REPRESENTATIONS

Ecologist – amended plans (re: drainage)

In order to secure the required mitigation for the Foul Water as required to return the required “NO adverse effect on the integrity” of the River Wye Special Area of Conservation (and SSSI) under Habitat Regulations a relevant an appropriate Condition is requested for inclusion on any planning consent granted.

Habitat Regulations (River Wye SAC) – Foul and Surface Water Management

All foul water from the works approved under this Decision Notice shall discharge through a connection to a package treatment plant with a final outfall to a soakaway drainage field on land under the applicant’s control as identified on supplied plan reference 145P(0)100 Revision A dated 10.08.2018; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), NPPF (2018) and Herefordshire Council Core Strategy (2015) policies LD2 and SD4.

Previous ecology condition/comments are still appropriate and valid.

NO CHANGE TO RECOMMENDATION