

PLANNING AND REGULATORY COMMITTEE

Date: 10 April 2019

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.

183281 - PROPOSED FIVE BEDROOM DWELLING TO THE REAR OF SWAN HOUSE AT SWAN HOUSE, WEST STREET, PEMBRIDGE,

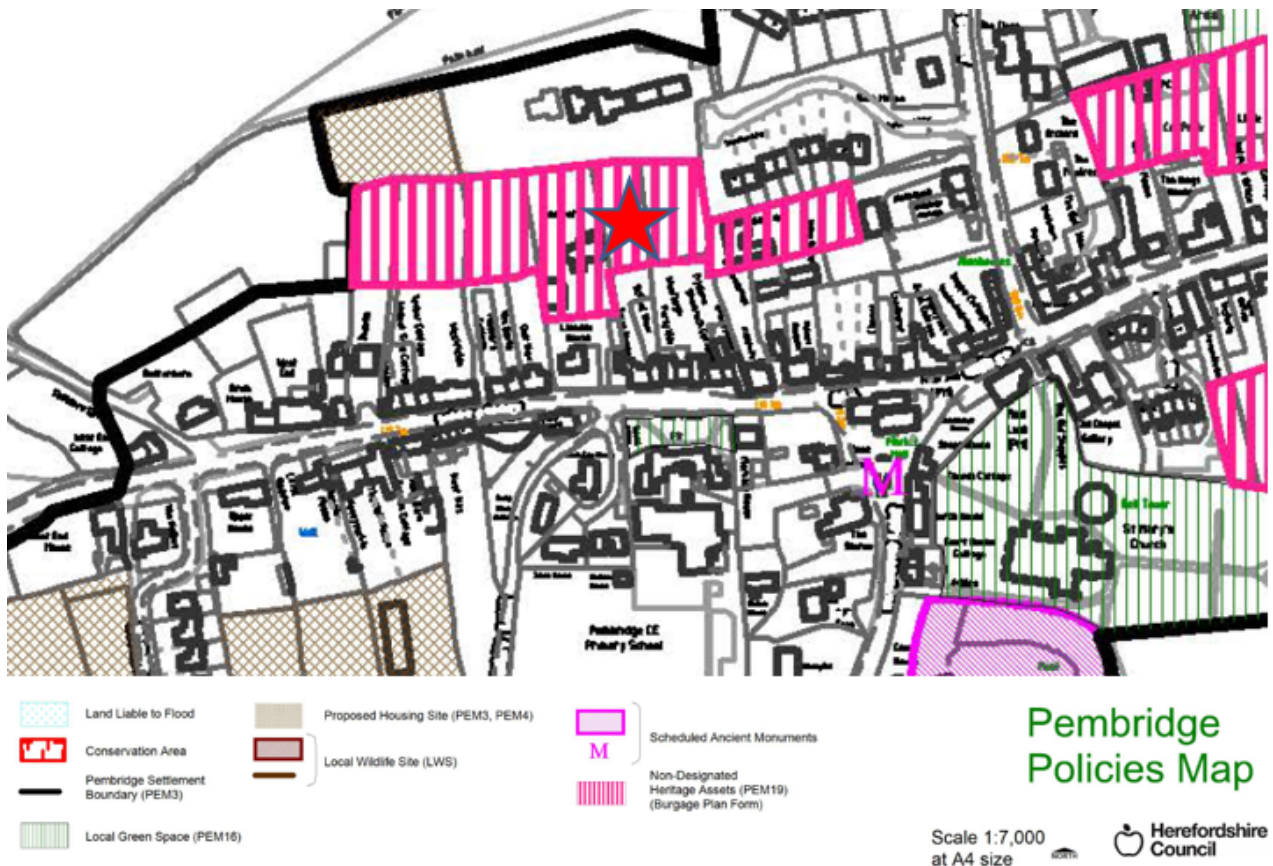
For: Mr Smith per Mr Alex Whibley, 43 College Road, Hereford, HR1 1EE

ADDITIONAL REPRESENTATIONS

None received.

OFFICER COMMENTS

A copy of the Pembridge Village Policies Map from the Pembridge Neighbourhood Development Plan is included below. The burgage plots afforded protection through policy PEM19 are denoted by the pink hatched areas, and the proposal site location is denoted by the red star.



NO CHANGE TO RECOMMENDATION

190122 - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 160581/O (PROPOSED SITE FOR THE ERECTION OF 5 NO. FOUR BEDROOM DWELLINGS.). RESERVED MATTERS FOR ACCESS ONLY. AT BALANCE FARM, EYWOOD LANE, TITLEY, KINGTON, HR5 3RU

For: Mrs Vaughan per Mr Alan Poole, Green Cottage, Brierley, Leominster, Hereford, HR6 0NT

ADDITIONAL REPRESENTATIONS

None received.

OFFICER COMMENTS

As outlined in the report, the application currently being considered is a resubmission of an earlier Reserved Matters Application for access that was refused on 28th September 2018. Since the publication of the Committee Report, the Planning Inspectorate have confirmed that they have received an appeal in respect of the Council's earlier decision and that the appeal was valid on 3rd March 2019 (APP/W1850/W/19/3225568). The scheme subject to the appeal is to all intents and purposes the same as the scheme currently being considered. The outcome of the appeal is awaited.

NO CHANGE TO RECOMMENDATION

182236 - PROPOSED RE-PROFILING WORKS TO INCLUDE: SOUTHERN LAND SPIT AT THE EASTERN END OF THE LAKE TO BE LOWERED AND DIVIDED INTO THREE ISLANDS. SMALL ISLAND CLOSE TO BIRD HIDE ON THE SOUTHERN SIDE OF THE LAKE WILL BE CLEARED OF TREES, LOWERED AND DIVIDED INTO THREE SMALLER ISLANDS. THE SOUTHERN HALF OF THE WESTERN ISLAND WILL BE RE-PROFILED AT BODENHAM LAKE NATURE RESERVE, BODENHAM, HEREFORDSHIRE,

For: Miss Cowling per Miss Sophie Cowling, Lower House Farm, Hereford, Herefordshire, HR1 1UT

ADDITIONAL REPRESENTATIONS

A further representation has been received from Angela Lloyd, one of the objectors, in response to the Wildlife's Trust additional supportive information. The contents of the letter received is summarised as follows:

- I am pleased to see that a silt curtain was deployed; however, this does not remove the issues that are occurring with current sedimentation levels. I would have expected there to have been monitoring carried out before, during and after the works (this is a minimum requirement), but in order to feel satisfied that there are no further breaches to the Water Framework Directive or Wildlife and Countryside Act I feel it is necessary to receive assurances that more regular monitoring (by staff on the ground) is carried out. What ongoing monitoring of water quality is scheduled?
- I appreciate there is a need to thin some of the islands, this will certainly enhance biodiversity, however, creating a mosaic of habitats (which is what I am suggesting) will enhance it even further (i.e. have both well managed wooded and gravel islands). Clear felling existing islands and simply coating them in gravel is not a sustainable or sensible solution. More creative solutions should be sought (e.g. implementation of floating ecosystems).
- Whilst the maintenance of a 1hectare site for existing species is laudable, I would ask if this is sufficient. As stated the number of native species nesting on the site is 'few'. I would suggest that a total area in excess of 1hectare would be necessary to ensure an increase in the number of species.
- Whilst a spatial divide was created during 2018, there does not appear to have been a sufficient temporal divide, which is my concern for works in the future. Further clarification around the timeframes for the proposed work is required. Please can these be provided?
- Simply using expert knowledge and skill does not always ensure that a job is completed to the highest or best standard. There is no substitute for deep, local knowledge of a site. Sadly HWT like all conservation organisations across the country have been negatively impacted by austerity.
- Did colleagues from WWT suggest other species be planted in the margins to increase biodiversity in the shallows? If not, are there plans to increase floral diversity in this habitat?
- Simply planting young Phragmites is insufficient to stem the current issues of sedimentation.
- The traffic from Canada geese over these areas alone is creating these issues, needless to say what happens during heavy rainfall events. It is wonderful to know that reedbeds will one day provide habitat for invertebrates, birds and mammals, but my concern lies around the here and now and the way in which these areas have been created.
- Longer phasing of these works would have certainly been a good starting point. I am glad to see that the RSPB restoration manual is being utilised, this again is a minimum requirement for this kind of project. Simply planting young Phragmites is insufficient to stem the current issues of sedimentation.
- I am heartened to see that Herefordshire now has a vibrant membership amongst its Wildlife Trust. It has been a long time coming. I appreciate that is not easy to muster support for conservation in a county with agriculture as its main industry. As stated previously I firmly believe that the management of this site requires deep local knowledge. There is an expectation that the Trust would be working in partnership with all of the organisations outlined above, however, utilising outside, expert knowledge and skills will be fruitless without dynamic, strategic steerage on a daily basis on the ground.

Six further letters of support from volunteers at Bodenham Lake on behalf of the Wildlife Trust. Contents of letters are summarised below;

- Trail cameras have been used to enable evidence to be gained on the use of these areas from the start of this project. The cameras are usually monitored weekly, and evidence is collected for the seven days and collated by the Trust. The cameras have also been deployed on the islands and land spit from May to August 2018 inclusive.

- It has been apparent that at present the islands, due to the density of tree cover and scrub, support little diversity of wildlife. In contrast, on the areas around the lake where vegetation has been cleared and a shallow bank created many migrant birds have been photographed in these areas, even before the reprofiling. Otters, fallow deer, muntjac, fox, mink, badger, hedgehog and a polecat have all been photographed. Elusive birds such as the water rail have been seen in the areas of reed beds
- Since the reprofiling of the lakeside last autumn, the number and diversity of wildlife has increased. Widgeon, teal, oyster catchers and mandarin duck are some of the species that now visit these enhanced areas. The partial clearance and enhancement of habitat on the islands can only sustain and encourage this wildlife and provide a safe area for breeding.
- The improvements proposed not only benefit the habitat for wildlife, but also increase the enjoyment of visitors to this beautiful reserve. It is well known that engagement with nature is of positive benefit to wellbeing.
- During weekly visits reports of sightings are often told to me by visitors, including glimpses of otters and the water rail. The proposed works will enable such visitors to have a much better view of the wildlife from the hides, and also be of educational benefit to the school children who visit.

NO CHANGE TO RECOMMENDATION