

**SUPPLEMENT TO THE AGENDA FOR**

# **Planning Committee**

**Wednesday 2 September 2015**

**10.00 am**

**Council Chamber, The Shire Hall, St Peter's Square, Hereford,  
HR1 2HX**

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# **PLANNING COMMITTEE**

**Date: 2 September 2015**

## **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

**143842 - OUTLINE APPLICATION FOR 37 DWELLINGS (13 OF WHICH WOULD BE AFFORDABLE) WITH ALL MATTERS EXCEPT ACCESS RESERVED FOR FUTURE CONSIDERATION AT LAND TO THE NORTH OF THE A40, EAST OF HUNSDON MANOR, WESTON-UNDER-PENYARD, ROSS-ON-WYE, HEREFORDSHIRE**

**For: Mr & Mrs Mills per c/o RCA Regeneration Limited, Unit 6 De Salis Court, Hampton Lovett, Droitwich Spa, Worcestershire, WR9 0QE**

### ADDITIONAL REPRESENTATIONS

No specific representations of objection have been received in relation to the reconsultation exercise with respect to the revised scheme for 37 dwellinghouses.

### OFFICER COMMENTS

The third sentence in paragraph 6.5 should read:-

“It is understood that 2 have already been built and 8 were committed as of 1<sup>st</sup> April 2014, leaving a residual of at least 55 new dwellinghouses”

### NO CHANGE TO RECOMMENDATION

**150431 - PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 50 HOMES AT LAND OPPOSITE BROOK FARM, MARDEN, HEREFORDSHIRE, HR1 3ET**

**For: Mr Paske per Hook Mason Limited, 41 Widemarsh Street, Hereford, Herefordshire, HR4 9EA**

### ADDITIONAL REPRESENTATIONS

Natural England

**River Wye SAC - Habitats Regulations Assessment (HRA) screening needed.  
- Consideration is required of how and if this proposal will fit into the tally of modelled headroom.**

Natural England is concerned that the cumulative impact of developments approved should be considered relative to the conservation objective target for phosphates in the River Wye SAC.

The proposed housing numbers within the emerging Core Strategy are based on modelling which has shown that up to approximately 5300 population equivalent can be accommodated across rural HMAs 1) within the existing discharge consents (permission for Welsh Water to discharge to the River Wye SAC, granted by the Environment Agency), and 2) without causing the River Wye SAC conservation objective target for phosphates to be exceeded (without causing adverse effect on integrity (AEOI)). Additional development above what has been proposed in the emerging Core Strategy and therefore modelled as part of the Nutrient Management Plan (NMP) will affect the ability of the NMP to reduce phosphate in the River Wye SAC, and the emerging Core Strategy's HRA compliancy.

### **OFFICER COMMENTS**

The comments from Natural England point to the need to monitor planning permissions granted, which is work on-going for a number of reasons. Ultimately sufficient headroom capacity exists to accommodate this development and the Natural England comments are not a barrier to granting outline planning permission in this case; particularly in the light of Welsh Water's acknowledgement that they can accommodate foul waste from this site without the need for any sewerage system upgrade.

### **NO CHANGE TO RECOMMENDATION**



# PLANNING COMMITTEE - 2 September 2015

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	MG Property Consultants	Outline application for proposed erection of (up to) 35 dwellings with new access and associated landscaping and parking at <b>Land to the West of A40, Weston-under-Penyard, Herefordshire, HR9 7PA</b>	150888	27
	<b>PARISH COUNCIL</b>	<b>MRS S LEWIS (Weston under Penyard Parish Council)</b>		
	<b>OBJECTOR</b>	<b>MR C MORRIS (Local resident)</b>		
	<b>SUPPORTER</b>	<b>MR G WAKEFIELD (Applicant's agent)</b>		
8	MLN (Land and Properties) Ltd	Proposed erection of up to 38 dwellings (including details of access) at <b>Land adjacent to the B4222, Lea, Ross on Wye, Herefordshire</b>	151251	45
	<b>PARISH COUNCIL</b>	<b>MR P FOUNTAIN (Lea Parish Council)</b>		
	<b>OBJECTOR</b>	<b>MR S BANNER (Chairman of Lea Action Group)</b>		
	<b>SUPPORTER</b>	<b>MR B WEATHERLEY (Applicant's agent)</b>		
9	Mr & Mrs Mills	Outline application for 37 dwellings (13 of which would be affordable) with all matters except access reserved for future consideration at <b>Land to the north of the A40, East of Hunsdon Manor, Weston-under-Penyard, Ross-on-Wye, Herefordshire</b>	143842	67
	<b>PARISH COUNCIL</b>	<b>MRS S LEWIS (Weston under Penyard Parish Council)</b>		
	<b>OBJECTOR</b>	<b>MR C BAILEY (Local resident)</b>		
	<b>SUPPORTER</b>	<b>MR P DEELEY (Applicant's agent)</b>		

10	Mr Paske	Proposed residential development of up to 50 Homes at <b>Land opposite Brook Farm, Marden, Herefordshire, HR4 9EA</b>	150431	<b>85</b>
<b>PARISH COUNCIL</b>		<b>MR R BARTUP (Marden Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR M PARKES (Local resident)</b>		
<b>SUPPORTER</b>		<b>MS R ANDREWS (Applicant's representative)</b>		

11	Mr Durkin	Proposed oak framed conservatory to the side elevation (south) at <b>Church Cottage, Hoarwithy, Hereford, HR2 6QQ</b>	152012	<b>105</b>
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