

Supplement to the agenda for

Planning and regulatory committee

Wednesday 24 July 2019

10.00 am

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

Schedule of Updates

Public Speakers

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PLANNING COMMITTEE

Date: 24 July 2019

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

182628 - APPLICATION FOR APPROVAL OF 1ST PHASE RESERVED MATTERS FOR THE ERECTION OF 275 DWELLINGS WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE TO BE CONSIDERED ONLY. AT LAND TO THE SOUTH OF LEADON WAY, LEDBURY,

For: Mr Mark Elliot, 60 Whitehall Road, Halesowen, B63 3JS

ADDITIONAL REPRESENTATIONS

A local resident has raised concerns regarding the impact of the proposals refuting the applicants' assertion that land drains to their pond are not on the application site. The third party has submitted land drain maps passed to which show that the drains collect to a pipe on the boundary and then feed to the sump at the driveway to the adjacent field (Gladman's appeal site). The resident states *It is observed that shortly after a heavy downpour, the outfall to the pond is heavily contaminated with silt from the excavated Barratt site at a time when the Gladman site has not been disturbed by cultivation. This confirms the connectivity indicated by the land drains maps.* The resident requests confirmation of the existence of the land drains on the Barratt site and the connectivity to my pond.

The above and further comments and plans show the relevant land drain maps below and the schematic supplied by Barratt. The resident states the land drain maps show that the catch pit across the Dymock Road from their pond has at least 3 pipes feeding the pit from the fields above but Barratt shows only 2 pipes being examined, perhaps they conclude leading them to the wrong conclusions.

The residents concerns have been shared with the applicant who has responded *In light of this information we are prepared to undertake further investigations to establish a final position with regards to the presence/absence of a land drain connection between the two sites should this be deemed necessary by the Local Planning Authority. If, as suggested, there is a land drain connection between our site and the Gladman land then we are prepared to provide mitigation within our site, in the form of a silt trap, to prevent any potential silt deposits to the adjacent ponds. This would be maintained by the management company that will be appointed to maintain all public areas within the site.* This can reasonably be controlled via condition 22 of the outline planning permission in respect of sustainable drainage.

This condition also requires the implementation of a surface water drainage strategy that is based on the principles set out in the Flood Risk Assessment and Surface Water Drainage Strategy dated October 2014 and the accompanying Drainage Strategy layout that supports this assessment. The technical details of this will be agreed with the Council's own flood authority.

West Mercia Housing has submitted a statement supporting the application, stating –

WM Housing Ltd have contracted with Barratt David Wilson under a development agreement for the affordable homes which form part of the scheme at Leadon Way, Ledbury.

The mix to be delivered on phase 1 is shown below.

Social Rent

10 x 1 bed houses
2 x 2 bed bungalows
23 x 2 bed houses
19 x 3 bed houses
5 x 4 bed houses

Shared Ownership

35 x 2 bed houses
16 x 3 bed houses

There is currently a significant demand for housing in Ledbury based on current information on Homepoint and interest in the area.

These new homes will provide a mix of rented and shared ownership accommodation within the Ledbury which will help meet housing demand in the area and be suitable for people on a range of income levels. All rents plus indicative service charges used in our appraisals are within Local Housing Allowance levels. 11 of the affordable homes will also be designed to DQS standards so that they can be easily adapted if required either at first let or in the future if customers' needs require this.

We have internally reviewed the design and layout of the scheme and are happy with the locations of plots, in particular with regards to position of open spaces and play areas. Tenures are mixed and dispersed evenly across the site, and a tenure blind approach has been adopted by Barratt Homes David Wilson Homes with regards to design and materials.

The development will provide much needed affordable housing for the area to help meet demand in the locality. WM also welcome that some home are design to DQS standard to provide flexibility at the point of letting. WM welcome this development and believe that it will have a positive impact on the area providing much needed affordable housing for local people.

I trust this outline WM's support for the proposed scheme and we look forward successfully delivering new affordable housing for Ledbury.

The applicants have submitted a summary statement setting out amendments to the proposal following the June Planning Committee and how the development satisfies local and national planning policies and delivers economic, social and environmental benefits.

The amendments are summarised –

- Amendments to the Affordable housing layout;
- Enhanced landscaping plans, including increased tree planting along the southern boundary;
- Introduction of communal vegetable planters and provision of additional orchard walks;
- Enhanced connectivity plans for pedestrian, cycle and potential bus routes;
- Preparation and submission of CGI views along northern, southern and western boundaries;
- Updated waste management plan;
- Updated Energy statement supporting fabric first approach.
- Improved play areas for children of all ages including an informal kickabout area.

Economic Benefits

- Job Creation: it is anticipated that the development will create 288 direct, indirect and induced employments through Barratt David Wilson, its sub-contractors and suppliers per annum.

- New Homes Bonus: deliver approximately £1.8m over five years paid by Central Government to the council through the New Homes Bonus scheme.
- Local Economic Boost: development of the site is expected to deliver an economic output of £6.8m. This equates to the indirect creation of 40 jobs per annum.
- Increased council tax receipts: the proposed development would contribute around £0.45m per annum in council tax payments.
- Highways investment: Approximately

Environmental Benefits

- Deliver net gain in biodiversity terms and enhancements.
- New walking orchards and community vegetable planters throughout open areas.
- Enable more sustainable patterns of activity through provision of walking and cycling routes.
- Surface water drainage improvements
- Retain important trees and hedgerows

Social Benefits

- Provision of total 275 dwellings.
- Provision of 110 affordable dwellings.
- Informal public open space (approximately 2.5ha).
- Children's play areas on site.
- Contributions towards enhanced football and rugby pitches.
- £0.39m contribution towards Ledbury Primary School.
- Additional population to support local facilities.
- Improved pedestrian linkages.

Representatives of Ornu (cheese factory) have submitted a further noise assessment, titled 'Tonality Update'. The assessment confirms that the noise from the factory has a tonal quality. This was received Tuesday 23rd July 2019.

On the basis of this updated assessment Ornu disagree with the Council's position and request that the Council provide an explanation of how it considers a penalty should not apply in the light of this new evidence. Ornu emphasise that the updated evidence is a material consideration and should be afforded significant weight in the overall planning balance.

The assessment was sent to the Council's Environmental Health Officers and the applicants for comment a verbal update will be given at committee.

OFFICER COMMENTS

The concerns of the third party are noted, as are the comments from the applicant. It is considered the Condition 22 of the outline planning permission, which has not been discharged, is the appropriate mechanism to address the residents concerns and that position is agreed and accepted by the applicants.

The comments from West Mercia Housing are noted and the Committee Report sets out the significant contribution the development makes to affordable housing delivery where there has been a dramatic lack of such housing over the last ten years and significant demand is held.

The amendments to the proposals following comments from Planning Committee and Local Members are welcomed and overall enhance the development. The Economic, Environmental and Social Benefits of the development and compliance with the Herefordshire Core Strategy, Ledbury Neighbourhood Plan and National Planning Policy Framework are detailed within the Committee Report which recommends approval with suggested conditions.

Further to the above, the Government published revision of Planning Practice Guidance – Noise (PPG-Noise) on the 22nd July 2019 and both the Council's Environmental Health Officers and the applicants responses will be provided as a verbal update.

NO CHANGE TO RECOMMENDATION

190416 - SITE FOR A PROPOSED DEVELOPMENT FOR THE ERECTION OF 10 DWELLINGS AT LAND ADJACENT TO PLOUGHFIELDS, PRESTON-ON-WYE, HEREFORDSHIRE,

For: Mr Dale per Mrs Claire Rawlings, 10 The Maltings, Dormington, Hereford, Herefordshire HR1 4FA

ADDITIONAL REPRESENTATIONS

None received

OFFICER COMMENTS

Transport Officers have confirmed the speed limit outside the site is not 30 mph as stated in para 1.3 of the committee report but it falls within 'national speed limit'.

An existing gate access was noted within the western boundary of the site and officers can now confirm this farm gate is not the soul access into the adjacent field and will be stopped up or removed.

Condition to be added:

Maximum Floorspace

The reserved matters applicant submitted pursuant to Condition 1 shall be accompanied by details of the dwelling houses hereby permitted that shall have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).

Reason: To define the terms of the permission and to comply with policy H1 and ID1 of The Herefordshire Local Core Strategy.

CHANGE TO RECOMMENDATION

Additional condition as above added to the recommendation

**182938 - DEVELOPMENT OF 2 DWELLINGS WITH GARAGES
AT LAND TO THE REAR OF MURRAYFIELD, ALLENSMORE,
HEREFORDSHIRE, HR2 9BN**

**For: Mr Moore per Mr Russell Pryce, Unit 5, Westwood
Industrial Estate, Ewyas Harold, Hereford, Herefordshire HR2
0EL**

ADDITIONAL REPRESENTATIONS

Following consultation on the Council's Habitat Regulations Assessment, Natural England have confirmed NO OBJECTION.

Neighbourhood Planning Officer has confirmed that the Neighbourhood Development Plan underwent Regulation 14 consultation ending on 12 July 2019. The Plan can be afforded limited weight.

An additional representation has been received which reads as follows:

I understand that Cllr Bolderson has contacted you with an urgent question for the drainage engineer concerned with this application.

I have a related but different question which I believe is important and would be very helpful to get answered by the drainage engineer before the planning committee meeting on Wednesday.

It is known that the spreader pipes from a septic tank at Montrose discharge into the proposed site. It is very likely that the same happens for Murrayfield.

When the drainage engineer was considering the proposed drainage solution, was it apparent that the site is being required to provide the drainage, not just for the two proposed new dwellings, but also for definitely one and probably two existing dwellings, and does this fact materially affect the likely effectiveness of the proposed drainage solution?

I believe that this would stray beyond a civil matter into a planning matter in that it might mean that the four (2 existing and two proposed) dwellings would not have a satisfactory solution for their drainage.

The agent for the application has stated that this is not the case. Notwithstanding this, the drainage strategy conditioned on any approval to be submitted as part of a reserved matters application will cover the drainage layout.

OFFICER COMMENTS

With regard to para 6.30 of the committee report, it is confirmed that the applicant owns the paddock located to the east of the pond. As such, the access will be utilised by the proposed two dwellings and movements associated with this paddock. This notwithstanding, the visibility splays and general access are found to be adequate for the level of movements and the Council's Highways Officer is satisfied with the arrangement.

NO CHANGE TO RECOMMENDATION

183661 - PROPOSED EXTENSION TO AN EXISTING GYPSY/TRAVELLERS SITE COMPRISING 5NO. RESIDENTIAL PITCHES, 1 NO. EXTENDED DAYROOM, 2 NO. UTILITY BLOCKS, 1 NO. ACCESS, HARDSTANDING AND ASSOCIATED WORKS AT OAKFIELD, NASH END LANE, BOSBURY, LEDBURY,

For: Mr Smith per Dr Simon Ruston, The Old Office, 1 Great Ostry, Shepton Mallet, Somerset, BA4 5TT

ADDITIONAL REPRESENTATIONS

None received

OFFICER COMMENTS

With regards to the Examiners Report of the Herefordshire Travellers' Sites Development Plan Document (DPD), received on 26 June 2019, the Inspector has advised that assessment of need as at 1 April 2018 to be as up-to-date as possible on adoption and hence effective. In addition, various other detailed adjustments are required in order to prevent duplication. The need for sites to 2023 is therefore at 19 pitches excluding those who do not meet the PPTS definition. The longer-term need to 2031 is for a further 11 pitches giving a total pitch need of 30 pitches from 2018 to 2031.

This clarification reinforces the point that Oakfield has been identified by the Council as part of the Travellers DPD plan, and that the proposal, as a site, could help contribute to meeting the shortfall of pitches up to 2022/23, as has been discussed extensively throughout Section 6 and specifically 6.10 of the Officer's Report, who which this updated need reflects following the examination of the Travellers DPD.

NO CHANGE TO RECOMMENDATION

PLANNING AND REGULATORY COMMITTEE

24 July 2019

Public Speakers

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Mark Elliot	Application for approval of 1 st phase reserved matters for the erection of 275 dwellings with appearance, landscaping, layout and scale to be considered only at Land to the South of Leadon Way, Ledbury	182628	47
	PARISH COUNCIL OBJECTOR SUPPORTER	MR J BANNISTER (Ledbury TC) MR P KINNAIRD (local resident) AND tbc STELLA YATES (West Mercia Housing Ltd) and MR S STANION (Shakespeare Martineau).		
7	Mr Dale Per Mrs C Rawlings	Site for a proposed development for the erection of 10 dwellings at Land Adjacent to Ploughfields, Preston-on-Wye, Herefordshire	190416	107
	OBJECTOR SUPPORTER	MR M HODGSON (local resident) MR J HICKS (Owen Hicks Architects)		
8	Mr Moore Per Mr Russell Pryce	Development of 2 dwellings with garages at Land to the Rear of Murrayfield, Allensmore, Herefordshire, HR2 9BN	182938	139
	PARISH COUNCIL OBJECTOR SUPPORTER	MR T CRAMP (Allensmore PC) MR D ALAKIJA (on behalf of local resident) MR R PRYCE (Applicant's agent)		

9	<p>Mr Smith</p> <p>Per</p> <p>Dr S Ruston</p>	<p>Proposed extension to an existing gypsy/travellers site comprising 5 no. residential pitches, 1 no. extended dayroom, 2 no. utility blocks, 1 no. access hardstanding and associated works at Oakfield, Nash End Lane, Bosbury, Ledbury</p>	183661	157
<p>PARISH COUNCIL SUPPORTER</p>		<p>MR P WHITEHEAD (Bosbury and Coddington PC) RUTH MUNNS (on behalf of the applicant)</p>		