

Supplement to the agenda for

Planning and regulatory committee

Wednesday 4 August 2021

10.00 am

**Three Counties Hotel, Belmont Road, Belmont, Hereford, HR2
7BP**

Schedule of Updates

Public Speakers

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PLANNING COMMITTEE

Date: 4 August 2021

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

203907 - PROPOSED NEW DWELLING AT LAND AT WOODSIDE STABLES, FROM GREAT HALL ROAD TO ST WULSTANS ROAD, WELSH NEWTON, NP25 5RT

For: Boughton per Mr David Kirk, 100 Chase Road, Ross-On-Wye, Herefordshire, HR9 5JH

ADDITIONAL REPRESENTATIONS

Committee Members will have received via email, a further representation over the weekend from Sue Parkinson, a local resident. The representation makes comments in regards to Welsh Newton Common as a village and also individual points on the application site itself about the footprint of the proposed dwelling; drainage, the existing stone barn and ecology.

OFFICER COMMENTS

I have reviewed the additional comments made within the representation and consider that the points have already been addressed within the Officers Committee Report and will be further addressed within the Officers presentation.

CHANGE TO RECOMMENDATION

No change

204346 - PROPOSED DEVELOPMENT OF TWO DWELLINGS. AT LAND ADJACENT TO STEEPWAYS, WELSH NEWTON, HEREFORDSHIRE, NP25 5RT

For: Ms Boughton per Mr David Kirk, 100 Chase Road, Ross-On-Wye, Herefordshire, HR9 5JH

ADDITIONAL REPRESENTATIONS

Committee Members will have received via email, a further representation over the weekend from Sue Parkinson, a local resident. The representation makes comments in regards to Welsh Newton Common as a village and also individual points on the application site itself about the access road; drainage and biodiversity.

OFFICER COMMENTS

I have reviewed the additional comments made within the representation and consider that the points have already been addressed within the Officers Committee Report and will be further addressed within the Officers presentation.

CHANGE TO RECOMMENDATION

No change

201961 - PROPOSED VARIATION OF CONDITION 10 OF PLANNING PERMISSION SE1999/2612/F GRANTED ON APPEAL (REFERENCE: APP/W1850/A/00/1039625) FOR 22 HOLIDAY CHALETs WITH PARKING FACILITIES – ‘ORIGINAL’ PLANNING PERMISSION REFERENCE: SS980398PF) TO EXPLICITLY DETAIL THE APPROVED DRAWINGS AT HARTLETON FARM, BROMSASH, ROSS-ON-WYE, HR9 7SB.

For: Bellamy per Mr David F Baume, Studio 2, Thorn Office Centre, Holme Lacy Road, Rotherwas, Hereford, Herefordshire HR2 6JT

REPORT UPDATE

Reference to paragraph 55 of the NPPF, at paragraph 5.9 of the Report, is hereby amended to paragraph 56 following the publication of the NPPF July 2021, which replaces the previous version of the NPPF (published February 2019). There is no change to the wording of this paragraph and consequently no other update to the Report.

ADDITIONAL REPRESENTATIONS

A further letter has been received from the Preservation of Rural Beauty – Herefordshire and Gloucestershire (PRuB). This questions where the plans can be found on the website and if a recently submitted application (reference: 211926/F - Proposed demolition of existing toilet and shower block and replace existing dilapidated lodge with new lodge) will also be considered by Committee at the same time. It is stated that the applications are interrelated, being by the same applicant and rely, to some degree, on old permissions. The representation reasserts the view that original proposals can no longer be delivered, are irrelevant and seek to take speculative advantage of developing houses in the open countryside. It further states that the variation of condition is not justified under current development arrangements.

OFFICER COMMENTS

PRuB have been advised where the drawings can be found on the website. Whilst the referenced, recently submitted application falls within in the same wider site as that subject to this application, it is not intrinsically linked. Each application falls to be considered on its own facts and/or merits and do not need to be determined at the same time.

CHANGE TO RECOMMENDATION

No change.

PLANNING and REGULATORY COMMITTEE

4 August 2021

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Boughton Per David Kirk	Proposed new dwelling at LAND AT WOODSIDE STABLES, FROM GREAT HALL ROAD TO ST WULSTANS ROAD, WELSH NEWTON, NP25 5RT	203907	29
PARISH COUNCIL		MS D CLARKE (Welsh Newton and Llanrothal Group PC)		
OBJECTOR		MRS S PARKINSON (Local resident)		
SUPPORTER		MS H BOUGHTON (Applicant)		
7	Boughton Per David Kirk	Proposed development of two dwellings at LAND ADJACENT TO STEEPWAYS, WELSH NEWTON, HEREFORDSHIRE, NP25 5RT	204346	49
PARISH COUNCIL		MS D CLARKE (Welsh Newton and Llanrothal Group PC)		
OBJECTOR		MRS S PARKINSON (Local resident)		
SUPPORTER		MS H BOUGHTON (Applicant)		
8	Bellamy per David F Baume	Proposed variation of condition 10 of planning permission SE1999/2612/F granted on appeal (reference: APP/W1850/A/00/1039625) for 22 holiday chalets with parking facilities – ‘original’ planning permission reference: SS980398PF) to explicitly detail the approved drawings AT HARTLETON FARM, BROMSASH, ROSS-ON-WYE, HR9 7SB.	201961	71
PARISH COUNCIL		MR A REEVES (Linton PC)		
OBJECTOR		MR J ARROWSMITH (Local resident)		
SUPPORTER		MR D BAUME (Applicant’s agent)		

