

**Supplement to the agenda for**

# **Planning and regulatory committee**

**Wednesday 1 September 2021**

**10.00 am**

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

**Schedule of update**

**Public Speakers**

**Pages**

**3 - 6**

**7 - 8**



# **PLANNING COMMITTEE**

**Date: 1 September 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

**210640 - APPLICATION FOR REMOVAL OF CONDITION 5 AND THE VARIATION OF CONDITION 16 FOLLOWING APPLICATION NO: 163902/F (DEMOLITION OF 5NO. EXISTING REDUNDANT AGRICULTURAL OUTBUILDINGS TO FACILITATE EXPANSION OF EXISTING RESTAURANT AND FOLLOWING EVENTS FACILITIES: FUNCTION SUITE, FINE DINING RESTAURANT AND LOUNGE, CONFERENCE SPACE AND 16NO. AT CRUMPLEBURY FARM, WHITBOURNE, WORCESTER, WR6 5SG**

**For: Mr E Evans per Mr Ben Greenaway, PO Box 937, Worcester, WR4 4GS**

The Chairman of the Planning and Regulatory Committee has agreed to the deferral of application 210640 due to the late receipt of notification by the applicant's agent that the application would be considered at the meeting of the committee on 1 September 2021 due to the holiday season. The applicant and the applicant's agent are unable to attend the planning committee on 1 September 2021 therefore the Chairman has agreed to the deferral of the application to a later meeting date where greater notice can be served to enable all interested parties to attend.

**202910 - PROPOSED NEW DWELLING AT LAND ADJOINING LUCKNOW COTTAGE, PUTLEY GREEN, PUTLEY, HEREFORDSHIRE**

**For: Mrs F Fortnam per Mr Martin Teale, Acorns Business Centre, Office 10, Roberts End, Hanley Swan, Worcestershire, WR8 0DN**

### ADDITIONAL REPRESENTATIONS

Further to the publication of the officers' report, Land Drainage have provided an updated consultation response in relation to the amended block plan submitted on 18<sup>th</sup> August 2021. Their comment is as follows:

*"Based on the proposed location of the drainage field, only Percolation Test Holes A, B and C should be used to establish a Vp rate, as these are located in the actual area proposed for the drainage field. Therefore the revised Vp rate for this area is 13.6 sec/mm. Therefore an EA permit will still be required. The EA permit is also an essential requirement due to the proposed drainage field location and its proximity (within 20m) of a well which is used as a water source. Our comments therefore still stand."*

Additionally, a letter of objection has also been received from a local resident. This is provided below:

*“We note the revised submission by the applicant to relocate various drainage features in an attempt to comply with the rules. Unfortunately, the proposal still falls significantly short of what is set out in both the Building Regulations and the General Binding Rules. Therefore, planning permission should not be granted.*

*The drawings show that the drainage field would be squeezed in, just 10m from The Homestead and a similar distance from the new dwelling. This would not be permissible. Section H2 (p1.26 to 1.27) of the Building Regulations sets out the requirements for locating a drainage field to serve either a septic tank or package treatment plant. S1.27c says a drainage field should be located at least 15m from any building. The septic tank is also still within the 50m of two wells either side less than 20m to the Homestead and around 30m to the Twinings. Due to this close proximity there is still a requirement for an EA permit under Rule 7 of the General Binding Rules for small sewage discharges with effect from January 2015. These are legally binding requirements in regulations that set the minimum standards or conditions which apply. In this case the conditions are set in the Environment Permitting (England and Wales)(Amendment)(England) Regulations 2014.*

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/397173/ssd-general-binding-rules.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/397173/ssd-general-binding-rules.pdf)

*Furthermore, the revised project would be an unprepossessing building which would not merge with the existing fabric of the housing group. It is so discordant that its presence would harm the character and appearance of the area. This guidance, PPG 4, is out of date and was withdrawn on 14 December 2015 and is no longer a relevant document having been superseded by other guidance. Please find link below.*

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/485181/pmho0706bjgl-e-e.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/485181/pmho0706bjgl-e-e.pdf)”

## **OFFICER COMMENTS**

Officers are aware of the requirement for a 15 metre offset from a package treatment plant to a building as defined in Building Regulations. However, BS 6297 offers different advice to the building regulations, to which Land Drainage defer to British Standards. Good practice indicates that the position of features including the location of wastewater treatment equipment, drainage fields for a single dwelling is to position them as far away as practical, and consider prevailing wind direction, with a recommended minimum of 7 metres for habitable buildings. The 10 metres proposed in this application would therefore meet and exceed good practice guidelines and thus, the Land Drainage comments at section 4.2 of the report still stand.

## **NO CHANGE TO RECOMMENDATION**



# PLANNING and REGULATORY COMMITTEE

1 September 2021

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Parry Per Mr Thomas Parry	Change of use of building to commercial storage and motorcycle tyre fitting unit together with associated operational development to include extension to eastern elevation to accommodate toilet and air compressor (AMENDED DESCRIPTION) at <b>ROBINS NEST AT THE YARD, WOOFFERTON GRANGE, WYSON LANE, BRIMFIELD, HEREFORDSHIRE, SY8 4NP</b>	203268	31
<b>OBJECTOR MR G BURTON (Local resident)</b>				

7	Mr E Evans Per Mr Ben Greenaway	Application for removal of Condition 5 and the variation of condition 16 following Application No: 163902/F. (Demolition of 5no. existing redundant agricultural outbuildings to facilitate expansion of existing restaurant and following events facilities: Function Suite, Fine Dining Restaurant and Lounge, Conference Space and 16no. Accommodation Suites at <b>CRUMPLEBURY FARM, WHITBOURNE, WORCESTER, HEREFORDSHIRE, WR6 5SG</b>	210640	47
---	---------------------------------------	--	--------	----

#### APPLICATION DEFERRED

8	Mr Godding per Mr Alan Godding	Proposed detached affordable dwelling and garage/workshop at <b>LAND AT BICTON HOUSE, BICTON, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9PR</b>	204317	73
<b>SUPPORTER MR A GODDING (Applicant)</b>				

9

Mrs F Fortnam

Proposed new dwelling at **LAND  
ADJOINING LUCKNOW  
COTTAGE, PUTLEY GREEN,  
PUTLEY, HEREFORDSHIRE**

202910

**89**

per

Mr Martin Teale

**PARISH COUNCIL  
SUPPORTER**

**MR J HERBST (Putley PC)**

**MRS F FORTNAM and MR M TEALE (Applicant/Applicant's Agent)**