

**Supplement to the agenda for**

# **Planning and regulatory committee**

**Wednesday 18 January 2023**

**10.00 am**

**The Kindle Centre, Belmont Road, Hereford, HR2 7JE**

**Schedule of updates**

**Public speakers**

**Pages**

**3 - 4**

**5 - 6**



# PLANNING COMMITTEE

Date: 18 January 2023

## 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

**222020 - 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

Two letters of support have been received since the Committee Report was written. These representations raised the following points:

- Site already has approval for two dwellings and this application is effectively a variation of the approved
- Offers benefits to Ecology as it proposes to utilise the existing access rather than create a new one
- It will be an improvement to the original

### OFFICER COMMENTS

No further comments in respect of the above representations

In addition, the Council is aware of ongoing concerns regarding the legal rights of the applicant to create a domestic access across Common Land from the existing agricultural access.

This is acknowledged by Officers but ultimately it is for the applicant to apply separately via a Section 38 consent in accordance with the Commons Act 2006. A planning permission will not override this requirement. I refer Committee Members to the comments received by the Commons Officer in paragraph 4.5 of the Officers Report and the further details in paragraph 6.33 of the report.

An additional informative can be added to a permission as detailed below should this be considered appropriate.

Informative Note proposed: The land to be crossed by the proposed vehicular access is registered as common land, subject to common rights. The applicant's attention is drawn to the provisions of Section 194 of the Law of Property Act 1925 (as amended) and to the carrying out of works on commons.

**NO CHANGE TO RECOMMENDATION**

# PLANNING and REGULATORY COMMITTEE

18 January 2023

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Ms Boughton per Mr David Kirk	Proposed development of 2 dwellings at <b>STEEPWAYS, WELSH NEWTON, HEREFORDSHIRE, NP25 5RT</b>	222020	29
		<b>OBJECTOR MS PARKINSON (local resident)</b>		
		<b>SUPPORTER MS BOUGHTON (Applicant)</b>		
7	Ms Francesca Evans, Barratt David Wilson Homes South Wales	Reserved matters following outline approval 150930 (Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works). Footpath and Cycle link to town trail. at <b>HILDERSLEY FARM, A40 HILDERSLEY TO WESTON UNDER PENYARD, HILDERSLEY, HEREFORDSHIRE, HR9 7NW</b>	211147	47
		<b>No speakers registered</b>		
8	Mr and Mrs Pearson Per Mr Garry Thomas	Proposed alterations and development of existing equine facilities to form a new indoor arena, stabling and an essential worker's dwelling at <b>PRIORY FARM, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE, HR6 0ND</b>	204230	63
		<b>Application deferred</b>		
9	Mr and Mrs Jones Per Mr Andrew Baker	Proposed removal of existing extensions and construction of new single storey side/rear extension at <b>CORNER HOUSE, MONNINGTON-ON-WYE, HEREFORD, HEREFORDSHIRE, HR4 7NL</b>	222785	89
		<b>No speakers registered</b>		

