

Supplement to the agenda for

Planning and Regulatory Committee

Wednesday 28 June 2023

10.00 am

**Herefordshire Council Offices, Plough Lane, Hereford, HR4
0LE**

Schedule of updates

Public speakers

Pages

3 - 8

9 - 10

PLANNING COMMITTEE

Date: 28 June 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

221604 - PROPOSED ERECTION OF A DETACHED DWELLINGHOUSE AT LAND TO THE NORTH OF THE B4348, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DQ

For: Hereford Diocesan Board of Finance per Mr Philip Staddon, 26 Lea Crescent, Longlevens, Gloucester, GL2 0DU

ADDITIONAL REPRESENTATIONS

The Ward Member (Cllr Thomas) has provided additional comments including drainage comments and one letter of representation in relation to the previously refused application on the site (Ref 193747) which can be read on the Council's website. In addition to this, three follow up letters of objection have been received from Much Dewchurch Parish Council. These make reference to the historic applications on the site and area to the north of the land subject of this application (Ref 191968 and 193747) with the latter application also dismissed at Appeal (App/W1850/W/21/3266535) and reiterates the concerns with regards to flooding and ecological impact. Further images have also been received via the Ward Member as set out below showing flooding in the locality of the site. These images were taken from the rear of No.6 Church View.







Below images of The Old Vicarage curtilage to the south of the application site:



OFFICER COMMENTS

The representations in relation to the previous application on the site do not reflect what is proposed under this current application. The Parish Council's further comments are acknowledged though do not raise any new material considerations that are not covered within the Committee Report.

The images provided do evidence areas of the locality underwater, however it is unclear whether any expressly show the application site itself, rather the view from No.6 Church View from the rear. Furthermore the Flood Risk Assessment and provided mapping appear to read consistently with the areas of flooding shown, however the proposal site under this application is not clearly shown in the images.

Based upon the additional supporting documentation that accompanies this application, its reduced scale and site coverage and the response from the technical consultee the recommendation remains for approval.

NO CHANGE TO RECOMMENDATION

224160 - PROPOSED CHANGE FROM GARDEN ROOM/GYM TO ONE BEDROOM HOLIDAY LET. PARKING TO BE PROVIDED AT REAR OF PROPERTY. (NO EXTERNAL CHANGES TO BUILDING) AT 26 WHITEHORSE SQUARE, HEREFORD, HEREFORDSHIRE, HR4 0HD

For: Mrs Williams per Mrs Louise Williams, 26 White Horse Square, Hereford, Herefordshire, HR4 0HD

ADDITIONAL REPRESENTATIONS

Members of the Planning Committee will have received a further email from Mr K Price on 24 June 2023. This sets out a counter view to the judgements provided in the officer`s report and appraisal. The incorrect reference to the type of house is covered below but otherwise the comments express objections that have been covered in the summary of representations and include the limited space available for on-site parking, concerns about the mains connection; concerns regarding noise and the worthlessness of the proposed condition; the unauthorised nature of the building and space available within the unit to provide a bedroom on a mezzanine floor; the risk to highway safety associated with the access from Westfaling Street; and lack of available on-street in Whitehorse Square

OFFICER COMMENTS

Paragraph 1.2 incorrectly refers to 26 Whitehorse Square as a semi-detached property. It is in fact a detached property

Further to the site visit, the applicant has confirmed his intention to assign the proposed holiday accommodation the same postcode at the converted warehouse such that guests would arrive via Westfaling Street rather than Whitehorse Square.

NO CHANGE TO RECOMMENDATION

PLANNING and REGULATORY COMMITTEE

28 June 2023

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Hereford Diocesan Board of Finance per Mr Philip Staddon	Proposed erection of a detached dwellinghouse at LAND TO THE NORTH OF THE B4348, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DQ	221604	33

No speakers registered

7	Mrs Williams per Mrs Louise Williams	Proposed change from garden room/gym to one bedroom holiday let. Parking to be provided at rear of property. (no external changes to building) at 26 WHITEHORSE SQUARE, HEREFORD, HEREFORDSHIRE, HR4 0HD	224160	55
CITY COUNCIL SUPPORTER		MR KERRY (Hereford City Council) MR WILLIAMS (Applicant)		

