

SUPPLEMENT TO THE AGENDA FOR

Planning Committee

Wednesday 11 December 2013

10.00 am

The Council Chamber, Brockington, 35 Hafod Road, Hereford

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PLANNING COMMITTEE

Date: 11 December 2013

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

7 131680/F - PROPOSED ERECTION OF 12 AFFORDABLE DWELLINGS, COMPRISING A MIXTURE OF 2 AND 3 BED HOUSES ON LAND OFF TUMP LANE AT TUMP LANE, MUCH BIRCH, HEREFORDSHIRE, HR2 8HW

For: Markey Builders (Gloucester) Ltd per BM3 Architecture Ltd, 28 Pickford Street, Digbeth, Birmingham, West Midlands B5 5QH

ADDITIONAL REPRESENTATIONS

The Housing Manager comments as follows

The Housing Needs and Development team support the 100% affordable housing application that provides 12 affordable homes on the Tump Lane site. The developing Housing Association are a preferred partnering organisation of the Council who have worked closely with the Housing team to ensure that the correct mix and tenure are being delivered on the site. Various consultation events have been provided in the community by the Housing Association to allow the community to ask questions and comment on the plans and proposals and where possible these comments have been implemented.

The houses are to be built to the higher standards of Lifetime Homes and code 3 for sustainable homes, therefore providing extremely good quality housing and reducing energy bills for those already on lower earnings. The Housing Association is making this possible even though the Homes and Communities Agency have significantly reduced the amount of available grant. All of the properties on completions and subsequent lets will be advertised through Home Point and made available to applicants in housing need with a local connection to Much Birch in the first instance.

Four letters of objection have been received in response to the submission of revised plans relating to the provision of a footpath. The points raised in the issues raised are already summarised in paragraph 5.4 of the main report.

OFFICER COMMENTS

The recommendation needs to be amended given that it does not establish the need for a Section 106 Planning Obligation to be completed before planning permission can be granted subject to planning conditions

CHANGE TO RECOMMENDATION

That subject to completion of a Section 106 planning obligation in accordance with the draft Heads of Terms annexed to the report the officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to conditions noted in the report and subject to any further conditions considered necessary by officers.

**10 132446/O - SITE FOR CONSTRUCTION OF 2 NO. DWELLINGS.
AT LAND AT JUNCTION A44 AND, PANNIERS LANE,
BROMYARD, HEREFORDSHIRE, HR7 4QR**

**For: Mr And Mrs Berry per Bodkin Hall, Edwyn Ralph,
Bromyard, Herefordshire HR7 4LU**

ADDITIONAL REPRESENTATIONS

OFFICER COMMENTS

The following should replace paragraph **6.17** of the original report.

On 4 March 2009, the local planning authority temporarily suspended the requirement for residential development of five dwellings or less to accord with the Authority's 'Planning Obligations' Supplementary Planning Document (February 2008) where development would commence within a year of the date of permission for full planning permissions or where the reserved matters for outline applications were submitted within 2 years. In this instance, the submission is for outline permission and states a preference for the above. As such the requirement for Section 106 contributions is waived and reserved matters are required within 2 years of permission being granted.

NO CHANGE TO RECOMMENDATION

PLANNING COMMITTEE

11 December 2013

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	Markey (Gloucester) Ltd	Builders Proposed erection of 12 affordable dwellings, comprising of a mixture of 2 and 3 bed houses on Land off Tump Lane, Much Birch, Herefordshire, HR2 8HW	131680/F	25
PARISH COUNCIL: MRS A COOK (CHAIR) MUCH BIRCH PARISH COUNCIL OBJECTORS: MR K JAMES (RESIDENT), MS R RIGBY (RESIDENT) SUPPORTER: MR A PADMORE (APPLICANT'S AGENT)				
8	Urban Aspects Ltd	Change of use from public house on ground floor and residential unit on first floor to a single 6 bedroom detached dwelling at The Slip Tavern, Much Marcle, Ledbury, HR8 2NG	131732/F	53
OBJECTORS: MR S CROWTHER (CAMRA), MR R PAGE (RESIDENT) SUPPORTER: MR RANFORD (APPLICANT'S AGENT)				
9	Mr Green	Change of use of existing barn to 5 dwellings at Barn at Everstone Farm, Peterstow, Ross-on-Wye, HR9 6LH	131981/F	65
SUPPORTER: MRS J JOSEPH (APPLICANT'S AGENT)				
10	Mr & Mrs Berry	Site for construction of 2 no. dwellings at Land at Junction 44 and Panniers Lane, Bromyard, Herefordshire, HR7 4QR	132446/O	73
SUPPORTER: MR R PAGE (APPLICANT'S AGENT)				

11	Mr & Mrs Graham	New three bedroom dwelling with access drive, parking and garden at Land adjacent to Longlands, Lower Hardwick Lane, Bromyard, Herefordshire	132448/O	81
SUPPORTER: MR R PAGE (APPLICANT'S AGENT)				

BREAK FOR LUNCH

12	Mrs Ovel	Replacement of extant of Planning Permission S120972/CD at Merry Go Round Day Nursery, Boycott Road, Hereford, HR2 7RN	132014/CD	89
13	Mr Verdin	Residential development at Land East of Weobley Primary School, Weobley, Herefordshire	132674/O	95
14	Mrs Jenkins	Proposed demolition of existing metal clad storage building and erection of two new dwellings with associated garaging, cycle storage and landscaping at Land to the rear of White House, Staunton-on-Wye, Herefordshire, Hr4 7LR	132304/F	109
15	Mr Chant	Proposed new dwelling with attached garage at Land at rear of Standale, Staunton-on-Wye, Herefordshire, HR4 7LT	132629/F	115
16	Property Services	Variation of Condition 2 of planning permission DCNC0009/1820/CD – to allow the use of the multi-use room for the purpose other than ancillary to The Hope Centre, up to 4 no. council staff as part of the Council's Better Ways of Working Policy at Hope Family Centre, Hereford Road, Bromyard, Herefordshire, HR7 4QU	132566/CD	121
PARISH/TOWN COUNCIL: MR R PAGE – BROMYARD AND WINSLOW TOWN COUNCIL				