

SUPPLEMENT TO THE AGENDA FOR

Planning Committee

Wednesday 4 June 2014

10.00 am

The Council Chamber, Brockington, 35 Hafod Road, Hereford

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PLANNING COMMITTEE

Date: 4 June 2014

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

P140844/O - PROPOSED ERECTION OF 4 NO. THREE BEDROOM DETACHED DWELLINGS ON LAND AT THE SUN INN, OFF THE A438, WINFORTON, HEREFORDSHIRE,

For: Mr Greenwood per Mr Bernard Eacock, 1 Fine Street, Peterchurch, Herefordshire, HR2 0SN

ADDITIONAL REPRESENTATIONS

One further letter of objection has been received. The letter raises no further issues to those as addressed in the report.

NO CHANGE TO RECOMMENDATION

P140116/F - NEW DWELLING AT LAND ADJACENT TO RECTORY GATE, STOKE PRIOR, HEREFORDSHIRE, HR6

For: Mr Hinton per Mr Garry Thomas, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB

ADDITIONAL REPRESENTATIONS

Since the report has been published the applicant's agent has submitted the following information.

The applicant's agent considers that there are a number of policies supporting the proposal

Paragraph 7 of NPPF : Three dimensions to sustainable development : Economic , Social & Environmental.

Economic – *sufficient use of land of right type is available in the right places* - Note land is brown-field site of 448 sq m concrete hard-standing and a 119 sq m portal shed and outbuildings

Social –*providing the supply of housing required to meet the needs of present and future generations* – Applicant grew up in village, wishes to move back and support local primary school.

Environmental - *enhance the natural, built and historic environment* – site removes run-off, installs green technologies, local timber frame and carbon efficient

Paragraph 9 – application meets all the tests (job creation, net gain for nature, replacing poor design with better design improving conditions people work in and widening choice of quality homes).

Paragraph 14 – presumption in favour of sustainable development - proposal accords with the NPPF and meets tests of sustainability. Would under conversion of an agricultural building to residential accommodation bring forward a residential site

Paragraph 48 – Local planning authorities may make an allowance for windfall sites in the five year supply. It is considered a windfall site.

Paragraph 49 – Applications should be considered in context of sustainable development. Application meets the test.

New permitted changes of use that came into force on 6 April 2014 makes allowances for buildings of less than 450 sq m. Application meets the spirit of this change and previous Government consultation dating from July 2012.

Herefordshire Unitary Development Plan – Policy H6 – Stoke Prior has facilities pub, village hall, school, church, footpaths, bus route, employment in agriculture, golf courses. It will remove two substantial buildings and hard-standing and respects character and scale of settlement

Draft Core Strategy - Policy SS2. 5300 houses allocated for larger, smaller villages and outside of villages. Has support of Parish Council

Site not in open countryside. Accords with Policies S1, S2, DR1, DR2, H13 and Paragraph 14 of the NPPF.

OFFICER COMMENTS

The Council is not able to demonstrate a 5 –year supply of deliverable housing sites and therefore, this factor has to be weighed in favour of the development. However, Paragraph 14 of the National Planning Policy Framework makes clear that policies are out of date and therefore permission should be granted *unless* the adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessing the policies in the NPPF. The location is the key issue and the relationship to the village. This is not a sustainable location and therefore it is not supported by Paragraph 14 of the NPPF. The site is clearly in open countryside.

The issues raised in relation to the changes to the General Permitted Development Order are not relevant in this instance as the buildings are proposed to be demolished and in any case were not in agricultural use in March 2013.

NO CHANGE TO RECOMMENDATION

PLANNING COMMITTEE - 4 June 2014

PUBLIC SPEAKERS

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	Mr Greenwood	Proposed erection of 3 no. three bedroom detached dwellings and 2 no. two bedroom semi-detached Dwellings at Land at The Sun Inn, off the A438, Winforton, Herefordshire.	P140844/O	19
8	Mr Davis	Development of one dwelling with off street parking at Land adjacent to 7 Milvern Close, Bromyard, Herefordshire, HR7 4UH	P140495/F	29
SUPPORTER: MR R PAGE (Applicant's agent)				
9	Mr Hinton	New dwelling at Land adjacent to Rectory Gate, Stoke Prior, Herefordshire	P140116/F	35
SUPPORTER: MR J HINTON (Applicant)				

