

Minutes of the meeting of Planning and regulatory committee held at Three Counties Hotel, Belmont Road, Belmont, Hereford, HR2 7BP on Wednesday 9 June 2021 at 10.00 am

Present: Councillor Terry James (chairperson)
Councillor Alan Seldon (vice-chairperson)

Councillors: Polly Andrews, Toni Fagan, Elizabeth Foxton, John Hardwick, Tony Johnson, Graham Jones, Mark Millmore, Jeremy Milln, Paul Rone, John Stone, David Summers and William Wilding

In attendance: Councillors Bob Matthews and Yolande Watson (virtual attendee)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Paul Andrews.

2. NAMED SUBSTITUTES (IF ANY)

Councillor David Summers substituted for Councillor Paul Andrews.

3. DECLARATIONS OF INTEREST

Councillor John Hardwick declared an other interest in respect of agenda item number 6, Land at Wye Valley View, as a member of the Wye Valley AONB.

4. MINUTES

RESOLVED: That the Minutes of the meeting held on 28 April 2021 are approved as a correct record and signed by the Chairman.

5. CHAIRPERSON'S ANNOUNCEMENTS

The Chairman expressed thanks to the previous Chairman of the Planning and Regulatory Committee and the former clerk.

6. 202050 - LAND AT WYE VALLEY VIEW, SYMONDS YAT, ROSS-ON-WYE, HR9 6BJ

The Senior Planning Officer gave a presentation on the application.

In accordance with the criteria for public speaking, Mr R Smith, of Whitchurch and Ganarew Parish Council, had submitted a written submission in opposition to the application. This was read to the meeting. Ms R Miller, a local resident, spoke in opposition to the scheme as a virtual attendee. Mr R Pryce, the applicant's agent, spoke in support of the application as a physical attendee.

In accordance with the Council's Constitution, the local ward member spoke on the application. In summary, she commented on the inclusion of mention of the Wye Valley

AONB and the condition relating to the geo-technical survey which were positive additions to the report. Concerns were expressed regarding the access for the site from the B1464 and across land at Wye Valley View. The local community had only been made aware of the application late in the process and the need for housing locally militated against the concerns of local communities when applications were determined. The interests and need of the local community should be considered and the application refused.

The committee discussed the application.

The Lead Development Manager commented that the application had been amended to ensure it was more acceptable. A condition had been added to ensure that a geo-technical survey would be undertaken. The application had assured officers, including the landscape officer, and statutory consultees. Construction issues would be regulated in the construction management plan.

The local ward member was given the opportunity to close the debate, she explained that the application did not conserve or protect the Wye Valley AONB. The views of the local residents did not accord with the assessments undertaken by officers.

A motion that the application be approved was carried.

RESOLVED: That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

That planning permission be granted subject to the following conditions:

1. **C01 - Time limit for commencement (full permission)**
2. **C07 - Development in accordance with approved plans and materials**
3. **CE6 - Efficient use of water**
4. **CBK - Restriction of hours during construction**
5. **A Construction Site Waste Management Plan shall be submitted to and approved by the LPA prior to development commencing on site to ensure waste management provisions compliment the construction activities on site and that all waste emanating from the development are dealt with in an appropriate manner and follows the waste hierarchy. The Plan shall include, but not be limited to:**
 - (i) a description of the likely quantity and nature of waste streams that will be generated during construction of the development;**
 - (ii) measures to monitor and manage waste generated during construction including general procedures for waste classification, handling, reuse, and disposal, use of secondary waste material in construction wherever feasible and reasonable, procedures or dealing with green waste including timber and mulch from clearing activities and measures for reducing demand on water resources;**
 - (iii) measures to monitor and manage spoil, fill and materials stockpiles, including details of how spoil, fill or material will be handled, stockpiled, reused and disposed of, and locational**

criteria to guide the placement of stockpiles; and
(iv) details of the methods and procedures to manage construction related environmental risks and minimise amenity impacts associated with waste handling.

Construction works shall thereafter be carried out in full accordance with the CEMP Sub-Plans.

Reason: To ensure, manage and co-ordinate the protection and enhancement of the Environment in accordance with the requirements of Policies SD1, SD3, SD4, LDI, LD4 of the Herefordshire Local Plan - Core.

6. The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements, as recommended in the report by Willder Ecology, dated June 2020, shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority.
In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4.
7. The lighting scheme as recommended in the ecology report by Willder Ecology, dated June 2020, shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority. No external lighting should illuminate any boundary feature, adjacent habitat or area around the approved mitigation and biodiversity enhancement features.
Reason: To ensure that all species and Dark Skies are protected having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015) policies SS6, LD1-3 and, Dark Skies initiative (DEFRA-NPPF 2013/18)
8. All foul water shall discharge through a connection to the local Mains Sewer network and surface water shall be managed through on site SuDs and soakaway, within the development boundary; unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4.
9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment
10. All planting, seeding or turf laying in the approved landscaping scheme pursuant to Approved plan WVV-05A shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.
Any trees or plants which die, are removed or become severely

damaged or diseased within 5 years of planting will be replaced in accordance with the approved plans.

Reason: To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 11. Prior to the first occupation of the residential development hereby permitted a scheme to enable the charging of plug in and other ultra low emission vehicles (e.g provision of cabling and outside sockets) to serve the occupants of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority.**

Reason: To address the requirements policies in relation to climate change SS7 and SD1 of the Herefordshire Local Plan Core Strategy and the guidance contained within the National Planning Policy Framework.

- 12. CAT - Construction Management Plan**

- 13. CBO - Scheme of surface water drainage**

- 14. Prior to commencement a Geo-technical report shall be submitted to the Local Authority to demonstrate that the existing and post development ground conditions can be stabilised. The development shall be carried out in accordance with the approved details**

Reason: To protect the health and safety of existing residents and ensure no detriment to the environment or surrounding land in accordance with policies MT1, LD1 and SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

INFORMATIVES:

- 1. Non Standard**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication**

"Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

3. **The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.**

(There was an adjournment at 10:46 a.m., the meeting reconvened at 10:56 a.m.)

7. **201747 - LAND OFF BREINTON LEE, KINGS ACRE ROAD, HEREFORD** (Pages 11 - 16)

The Development Manager gave a presentation on the application and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these minutes.

In accordance with the criteria for public speaking Dr T Geeson, representing Breinton Parish Council, spoke in opposition to the application as a virtual attendee. Mr E Thomas, the applicant's agent, spoke in support of the application as a physical attendee.

In accordance with the Council's Constitution, the local ward member, Councillor Bob Matthews spoke on the application. In summary, he provided a statement from local residents which highlighted the longstanding flooding problems on King's Acre Road and the requirement for surface water flood mitigation scheme and a comprehensive drainage plan in the area. The statement also opposed the inclusion of housing with black cladding which were felt to be unsightly. Further Cllr Matthews explained that he had requested that the application was considered at committee due to the level of local feeling. Flooding problems existed in the area and there was uncertainty regarding the effectiveness of the flood attenuation scheme. An adjacent site had experienced flooding problems despite no objection from the flooding officer at the application stage. An additional condition had been added concerning the landscaping to ensure the boundary of the site to the South conserved the local the nature reserve.

The Committee discussed the application.

The Lead Development Manager explained that the application concerned a variation to the planning permission granted to amend the design of the houses and the layout. Matters relating to drainage and landscaping were contained in the original permission. The update circulated included further enhancements and sustainability measures.

The local ward member was given the opportunity to close the debate. He commented that issues such as runoff onto an application site from sloping land should be dealt with before permission was granted.

A motion that the application be approved was carried.

RESOLVED: That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

1. **Development in accordance with the approved plans**

2. **The Protected Species Mitigation Strategy by James Johnstone Ecology dated August 20017 shall be implemented in full as stated unless otherwise agreed in writing by the Local Planning Authority.**

Reason: Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006.

- 3 **Prior to commencement of any further site preparation, site clearance or construction, an Ecological Working Method Statement with details of the appointed ‘Responsible Person’ should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4 **Prior to commencement of and further site preparation, site clearance or construction, a detailed habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006.

5. **CE6 - Water Efficiency**

6. **Prior to the first occupation of any dwelling within any phase of residential development hereby permitted a scheme to enable the charging of plug in and other ultra low emission vehicles (e.g. provision of outside electric sockets) to serve the occupants of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority.**

Reason: To address the requirements policies in relation to climate change SS7 and SD1 of the Herefordshire Local Plan Core Strategy and the guidance contained within the National Planning Policy Framework.

7. **C68 – Obscure glazing to first floor side elevations plots 5 and 6**

8. **Prior to the installation of any windows, the glazing specification shall be submitted to and approved in writing by the local planning**

authority. Works shall be carried out in accordance with the approved details.

To ensure that the windows are not ‘dark glazing’ and for the avoidance of doubt having regard to the character of the area and amenities of the local residents in accordance with the requirements of policy SD1 of the Core Strategy.

- 9. Prior to the first occupation of each dwelling, rain water harvesting scheme shall be submitted to and approved by the local planning authority. Works shall be carried out in accordance with the approved scheme before the occupation of the dwelling to which is relates.**

Reason: To address the requirements of policies in relation to climate change and water management (SS7, SD1 and SD3 of the Core Strategy and the guidance contained within the National Planning Policy Framework.

- 10. Prior to first occupation of the development, a full specification of all proposed tree planting shall be submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size, species and position or density of all trees / Hedges to be planted. All tree planting shall be carried out in the first planting season following the first occupation of the development in accordance with the approved plant specification. Any trees or plants which die, are removed or become severely damaged or diseased within 10 years of planting will be replaced in accordance with the approved plans.**

Reason: To safeguard the character and amenity of the area and to ensure that that the development conforms with Policies SD1, LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

- 1. IP2 – Positive and Proactive**
- 2. The enhancement plan should include details and locations of any proposed Biodiversity/Habitat enhancements as referred to in NPPF and HC Core Strategy. At a minimum we would be looking for proposals to enhance bat roosting, bird nesting and invertebrate/pollinator homes to be incorporated in to the new buildings as well as consideration for amphibian/reptile refugia, hedgehog houses within the landscaping/boundary features. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative.**
- 3. It is brought to the applicants attention that the conditions imposed on the Outline Planning Permission, granted on appeal under reference: APP/W1850/A/13/2203561 (LA Ref: 123592) and any subsequent approval of these conditions, should be strictly adhered to.**

(The meeting adjourned at 11.45 a.m. and reconvened at 11.51 p.m.)

(Councillor John Stone left the committee to act as the local ward member for the next application)

8. 203268 - ROBINS NEST AT THE YARD, WOOFFERTON GRANGE, WYSON LANE, BRIMFIELD, HEREFORDSHIRE, SY8 4NP

The Senior Planning Officer gave a presentation on the application and advised the committee of a correction to the detail in the report; the proposed lean-to extension in the application would be attached to the Western elevation of the building not the Eastern as stated in the report.

In accordance with the criteria for public speaking, Mr G Burton, spoke in opposition to the application as a physical attendee.

In accordance with the Council's Constitution, the local ward member, Councillor John Stone, spoke on the application. In summary, the application had resulted in opposition and concerns regarding the impact of noise on residential amenity, traffic levels and the suitability of the proposal in a rural setting. The local parish council objected to the application and cited that it was unsuitable in the proposed location and therefore contrary to the neighbourhood development plan. The noise produced by the compressor would impact upon residential amenity and the condition to regulate its use may be difficult to enforce. There was uncertainty concerning the number of traffic movements that would be associated with the site; concern regarding the potential congregation of motorcycles; and the impact on highway safety. It was noted that other more suitable locations existed locally for such an enterprise.

The Committee discussed the application.

A motion that the application be deferred to: allow for clarification around the B1 and B2 use of the site; and detail of potential conditions to mitigate the impact of the noise of the compressor, was carried.

RESOLVED: That consideration of the application be deferred pending an updated report including clarification around the B1 and B2 use of the site and detail of potential conditions to mitigate the impact of the noise of the compressor.

(Councillor John Stone resumed his seat on the committee)

(Councillor Terry James left the chair and committee to act as the local ward member for the next application. Councillor Alan Seldon acted as Chairperson for the remainder of the meeting.)

9. 211495 - WESTERINGS, KINGTON, HEREFORDSHIRE, HR5 3HE

The Planning Officer gave a presentation on the application.

No public speakers.

In accordance with the Council's Constitution, the local ward member, Councillor Terry James, spoke on the application. The application was an officer application which was a small scale proposal in a bungalow development.

The Committee discussed the application.

A motion that the application be approved was carried.

RESOLVED: That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

That planning permission be granted subject to the following conditions:

1. **C01 – Time limit for commencement (full permission)**
2. **C07 – Development in accordance with approved plans and materials**

INFORMATIVES:

1. **IP1 – Application Approved Without Amendment**

10. DATE OF NEXT MEETING

The Planning Committee noted the date of the next meeting on Friday 9 July with the site visits taking place on Thursday 8 July.

The meeting ended at 12.37 pm

Chairperson

PLANNING COMMITTEE

Date: 9 June 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

201747 - APPLICATION FOR VARIATION OF CONDITIONS 1 OF PLANNING PERMISSION OF THE RESERVED MATTERS APPROVAL 170579 (APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL (APP/W1850/A/13/2203561) (LA REF: 123592) FOR 10 DWELLINGS). TO IMPROVE THE DESIGN OF THE DWELLINGS, IMPROVE CONNECTIVITY TO THE AMENITY SPACES AND PROVIDE AT LAND OFF BREINTON LEE, KINGS ACRE ROAD, HEREFORD,

For: Mr Stewart per Mr Stephen Vaughan, The Heathers, 74 Ross Road, Hereford, Herefordshire, HR2 7RL

ADDITIONAL REPRESENTATIONS

None received.

OFFICER COMMENTS

Following queries raised at the committee site visit I would make the following points:

1. Flood Risk – Consideration by the inspector in Appeal Decision .

The matter of flood risk due to the existing localised flooding issues were carefully considered at the Outline Planning Permission stage by the inspector and through the discharge of the condition over a prolonged period whilst the use of soakaways were explored and agreed (as per the committee report at para 6.18 – 6.20)

For ease, the relevant section of the appeal decision is inserted below:

Whether the site is at risk of flooding, and if so whether the proposed drainage strategy and any proposed mitigation measures would address the risk of flooding

15. The appeal site comprises about 0.84ha of land which is indicated on the Environment Agency flood mapping as being located within Flood Zone 1 and therefore at the lowest probability of fluvial flooding (<0.1%). This has not been disputed by the Council. The application form at Box 12 has the answer 'no' to the question "Is the site within an area at risk of flooding"; and the answer 'no' to the question "Will the proposal increase the risk of flood elsewhere". Furthermore, there is no evidence to suggest that the site has been notified to the local planning authority by the Environment Agency as having critical drainage problems. As such, no flood risk assessment was required.
16. However, from the photographic evidence, and from the representations of local residents put in during the application and appeal process, there have at times been significant problems in the area surrounding the appeal site from flooding during the last 10 years or so. Notably, adjoining properties in Breinton Lee, and the footways and land adjacent to Kings Acre Road (to the north of the appeal site) have all previously been flooded. Furthermore, I made a comprehensive visit of the site and its surroundings and I was able to see evidence by way of algal growth and pattern staining of where previous flooding had occurred. I therefore understand the concerns of local residents.
17. The Appellant has done extensive work to try to establish the source of these problems and points to existing drainage problems with ditches, culverts, and gullies being silted up, or inadequate in size; and the application was amended in terms of the drainage proposals.
18. The Appellant commissioned 2 detailed Drainage Reports (18 March 2013; 4 & 5 April 2013) that assessed the current situation which was submitted along with an updated Foul and Surface Water Drainage Strategy, November 2012 (Rev A - April 2013) that looked at, not just the proposals for the site, but the existing problems experienced by residents of Breinton Lee and Kings Acre Road. I am therefore satisfied that the Appellant has thoroughly considered the proposed drainage of the appeal site and its likely impact on the existing drainage systems having regard to the technical reports and recommendations provided that relate both to the existing problems in the locality and site constraints.
19. The Appellant established that the primary cause of the flooding to the south of Kings Acre Road has been the ineffective highway drainage, with road gullies being significantly blocked with debris. As a consequence, when levels of rainfall are exceptionally high, water runs off the highway, bypassing the gullies and into the driveways and gardens of adjoining residential properties, which are at a lower level. This has been exacerbated by the fact that the receiving drainage system has also been found to be totally blocked with its outfall barely visible.
20. Following survey work, the Appellant jetted out the culvert between Breinton Lee, 343 Kings Acre Road and the highway surface water drainage system in Kings Acre Road, in order to help to address the then current issue. I should note that at the time of my site visit, despite ongoing and persistent heavy rainfall in what has become one of the wettest winters on record, there was no

evidence of flooding on the appeal site or the surrounding properties. This may perhaps reflect the efficacy of cleaning out the culvert and gullies.

21. A revised surface water drainage scheme was put forward during the course of the application process. This revised scheme involves retaining the existing culvert (at Kings Acre Road) as well as providing additional storage to accommodate any excess Greenfield run-off from the site and the land to the south in the event of severe/exceptional rainfall events. This will be achieved through the provision of 2 balancing ponds, which are detailed on the amended plans; and the existing drainage ditches running along the western and southern boundaries of the site would be re-profiled and extended to provide greater protection from overland flooding to the existing Breinton Lee properties and the proposed development.
22. Balancing Pond A would be located to the north western corner of the site with a restricted discharge to the western ditch, while the smaller Balancing Pond B would be located in the open space to the north of Plot 10 with a restricted discharge to the southern ditch, as indicated on the Concept Layout Plan. Thus these 2 proposed restricted surface water discharges of 5 l/s would be attenuated on site within the 2 balancing ponds up to the 1 in 100 year climate change event. Discharge rates would be restricted by the use of 'hydrobrake' vortex flow control devices. Such a drainage system should ensure that any existing flooding problems are not worsened.
23. I am mindful of the fact that the pipework within Kings Acre Road is the responsibility of the Highway Authority; and that the existing downstream, outfall arrangement to the ditch between Nos. 304 and 306a Kings Acre Road would remain regardless of whether the proposed development proceeds. Nevertheless, in my assessment, the above measures demonstrate that the development of the site would not add to the existing flooding issues in the area. The proposed improvements would have a significant benefit to existing residents, with surface water run off from the land to the south being collected in new ditches and retained within the balancing pond before being discharged at a Greenfield run-off rate to the existing system. This would benefit the dwellings on Breinton Lee that currently do not have the benefit of the ditch to the south of their properties and as such, are on occasion flooded by surface water running from the land to the south. The proposal has been amended to ensure that this water can be attenuated within the site and released slowly, which would represent a significant betterment to the current situation where there is no attenuation and where the water collected in the ditch discharges to the culvert and subsequently out onto Kings Acre Road. The proposed development, through the s106 UU would also ensure the long term maintenance of the proposed ditches and site drainage system.
24. For these reasons I am satisfied that the proposals would comply with the requirements of Policy DR4 and DR7 of the UDP and would also offer a significant wider benefit to the local area whilst also ensuring that the proposed dwellings on the new development would be protected from flooding.

2. Rainwater harvesting and Solar PV panels

You can read more about the background and exploration of sustainable measures in the accompanying report:

<https://myaccount.herefordshire.gov.uk/documents?id=788102cd-1a9e-11eb-97a0-0050569f00ae>

In relation to rainwater harvesting, the applicant is agreeable to a further condition for their inclusion in the proposed scheme (see below).

3. Landscape Specification

Cllr Matthews has requested that mature landscaping is used to the southern boundary. The applicant is agreeable to the inclusion of an additional condition to the end (see below)

CHANGE TO RECOMMENDATION

Additional conditions are proposed as follows:

Prior to the first occupation of each dwelling, rain water harvesting scheme shall be submitted to and approved by the local planning authority. Works shall be carried out in accordance with the approved scheme before the occupation of the dwelling to which is relates.

To address the requirements of policies in relation to climate change and water management (SS7, SD1 and SD3 of the Core Strategy and the guidance contained within the National Planning Policy Framework.

Prior to first occupation of the development, a full specification of all proposed tree planting shall be submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size, species and position or density of all trees / Hedges to be planted. All tree planting shall be carried out in the first planting season following the first occupation of the development in accordance with the approved plant specification. Any trees or plants which die, are removed or become severely damaged or diseased within 10 years of planting will be replaced in accordance with the approved plans.

Reason: To safeguard the character and amenity of the area and to ensure that that the development conforms with Policies SD1, LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES

It is brought to the applicants attention that the conditions imposed on the Outline Planning Permission, granted on appeal under reference: APP/W1850/A/13/2203561 (LA Ref: 123592) and any subsequent approval of these conditions, should be strictly adhered to.

