

Minutes of the meeting of Planning and regulatory committee held at Three Counties Hotel, Belmont Road, Belmont, Hereford, HR2 7BP on Wednesday 16 March 2022 at 10.00 am

Present: Councillor Terry James (chairperson)

Councillors: Paul Andrews, Polly Andrews, Sebastian Bowen, John Hardwick, John Harrington, Mark Millmore, Jeremy Milln, Felicity Norman, Paul Rone, John Stone, Yolande Watson and William Wilding

In attendance: Councillors Catherine Davies and Toni Fagan (virtual attendee)

Officers: Development manager north team and Senior planning, highways and regeneration lawyer

54. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Elizabeth Foxton, Tony Johnson and Graham Jones.

55. NAMED SUBSTITUTES (IF ANY)

Councillor John Harrington acted as a substitute for Councillor Elizabeth Foxton.

56. DECLARATIONS OF INTEREST

Councillor John Hardwick declared an other interest in respect of agenda item no. 6, application 211049 – Site adjacent to Homelands; the applicant and several of the objectors were known associates.

There was one further declaration of interest, please see minute 60 below.

57. MINUTES

RESOLVED: That the minutes of the meeting held on 9 February 2022 be approved.

58. CHAIRPERSON'S ANNOUNCEMENTS

The Chairman thanked David Gossett, senior planning officer, for the work he had undertaken with the council and wished him well for the future.

59. 211049 - SITE ADJACENT TO HOMELANDS, ORCOP, HEREFORDSHIRE, HR2 8SD

The senior planning officer gave a presentation on the application.

In accordance with the criteria for public speaking Ms Rigler, spoke on behalf of Orcop Parish Council, Mr Shaw, local resident, spoke in objection to the application and Mr Emerson, the applicant's agent, provided a statement in support of the application which was read to the committee.

In accordance with the council's constitution the local Ward member spoke on the application. In summary she commented that the application was inconsistent with policy 4 of the draft neighbourhood development plan (NDP) as the development was not within the character of the local area. Further, the application was inconsistent with policy SD1 of the Core Strategy: it was not in keeping with the local surroundings; and the proximity of the proposed development impacted upon the privacy of neighbouring properties. There was an adverse impact on residential amenity posed by the application. Objections to the application concerned the type of building proposed; it had been understood that a bungalow would be built on the site rather than the two storey development currently proposed. There was also significant concern regarding drainage from the site and the impact of flood water from Orcop Hill on the development. The potential for flooding to introduce effluence into the water system was a concern and the potential impact this would have on the River Wye SAC.

The committee discussed the application.

The local Ward member was given the opportunity to close the debate. She explained that the application could be refused as it add an unacceptable impact on residential amenity and was inconsistent with policy SD1. It was noted that the statutory consultees had not raised objections with the application however the robustness of the assessments conducted into drainage and flooding the site was questioned.

A motion that the application be approved, consistent with the case officer's recommendation, was moved and was lost by simple majority.

A motion that the application be refused due to: the unacceptable impact on residential amenity posed by the size and scale of the development (with reference to policy SD1 of the Core Strategy and ORC1 and ORC4 of the draft Orcop NDP); the inadequacy of assessments and investigations into the impact of the development on local drainage and water management (with reference to policies SD3 and SD4 of the Core Strategy); and the design and scale of the development was not in keeping with the local area (with reference to policies LD1 and SS6 of the Core Strategy) was moved and was carried by a simple majority.

Resolved – that planning permission is refused due to: the unacceptable impact on residential amenity posed by the size and scale of the development (with reference to policy SD1 of the Core Strategy and ORC1 and ORC4 of the draft Orcop NDP); the inadequacy of assessments and investigations into the impact of the development on local drainage and water management (with reference to policies SD3 and SD4 of the Core Strategy); and the design and scale of the development was not in keeping with the local area (with reference to policies LD1 and SS6 of the Core Strategy).

(There was adjournment at 11:16 a.m.; the meeting reconvened at 11:28 a.m.)

60. 212357 - FIELD WEST OF OLDHALL HOUSE, VELDO LANE, WITHINGTON, HEREFORDSHIRE, HR1 3QA (Pages 5 - 8)

(Councillor Paul Andrews left the committee to act as a local Ward member for the next application.)

Councillor Felicity Norman declared an other interest in respect of agenda item no. 7, application 212357- Land west of Oldhall House; the public speaker speaking on behalf of the local Parish Council was a known associate.

The senior planning officer gave a presentation on the application and the updates/representations received following the publication of the agenda as provided in the update sheets and append it to these minutes.

In accordance with the criteria for public speaking Ms Heatly spoke on behalf of Withington group Parish Council, and Mr Thomas, the applicants agent, spoke in support of the application.

In accordance with the council's constitution the local Ward member spoke on the application. In summary he commented that the scale of the development proposed was a concern and was inconsistent with the description of a cottage. The impact of the development on the landscape and local conservation area was unacceptable. A more sustainable property was appropriate on the application site; the proposed development was not consistent with the outline planning permission. The hedgerow proposed for removal needed to be fully transplanted to an alternative location. The adequacy of the access road to the property was also a concern.

The committee discussed the application.

The local Ward member was given the opportunity to close the debate. He explained that the scale of the property was a concern and was not felt to be in accordance with the outline planning permission.

A motion that the application be refused due to the scale of the development and unacceptable impact on the landscape, conservation area and the character of the area (with reference to policies LD1 and LD4 of the Core Strategy and policy P7 of the Withington Group NDP) was moved and carried by a simple majority.

Resolved – that planning permission is refused due to the scale of the development and unacceptable impact on the landscape, conservation area and the character of the area (with reference to policies LD1 and LD4 of the Core Strategy and policy P7 of the Withington Group NDP).

The meeting ended at 12.15 pm

Chairperson

SCHEDULE OF COMMITTEE UPDATES

212357 - RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 182818 - SITE FOR THE ERECTION OF TWO COTTAGES WITH GARAGING. CONSTRUCTION OF NEW VEHICULAR ACCESS AND ASSOCIATED WORKS AT FIELD WEST OF OLDHALL HOUSE, VELDO LANE, WITHINGTON, HEREFORDSHIRE, HR1 3QA

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

ADDITIONAL REPRESENTATIONS

Photos sent by Councillor Paul Andrews taken 22nd May 2020:





OFFICER COMMENTS

The status of Veldo Lane was raised as a question during the site visit. The Local Highways Authority have no record of who owns Veldo Lane. It is maintained by the Council to footpath standard given Public Right of Way WT10 follows Veldo Lane from Lock Lane (C1130), but it remains unclear who is responsible for the maintenance of the lane except for that covered by the footpath designation.

Access was determined at the outline stage under application P182818/O under which Veldo Lane was treated as a private track and it is not a matter under consideration as part of the current reserved matters application which only seeks to resolve the matters of appearance, landscaping and scale. Accordingly there is no change to Officer's recommendation for approval.

NO CHANGE TO RECOMMENDATION

