

## PLANNING COMMITTEE - 30 JUNE 2010

### 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.]

**8 DMCW/092932/O - Outline planning permission for the construction of a total care facility to include 100 assisted living units (Use Class C2 and C3) at Land at Faraday Road, Hereford, HR4 9NZ**

**For: Bovale Limited per Miss Claire Osborn, Harris Lamb Ltd., 75 - 76 Francis Road, Edgbaston, Birmingham, West Midlands, B16 8SP**

#### ADDITIONAL REPRESENTATIONS

Economic Development Manager has revised his figures for available employment land which increase land north of the river from 1.92 to nearly 4 hectares and this does not take into account land at Holmer Trading Estate or Legion Way.

#### OFFICER COMMENTS

Heads of Terms

Confirmation has now been received that the highway improvements listed in the Heads of Term can now be included as appropriate conditions and this element can be deleted from the Heads of Terms. The same applies to the waste strategy and demolition of the toilets which can also be added as a condition.

Finally I can confirm that the agents have agreed, in principle, the revised Heads of Terms covering the 35% affordable housing, POS and Recreation elements amounting to approx. £15275 and £32,240 subject to further negotiations.

#### NO CHANGE TO RECOMMENDATION

**9 DMSE/100420/O - Erection of a 60 bed (maximum) care home for the elderly at Land adjacent to Alton Business Park, Alton Road, Ross on Wye, Herefordshire, HR9 5ND**

**For: Mr Egan per Mr John Sneddon, Eclipse Office, Park High Street, Staple Hill, Bristol, BS16 5EL**

#### ADDITIONAL REPRESENTATIONS

Letters of support from:

Mr T Egan, 58 Woolpitch Wood, Chepstow  
A Rolfe, The Poppies, 12 Tudor Walk, Berry Hill, Coleford  
S Rees, 2 Old Bell House, School Lane, Ruerdean  
Mrs B Ennis, The Conifers, Old Road, Coalway, Coleford.

In summary it is said:

- It will provide a much needed local service.
- The approval will provide immediate employment for the employees of MF Freeman and sub contractors.
- The development when complete will provide 48 jobs + for the local community.
- The Carehome provides a valuable facility needed by the local community as the population is living longer.

Further comments from the Economic Regeneration Manager have been received:

“It is considered that the issue is one of a residential use on an employment site that would be surrounded on three sides by B class use development, and the potential adverse impact that this residential care home (Use Class C2) could have on the full utilization and operation of the surrounding employment sites over time. In particular, complaints of disturbance from care home residents needing peace and quiet. Nearby residential development is currently separated by a distributor road and merely faces the employment site.

The accompanying Environmental Noise Assessment indicates that the noise measurements were taken in the area of the proposed car park at the front of the site. The report states that based on noise measurements, the site falls into Category B (as set out in PPG 24), where noise should be taken into account when determining planning applications and where appropriate, conditions imposed to ensure an adequate level of protection against noise. In the report, it is recommended that attenuated glazing be applied to all facades of the building along with a 2 metre high acoustic fence to the side and rear of the building. As the attached aerial photograph clearly shows, this is not the right place for the proposed residential use.

Great play is made of an earlier retail planning permission on the site, but it is believed that a retail use would more acceptable in land use terms with the surrounding B class use development.

Accordingly, from an economic development aspect, we still object to the above proposal for the reasons set out above.”

## **OFFICER COMMENTS**

Unfortunately, the comments of The Economic Regeneration Manager do not take into account the planning permission for the use of this site as a retail warehouse (a use that does not fall within Use Class B of the Town and Country Planning (Use Classes) (Amendment) Order 2010), which is a material consideration in the determination of this application. When commenting on the application for the retail warehouse the Economic Regeneration Officer said “While the proposal will lead to a small net loss of employment land to bulky retail goods it should not have a material impact on the overall supply of available land in Ross.”

## **NO CHANGE TO RECOMMENDATION**