

PLANNING COMMITTEE

Date: 1 September 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.

DMSW/100855/F - Proposed erection of polytunnels (retrospective) at Land at or near Windmill Hill, Pencoyd Court & Trevase Farms, also Court Farm at Much Birch, Herefordshire, HR2

For: A J & C I Snell per Mr Andrew Murphy, The Courtyard, 9 Timothy's Bridge Road, Stratford-Upon-Avon, Warwickshire, CV37 9NP

OFFICER COMMENTS

Paragraph 3.2 of the report should be deleted. This refers to another site and not the application site and was included inadvertently.

An additional condition should be attached regarding site waste management, which is consistent with advice received from the Environment Agency currently and for other approved sites for polytunnels. The proposed condition is set out below.

CHANGE TO RECOMMENDATION

Within three months of the date of planning permission development shall a Site Waste Management Plan is to be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the provisions of the approved Plan.

Reason: In the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policies S10 and DR4 of Herefordshire Unitary Development Plan.

DMCE/100586/F- Retention of two existing and siting of one further mobile home to be occupied by seasonal agricultural workers at land at Whitethorn Farm, Carey, Hoarwithy, Herefordshire, HR2 6NG

For: Mr Soble per Mr Paul Smith, 12 Castle Street, Hereford, Herefordshire, HR1 2NL

ADDITIONAL REPRESENTATIONS

One further e-mail received from Mrs Drury. The main points raised are:

- The activities at the farm have had a detrimental change to the character and value of the AONB and cause noise and disturbance to neighbours.
- The applicant has a history of non-compliance with planning regulations
- UDP Policy H7 relating to new housing in the countryside is also relevant as it is linked with policy H8
- The application is contrary to the UDP as it has not been demonstrated there is a need for three mobile homes and the application should be deferred until this information is provided
- A condition should be imposed requiring the caravans be removed if the agricultural business ceases.

OFFICER COMMENTS

- The report does not identify landscape harm but does acknowledge an impact on the AONB
- Some of the additional comments made relate to the farm as a whole rather than specifically to the development applied for.
- The criteria in policy H7 relates more to permanent residential accommodation
- Sufficient information has been provided and gathered to demonstrate a need for three mobile homes.
- Condition 1 can be amended as suggested.

CHANGE TO RECOMMENDATION

Amend condition 1 to include a requirement the caravans are removed in the event the existing business ceases

**DMN/101785/F - Conversion of outbuilding to residential dwelling at
Outbuilding at Harbour House, Kingsland, Leominster, Herefordshire,
HR6 9SE**

**For: Mr & Mrs G Schenke, Outbuilding at Harbour House, Kingsland,
Leominster, Herefordshire, HR6 9SE**

OFFICER COMMENTS

An additional condition is required to be imposed following the submission of amended plans. The amendments relate to the annotation of the plans and do not materially alter the nature of the scheme as a whole.

CHANGE TO RECOMMENDATION

Addition of condition C08 (amended plans)