

PLANNING COMMITTEE

Date: 23 February 2011

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.

DMS/102266/F- Demolition of buildings and re-development of Holme Lacy Campus with a new masterplan, associated buildings and access alterations at Holme Lacy Campus, Holme Lacy, Herefordshire, HR2 6LL

For: Mr Peake per RRA, Packers House 25 West Street, Hereford, Herefordshire, HR4 0BX

OFFICER COMMENTS

The Assistant Director Environment, Planning and Waste has withdrawn this item from the Agenda.

It will be reported to a future meeting.

DMS/103017/F - New industrial unit to supply medicines and feed at Business Park on new Livestock Market, Roman Road, Hereford

For: Mr Jones per McCartneys, 7 Broad Street, Leominster, Herefordshire, HR6 8BT

ADDITIONAL REPRESENTATIONS

Subject to detailed design the cycle shelter is acceptable although it will be necessary to secure approval of this together with a plan that demonstrates that it is accessible in a safe manner.

An additional email was received from Mr & Mrs Hilder of 1 Veldifer Cottage on 22 February 2011. In the event that permission is granted, consideration of the following conditions is requested:

Operating hours should be restricted to 8am to 6pm from Monday to Friday and 8am to 1pm on Saturdays and closed on Sundays and Bank Holidays. This would be consistent with the hours of delivery condition proposed.

Any lighting should be turned off outside the operating hours

The same level of landscaping should be applied to this site as was applied to the livestock market and this should incorporate bunding and similar trees

OFFICER COMMENTS

In response to the conditions suggested in the officer recommendation, the applicants have provided details in respect of the following:

- Materials
- Landscaping / Planting
- Hard surface materials for parking areas
- Cycle parking
- Refuse storage
- Foul and surface water drainage

These have been indicated on amended plans submitted which also revise the plot size now that this has been finalised with Property Services. This has been reduced slightly from the original plan, excluding the lime trees from within the site boundary.

The details submitted are not detailed enough and further discussion will need to be had on the landscaping / boundary treatments/ cycle parking and drainage to ensure a satisfactory form of development is undertaken that works with the existing permission for the livestock market site. The conditions recommended would provide the ability to further these discussions.

Where details can be agreed these can be inserted directly into the conditions rather than requiring their submission prior to commencement of works.

In relation to the additional comments provided by Mr & Mrs Hilder, it is considered that the conditions recommended are generally consistent with their duly made concerns and will ensure that appropriate controls are in place to mitigate the environmental impact of the development.

CHANGE TO RECOMMENDATION

Condition 5 to include control over the switching off of lighting outside of the hours of opening restriction

DMS/103031/O - Outline permission for the erection of a detached residential dwelling at Yew Tree Cottage, Bartestree, Herefordshire, HR1 4BX

For: Mr Blackman per Mr Nicholas Groom (N G Property), 7 Duchess Close, Monmouth, Monmouthshire, MP25 3JL

ADDITIONAL REPRESENTATIONS

One further letter of objection has been received. It reiterates the points set out at 5.2 of the report and also refers to the inappropriateness of the development relative to Barber Close.

NO CHANGE TO RECOMMENDATION

DMS/103173/F - Application to vary Condition 9 of Planning Permission DMSE/093151/F to enable installation of domestic heating oil tanks at Caradoc Court, Sellack, Ross-on-Wye, Herefordshire, HR9 6LS

For: Mr H Bramer per Mr T Egan, M F Freeman, Ruardean Works, Varnister Road, Gloucestershire, GL17 9BH

ADDITIONAL REPRESENTATIONS

Parish Council: No objection

6 letters of objection have been received from local residents. The comments are summarised as follows:

- This is an exceptional and contentious site in a very sensitive location within the AONB and overlooking an attractive stretch of the River Wye SAC/SSSI;
- The site is already overcrowded in a manner entirely inappropriate to the rural location;
- More above ground structures would be wholly unacceptable and would contribute to the creeping intensification observable in the development;
- The decision should be taken to revert to the originally proposed under-ground oil tanks, which should not be discounted simply because they are more costly or difficult to maintain;
- It is reasonable to expect the developer to minimise the adverse visual impact in return for being given the ability to maximise the return from the development;
- Leaks/spillages could have adverse consequences for wildlife in Castlemeadow Wood and conceivably the Wye itself;
- The tanks will increase the likelihood of heavy vehicles using the bridleway and causing congesting upon the site;
- It is considered unlikely that the tanks will be constructed to accord with the relevant regulations and could pose a fire and pollution risk.

In response to the above-stated concerns the agent has responded:

- Leaks from underground tanks will be far more difficult to detect and correct than those from tanks above ground;
- An underground tank will require an electric pump, which is less sustainable in terms of energy consumption;
- There is absolutely no implication for vehicular traffic in building the tanks above ground. It is estimated that refilling of the tanks will be necessary once a year, which would involve six two-way trips a year;
- A fully detailed Building Regulations application is to be submitted to Herefordshire Building Control department. This will confirm compliance with building regulations.

OFFICER COMMENTS

There is an error at 6.2, page 53. The final sentence should read:

“There is also no conflict between the proposed location of the individual tanks and the retention of the protected trees around the site’s perimeter.”

NO CHANGE TO RECOMMENDATION