

# **PLANNING COMMITTEE**

**Date: 29 June 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.**

## SCHEDULE OF COMMITTEE UPDATES

**9 DMN/102668/F - Retain 61 caravans used for residential purposes by temporary agricultural workers (i.e. 23 at 'Oakside', 8 at 'Woodside' and 30 at 'Lakeside') and the retention of a 'welfare block' and refuse storage area at 'Woodside' and a 'recreational' building at 'Oakside', at Haygrove Farm, Falcon Lane, Pixley, Ledbury, Herefordshire, HR8 2PY**

**FOR: Mr Davison per Mr James Waltham, Redbank Little Marcle Road, Ledbury, Herefordshire, HR8 2JL**

### OFFICER COMMENTS

There is an error in paragraph 1.3 of my report – the area of land at Haygrove Farm actively used for growing soft fruit is 40.61 hectares not 45.8 hectares.

Paragraph 1.4 suggests that the only source of Haygrove's seasonal labour is through SAWS, and that workers only stay for a maximum of 6 months. It should be clarified that Haygrove also employ seasonal workers from 'A8' countries, e.g. Lithuania, Latvia, Poland, who are not recruited through SAWS and can work for them for more than 6 months at any one time. Recommended condition 2 would not allow these workers to be accommodated in the 61 caravans the subject of this application.

Paragraph 1.6 - for clarity, with regard the fruit imported from South Africa this fruit is grown on Haygrove's own farm in South Africa, not simply imported from a third party.

The Council has received another application relating to the site for the retention of two mobile homes occupied by permanent agricultural workers in the vicinity of Hedgehog Cottage. This application (DMN/111373/F) has not been determined.

Since writing the Committee Report it has come to my attention that a complaint has been received by the Environmental Health Section with regard to noise nuisance caused by music from parties. An event on 11 June 2011 has been the subject of a specific complaint. The Environmental Protection Manager has written to Haygrove and has asked the complainant to keep a log of any further incidents.

In the event of a noise nuisance being established powers are provided by the Environmental Protection Act 1990 for the Council to require any noise nuisance from this type of activity to be abated.

This means that such incidents can effectively be controlled by legislation, other than the Planning legislation and as such this is not a reason to delay determination of this application.

### NO CHANGE TO RECOMMENDATION

**10 DMN/110051/F - Two mobile homes on established gypsy site at The Millstone, Green Lane, Lower Eggleton, Herefordshire, HR8 2UQ**

**FOR: Mr Smith per Mr Andrew Masefield, 66-67 Ashperton Road, Munsley, Ledbury, Herefordshire, HR8 2RY**

**OFFICER COMMENTS**

Following further consideration it is recommended that condition 7 be replaced with the following condition:

7. Notwithstanding the approved details, prior to commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:-

- Floor plans of the two mobile homes hereby permitted to a scale of 1:50
- Elevation plans of the mobile homes hereby permitted to a scale of 1:50

The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in full accordance with the approved detail and thereafter maintained as such;

Reasons:-

- A) To ensure that the size of the mobile homes are of a scale commensurate to the established functional need (i.e. to accommodate two individuals only); and
- B) To safeguard the character and appearance of the countryside

Further to this condition the following informatives are recommended:

1. N15 Reason(s) for the Grant of PP/LBC/CAC
2. In relation to condition 7 above, and in accordance with the Local Authorities amenity standards, the applicant is advised that the gross floor space for each mobile home should not exceed 40m<sup>2</sup>.

**CHANGE TO RECOMMENDATION**

Substitute condition 7 as recommended above.

**11 DMS/110942/F - Retention of farm track at Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP**

**FOR: Mr and Mrs Maquire & Mr & Mrs Ben & Agnes Tapsell per Dr Angus Murdoch, Murdoch Planning, PO Box 71, Ilminster, Somerset, TA19 0WF**

**OFFICER COMMENTS**

Notification has been received from English Heritage that Marsh Farmhouse has been de-listed. The issue relating to the impact of the farm track upon the setting of listed buildings remains relevant as the associated threshing barn remains listed (Grade II).

**NO CHANGE TO RECOMMENDATION**

**12 DMS/110593/F - Revised access layout (previously approved application DMSE/100075/F) at The Grove, Llangrove, Herefordshire, HR9 6EN**

**FOR: Mr Pearson per Miss Lorraine Whistance, OKX Architecture, 85 St Owen Street, Hereford, Herefordshire, HR1 2JW**

**ADDITIONAL REPRESENTATIONS**

Letter from RA Tudhope on behalf of Llangrove Road Safety Forum, 1 Woodbine Cottages, Llangrove, Ross-on-Wye.

“A further matter arises from the fact that immediately opposite the school entrance, there is a derelict site for which plans are mooted for some 6 dwellings, with access for motor vehicles opposite the gates of the school, fronting the lane leading off the main village approach. Any excess of Grove Farm traffic endeavouring to access the lane alongside this site would add to the road safety challenge.

Furthermore, the cross road outside the school has one exit (from the south) emanating from some 25 dwellings, most with vehicles that regularly use their lane to access the main village road.

I have today met with another member of the Road Safety Forum, who related details of a chance meeting recently with Community Police Officer and a Police Road Safety Officer. These persons were conducted along the various route/s in question. Their considered opinion at the time was of sufficient substantive nature for concerns on Road Safety to be passed on to whichever party might be able to consider same. Whilst being aware that they could not become involved in any matters of pure "Planning", it was hoped they would pass on their observations. The Road Safety Forum representatives were left with the distinct impression that this would be done.”

**NO CHANGE TO RECOMMENDATION**

**13 DMS/110810/F - Carport to plot 1 and five garages to replace garden sheds at Land nr. Caradoc, Sellack, Herefordshire, HR9 6LS**

**FOR: Mr Bramer per Mr Terry Egan, Ruardean Works Varnister Road, Ruardean, Nr Drybrook, Gloucestershire, GL17 9BH**

#### **ADDITIONAL REPRESENTATIONS**

5 further letters of objection have been received from local residents. The letters reiterate the view that the developer should not profit further from the development by enhancing the value of the development relative to the original 1995 permission. English Heritage guidance on the topic suggests that incremental approaches to enabling development i.e. where additional enabling development is sought once the scheme is complete or underway, should not be accepted.

#### **OFFICER COMMENTS**

Officers accept that the addition of garages upon each plot will increase the value and marketability of each property. However, the application represents the opportunity to address the issue of garaging and ancillary storage across all six dwellings at one point in time, with a consistent approach to design.

#### **NO CHANGE TO RECOMMENDATION**

**14 DMS/110988/FH - Extension to provide study & dressing room at Oak Tree Cottage, Longtown, Herefordshire, HR2 0LQ**

**FOR: Mr and Mrs Powell per Mr John Farr, Fincham, Stockley Hill, Peterchurch, Herefordshire, HR2 0SS**

#### **ADDITIONAL REPRESENTATIONS**

The Parish Council has responded and has no objections.

#### **NO CHANGE TO RECOMMENDATION**