

THE WELLINGTON HEATH PARISH COUNCIL

Herefordshire Council Northern Planning Services
PO BOX 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Please Reply to:
The Clerk to Wellington Heath Parish Council
c/o 4 Hopton Close
Ledbury
HR8 2fD

27th January 2004

Dear Mr Pryce,

Planning Application DCNE2003/3874/RM, Oak Tree Cottage

By resolution of the Parish Council on 27th January 2004, I am instructed to write to you informing you that the WHPC objects to the above referenced application as follows:

1. The site plan is different to the Amended Site Layout presented to, and approved by Herefordshire Council Northern Area Planning Committee on 18th December 2002 as NE2002/3033/O (Plan presented was Plan 2821-SK-001A registered by Herefordshire Council on 16 December 2002). This plan is specifically referenced in Condition 5 of the Outline Consent. The plan submitted with the current reserved matters application shows:
 - i. The dwellings have been sited further up the site again, increasing the visual intrusion of these 25 foot high buildings
 - ii. In moving the dwellings back up the site, the existing ancient yew tree is once again shown as being removed. The retention of this tree, as required by MHDLP Landscape Policy 8 B, was specifically addressed by the revised site plan approved by the Northern Area Planning Committee.
 - iii. The new access to "The Common" has been moved southwards and may now impact the roots of the Wild Service Tree which lies on the south-east border of the site (and remains wrongly identified on the plans as a hornbeam).

WHPC understands that the amended plan, as presented and approved to the planning meeting, was specifically negotiated with Planning Officers in order to address the above issues. Given the initial objections to application NE2002/3033/O, and the consideration of siting matters at Outline Stage (c.f. Condition 2 of the Consent), WHPC can see no grounds for accepting the revised site layout submitted at this stage.

2. WHPC does not consider that the plans as provided give adequate information to judge the Landscaping Reserved Matters, given the sensitivity of the site. WHPC notes that Conditions 10, 11, 12, 13, and 15 of the Outline Permission have not been adequately addressed in the current application, although they are relevant to the Landscaping of the development.

WHPC further comments:

1. Conditions 14 and 15 of the Outline Permission must be rigorously enforced if the revised access location is permitted.
2. WHPC urges Herefordshire Council to ensure that Condition 9 of the Outline Application is enforced and also to reinforce the condition to make it clear that permission for the development to use mains sewerage disposal is subject to the capacity of the sewerage system at the time of development, not at the time of planning consent. This condition is critical given recent overflows of the mains sewerage system south (downhill) from the proposed development.
3. Condition 18 of the Outline Permission, requiring tarmaced areas on site to be correctly drained, must be carefully enforced. No run off should be allowed from these areas on to "The Common"; any soakaways should avoid waterlogging of the areas around retained trees. This condition is especially relevant in the siting of the access is revised.

4. Materials to be use in the construction have not been specified. WHPC requests that Herefordshire Council sets careful conditions on the materials to be used. For example, WHPC would not wish to see the proposed brick-on-edge courses on the facing walls in a contrasting colour to the main bricks, given the parishioners dismay when this was not controlled at a recent prominent development in the village.
5. Exterior lighting on the dwellings and the associated access and parking areas should be controlled via planning condition, so as to prevent light pollution.
6. A condition should be set preventing the use of the unauthorised access to the site for either delivery of materials to the site or for removal of demolition or other material. This unauthorised access is immediately on a dangerous junction and its further use would be a major safety hazard.
7. For avoidance of doubt, all conditions of the Outline Condition should be restated or re-referenced in any future consent.

Yours sincerely

Andrew P. Sims
Chairman,
Wellington Heath Parish Council