

PLANNING COMMITTEE

2 November 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.

7 DMN/111554/F - Demolition of existing buildings and erection of a Class A1 (Retail) store, car parking, landscaping and associated works at Ledbury Welding & Engineering Ltd, New Mill Industrial Estate, Leadon Way, Ledbury HR8 2SR

For: Tesco Stores Ltd per Mr Gary Sutton, 14 Windsor Place, Cardiff, CF10 3BY

APPLICATION WITHDRAWN

8 DMS/110387/O - Erection of sixteen dwellings, construction of vehicular access and associated works at Land North of Hawthorn Rise, Peterchurch, Hereford, HR2 0RQ

FOR: Mr Smith Per Mr Paul Smith, 12 Castle Street, Hereford, Herefordshire, HR1 2NL

ADDITIONAL REPRESENTATIONS

A further 8 letters have been received from residents of Hawthorn Rise (nos. 5, 8, 10, 11, 13, 14, 16 and 17). These in the main do not object in principle to the erection of new dwellings upon the application site but reiterate concerns about the timescale for developing the site and the noise and disturbance that will be experienced (potentially over an extended period of time based upon previous experience); loss of privacy suggesting that only bungalows should be permitted and more specifically along the southern perimeter of the site boundary with Hawthorn Rise; surface water drainage issues and localised flooding of back gardens which must be addressed by proper enforcement of any conditions; permanent access should be created within the adjoining field to avoid noise and disturbance and expressing concerns about poor visibility onto the B4348

OFFICER COMMENTS

The concerns that have been raised reiterate those that have been set out in the report.

In response to these, officers have resolved the following;

-sought to incentivise the quicker delivery of dwellings through the S106 Agreement which as recommended would require the affordable housing to be available upon completion of the 6th open market dwelling.

-a temporary construction access has been negotiated that would avoid plant and machinery using the existing estate road (condition 15).

- Drainage Engineer now satisfied that a surface water attenuation system can be designed to properly manage run-off

Furthermore the application no longer includes the approval of the layout of the site and as such concerns about the height of development and its relationship to existing properties are reserved matters for future consideration.

Correction to paragraph 6.26- the final sentence should read "...the application has been amended such that the scale and layout of the development have now been reserved for future consideration. On the basis that the means of access has been agreed with the Traffic Manager and the surface water issues can be addressed by condition, it is considered that the proposal accords with plan policy and as such is recommended for approval.

NO CHANGE TO RECOMMENDATION