

# PLANNING COMMITTEE

11 January 2012

## 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.

**DMN/111770/F – Erection of 14 no. affordable homes on Greenfield site including required access and services on land adjacent to 4 Valentine Court, Canon Pyon, Hereford, HR4 8NZ**

**For: Two Rivers Housing per Mr Colm Coyle, Imperial Chambers, Longsmith Street, Gloucester, GL1 2HT**

### ADDITIONAL REPRESENTATIONS

The following comments from the Senior Ecologist (Planning) have been received:

Unimproved pastures are becoming increasingly rare across the County; whilst this field does not appear to have rare species present, as semi-improved grassland it does have some ecological value. If this application were to be approved, an appropriate compensation scheme for loss of grassland would be to secure the retention of the southern half of the field as a wildflower meadow.

If you are minded to approve this application, further outline information regarding an appropriate mitigation and compensation scheme should be provided in order to comply with UDP Policy NC7. The finer details of this could be subject to a planning condition.

### OFFICER COMMENTS

The southern part of the meadow does not form part of the application site and is not within the applicant's control. As such it would be unreasonable to impose a condition to require its retention as a semi-improved meadow. The recommendation does include a landscaping condition and some habitat compensation may be achieved through this mechanism.

### NO CHANGE TO RECOMMENDATION

**DMS/111711/F - Siting of temporary living accommodation for agricultural worker at land at Lower Lyde (Parcel 7209), Sutton St Nicholas, Hereford, HR1 3AS**

**For: Mr I Joseph per Mr Paul Smith, 12 Castle Street, Hereford, HR1 2NL**

### ADDITIONAL REPRESENTATIONS

Sutton St Nicholas Parish Council

Regarding the above the Parish Council considered the matter at its meeting last night and objected on the following grounds

- That the current use did not constitute agricultural use;
- Further expansion would have a detrimental environmental impact;
- There is no action plan to prevent and control disease;
- There is no identifiable procedure to ensure that the pens would be kept clean;
- There is no impact assessment on the likely impact on the water course that any further expansion will bring;
- Bearing in mind the current level of business and the untidiness of the site what will be the impact of further expansion; and
- There seems to be a lack of enforcement in relation to the failed planning application for the caravan.

Transportation Manager – in terms of how far back the hedge would need trimming advises that it would not require a hard cut just the equivalent of an annual trim.

#### **OFFICER COMMENTS**

In response to the parish council comments-

The use of the site is considered to fall within the definition of agricultural and its use and/or expansion for this purpose would therefore not constitute development requiring planning permission.

Further expansion may need to be subject of further planning applications.

Disease and pollution control concerns in relation to the agricultural use of the land are not matters regulated through Planning legislation.

The caravan subject of enforcement action is not being used for residential purposes, but is now part of the rearing process.

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

**DMS/112643/F – Proposed erection of two dwellings at Westholme, Fownhope, Hereford, HR1 4NN**

**For: Messrs Paton per Mr Paul Lodge, Jamieson Associates Architects, 30 Eign Gate, Hereford, HR4 0AB**

#### **ADDITIONAL REPRESENTATIONS**

The Conservation Manager has confirmed the extent of the Tree Preservation Order that relates to the site and this will be clarified in the officers' presentation

A petition (90 signatories) and 30 additional letters of objection have been received in respect of the application to lift the requirements of the Section 106 Agreement restricting further development of the site. This application remains undetermined.

#### **OFFICER COMMENTS**

There is a correction needed to the history section at paragraph 3.1. Application No. SH861190PF does not relate to this site

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