

PLANNING COMMITTEE

1 February 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/111899/O - AN OUTLINE APPLICATION FOR THE ERECTION OF UP TO 127 DWELLINGS (35% TO BE AFFORDABLE) WITH ALL MATTERS EXCEPT ACCESS TO BE RESERVED FOR FUTURE CONSIDERATION AT PORTHOUSE FARM, TENBURY ROAD, BROMYARD, HEREFORDSHIRE

For: Ms N Harrison per Mr John Cornwell, Oakview House, Station Road, Hook, Hampshire, RG27 9TP

ADDITIONAL REPRESENTATIONS

Seven further letters have been received expressing objections / concern to the proposed development on the following summarised grounds:-

- Concern as to the juxtaposition of the proposed residential development in close proximity to several industrial premises some of which operate on a 24 hour a day basis;
- Further land is necessary for employment related development in Bromyard and the application site would be suitable; and
- Concern with regard security.

Two letters of support have been received. They emphasise:-

- The advantages of building more houses within Bromyard – creating greater expenditure capacity thus enhancing the viability and vitality of the Town Centre, bringing more children into the schools
- The application site would not be attractive as an employment site due to the problems associated with larger vehicles accessing the site;
- The noise issue has been satisfactorily addressed and the managing director Polytec has no objections; and
- The Section 106 contributions would be of benefit to the local community especially sporting facilities.

OFFICER COMMENTS

The Officer has no further comment to make upon the above representations

Following receipt of legal advice, changes are recommended to three conditions to effectively tighten them up.

CHANGE TO RECOMMENDATION

Amend condition 7 by substituting the words “fully implemented with the word “completed”

Amend condition 10 by substituting the words "None of the dwelling houses hereby permitted shall be occupied" with the words "No building operation shall take place" and the words "fully implemented" with the word "completed".

Amend condition 22 by inserting the words "including timescale for implementation", after the word "Species".

DMN/111900/N - RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF AN EXISTING BUND AND ITS REMODELLING WITH APPROPRIATE ENGINEERING WORKS AND LANDSCAPING OF THE REMODELLED BUND AT PORTHOUSE FARM, TENBURY ROAD, BROMYARD, HEREFORDSHIRE, HR7 4NS

For: Ms N Harrison per Mr John Cornwell, Bell Cornwell LLP, Oakview House, Station Road, Hook, Hampshire, RG27 9TP

ADDITIONAL REPRESENTATIONS

Mr B Hunt has sent an email (30 January 2012) offering general support for the proposal

OFFICER COMMENTS

The comments are noted

NO CHANGE TO RECOMMENDATION

DMN/111770/F - ERECTION OF 14 NO. AFFORDABLE HOMES ON GREENFIELD SITE INCLUDING REQUIRED ACCESS AND SERVICES AT 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

A letter has been received from a Mr Davies who has farmed the field for the past 20 years. He expresses his concern at the emotive language used in a recent newspaper article.

He also says that he has been unable to persuade his cattle to eat the grass from the meadow, attributing this to the unpalatable species evident within the meadow. He advises that the grass has been cut for hay and salt added to it to improve it, but this has not proved to be successful. This has been compounded by the fact that the meadow is infested with moles. Hay would then be full of soil and this increases opportunities for disease to spread, particularly *Listeria* and *Neospora*.

He concludes by saying that the field is too small to farm with modern agricultural machinery and that, in his opinion, it has little agricultural value.

OFFICER COMMENTS

The letter offers an opinion in terms of the practicalities of using the field for agricultural purposes. Its contents are not critical in terms of the recommendation and consequently there is no change to it.

NO CHANGE TO RECOMMENDATION