

PLANNING COMMITTEE

Date: 14 March 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.

S111970/F - PROPOSED EXTENSION TO EXISTING PUB WITH 10 BED ACCOMMODATION AND 2 STAFF DWELLINGS AT THE MILL RACE PUB, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5QS

For: Eagle Inns Ltd, Ruardean Works, Varnister Road, Nr Drybrook, Gloucestershire, GL17 9BH

ADDITIONAL REPRESENTATIONS

The applicant has submitted the following:

We feel that your report does not reflect the situation correctly with regard to the relocation of the existing staff accommodation to make way for the function room. There is an existing 3 bedroom flat within the pub.

The reason for relocating the staff accommodation is that our proposal includes conversion of the existing staff accommodation contained within the pub building into a function room which can be used for meetings, seminars, conferences, training and private dining. This space will allow us to attract local businesses, clubs and committees to use the room which will provide additional revenue, during the week when it's usually quiet, so we can work towards improving our profitability to hopefully operate a viable business.

The proposed staff accommodation is essential to attract and house staff to work within the business. Please note that we currently employ 19 staff members and this is equivalent to 11 full time staff positions. This will increase once the accommodation block is constructed. Without this staff accommodation it is difficult to attract staff because most other pubs offer accommodation for guests and staff. It is also essential for staff to be located on site to deal with any issues that the guests might have during the night. Also, in order to offer the customer good quality accommodation it is necessary to have staff on site to deal with any customer issues during their stay typically during the night, and to be on call early morning to prepare breakfasts for the guests. In order to deal with staff holidays, sickness and busy periods it is necessary to have 2 members of staff on site so therefore a minimum requirement of 2 staff flats is required for the business to successfully operate.

We note that Policy H7 allows exceptions to restricting residential accommodation in countryside where:

"it is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights"

We do accept that there is a net increase of one bedroom but we would argue that the relocation of the accommodation is comparable in size and scale due to the limited increase of provision of only one

bedroom and do not consider this small gain has any impact. Our interpretation of the policy is that the proposal should fall within it

NO CHANGE TO RECOMMENDATION

S102272/F - VARIATION OF CONDITION 20 OF PLANNING PERMISSION DCSE2008/0095/F REGARDING ROUNDABOUT JUNCTION DELIVERY AT LAND AT TANYARD LANE, ROSS ON WYE, HEREFORDSHIRE, HR9 7BH

For: Persimmon Homes South Midland per RPS Planning & Development, Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham, B32 1AF

OFFICER COMMENTS

Condition 2 has been improved from that originally proposed by establishing that no dwelling shall be occupied until such time as the roundabout has been constructed and is available for use as the sole means of access into the site for all traffic.

Condition 3 has been revised such that the terms of erection of the hoardings are clearly established for the avoidance of any doubt.

The reasons for both conditions have not been altered but are set out below for reasons of clarity.

CHANGE TO RECOMMENDATION

Condition 2

Within 12 months of the commencement of the development hereby approved, or upon completion of the 40 dwellings identified on plan drawing no.1, whichever is the sooner, the roundabout shown on drawing no. 50390/100 Rev.C shall be constructed and certified as complete by the local planning authority and it shall thereafter be the only means of vehicular access for construction traffic and future occupiers of the development hereby approved. No dwelling shall be occupied and no work shall commence on the 41st dwelling until the roundabout is available as the sole and permanent means of access to the site.

Reason: In the interests of highway safety and the amenity of local residents and to conform with Policies DR3 and T11 of Herefordshire Unitary Development Plan.

Condition 3

Before the temporary construction access is first brought into use the hoardings as specified in the letter dated 23 December 2010 shall be erected in accordance with drawing no.1. The hoarding shall be retained for the duration of the use of the temporary construction access hereby approved.

Reason: In the interests of the amenity of local residents and to conform with Policy DR3 of Herefordshire Unitary Development Plan.