

PLANNING COMMITTEE

18 July 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.

7 S120539/CD - AN EXTENSION, PART SINGLE STOREY AND PART DOUBLE STOREY TO EXISTING SCHOOL BUILDING, WITH ASSOCIATED LANDSCAPING AND INCORPORATING AMENDMENTS TO LAYOUT AND APPEARANCE OF EXISTING SCHOOL AT BLACKMARSTON DAY SCHOOL, HONDDU CLOSE, HEREFORD, HR2 7NX

For: Property Services, Herefordshire Council per Amey Consulting, Explorer 2, Fleming Way, Crawley, W Sussex, RH10 9GT

ADDITIONAL REPRESENTATIONS

Following further discussion with Sport England, the following confirmation of the Sport England position has been received:

From: John Berry
Sent: 16 July 2012 15:41
To: Reid, Robert
Subject: FW: Blackmarston School, Hereford

Dear Rob,

These were our comments from a year ago as discussed. Our initial thoughts, which I expressed in my email, have not changed. In fact, since that initial assessment I believe that the Council's draft playing pitch strategy has identified a shortage of junior and mini playing pitches in Hereford City. In more recent correspondence, my colleague Maggie Taylor rightly indicated that we would be willing to consider further the suggestion that recent tree planting had ruled out the use of the boundary of the Marlbrook Primary School playing field for use for a playing pitch and/or run-off area. The photographs of the newly planted line of trees have been helpful. I do not believe that this very recent planting scheme alters my initial assessment under exemption E3, that the affected area appears capable of being used for a playing pitch. The trees are young and could be moved, as they would need to be in order to build on this area.

We appreciate the need and urgency for the extension to Blackmarston School, but our initial thoughts remain valid and a scheme which once again proposes building onto the Marlbrook Primary School playing field would leave us with no alternative but to object.

Regards
John

8 S113607/O - PROPOSED THREE BEDROOM DETACHED AGRICULTURAL DWELLING AT TIDNOR WOOD ORCHARDS, TIDNOR LANE, LUGWARDINE, HEREFORD, HR1 4DF

For: Mr Henry May, Knockmoyle, Strone, Dunoon, Argyll, PA23 8TB

ADDITIONAL REPRESENTATIONS

Since the publication of the Committee report, the applicant has sent 2 further letters dated 8 and 11 July. These largely concern the issues of the discharge of phosphates to the River Lugg/Wye.

The first draws attention to the granting of planning permission for the Hereford Rugby Club development and suggests that his application is being treated unfairly by comparison given its limited size. It is also critical of local comments about the motivation for obtaining planning permission for the new house, which is described as “smear”

The second letter concerns the applicant’s criticism of the objection raised by Councils Ecologist and requests that the determination of the application is held in abeyance pending a satisfactory response.

The Council has now completed a Habitat Regulations Assessment Screening Report. This concludes that in the absence of technical information relating to projected flow rates and

phosphate outputs associated with the existing Klargester system coupled with the proximity of the site to the River Lugg, there is uncertainty and therefore a potential risk of adverse impacts on water quality. The Screening Report therefore concludes that there would be likely significant effects upon the River Lugg and River Wye Special Area of Conservation substantiating the fourth refusal reason.

The Screening Report has been forwarded to Natural England for comment and it is suggested that the issuing of any decision should await the outcome of this.

OFFICER COMMENTS

The applicants own efforts to address the phosphate output issue are acknowledged, but it remains the case that further technical evidence and possibly further mitigation is required to provide sufficient comfort that the water quality of the River Lugg will not be subjected to further phosphate discharges. The current situation is such that permission cannot be granted until such time as this matter has been addressed

CHANGE TO RECOMMENDATION

It is recommended that the reasons for refusal set out in the report should remain pending the final response from Natural England.

9 S121015/N- SEWAGE PUMPING STATION, INCLUDING CONTROL KIOSK AND ASSOCIATED WORKS AT LAND NORTH OF PENHELIGAN HOUSE, PONTSHILL, HEREFORD

For: Dwr Cymru Welsh Water per Mr Allan Pitt, 4 Pierhead Street, Cardiff, Glamorgan, CF10 4QP

ADDITIONAL REPRESENTATIONS

1. An email has been received on behalf of the residents of the thirteen properties at Coughton Brook Close, in support of the proposal and reiterating comments made previously. High costs for maintaining existing non-mains sewerage (biodisc) arrangements are cited, and affirmation that these residents would be interested in their properties being linked up to the proposed system.
2. The Senior Ecologist has confirmed verbally that her earlier comments relating to the possible presence of European Protected Species (Great Crested newts) were precautionary. She has also confirmed that the presence of newts is unlikely since they do not habitually use watercourses in their aquatic phases.
3. The Drainage Advisor has commented that the Flood Risk Assessment is satisfactory and almost all of the site is in Flood zone 1. No objections.

OFFICER COMMENTS

1. The email confirms support from residents in Coughton Brook Close. It does not raise any new issues but highlights the range of local views on this proposal.
2. Following discussion with the Senior Ecologist to clarify her comments, minor amendments to proposed Condition 5 to remove references to European Protected Species as this is now deemed unnecessary.
3. No further comments on drainage
4. Minor typographical corrections: on page 40 of the Agenda, the reference to PPS10 should be numbered 2.4 and the reference to the Herefordshire Unitary Development Plan should be numbered 2.5, and on page 48 the Reason for proposed Condition 4 should read 'Circular 06/2005'

NO CHANGE TO RECOMMENDATION

10 N120896/F - CHANGE OF USE OF BUILDING 1 FROM AGRICULTURAL BUILDING TO STORAGE; CHANGE OF USE AND ADAPTATION OF OLD FACTORY BUILDING (BUILDING 2) FROM OFFICES AND STORAGE TO OFFICES, STORAGE AND MANUFACTURING AT TYRRELLS COURT, STRETFORD, LEOMINSTER, HEREFORDSHIRE HR6 9DQ

For: Tyrells Potato Crisps per Drivers Jonas Deloitte, 4 Brindley Place, Birmingham, West Midlands, B1 2HZ

ADDITIONAL REPRESENTATIONS

A further letter has been received from Mr & Mrs Cooke, Boxers Castle, Stretfordbury reiterating their objections on highway safety grounds. The letter includes photographs showing congestion caused on two occasions when vehicles have met in the lane.

OFFICER COMMENTS

The traffic issues that are highlighted relate to the authorised use of the site for the production of potato crisps. The transport assessment submitted with the application concludes that the traffic movements created by additional employees (5-6 people) will be negligible, and that there will not be any cumulative increase in HGV movements. These findings are accepted and it is concluded that this application will not give rise to any demonstrable detriment to highway safety when considered cumulatively with the existing use of the site. However, it is considered reasonable to require that this proposal should adhere to the Transport Management Plan approved under application DCNW/100313/F and the imposition of an additional condition is recommended to reflect this.

It should be noted that the site falls within the River Lugg catchment. However, the whole site drains to an existing cess pit which is emptied on a regular basis. The plans indicate that there is no discharge to the River Lugg. The proposal is for a change of use of the two buildings. The surface water from both currently drains to the existing cess pit and this will remain unchanged. The plans do not show the installation of additional toilet or washroom facilities and therefore the proposal does not give rise to any water quality issues. The recommendation includes a condition to ensure that the development is carried out in accordance with the approved plans, and this includes drainage arrangements.

CHANGE TO RECOMMENDATION

It is recommended that the following condition is added:

The development hereby approved shall be carried out in accordance with the Transport Management Plan as approved under application DCNW/100313/F.

Reason: In the interests of highway safety and to comply with Policies DR3 and T8 of the Herefordshire Unitary Development Plan.

It is also recommended that the following sentence is added to the Reasons for Approval:

All other matters that are material to this application have been considered and the proposal is considered to accord with the Herefordshire Unitary Development Plan in all other respects.

11 N121483/F - ERECTION OF AGRICULTURAL STORAGE / GENERAL PURPOSE BUILDING AT SOUTHVIEW, WINFORTON, HEREFORDSHIRE HR3 6EB

For: Mr & Mrs N Cooke, Southview, Winforton, Herefordshire, HR3 6EB

ADDITIONAL REPRESENTATIONS

Eardisley Group Parish Council raise no objections to the proposed development.

NO CHANGE TO RECOMMENDATION