

PLANNING COMMITTEE

28 November 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 S121798/F - DETACHED NEW 3 BEDROOM HOUSE WITH GARAGE AND DRIVE AT SITE ADJ TO, 28 SOUTHBANK ROAD, HEREFORD, HR1 2UF

For: Dr Jenkins per Mr Tom Mason, Upper Twyford, Hereford, HR2 8AD

ADDITIONAL REPRESENTATIONS

The report has omitted to record the objection received from Mr & Mrs Garbutt at 8 Bodenham Road. The summary of representations incorporates the points raised in that letter.

The Council's Ecologist has confirmed that the proposal will not have any more significant impact upon bats than the extant planning permission.

NO CHANGE TO RECOMMENDATION

8 S122252/F - CHANGE OF USE FROM PUBLIC HOUSE TO A NURSERY SCHOOL, CLASS D1; RECONFIGURATION OF EXISTING FLAT FROM 1-BEDROOM TO 2-BEDROOMS; TOGETHER WITH ASSOCIATED CAR PARKING SPACES AT 1 HAMPTON PARK ROAD, HEREFORD, HEREFORDSHIRE, HR1 1TQ

For: Mrs Marshall, Nursery School, Oak House, Ross Road, Brampton Abbots, Ross-On-Wye, Herefordshire HR9 7JD

ADDITIONAL REPRESENTATIONS

One further letter has been received from Mr R A Gilbert, 1 Quay Close, Hereford. The letter expresses concern at the increased potential for road traffic accidents within the immediate vicinity, citing the existing problems associated with on-street parking of staff vehicles adjoining the veterinary surgery. Concern is also expressed at the short duration of the marketing exercise.

NO CHANGE TO RECOMMENDATION

9 S121401/F- PROPOSED CONSTRUCTION OF DETACHED DORMER BUNGALOW AT SALOU, BELLE BANK AVENUE, HEREFORD, HR4 9RL

For: Mr & Mrs Mifflin per Mr Roy Pipe, 35 Browning Road, Ledbury, Herefordshire, HR8 2GA

OFFICER COMMENTS

A query was raised by the Ward Member in respect of the impact upon the character of the area and the potential for a visual impact on the approach to the city. It is considered that this particular site is one that is visually part of the built form of the city and would not be obtrusive in the street scene or appear out of character. As such it would comply with policy LA3 of the Herefordshire Unitary Development Plan in respect of visual impact on the approach to the city.

NO CHANGE TO RECOMMENDATION

10 S121554/F- DEMOLITION OF EXISTING BUILDING AND ERECTION OF 34 HOUSES AND GARAGES TOGETHER WITH ROADS, SEWERS AND ASSOCIATED EXTERNAL WORKS AT FORMER POMONA WORKS, ATTWOOD LANE, HOLMER, HEREFORD,

For: Ms Rout per Mr Paul Harris, The Stables, Woodbury Lane, Norton, Worcester, WR5 2PT

ADDITIONAL REPRESENTATIONS

- Holmer and Shelwick Parish Council make the following comments in relation to the amended plans:

Holmer and Shelwick Parish Council's objections to the above planning application have not been affected by the additional plans and heads of terms document submitted.

The site has been identified in the UDP as an employment site, and is more suited to industrial use rather than residential due to the nature of the contamination of the land. Due to the contamination it has been proposed that the gardens should be covered with 500 mm of topsoil, which would in turn lift the floor levels, the site has already been built up over the years with various fill material including nickel deposits (the contamination) which raises the ground approx 2 metres and therefore with the extra 500 mm would mean the houses would be 2.5 metres above the natural field level, effectively an extra storey. This would have a devastating effect on the landscape.

It is understood that the demand for houses at the Crest development has been less than anticipated, which supports the parish council's comments in respect of retaining employment land rather than increasing the residential stock.

- One additional letter of representation has been received from Wychways, Attwood Lane that raises the following concerns
 - This letter reiterates concern about the additional traffic, narrow road width, rat running and highway safety issues from additional traffic

- Drainage of the site and adoption of the drainage network
 - Harm to rural character of the area.
- In response to concerns raised about Traffic Generation the Transportation Manager has also updated his comments as follows:

Trip generation comparisons provided by the Area Engineer

In the absence of any specific categories within TRICS database for the most recent previous uses of the site i.e. sand/gravel distribution and scaffolding services, I have reverted to establishing the trip generation for B2 (General Industrial) use on a similar sized site. B1 (Light Industrial) use would have a significantly greater trip generation.

The site area from the application form is 1.1ha. Utilising a developable ground Gross Floor Area to site area ratio of 40% would give a likely permissible footprint of around 4,400 sq m of B1/B2 use.

Using trip generation figures from the TRICS database for similar sized industrial estates, even the lower traffic generation use of B2 (General Industrial) gives rise to the following trip rates per 100 sq m Gross Floor Area.

General Industrial (B2) trip Generation

Morning peak 0800-0900 trip rate	Arrivals 0.40	departures 0.20	
Equivalent trips for 4400 sq. m	Arrivals 18	departures 9	Total 27
Evening peak 1700-1800 trip rate	Arrivals 0.10	departures 0.32	
Equivalent trips for 4400 sq. m	Arrivals 4	departures 14	Total 18

Residential trip generation (as per submitted Transport Statement)

Morning peak 0800-0900	Arrivals 6,	departures 14	Total 20
Evening peak 1700-1800	Arrivals 14,	departures 9	Total 23

Therefore the likely two way trip generation for the proposed residential development would be lower in the AM peak than B2 employment use over that site area, marginally greater in the PM peak, and overall taken over the two peak hours would give a slight reduction in trips.

There is also the benefit of removal of commercial vehicles from Attwood Lane.

OFFICER COMMENTS

The comments of local residents in respect of traffic generation have been considered in the report and the above data in respect of trip generation is provided to offer Members a comparison in relation to the former use of the use (and its allocation) and to demonstrate that there would not be a significant increase in traffic using the local road network.

NO CHANGE TO RECOMMENDATION

11 S122606/F- SINGLE 50KW WIND TURBINE, WITH A MAXIMUM BLADE TIP HEIGHT OF 25.1M ALONG WITH IMPROVEMENT OF ACCESS TRACK, ELECTRICAL SWITCHGEAR HOUSE WITH ASSOCIATED UNDERGROUND CABLING AND TEMPORARY CRANE HARDSTANDING. AT PENTWYN FARM, DORSTONE, HEREFORD, HEREFORDSHIRE HR3 6AD

For: Mr Cottam per Maxet House, 28 Baldwin Street, Bristol, BS1 1NG

ADDITIONAL REPRESENTATIONS

Ministry of Defence – Defence Infrastructure Organisation

The MoD asks Planning Authorities to consult with it about all planning applications for wind turbines with a height to blade tip in excess of 11m..... we comment on all turbine developments with dimensions greater than this. The MoD has no objection to the proposal. If planning permission is granted we would like to be advised of the date construction starts/ends, the maximum actual height of construction equipment and the latitude and longitude of every turbine. This information will be plotted on flying charts. We must be consulted on any changes.

Head of Environmental Health and Trading Standards – further clarifying comments:

Confirms that noise is considered unlikely to cause problems where the nearest noise-sensitive property is 500 metres away. A condition is recommended to limit noise at any sensitive locations.

Five further representations objecting to the proposal were received, plus two offering 'minor clarifications and corrections' to a previous letter. The majority of the concerns raised have been covered in previous correspondence with particular reference to visual and landscape impact, noise and potential effects on bats and newts. Additional points refer to the development of a future Neighbourhood Plan, and that wind turbines should be concentrated off-shore rather than inland.

One further email received from Ms S Robinson, expressing concerns that a spring supplying an old mill pond at The Cwm might be affected.

OFFICER COMMENTS

This formal Ministry of Defence response confirms previous comments from other MoD departments, and corresponds with those made by the Civil Aviation Authority and National Air Traffic Services.

A noise limitation condition is recommended in the report.

The matters raised by residents are considered within the report. Dorstone Neighbourhood plan is at an early stage, with no policies yet proposed. Groundwater has been considered. Professional advice is that the turbine fixing has minimal risk to groundwater as no deep pilings would be used.

NO CHANGE TO RECOMMENDATION