

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 28 November 2012 at 10.00 am

Present: Councillor PGH Cutter (Chairman)
Councillor BA Durkin (Vice Chairman)

Councillors: PA Andrews, AN Bridges, PJ Edwards, KS Guthrie, J Hardwick, JW Hope MBE, MAF Hubbard, RC Hunt, Brig P Jones CBE, JG Lester, RI Matthews, FM Norman, AJW Powers, GR Swinford and PJ Watts

In attendance: Councillors NP Nenadich, PD Price, SJ Robertson and DB Wilcox

94. APOLOGIES FOR ABSENCE

Apologies were received from Councillor DW Greenow.

95. NAMED SUBSTITUTES (IF ANY)

There were no substitute members present at the meeting.

96. DECLARATIONS OF INTEREST

8. S122252/F - 1 HAMPTON PARK ROAD, HEREFORD, HR1 1TQ.
Councillor J Hardwick, Non-Pecuniary, The Councillor knows the applicant.

8. S122252/F - 1 HAMPTON PARK ROAD, HEREFORD, HR1 1TQ.
Mark Robinson, Non-Pecuniary, The Officer knows the applicant. The Officer chose to leave the meeting for the duration of the item.

97. MINUTES

RESOLVED: That the Minutes of the meeting held at 10:00 am on 7 November 2012 be approved as a correct record and signed by the Chairman.

98. CHAIRMAN'S ANNOUNCEMENTS

The Chairman requested that all mobile phones be either turned off or set to silent. He also advised Members to leave the Council Chamber if they did need to receive a phone call.

99. APPEALS

One Member of the Committee asked if the Planning Department had a detailed analysis regarding costs awarded in respect of decisions where Members had determined applications contrary to the Officer's recommendation.

The Planning Committee noted the report.

100. S121798/F - SITE ADJACENT TO 28 SOUTHBANK ROAD, HEREFORD, HR1 2UF

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet.

In accordance with the criteria for public speaking, Mr Alcock, representing a number of local residents, spoke in objection to the application and Mr Stacey, the applicant's agent, spoke in support.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillors DB Wilcox and NP Nenedich, the local ward members, commented on a number of issues, including:

- The key issue in determining the application was whether the proposed dwelling preserved or enhanced the conservation area.
- Although the modern design was praised its location next to a listed building within a conservation area was a concern.
- There had been a slight reduction in the height of the proposed dwelling as a result of discussions with the applicant although this reduction was only minimal.
- There was a strength of feeling from local residents that the application should be refused.

The Committee debated the application and were of the opinion that the key issue in determining the application was the impact that the proposed development would have on the conservation area. They noted that in order to comply with the Unitary Development Plan the development was required to either preserve or enhance the conservation area. The debate focused on this issue, some members were of the opinion that a conventionally designed development would be more suitable in the area whereas other members were enthusiastic about the contemporary design of the proposed dwelling.

Members discussed whether some of the dwellings constructed over the previous 20 years actually preserved the conservation area. It was noted that the row of houses referred to by members during the debate was outside of, but immediately adjacent to, the conservation area.

One of the key issues raised by the Committee during the debate was the proposed colour of the dwelling. The majority of Members who supported the application in principle did have concerns about the white finish proposed in the application. They requested that a more suitable colour of render be used. The Development Manager advised that condition 3 of the officer's recommendation required samples of external materials to be approved, he advised that this condition could also require the colour of the render to be approved.

Members discussed the issue of 'garden grabbing', however it was noted that the principle of development on the site had already been established through the existing planning permission. It was considered that the existing permission would not enhance the conservation area.

Some Members expressed an alternative view and were of the opinion that the proposed development would not enhance the conservation area. It was noted that the area had been designated as a conservation area for a number of years and that it had a distinctive character due to the high status Victorian villas fronting the road. It was also considered that the proposal would significantly detract from the neighbouring listed building. Concern was also expressed regarding the extensive glass finish to the

southern side of the proposed dwelling and the possibility of light emanating from the building.

Councillors Wilcox and Nenadich were given the opportunity to close the debate. They reiterated their opening remarks and made additional comments, including:

- The proposed dwelling was in stark contrast to the neighbouring dwellings.
- Bodenham Road was made a conservation area in the 1970's.
- The application was not for reserved matters, the existing planning permission referred to was a full permission and not outline.
- The key issue was whether the application preserved or enhanced the conservation area.
- 30 people had objected to the application.
- The proposed dwelling would be intrusive on people wishing to sit in their gardens.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C01 Samples of external materials**
- 4. L01 Foul/surface water drainage**
- 5. L02 No surface water to connect to public system**
- 6. L03 No drainage run-off to public system**
- 7. H13 Access, turning area and parking**
- 8. H27 Parking for site operatives**
- 9. G09 Details of Boundary treatments**
- 10. G04 Protection of trees/hedgerows that are to be retained**
- 11. F14 Removal of permitted development rights**
- 12. F16 No new windows in specified elevation**
- 13. F17 Obscure glazing to windows**
- 14. I21 Scheme of surface water regulation**
- 15. I51 Details of slab levels**
- 16. I16 Restriction of hours during construction**
- 17. The flat roofs of the building hereby approved shall not be used as a roof terrace**

Reasons for Approval

1. The application has been considered against 'saved' Unitary Development Plan policies S1, S2, 27, DR1, DR2, DR3, DR4, H1, H13, H16, 76, T11, LA5, LA6, HBA4, and HBA6, guidance set out in the National Planning Policy Framework and the presence of a 'fall-back' position in the form of the 2004 planning permission.

The local planning authority concludes that the proposal would represent a sustainable residential development on a site that already has the benefit of planning permission for a single dwelling. The design and scale of the proposal would respect the presence and setting of the adjoining Grade II listed building and is considered to preserve the character and appearance of the Bodenham Road Conservation Area. In other respects the proposal would not adversely affect the residential amenity of neighbouring occupiers, would be provided with satisfactory on-site parking that would be served by an access road that is suitable for an additional property.

For these reasons the local planning authority considers the development to comply with the aforementioned Unitary Development Plan policies and guidance set out in the National Planning Policy Framework; paragraph 65 specifically.

101. S122252/F - 1 HAMPTON PARK ROAD, HEREFORD, HR1 1TQ

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet.

In accordance with the criteria for public speaking, Mrs Marshall, the applicant, spoke in support of her application.

Members discussed the application and welcomed the proposed re-use of the public house for a community usage.

One Member of the Committee asked the applicant if the original name of the public house could be considered when naming the nursery due to its established popularity within the area.

RESOLVED

That planning permission be granted subject to the following conditions:

1. A01 Time limit for commencement (full permission)
2. B01 Development in accordance with the approved plans
3. The maximum number of children to be looked after at the nursery hereby approved shall not, in accordance with an OFSTED registration, exceed 60.

Reason: In the interests of highway safety so as to comply with Policies S6, T11 and DR3 of the Unitary Development Plan.

4. G09 Details of Boundary treatments
5. H13 Access, turning area and parking

6. **H29 Secure covered cycle parking provision**
7. **H30 Travel plans**
8. **Prior to the commencement of development, a full working method statement and habitat scheme for bats should be submitted to and approved in writing by the local planning authority, and the work shall be implemented as approved.**

Reason: In order to ensure the protection of European Protected Species in accordance with Unitary Development Plan policies NC1, NC7, NC8 and NC9, the NERC Act 2006 and the Habitats Directive.

Reason for Approval

1. **The application has been considered with regard to Unitary Development Plan policies S1, S6, DR2, DR3, T6, T7, T11, HBA6, NC1, NC7 and NC8 and guidance set down in the National Planning Policy Framework 2012. The loss of the public house is not considered to prejudice the ability of the local community to meet its day to day needs and weight has been attributed to the proposed introduction of a community facility for which there is an identified need. The local planning authority is also conscious of the employment opportunities that will be created. With an initial limit of 60 children, the proposed parking layout is considered acceptable in accordance with Policies DR3 and T11. The proposed use would not significantly effect existing levels of residential amenity by comparison to the historic use as a public house in accordance with Policy DR2.**

102. S121401/F - SALOU, BELLE BANK AVENUE, HEREFORD, HR4 9RL

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet.

In accordance with the criteria for public speaking, Mr Philpotts, representing Holmer and Shelwick Parish Council, and Mr Neale, a neighbouring resident, spoke in objection to the application.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillor SJ Robertson, the local ward member, commented on a number of issues, including:

- The site visit undertaken the previous day gave Members an opportunity to make a better judgment in respect of the application.
- The Inspector had previously stated, in respect of a separate application in Belle Bank Avenue, that the properties had a distinctive pattern and were worthy of continuous protection.
- The approval of the application would result in two extremely cramped properties with issues of overlooking.
- Amenity space for both properties will be limited with the issue of overlooking also being a key issue.
- The loss of garden space would also have an adverse effect on biodiversity.
- In June 2011 PPS3 was amended to exclude garden grabbing.

- There would be an increase in traffic issues if the application was approved.

Members discussed the application and had concerns in respect of the possible overdevelopment of the site. They noted that the existing garden was going to be reduced by approximately 70% through the proposed dwelling and also noted the close proximity of the new dwelling to the existing one. It was considered that the proposed application would have a negative impact on the neighbouring properties as well as impacting on the distinctive character of the area. It was however noted that there could be a need to support the family and Members considered that an extension to the existing dwelling may be deemed more acceptable.

Members discussed the key policies of the Unitary Development Plan and were of the opinion that the application should be refused as it was contrary to Policies DR1, DR2 and DR3. Reference was also made to PPS3 although the Committee were advised that this should not be referred to as a reason for refusal as it had been replaced by the National Policy Planning Framework.

In discussing the reasons for refusal Members confirmed that the key reasons for refusal related to scale and mass, the impact on the character of the area, and the impact on the amenity of the neighbouring residents. Members were also of the opinion that there were issues relating to sustainability and agreed that policy H13 of the Unitary Development Plan should also be included in the reasons for refusing the application.

Councillor Robertson was given the opportunity to close the debate. She reiterated her opening remarks and made additional comments, including:

- The Parish Council had objected to the application and had expressed the views of the local residents.

RESOLVED

THAT planning permission be refused for the following reason:

The proposed dwelling, by virtue of its size, scale, design and siting would represent an overdevelopment of the site that would be harmful to the character of the area and residential amenities of the existing neighbouring occupiers. As such it would be contrary to policies DR1, DR2 and H13 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework

103. S121554/F - FORMER POMONA WORKS, ATTWOOD LANE, HOLMER, HEREFORD,

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet. She also advised that she had recently received notification that the appeal lodged with OFWAT by Crest Nicholson had now been withdrawn and therefore the drainage system would now be adopted.

In accordance with the criteria for public speaking, Mrs Philpotts, representing Holmer and Shelwick Parish Council, spoke in objection to the application.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillor SJ Robertson, the local ward member, commented on a number of issues, including:

- The site had been designated as B2 employment land and should remain as such.

- There were 300 homes being built at the Furlongs and therefore the protection of employment land was essential.
- There were concerns in respect of landscaping, sewerage, highways, site levels and contaminated land.
- The Section 106 agreement should require a contribution to Holmer School and the Wentworth Park play area.

Members were of the opinion that a site inspection would be beneficial on the grounds of the setting and surroundings.

Councillor Robertson was given the opportunity to close the debate. She reiterated her opening remarks and made additional comments, including:

- The site visit was welcomed and would assist in the Committee's determination of the application.

RESOLVED

THAT the determination of the application be deferred pending a site inspection on the following grounds:

- c the setting and surroundings are fundamental to the determination or to the conditions being considered, and cannot reasonably be made without visiting the site in question.**

104. S122606/F - PENTWYN FARM, DORSTONE, HEREFORDSHIRE HR3 6AD

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet. She advised that a further letter of objection had been received after the update sheet had been received that had also been copied into the Committee; she added that if Members had any comments as a result of that correspondence she would address them accordingly.

In accordance with the criteria for public speaking, Mr Thomas, representing Dorstone Parish Council, and Mr Cottam, the applicant, spoke in support to the application and Mr Burt, one of the local residents, spoke in objection.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillor PD Price, the local ward member, commented on a number of issues, including:

- The original turbine was 35 metres high but this had been reduced following discussions with local residents.
- The turbine was well placed on the site to maximise efficiency as well as reducing visual impact.
- There were no significant traffic issues.
- The Parish Council was now in support of the application.

Members noted the concerns of the neighbouring residents that approving the application could result in a precedent being set. However they reminded all parties that it was their responsibility to determine each application on its merits.

The sustainable nature of the application was noted with reference being made to the reduction in the carbon footprint for the village of Dorstone. The applicant was praised for working with the Parish Council and the local community in reducing the size of the turbine to make the application more acceptable. It was noted that there were still concerns from some local residents.

Members referred to other community led wind turbine projects throughout the Country and noted that community engagement was a key factor in addressing concerns to turbines.

There was a concern that the approval of the application could lead to a number of similar applications being submitted in the area. The government's support of wind turbines was also noted.

Councillor PD Price was given the opportunity to close the debate. He reiterated his opening remarks and made additional comments, including:

- The issue of precedent had been addressed and any additional applications would have to be determined on their merits.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. The external colour and finish of all parts of the structure hereby approved shall be permanently maintained in accordance with details which have first been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of the area and to comply with the requirements of policy DR1 of the Herefordshire Unitary Development Plan.

- 4. In relation to the development hereby permitted, no deliveries of components shall be made to the site unless or until a Traffic Management Plan (TMP) has been submitted to and approved in writing by the local planning authority. The TMP shall include the following in particular:**
 - a. Estimated timescales for start and finish of the turbine installation;**
 - b. Provision for joint site meetings between contractors and officers of the local highways authority before the start and after completion of the delivery and construction period;**
 - c. The numbers, types, size and weights of all vehicles to be used to deliver components;**
 - d. Provision for agreement under section 278 of the Highways Act 1980 for the undertaking of any works required in reparation of any damage to the highway incurred by vehicles accessing the site;**
 - e. Details of the deployment of banksmen, where necessary, along the B 4348 and C1208 roads**
 - f. Means of ensuring all delivery drivers accessing the site are fully informed as to road conditions and their responsibilities along the delivery route**

The TMP shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety, and to conform with the requirements of policy DR3 of the Herefordshire Unitary Development Plan

5. Before the development hereby permitted begins, a Habitat Enhancement Scheme shall be submitted to and approved in writing by the local planning authority. The Scheme shall include in particular:
 - a. Away from the immediate vicinity of the turbine, new planting proposals and a plan to restore identified sparse hedgerows at Pentwyn Farm;
 - b. Proposals for additional habitats to attract birds, reptiles, insects and small mammals;
 - c. Double stock-proof fencing of some hedgerows to prevent over-grazing;
 - d. Measures to reduce shading to ponds, to increase light levels reaching the water;
 - e. A management plan to ensure after-care of planting and continuity for habitats created.

Reason: To improve biodiversity and connectivity for wildlife and restore hedgerow cover, in accordance with the requirements of policies S7, DR4, NC1, NC8 and NC9 of the Herefordshire Unitary Development Plan.

6. E03 Site observation - archaeology
7. I16 Restriction of working hours during construction
8. H06 Vehicular access construction
9. I06 Restriction on noise levels
10. Within six months of the equipment hereby approved becoming redundant, inoperative or permanently unused, the turbine and all associated infrastructure shall be removed and re-used, recycled, all materials recovered, or be finally disposed of to an appropriate licensed waste facility, in that order of preference.

Reason: To ensure a satisfactory form of development, avoid any eyesore from redundant plant, prevent pollution, and to safeguard the environment when the materials reach the end of their life, in accordance with policies S1, S2, DR1 and CF4 of the Herefordshire Unitary Development Plan.

Reason for Approval

1. The proposal has been considered having regard to possible impacts on visual amenity (including shadow flicker), landscape, biodiversity, and potential noise nuisance. The principles relating to renewable energy, sustainability and carbon footprint reduction have been taken into account in light of current national policy. With regard to visual amenity in particular, the site is remote with no neighbours within 500 metres of the site. The site is also generally screened or partly screened from public viewpoints by vegetation and the topography. Views of the turbine would primarily be distant and/or partial and would not be considered to dominate the field of view. The need for renewable energy carries weight provided other factors can be mitigated and the site has been chosen and assessed with this in mind. In light of the above, the proposal is considered to accord with, or be capable of compliance with, policies S1, S2, S7, S11, DR1, DR2,

DR3, DR13, T8, LA2, LA5, NC1 and CF4 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework, with particular (but not exclusive) reference to paragraphs 28, 93, 97 and 98.

INFORMATIVES:

- 1. N11A Wildlife and Countryside Act 1981 (as amended) - Birds**
- 2. N11C General**
- 3. HN01 Mud on highway**
- 4. HN21 Extraordinary maintenance**
- 5. Applicant to notify CAA/GAIT DGC on construction**

105. DATE OF NEXT MEETING

The Planning Committee noted the date of the next meeting.

APPENDIX 1 - SCHEDULE OF COMMITTEE UPDATES

The meeting ended at 12.45 pm

CHAIRMAN

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