

PLANNING COMMITTEE

19 December 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.

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

In response to concerns raised about contaminated land, the applicants, Lioncourt Homes have provided the following comments:

Lioncourt Homes have had a number of discussions with Nick James, EHO at Herefordshire Council for the above area, with regards to the legacy contamination issues on this site. Intrusive ground investigation reports were submitted as part of the planning application and the discussions with Mr James have been informed by this information. It has been agreed that the final remediation proposal for this site will be detailed and secured as part of standard contamination conditions attached to the consent, should it be granted, and it is certain that a cover layer system will form part of that remediation strategy.

Lioncourt Homes confirm that (in line with common industry practice) the finished levels submitted with our planning information have been raised above existing levels in order to accommodate the intended cover layer. This is to avoid a situation whereby contaminated land is stripped from the site and carted away in order to bring an equivalent volume of "clean" spoil onto site - a scenario which is commercially disadvantageous, creates unnecessary HGV movements within the local highway network and simply moves the problem somewhere else where it will have to be dealt with again at some point in the future. Lioncourt Homes has now commissioned detailed road and drainage design for the site and are confident that the levels Cadsquare have designed are the finished levels for the site going forward and should not require amending in the future. It is anticipated that the approved remediation strategy (once agreed) should be able to be accommodated within the latest proposed level design provided with our planning details.

NO CHANGE TO RECOMMENDATION

**S122572/F - PROPOSED NEW BUNGALOW AT LAND AT THE PARKS,
BROCKHAMPTON, HEREFORD, HR1 4SD**

**For: Mr & Mrs Hope per Mr Nigel Teale, Bramble Farm, Naunton, Upton
Upon Severn, Worcestershire, WR8 0PZ**

OFFICER COMMENTS

Members are advised that the Heads of Terms for the suggested S106 Agreement have not been finalised and in the event that the application is to be approved, officers would seek delegated authority to complete the S106 Agreement before any permission were issued. The Heads of Terms would secure the property in perpetuity as an affordable dwelling, and its occupancy restricted utilising a cascade approach with a local person with ties to the parish and meeting the 'needs' criteria being eligible to purchase and reside within it.

CHANGE TO RECOMMENDATION

There is an incorrect reference to Policy LA2 in the Reason for Refusal. This should refer to Policy LA1 – Areas of Outstanding Natural Beauty

**N121564/F - A NEW FARM WORKERS DWELLING AT LAND AT
BURNT HENGOED, BRILLEY, HEREFORD, HEREFORDSHIRE**

**For: Mr & Mrs Lloyd per Mr Ben Corbett, Lion Court, Broad Street,
Leominster, Herefordshire, HR6 8BS**

ADDITIONAL REPRESENTATIONS

Natural England have responded to the application raising no objections

NO CHANGE TO RECOMMENDATION

**N122403/O - SITE FOR PROPOSED RURAL WORKERS DWELLING AT
HOLLOWAY COMMON FARM, HAMPTON CHARLES, TENBURY
WELLS, HEREFORDSHIRE, WR15 8PY**

**For: Mr & Mrs Bemand per Wall James Chappell, 15-23 Hagley Road,
Stourbridge, West Midlands, DY8 1QW**

ADDITIONAL REPRESENTATIONS

Natural England – No objection

NO CHANGE TO RECOMMENDATION