

# **PLANNING COMMITTEE**

**Date: 9 October 2013**

## **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.**

## **SCHEDULE OF COMMITTEE UPDATES**

**130997/F - ERECTION OF FOUR BED DETACHED DWELLING FOR FARM MANAGER AT LAND AT UFTON COURT FARM, UFTON COURT, HOLME LACY, HEREFORD.**

**For: Mr & Mrs Goodwin per Mrs Julie Joseph, Trecorras Farm, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PG**

### **ADDITIONAL REPRESENTATIONS**

A letter from the applicants (emailed 4.10.13) and further email (received 7.10.13) with attached plans to Councillors and copied to the Case Officer, which sets out their case and response to the Committee Report.

A revised site plan indicating the position of the approved farm buildings that could be built.

### **OFFICER COMMENTS**

The points raised are noted, but they generally reiterate the points already made in earlier correspondence. The applicants have confirmed that they are willing to amend the siting of the bund and landscaping if required.

The revised site plan does not accurately indicate the footprint/size of the approved buildings and can therefore only provide an indication of the approximate siting of the approved buildings.

### **CHANGE TO RECOMMENDATION**

No change to the officer's recommendation.

**131732/F - CHANGE OF USE FROM PUBLIC HOUSE ON GROUND FLOOR AND RESIDENTIAL UNIT ON FIRST FLOOR TO A SINGLE 6 BEDROOM DETACHED DWELLING AT THE SLIP TAVERN, MUCH MARCLE, LEDBURY, HR8 2NG**

**For: Mr Thomas per Mr Russell Ranford, 22 Thatcham Avenue, Kingsway, Gloucester, GL2 2BJ**

### **ADDITIONAL REPRESENTATIONS**

None

### **OFFICER COMMENTS**

There is a minor error in the recommendation

### **CHANGE TO RECOMMENDATION**

The wording of the recommendation is changed by deleting the word "as" and substituting it with the words "due to".

**131885/F - PROPOSED ERECTION OF 30 NO. NEW DWELLINGS INCLUDING 10 AFFORDABLE UNITS AND ASSOCIATED WORKS TO PROVIDE A NEW ACCESS AND ROAD AT SITE ADJACENT TO 4 VALENTINE COURT, CANON PYON, HEREFORD, HR4 8NZ**

**For: G P Thomas & Son per Mr David F Baume, 41 Widemarsh Street, Hereford, Herefordshire, HR4 9EA**

#### **ADDITIONAL REPRESENTATIONS**

One further letter of objection has been received from a local resident which includes a hydrology report that has been commissioned by them to examine the flood solutions offered by the applicant. The report concludes that there are significant inaccuracies in the applicant's calculations and that the scheme has been under-designed, and that the risk of flooding on and off the site may be more frequent than anticipated.

The objector's letter goes on to refer to paragraph 100 of the National Planning Policy Framework which states that:

*"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk...."*

It suggests that there are more appropriate and risk free sites in the centre of the village including a brownfield site which the owner is keen to develop.

The objector does not consider that the site can be compared with a recent appeal decision in Kingstone, or that the previous reasons for refusal have been addressed.

#### **OFFICER COMMENTS**

The hydrology report submitted by the objector has been forwarded to the Council's Land Drainage Engineer with a request for further comment. A response is awaited. However, Members attention is drawn to the fact that he was satisfied with the content of the original report and had recommended the imposition of a condition to require the submission of a detailed SuDS scheme. This is reflected by condition 16 of the recommendation.

The objector's correspondence refers to two other sites further to the north of the village that they consider to be sequentially preferable in terms of flood risk. However, both of the sites are, at least in part, within a zone 2 and 3 flood plain as they are adjacent to the Wellington Brook. A flood risk assessment completed in connection with a current householder application at Canon Court (131201/FH) includes photographs of a flood event in 2007. It is your officer's view that the application site is sequentially preferable as it does not lie within a fluvial flood plain.

It remains your officer's view that the site is comparable with the recent appeal decision in Kingstone. The Council cannot demonstrate a five year housing land supply. Both are sites immediately adjacent to a settlement boundary in villages that are considered to be sustainable. It is clear from the report to committee that the comparison is being drawn in this respect.

#### **CHANGE TO RECOMMENDATION**

No change to the officer recommendation

**S122304/F - CHANGE OF USE TO ACCOMMODATE SIX  
MOBILE HOMES (RETROSPECTIVE) AT WHITEHALL FARM,  
HAMPTON BISHOP, HEREFORDSHIRE,**

**For: Mr Rogers per Mr Colin Goldsworthy, 85 St Owen Street,  
Hereford, Herefordshire, HR1 2JW**

**ADDITIONAL REPRESENTATIONS**

Letter received from TRP Sealing Systems LTD advise that a number of their employees reside at Whitehall Farm. The letter refers to the shortage of reasonably priced rental accommodation within Herefordshire and that those of their non-british workforce continue to find it difficult to find suitable properties and the contribution they make to the local economy.

**OFFICER COMMENTS**

Need to add proactive statement as informative.

**NO CHANGE TO RECOMMENDATION**