

PLANNING COMMITTEE

Date: 19 February 2014

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

P133115/F - DEMOLITION OF REDUNDANT BUILDINGS AND ERECTION OF 3 NO. DWELLINGS, NEW ACCESS AND DRIVEWAYS. AT LAND ADJACENT TO GATEWAY NURSERY, LONGWORTH LANE, BARTESTREE, HEREFORDSHIRE, HR1 4GA

For: Mr Reynolds per Mr Daniel Forrest, Court Cottage, Bartestree, Hereford, Herefordshire HR1 4DA

ADDITIONAL REPRESENTATIONS

The Parish Council's comments in respect of the amended plans will be reported verbally if received prior to the meeting.

OFFICER COMMENTS

An additional condition is recommended to ensure that the future privacy and living conditions of adjoining neighbours and between the approved properties is satisfactorily controlled.

- 1) Notwithstanding the provisions of Article 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D and E of Part 1 and of Schedule 2, shall be carried out.

Reason – In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H18 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

CHANGE TO RECOMMENDATION

Additional condition to be imposed.

P132962/F - PROPOSED ERECTION OF 3 DETACHED DWELLINGS, NEW ACCESS, DRIVEWAY AND GARAGE AT LAND ADJACENT TO OCTOBER HOUSE, BARTESTREE, HEREFORD, HR1 4DA

For: Messrs D Forrest, L Hansford & B Reynolds per DA Forrest Architectural Services, Court Cottage, Bartestree, Hereford, HR1 4DA

ADDITIONAL REPRESENTATIONS

The Parish Council's comments in respect of the amended plans will be reported verbally if received prior to the meeting.

OFFICER COMMENTS

An additional condition is recommended in respect of Plot 3 to control future forward extension in the interests of the living conditions of Orchard House and Plot 2.

- 1) Notwithstanding the provisions of Article 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D and E of Part 1 and of Schedule 2, shall be carried out in respect of the property approved on Plot 3.

Reason – In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H18 of Herefordshire Unitary Development Plan and the requirements of the National Planning Policy Framework.

CHANGE TO RECOMMENDATION

Additional condition to be imposed.

132374/O - PROPOSED ERECTION OF 15 NOS. DWELLINGS. AT LAND ADJACENT TO WILLOWCROFT, SUTTON ST NICHOLAS, HEREFORD, HEREFORDSHIRE,

For: Mr & Mrs Chambers per Mr John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, Herefordshire HR1 1LH

ADDITIONAL REPRESENTATIONS

Further comments from the Parish Council have been received in respect of the revised Heads of Term:

1. Generally it was felt that more than £16,400 (20%) should be spent to improve village facilities.

2. Why is money going to the Academy School, which was outside the control of Herefordshire Council at a time when LEA schools are having to work with less funds?
3. Monies to be used to purchase and fit a bus shelter for pupils who catch the school bus outside the school/village hall.
4. Monies should **only** be used to provide new highway and sustainable transport infrastructure to serve the development and the Village. (The Sutton Parish Plan 2003 has a new footpath on the Marden Road from Ordish Cottages to the old Post Office, this is an outstanding infrastructure project)
5. Monies to be used to improve the infrastructure of the village hall, in particular the car park lights and the community garden.

OFFICER COMMENTS

1. The contributions requested are in accordance with the Planning Obligations Supplementary Planning Document.
2. The draft heads of terms do not include a contribution towards Aylestone Business and Enterprise College
3. The provision of a bus shelter can be considered to be funded by the sustainable transport infrastructure contribution
4. Agree
5. The expenditure of the monies will be negotiated with the parish council on receipt

CHANGE TO RECOMMENDATION

No change to recommendation