

PLANNING COMMITTEE

Date: 12 March 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

8 131680/F - PROPOSED ERECTION OF 12 AFFORDABLE DWELLINGS, COMPRISING A MIXTURE OF 2 AND 3 BED HOUSES AT LAND AT TUMP LANE, MUCH BIRCH, HEREFORDSHIRE

For: Markey Builders (Gloucester) Ltd per BM3 Architecture Ltd, 28 Pickford Street, Digbeth, Birmingham, West Midlands B5 5QH

ADDITIONAL REPRESENTATIONS

Two additional letters received. One letter reiterates concerns already raised with regard to the danger to schoolchildren using a road that is 5m wide in places and 4.8m at pinch points

The second letter addresses points raised in applicant's letter summarised in Section 5.6 of this report.

- Site referred to at Orleton, not comparable. Only 6 properties or so on lane (Kitchen Hill Road). Nearly 80 dwellings and large hotel access Tump Lane
- Facilities are not regularly accessed from Orleton site, as is the case with Tump Lane . Also Tump Lane has accesses onto two important 'A' roads. Kitchen Hill Road has only access to the B4361 road
- Proposed footpath does not link existing footpath to Wormelow. There is still a shortfall of some 60 feet at end of road making it unsafe for any purpose.

OFFICER COMMENTS

Whilst acknowledging the Planning Committee's desire to secure a continuous footpath link the full length of Tump Lane, this has not proven deliverable and the applicant has requested determination of the application in its original form. On balance, it is considered that the provision of much needed affordable housing and the proposed improvements to footpath links enable a positive recommendation to be made.

NO CHANGE TO RECOMMENDATION

9 P132959/F - CONSTRUCTION OF A 6,000 BIRD "FREE RANGE" EGG PRODUCTION UNIT. CHANGE OF PUBLIC RIGHT OF WAY TO REFLECT O.S. MAP. AT SOLLERS HOPE FARM, SOLLERS HOPE COURT, SOLLERS HOPE, HEREFORD, HR1 4RW

For: Mr Powell per Mr Anthony Lee, Badger Farm, Willowpit Lane, Hilton, Derby, Derbyshire, DE65 5FN

ADDITIONAL REPRESENTATIONS

A response has been received from the Land Drainage Manager indicating no objections in principle on flooding and drainage grounds, subject to the provision of watertight manhole covers in the area of land indicated to flood in the 1 in 100 year plus Climate Change event.

OFFICER COMMENTS

It is recommended that a condition is attached to any permission securing the provision of water tight manhole covers in the area of land indicated to flood in the 1 in 100 year plus Climate Change event.

In response to comments made on the Site Inspection, officers are seeking further clarification in response to the means of securing the necessary attenuation within the applicant's ownership. An update on this issue will be reported verbally.

CHANGE TO RECOMMENDATION

Add condition:

Prior to the commencement of the development hereby approved, details with regards to the installation of water tight manhole covers to be installed in the area of land indicated to flood in the 1 in 100 year event will be submitted to and approved in writing by the Local Planning Authority. The approved covers shall be installed prior to the first use of the egg production unit and retained in perpetuity.

Reason: In order to prevent the ingress of flood water into the surface attenuation system and to comply with Policy DR7 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.

12 132536/F - DEVELOPMENT OF 50 NEW DWELLINGS OF WHICH 18 WILL BE AFFORDABLE. AT LAND ON LEDBURY ROAD WEST OF WILLIAMS MEAD, BARTESTREE, HEREFORDSHIRE,

For: David Wilson Homes (Mercia) Ltd per Unit 6 De Salis Court, Hampton Lovett, Droitwich Spa, Worcestershire, WR9 0QE

ADDITIONAL REPRESENTATIONS

Five additional letters of objection and an email have been received. Some of the content is already summarised in the published report before Members. Additional or further highlighted material considerations are summarised as follows:

- Significant concern is expressed in relation to the treatment of foul and surface water drainage. Property in Lumber Lane has very nearly been inundated on two

occasions, the most recent in mid-February 2014. The proposed erection of 50 dwellings on higher ground will increase this risk unacceptably;

- Concern is expressed in relation to the condition and capacity of an existing pipe in third party ownership between the site and Lumber Lane and the future maintenance of the surface water drainage arrangements;
- It is suggested that this is fundamental to the granting of permission which should not be granted until it has been determined what work needs to be done to make the culvert fit for purpose;
- The development is too close to properties in Williams Mead and the adjacent grade II listed Prospect Cottage;
- The development would lead to coalescence with Lugwardine;
- Water supply is already compromised during periods of peak demand.

OFFICER COMMENTS

Water supply and surface water drainage

Conditions 15 & 16 address the issue of water supply. Condition 20 requires the submission of a detailed design strategy prior to commencement of development and the consultation response from the Land Drainage Manager confirms that the proposed attenuation basin has been designed to accommodate a 1 in 100 year plus 30% for climate change event. The outfall from the system will be attenuated to green-field equivalent rates and it is concluded there is no increased risk of flooding as a consequence.

The agent has confirmed that any spillages of potentially contaminative material on the estate road would be protected by deep sealed trapped road gullies and the highway authority would be responsible for their maintenance. If contaminants did enter the surface water system the proposed attenuation basin would act as an interceptor and dilute any contaminants acting as a buffer until such time as the maintenance provider cleaned the pond/system. It is also stated that drainage calculations are based on the site being wholly impermeable, when in reality there will be the opportunity for infiltration of rainwater falling on gardens. As such the calculations are based on the worst-case scenario.

It has been confirmed that due to the extent of landownership within the control of the applicant, surface water run-off could be further attenuated to achieve a 5 litre/second outfall and this is the recommendation of the Council's Land Drainage Engineer. This would represent betterment when considered against existing Greenfield run-off rates (9 litres/second) since it would reduce the volume of water currently flowing through the pipe referred to by the adjacent landowner. The discharge rates through existing infrastructure and overland flows together with future management arrangements for the attenuation pond would need to be addressed as part of the discharge of Condition 20.

Boundary treatments

In response to a query over boundary treatments adjacent Williams Mead the agent has confirmed that no wall or fencing is proposed along this boundary edge. It is intended the existing hedgerow will provide the boundary. In terms of its maintenance the responsibility for maintaining one side of the hedge will be with the householders in Williams Mead and the other half was with the application site landowner.

NO CHANGE TO RECOMMENDATION