

PLANNING COMMITTEE

Date: 9 December 2015

Afternoon

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.

151354 - PROPOSED ARCHERY COURSE WITH 3D FOAM ANIMAL TARGETS ON A CIRCUIT THROUGH THE WOODS. TO INCLUDE A RECEPTION AREA, OFF ROAD PARKING AND SERVICED PORTALOO TOILET FACILITIES AT LYNDERS WOOD, UPTON BISHOP, HEREFORDSHIRE

For: Mr F Buchanan, 27 Archenfield Estate, Madley, Hereford, Herefordshire HR2 9NS

ADDITIONAL REPRESENTATIONS

Subsequent to the receipt of additional information and plans a further 10 objections have been received. In summary these raise the following additional points:

- Business model is implausible, it is not commercially viable and no evidence of demand.
- What is the real motive? With M50 nearby could give rise to greater commercial exploitation
- New altruistic dimension to business does not change the proposal
- Better location for such a use, if to serve Herefordshire should not be on the border with Gloucester and could take place at village fetes etc.
- Continuing lack of detail still does not give confidence as to how the enterprise would be run
- No details of safety zones/perimeter buffer zones have been provided and two people operating it is still insufficient
- Site slopes, which would complicate course design
- Block plan includes a neighbour's land and notice has not been served on them. This results in the application being invalid and inaccurate in respect of the proximity of targets to neighbour's land. The proposal would be danger to users of the paddock.
- At the time the Ecology Report was produced the site layout had not been submitted, therefore the Report cannot assess the proposal accurately
- Trees are proposed to block misfired arrows leaving the wood. This will damage trees, making them more susceptible to disease and the arrows not blocked will exit the woods and be a danger.
- Unclassified road is single track and used by pedestrians to reach the bus stop. It is unsuitable for large volume of traffic.
- Proposal still does not demonstrate that protected species and wildlife would not be harmed. Dormouse survey should be produced before the decision is made. Applicant's preference not to carry out the survey shows the level of appreciation for the woodland and wildlife
- The trampling of the woodland has been underestimated. This would be significant even for 16 people a day at weekends/bank holidays if the number of shots per target is taken into account.
- Will there be audible safety alarms?
- Recreational use could give rise to fire in the woods from discarded matches/cigarettes
- How often will the portable toilets be serviced?

OFFICER COMMENTS

The applicant has confirmed that as originally drawn the red line around the application site was inaccurate and inadvertently included a parcel of land, next to the boundary with Lynders Lodge. Revised plans have now been provided to rectify this. As the neighbour was aware of the situation and has made representation on the application there has been no prejudice in this case.

The comments raised in general highlight the local view that the submission is not precise enough to make a decision and express objection to the use on highway safety and ecology issues. These have been considered within the Committee Report and in line with consultation responses given, it is considered that subject to the recommended conditions these are suitably addressed.

Further consideration of the comments received from the Transportation Manager has taken place. It is considered appropriate to attach conditions requiring the retention of visibility splays and to secure surfacing of the splayed entrance to reduce the risk of mud being deposited on the highway

CHANGE TO RECOMMENDATION

Two additional standard conditions CAB (H03) and CAL (H13)

**152475 - PROPOSED COTTAGE AND GARAGE AT LAND
ADJACENT TO SUTTON LAKES FARM, SUTTON LAKES,
HEREFORD,**

**For: Mr Nenadich per Mr John Phipps, Bank Lodge, Coldwells
Road, Holmer, Hereford, Herefordshire HR1 1LH**

ADDITIONAL REPRESENTATIONS

Highways comments received – no objections and no impact on highways safety so long as the parking and turning is laid out as proposed. The frontage needs to be cut back to secure adequate visibility splays. If minded to approve conditions are recommended.

Additional information to accompany the application has been submitted by the agent. This is summarised below:

- The applicant was diagnosed with Chronic Lymphatic Leukaemia in May and as a result his immune system has dilapidated and he has been prone to infections.
- As a result his occupation as a pest controller and damp proofing specialist should be avoided
- The new dwelling would enable the applicant to live in a more acceptable environment that lowers the risk of infection, keeps him in the community with friends and support and would be a sustainable build
- The proposal sits within a line of six houses with nearby amenities including Bodenham GP 3 miles away and 500m from a bus stop.

OFFICER COMMENTS

While the above personal reasons have been taken into consideration, it does not change the recommendation for refusal of the application.

NO CHANGE TO RECOMMENDATION