

PLANNING COMMITTEE

Date: 3 February 2016

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

153240 - PROPOSED DETACHED PASSIVHAUS DESIGN, SELF-BUILD, SINGLE-STOREY DWELLING ON LAND AT OLD HOLLOWAY, LITTLE BIRCH, HEREFORDSHIRE.

For: Mrs Freeman per Mr George Mikurcik, Upper Twyford, Twyford, Hereford, Herefordshire HR2 8AD

ADDITIONAL REPRESENTATIONS

Aconbury Parish Clerk has written to clarify that the comments are made for Aconbury Parish MEETING and not Aconbury Parish COUNCIL. Further, whilst the comments were submitted by the Clerk, they have not been agreed at a Parish meeting.

OFFICER COMMENTS

None

NO CHANGE TO RECOMMENDATION

152559 - PROPOSED CONVERSION OF A DUTCH BARN TO PROVIDE A DWELLING WITH ANNEXED HOLIDAY ACCOMMODATION AT LAND TO THE SOUTH EAST OF STANLEY BANK FARM, KIMBOLTON, LEOMINSTER, HEREFORDSHIRE

For: Mr & Mrs Duggan per RRA Architects, Watershed, Wye Street, Hereford, Herefordshire, HR2 7RB

ADDITIONAL REPRESENTATIONS

The Transportation Manager Recommends conditions be attached, in the event that planning approval is granted.

One further letter of support raises issues already set out in the Committee report.

The applicant's agent has submitted a rebuttal to the report the conclusions of which are as follows:-

The planning report is wrong to conclude that the proposal is 'unsustainable development in a prominent location in open countryside' as Kimbolton is a sustainable location, and is listed within table 4.20 of Core Strategy Policy RA2; and, whilst the Neighbourhood Plan is silent on the settlement boundary, the proposal represents an ideal opportunity to bring about

sustainable development to meet the Local Authority's 5-year housing annual delivery supply target.

Given 22 letters of support, which encourage the design merits of the proposal, and encourage conversion of the Dutch Barn, to provide a home for Mr & Mrs Duggan, and provide a local tourism facility; and, given the fact that no objections have been received and the Parish Council has offered support, the proposal complies with Core Strategy Policy SS1, SS6, SD1, RA2, RA3, RA4, and RA5.

OFFICER COMMENTS

The site lies outside the built up area of Kimbolton and therefore the report is correct that the location is in open countryside.

NO CHANGE TO RECOMMENDATION

153174 - PROPOSED NEW SINGLE STOREY DWELLING AND DETACHED GARAGE AT THE THREE HORSESHOES INN, LITTLE COWARNE, HEREFORD, HR7 4RQ

For: Mr Whittall per Lett & Sweetland Architects, 58 London Road, Worcester, Worcestershire, WR5 2DS

ADDITIONAL REPRESENTATIONS

The Transportation Manager recommends conditions if planning approval is granted.

One letter of support states that the public house is one of four remaining in the locality. The Public House is a centre of activity in area. The proposal will allow applicants to retire and employ a manager to look after the public house

OFFICER COMMENTS

The matters raised are covered in the report to Committee.

NO CHANGE TO RECOMMENDATION