

PLANNING COMMITTEE

Date: 13 July 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

152041 - PROPOSED RESIDENTIAL DEVELOPMENT OF 10 DWELLINGS (AMENDMENT TO ORIGINAL APPLICATION) AT LAND TO THE NORTH OF ASHPERTON VILLAGE HALL, ASHPERTON, HEREFORDSHIRE,

For: Mr Davies per Twyford Barn, Upper Twyford, Hereford, Herefordshire HR2 8AD

ADDITIONAL REPRESENTATIONS

A heritage update will be given verbally at the meeting

NO CHANGE TO RECOMMENDATION

P143252/F - PROPOSED DEVELOPMENT OF 12 NOS. DWELLINGS, CONSISTING OF 5 NOS. AFFORDABLE AND 7 NOS. OPEN MARKET. WORKS TO INCLUDE NEW ROAD AND LANDSCAPING AT LAND ADJOINING KINGSLEANE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SP

For: Mr & Mrs Glynne Schenke per Mr R Mills, Les Stephan Planning Ltd, 9 Sweetlake Business Village, Shrewsbury, SY3 9EW

ADDITIONAL REPRESENTATIONS

62 Petition letters have been received which were also emailed to members.

The applicants have submitted a conservation rebuttal together with the previous landscape officer's advice which objected to the development of the site. The rebuttal concludes 'overall it is considered that the proposal constitutes a subtle extension of the Kingsland village reinforcing its existing form and maintaining a cherished character which is rightly identified as being worthy of conservation'.

Neighbourhood Plans Manager - updated comments - The Kingsland Neighbourhood Plan has been re-submitted by the Parish Council. This plan is now on consultation under Reg16 from 11 July to 22 August 2016. The previous submitted Neighbourhood Plan was withdrawn by the parish council on 8 July 2016 to enable the resubmitted plan to be considered.

The direction of travel of the re-submitted plan is substantially the same as the previously submitted document. There has been no change to the settlement boundary or any additional allocation of housing. The parish council have provided additional justification within the plan and supporting evidence documentation to support the housing strategy within the plan. This strategy is to allow infill and windfall development within the Kingsland, Cobnash and Shirlheath settlement boundaries with an allowance for windfall within the wider parish under RA3.

The policies map has been amended to remove reference to the previous commitment at Kingsleane. Four policies have also been amended to reflect issues with waste water and water quality.

As the consultation period only commenced on Monday, judgments under para 216 cannot be anticipated with regards to outstanding issues and objections.

Given the objections previously it is anticipated that these will be re-submitted and therefore only limited weight can be given to the plan.

OFFICER COMMENTS

The petition letters refer the previous decision which was quashed. The report has been updated including revised consultation responses given the change from Unitary Development Plan to Core Strategy. The conclusions of the report are clear and confirm that the proposal is contrary to the Core Strategy and NPPF.

Regarding the re-submitted Neighbourhood Plan status, given the objections previously it is anticipated that these will be re-submitted and therefore only limited weight can be given to the plan in the decision making process.

NO CHANGE TO RECOMMENDATION

160741 - SITE FOR PROPOSED DWELLING AND GARAGE AT LAND ADJACENT TO GALEN HOUSE, CHERRY ORCHARD, KINGS ACRE, HEREFORD, HR4 0SG

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

ADDITIONAL REPRESENTATIONS

Breinton Parish Council has made the following further comments:

On behalf of Breinton Parish Council we would like to provide a brief update to the Officers report in respect of Breinton Neighbourhood Development Plan (BNDP). The BNDP is currently undergoing inspection which is anticipated to be complete towards the end of this month.

During the Regulation 16 consultation the BNDP received 25 comments during the consultation process of which 23 were in support of the BNDP. The two unresolved objections to boundaries referred to in the officer's report are from local landowners. One of the sites used as a basis for the objection has recently been rejected on appeal.

The site currently under consideration never came forward in either of Herefordshire Council's HELAA or SHLAA studies as being suitable for development and no submissions on this were received during any of the two year consultation processes except during the final Regulation 16 consultation.

OFFICER COMMENTS

The Neighbourhood Planning Manager has provided further advice that corroborates the Parish Council update. Your officers maintain the view that the unresolved issue around Schedule of Committee Updates

reference to sites adjacent to the settlement boundary defined at Kings Acre leads to some doubt, at this time, about the conformity of policy B2 of the BNDP and policy RA2 of the Herefordshire Local Plan Core Strategy.

Accordingly it is considered that significant weight cannot currently be given to BNDP and that greater weight should be given to policy RA2. In this respect, the site is adjacent to the settlement boundary at Kings Acre and it is not considered that there would be any harmful intrusion into the countryside beyond the well-established cul-de-sacs at Four Acres and Yew Tree Gardens. Accordingly and on balance, it is considered that the modest economic and social benefits associated with this proposal, outweigh any environmental concerns

Last sentence of paragraph 6.36 – Omit reference to the legal undertaking as there is not one required in this instance.

NO CHANGE TO RECOMMENDATION