

# **PLANNING AND REGULATORY COMMITTEE**

**Date: 10 April 2019**

*Morning*

## **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

**182617 - PROPOSED RESIDENTIAL DEVELOPMENT OF 32 DWELLINGS OF WHICH 13 WILL BE AFFORDABLE HOMES, ECOLOGICAL CORRIDOR, SEPARATE PUBLIC OPEN SPACE AND PROVISION OF ACCESS ENHANCEMENTS TOGETHER WITH PARTIAL (ALMOST TOTAL) DEMOLITION OF FORMER RAILWAY BRIDGE AT LAND ADJACENT TO CAWDOR GARDENS, ROSS ON WYE, HEREFORDSHIRE,**

**For: Mr Jones per Mrs Caroline Reeve, 6 De Salis Court, Hampton Lovett Industrial Estate, Droitwich Spa, WR9 0QE**

### ADDITIONAL REPRESENTATIONS

An additional representation of expanded comments has been received on 8 April 2019 from a local resident, who adds the following –

*The point I would like to raise is this: the number one problem facing humanity at present is Global Warming and the principal source of the Carbon Dioxide which is put into the atmosphere is from the burning of fossil fuels in road transport. This needs to be solved by getting both people and freight off the roads and onto electrified railways, (and in the cities people onto trams and trolley buses), this is paramount. It is equally as important to produce clean electricity as it is to reduce the demand for it, the present situation where everybody runs around in individual transport is unsustainable from every point of view.*

*Herefordshire Council has recognised the part the Hereford and Gloucester Canal can do to provide a link between the two cities and has put into its future plans the fact that the corridor should be left for the future development of the canal, for which the Council should be praised. Equally it should do the same thing for the routes of the old railway lines, which will have to be reopened in the future if we are to tackle Global Warming. Admittedly it will not be the present government which does anything to counteract Global Warming, given its addiction to Fracking, but we have to hope that a future government will, otherwise as Fraser says in Dad's Army, "We're all doomed."*

Hence my objection to the removal of the railway bridge in this scheme, we must protect the old railway routes.

### OFFICER COMMENTS

The additional comments are noted and as referenced within the report at 6.69. The reopening of the relevant branch line is not something under consideration as far as any current or emerging plans show and is not safeguarded by planning policies or legislation. In any event and as also noted within the Conservation comments, in many places the line will have been built over or otherwise obstructed and not capable of exact reinstatement. Any future railway infrastructure serving Ross on Wye would need to be designed and facilitated to accommodate the town and its development at the moment such a proposal comes forward.

There is no current or emerging planning policy or legislative base to resist the proposal on this basis. Therefore no change to recommendation is proposed.

However the wording of the recommendation does require amending and this is reflected in the change below.

### **RECOMMENDATION - Amended wording**

That subject to the completion of a Planning Obligation under Section 106 of the Town & Country Planning Act 1990, officers named in the Scheme of Delegation to Officers are authorised to grant planning permission, subject to the conditions below and any further conditions or amendments to conditions considered necessary by officers named in the scheme of delegation to officers.

**183951 - PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND NEW VEHICULAR ACCESS AT LAND TO THE WEST OF ST MARYS CHURCH, BROAD OAK, HEREFORDSHIRE**

**For: Mr Partridge per Julie Joseph, Trecorras Farm, Llangarron, Ross On Wye, HR9 6PG**

### **ADDITIONAL REPRESENTATIONS**

A neighbour has submitted the additional representation by email dated 2<sup>nd</sup> April 2019:

*I received this automated email as I had written comments opposing the development of these new dwellings in Broad Oak.*

*Having had another look at the application, I can see quite a few new documents have been submitted in the last few months.*

*One of these is a drainage plan. I am writing as the plan is not accurate. They have omitted a council maintained drain which runs under the road from directly outside my house and discharges in the roadside ditch exactly where the proposed driveway is to the new dwellings on the east of the proposed site.*

*As this drain has been omitted from the plan, no provision is made to account for the considerable amount of rainwater which it carries at present and, more concerning, planners may not be aware of any restrictions which would be sensible to ensure that any newly created driveway did not compromise the existing drainage network.*

*I don't know if it is too late for this information to be passed onto the case officer, but I felt it an important point to note.*

### **OFFICER COMMENTS**

Paragraph 1.1 comments on St Mary's Church being an 'undesigned heritage asset'. For the avoidance of doubt, the building is afforded no statutory protection and while there is a social value to it, harm is not identified to its setting as a result of the proposed development.

As stated within the Committee report at paragraph 6.32, the maintenance of highway drains are controlled under separate legislation and any developer would have a duty to ensure these are not damaged.

### **NO CHANGE TO RECOMMENDATION**