

PLANNING AND REGULATORY COMMITTEE

Date: 26 August 2020

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

191187 - OUTLINE APPLICATION FOR THE ERECTION OF 9 HOUSES AND THE IMPROVEMENT OF EXISTING ACCESS TO SERVE THE DEVELOPMENT AT LAND BETWEEN LEEWARD HOUSE AND THE MILLENNIUM HALL, CROW HILL, UPTON BISHOP, ROSS ON WYE, HR9 7TU

For: Mr David Greer and Mrs Montgomery per Mrs Nicola Inchbald, The Estate Office, Holdfast Manor, Holdfast, Upton Upon Severn, WR8 0RA

ADDITIONAL REPRESENTATIONS

On August 19th a further representation was submitted by Mr Wiggins MP, who has already made representations on the application.

This representation identified the application site is close to a bore hole near 'the pond' and raised concerns regarding its pollution.

OFFICER COMMENTS

Colleagues in the Council Environmental Health team have confirmed within the last few days the bore hole has now been registered, however wouldn't normally consider that a housing development would be a risk and as such would assume that all relevant drainage and sewerage was in place. Also if there was an issue of affecting the water supply the council would require the relevant person(s), which could be the landowner, owner of the premise, or user or the supply, or any other person who exercises powers of management or control in relation to that supply to carry out remedial works, taking into account any specific legal agreements.

ADDITIONAL REPRESENTATIONS

On August 25th a further representation was received from the Ministry of Housing, Communities and Local Government:

I am contacting you, as I understand that you are the case officer for Hertfordshire Council dealing with the above application.

I am emailing to inform you that the Secretary of State has received a request that he consider calling in the above planning application for his own consideration.

I understand that the application is due before committee on 26 August.

The Secretary of State does not act on third party requests to call in planning applications until the relevant Planning Committee have resolved to approve the application.

If the Committee are minded to approve the application then the Secretary of State could issue an Article 31 holding direction or the local planning authority could give an assurance that they would not issue a Decision Notice until the Secretary of State has had an opportunity to consider whether or not to call in the application.

I should be grateful if you could confirm whether you are content not to issue a Decision Notice in this case until the Secretary of State has decided whether or not to call in the application. Could you also send me a copy of the committee report and recommendation for this application, please.

Officer comments.

If members agree the resolution The Secretary of State will be informed and the decision will not be issued until the call-in request has been duly considered.

NO CHANGE TO RECOMMENDATION

193747 - OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 4 DWELLINGHOUSES (ALL MATTERS RESERVED) AT LAND TO THE NORTH OF THE B4348, MUCH DEWCHURCH VILLAGE, HEREFORDSHIRE

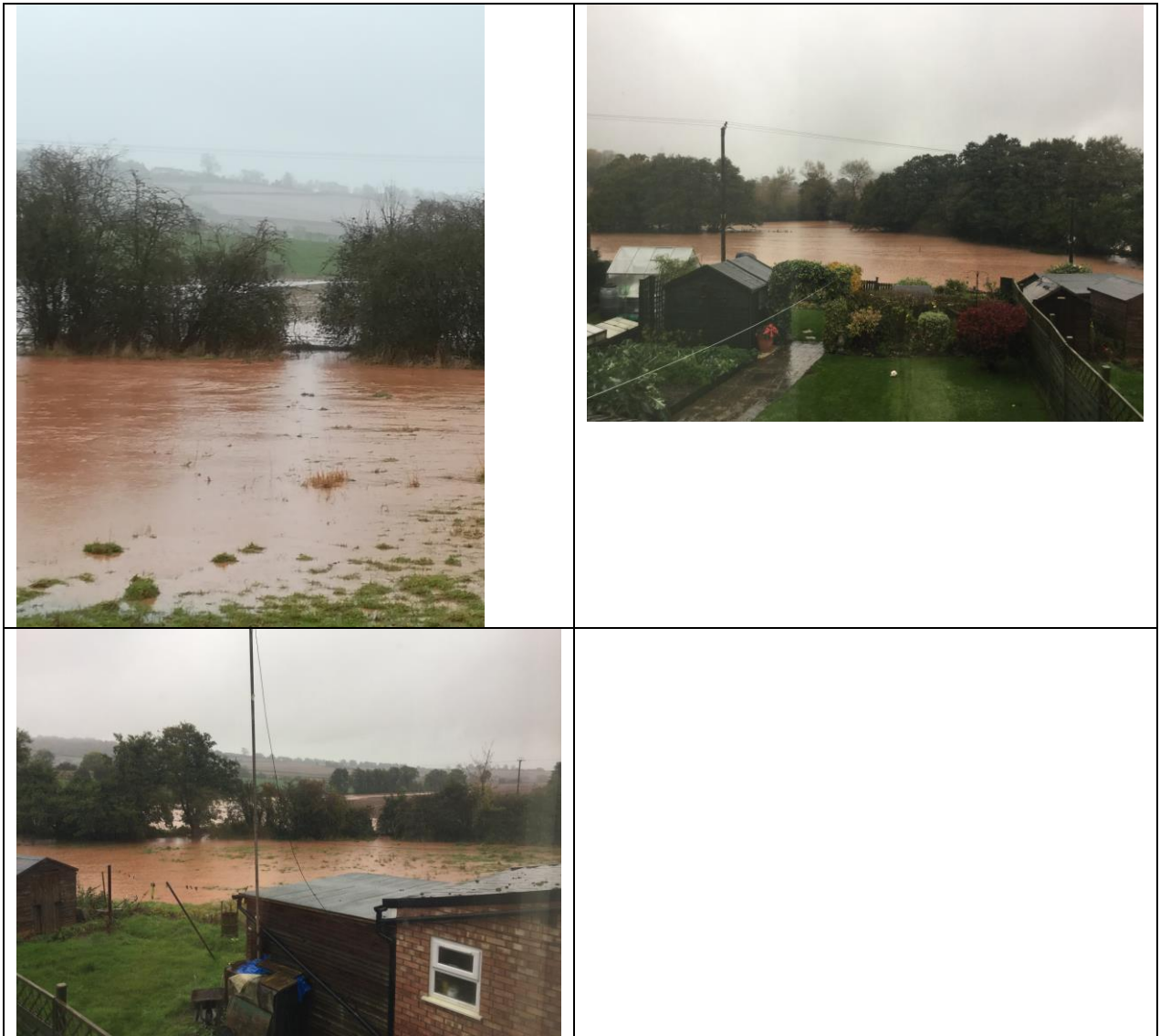
For: Hereford Diocesan Board of Finance per Mr Philip Staddon, 26 Lea Crescent, Longlevens, Gloucester, GL2 0DU

ADDITIONAL REPRESENTATIONS

On August 20th the following further objection was submitted to members of the committee by the Parish Clerk, who has already made representations on the application:

We would like you to look at the attached photographs, taken on different occasions, prior to the committee meeting on 26 August 2020 and request that these be taken into consideration. The image Site 4 is a regular occurrence throughout the year.





OFFICER COMMENTS

The matter of flooding has been fully addressed in the Officer's Report, see paragraphs 6.19 – 6.26 and recommended conditions 12 and 13. As well as the latest technical response from the Council's consultant Land Drainage Engineer provided at paragraph 4.6 of the Officer's Report.

NO CHANGE TO RECOMMENDATION

CORRECTION OF OFFICER'S REPORT

At paragraph 6.32 and 6.36 of the Officer Report the Church of St David is referred to as Grade II Listed when in fact it is Grade I Listed. Grade I Listed buildings are of national importance and the preservation of which should be afforded the greatest weight, as directed by paragraph 193 of the NPPF. However, it remains that the principle of development is considered to have no impact on the setting of the Grade I Listed Church of St David and so no harm is apparent to attribute weight to.

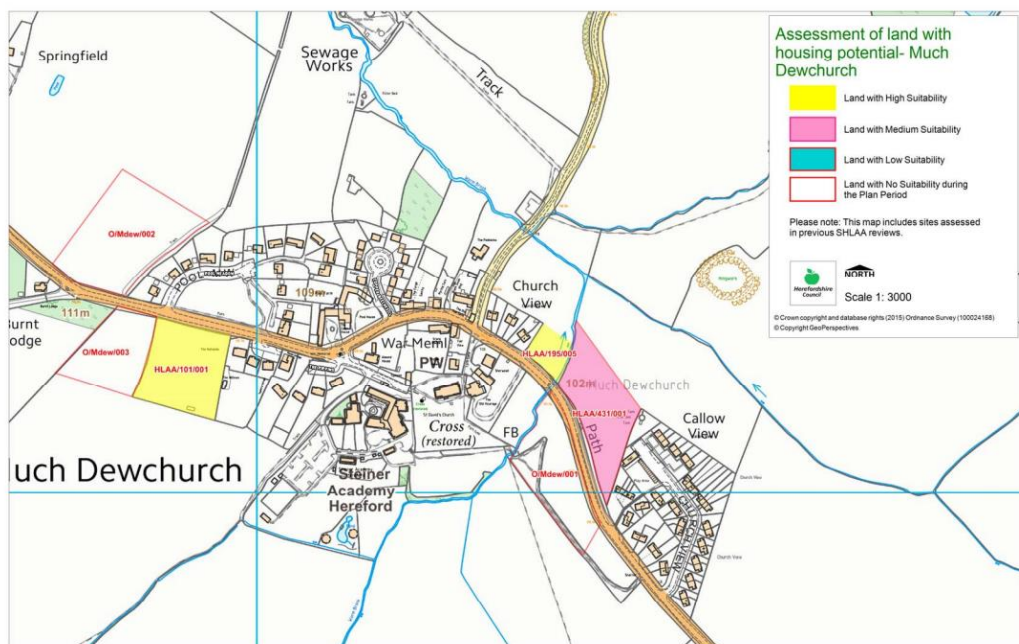
Views from the Council's Historic Buildings Officer have informally been sought and they have identified no objection at this stage in the process, having regard to the potential impact on the setting. Although, depending on the details submitted at the Reserved Matters stage, it was noted that harm may vary between less than substantial to no harm and so formal consultation would be undertaken as part of the Reserved Matters application.

NO CHANGE TO RECOMMENDATION

FURTHER INFORMATION RECEIVED

Discussions with the Council's Forward Plans highlighted that Strategic Housing Land Availability Assessments (SHLAA) were undertaken for Much Dewchurch in 2015 and 2009. The 2009 assessment identified the current application site as 'Land with High Suitability'. With a potential housing capacity of 5 dwellings. This suitability did not change in the 2015 review for which the Covering Report states:

1.2 This assessment is a study of sites that are considered to be potentially capable of delivering housing development over the next 20 years and beyond. Consequently, all sites included in this study have been assessed for their suitability and availability for housing development. The achievability assessment has yet to be completed.



NO CHANGE TO RECOMMENDATION