

# PLANNING AND REGULATORY COMMITTEE

Date: 30 SEPTEMBER 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

**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 the 26<sup>th</sup> of September 2020 the following additional representation was received from the Parish Council:

*If I have missed anyone off I apologise and please could this be forwarded on to them. Much Dewchurch Parish Council would like you to view the attached photographs prior to your site visit on Tuesday and the committee meeting on Wednesday. The first four photos are of the ACTUAL proposed site, not the surrounding area, and the others are of the garden and setting of the Grade II listed Old Rectory situated directly opposite the proposed site.*



### **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**

**194052 - SITE FOR THE ERECTION OF ONE DETACHED DWELLING AND TWO BUNGALOWS AT LEMS FORD, BROAD OAK, HEREFORDSHIRE, HR2 8DZ**

**For: Messrs Partridge per Mrs Julie Joseph, Trecorras Farm, Llangarron, Ross-On-Wye, Herefordshire HR9 6PG**

**ADDITIONAL REPRESENTATIONS**

On the 26<sup>th</sup> September 2020 the following five letters of objection were received from local residents:

- N Franklin:

*I am writing to you as a local resident who lives in close proximity to the above application site. The application is being reported to the Planning Committee this coming Wednesday with a recommendation for refusal.*

*I strongly urge you to follow the Officer recommendation and vote for the refusal of this application for the following summarised reasons:-*

*1) the application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination;*

*2) both Broad Oak itself and Garway Parish as a whole have already exceeded the 14 per cent proportional housing growth target for the period until 2031;*

*3) The proposal is the worst kind of unfettered ribbon development with resultant landscape harm; and*

*5) It would be travesty for the Broad Oak settlement boundary as set out in the Garway NDP to be breached on the very first occasion since it reached the stage whereby significant weight should be attached to it. The local community has worked tirelessly to progress the Garway Parish NDP and to undermine it at the earliest opportunity would undermine the very the democratic process that neighbourhood planning seeks to embody.*

*I trust that I can rely upon you to vote for the refusal of this application in accordance with your own Officer's professional recommendation.*

- J Harris:

*I am a local resident living close to the above application site. I understand that the application is being brought to the Planning Committee this week with a recommendation for refusal. I do hope that you follow the Officer's recommendation and vote for the refusal of this application. The reasons are as follows:*

*1) The application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan.*

*2) Broad Oak has already exceeded the 14 per cent proportional housing growth target for the period until 2031; the same applies to the Garway parish as a whole.*

*3) The proposal extends the ribbon development which is unsuitable for a narrow and rural country lane, and would lead to more landscape harm, in particular further loss of significant and ancient hedgerow.*

4) What is the point of the hours of work that have been put into the Garway Neighbourhood Development Plan if the Broad Oak settlement boundary is ignored at its first test? This would show a disdainful lack of respect for the local democratic process.

*I trust that you will vote against this application in accordance with your own Officer's professional recommendation.*

- C Adamson:

*I am writing to you as a local resident who lives in close proximity to the above application site. The application is being reported to the Planning Committee this coming Wednesday with a recommendation for refusal.*

*I strongly urge you to follow the Officer recommendation and vote for the refusal of this application for the following summarised reasons:-*

1). *The application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination. Should the Planning Committee decide to ignore the NDP by granting permission to this development then it begs the question as to why the local community has spent time and effort over several years in producing a plan that best fits the interests of the locality. Such a decision would be a travesty of the democratic process;*

2). *Garway Parish, which includes Broad Oak hamlet, has already exceeded the 14 per cent proportional housing growth target for the period until 2031;*

3). *This is yet another example of out of control ribbon development on farmland with resultant landscape and environmental harm. Already, recent unwelcome developments in the village have caused the removal of traditional, ancient field hedgerow bordering a country lane to be replaced with concrete kerb, tarmac, grassed suburban verges and urban road signage. Is this type of development really acceptable in the Herefordshire countryside? Our stunning landscape and rural setting - a draw for tourism to the county - will be forever marred by such developments.*

*I trust that I can rely upon you to vote for the refusal of this application in accordance with your own Officer's professional recommendation.*

- J Thorpe and T Fawkes:

*We are Broad Oak residents and understand that application 194052 is being reported to the Planning Committee this coming Wednesday with an Officer recommendation for refusal.*

*We are keen for you to follow the recommendation and vote for the refusal of this application based on the following considered rationale:-*

1) *the application site lies outside of the settlement boundary of Broad Oak set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination;*

2) *both Broad Oak and Garway have already exceeded the 14 per cent proportional housing growth target for the period in the parish until 2031;*

3) *in our opinion based on having lived here a number of years, this proposal spoils the particular character of the settlement of Broad Oak and surrounding countryside; and*

4) *We believe in the work put in to developing the Garway NDP and we believe that breaching the plan undermines the democracy that neighbourhood planning stands for.*

*We trust that we can rely upon your vote to refuse this application in accordance with your own Officer's professional recommendation.*

- J Blamey:

*I am writing to you as a local resident who lives in close proximity to the above application site. The application is being reported to the Planning Committee this coming Wednesday with a recommendation for refusal.*

*I strongly urge you to follow the Officer recommendation and vote for the refusal of this application for the following summarised reasons:-*

*1) the application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination;*

*2) both Broad Oak itself and Garway Parish as a whole have already exceeded the 14 per cent proportional housing growth target for the period until 2031;*

*3) The proposal is the worst kind of unfettered ribbon development with resultant landscape harm; and*

*4) It would be travesty for the Broad Oak settlement boundary as set out in the Garway NDP to be breached on the very first occasion since it reached the stage whereby significant weighting should be attached to it. The local community has worked tirelessly to progress the Garway Parish NDP and to breach it at the earliest opportunity would undermine very the democratic process that neighbourhood planning seeks to embody.*

*I trust that I can rely upon you to vote for the refusal of this application in accordance with your own Officer's professional recommendation.*

On the 28<sup>th</sup> September 2020 the following two letters of objection were received from local residents:

- Katie Cripwell:

*I am writing to you as a local resident who lives adjacent to the above application site. The application is being reported to the Planning Committee this coming Wednesday with a recommendation for refusal.*

*I strongly urge you to follow the Officer recommendation and vote for the refusal of this application for the following summarised reasons:-*

*1) the application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination;*

*2) both Broad Oak itself and Garway Parish as a whole have already exceeded the 14% proportional housing growth target for the period until 2031;*

*3) the proposal is the worst kind of unfettered ribbon development with resultant landscape harm;*

*4) it would be travesty for the Broad Oak settlement boundary as set out in the Garway NDP to be breached on the very first occasion since it reached the stage whereby significant weighting should be attached to it. The local community has worked tirelessly to progress the Garway Parish NDP and to breach it at the earliest opportunity would undermine very the democratic process that neighbourhood planning seeks to embody.*

*I trust that I can rely upon you to vote for the refusal of this application in accordance with your own Officer's professional recommendation.*

- H Cripwell

*As a neighbour of the applicant, I would like to re-iterate our objection to the Lemsford planning application.*

*1) The application site lies outside of the settlement boundary of Broad Oak as set out in the Garway Neighbourhood Development Plan that has recently reached Regulation 16 Stage and that now carries significant weight following examination; Broad Oak is already creeping outwards towards Welsh Newton with developments that have already been approved and this is very detrimental to the character of the hamlet of Broad Oak.*

2) *The Lemsford development will constitute over-development of Broad Oak. both Broad Oak itself and Garway Parish as a whole have already exceeded the 14% proportional housing growth target for the period until 2031;*

3) *The proposal is the worst kind of unfettered ribbon development with resultant landscape harm;*

4) *It would be a travesty for the Broad Oak settlement boundary as set out in the Garway NDP to be breached on the very first occasion since it reached the stage whereby significant weighting should be attached to it. The local community has worked tirelessly to progress the Garway Parish NDP and to breach it at the earliest opportunity would undermine very the democratic process that neighbourhood planning seeks to embody.*

5) *We are very concerned about all the run-off and drainage pipes from the developments already approved in Broad Oak, as well as from the Lemsford proposal. As you will see from the drainage schemes submitted with the applications below, the ultimate destination from these developments is down to Cwm Maddoc Farm, where it flows into a pond in our garden.*

*4 dwellings (P180061) Construction completed  
2 dwellings (183951) Construction commenced  
3 dwellings (194052) Lemsford*

*Recent flooding earlier this year shows clearly how the sewage and drainage systems put in place for these developments becomes completely overwhelmed in heavy rain.*

*I trust that I can rely upon you to vote for the refusal of this application in accordance with your own Officers' professional recommendation.*

## **OFFICER COMMENTS**

The above detailed representations, submitted following the publishing of the Officers Committee Report, do not raise any new material considerations.

## **NO CHANGE TO RECOMMENDATION**