

PLANNING AND REGULATORY COMMITTEE

Date: 3 MARCH 2021

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

201895 - ERECTION OF A DETACHED, SINGLE STOREY, THREE BEDROOMED AGRICULTURAL WORKERS DWELLING AT LAND AT ACTON MILL FARM, THE BARROW, SUCKLEY, WORCESTER, WR6 5EJ

For: Mrs R. Hooper and Mr M. Hooper per Mr John Peters, 11 St Marys Place, Shrewsbury, SY1 1DZ

ADDITIONAL REPRESENTATIONS

Following publication of the officer report, members were emailed by the applicants' agent on 26 February 2021, to provide a response to the officer report. This effectively details background supporting information, to justify the application submission.

OFFICER COMMENTS

Officers note no new material considerations have been introduced and members will appreciate an officer report can only consider the planning merits, constraints and material considerations of an application. Whilst noting the application is made for bespoke accommodation for the applicants' son, the proposal description seeks the erection of an agricultural workers dwelling.

Whilst noting paragraph 11 of the NPPF, inspectors in numerous appeal decisions in recent years have concluded that 'weight' can still be afforded to the Council's housing policies.

Due to the General Data Protection Regulation, tailored by the Data Protection Act 2018, the submitted planning statement and letter sent to members cannot be published.

NO CHANGE TO RECOMMENDATION

202391 - PROPOSED CONVERSION OF AND EXTENSION TO THE EXISTING RIVERVIEW FLATS BUILDING TO FORM 6NO. 2-BED APARTMENTS WITH NEW END STAIRCORES AND ADDITIONAL STOREY ABOVE AT RIVERSIDE FLATS, WYE STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BX

For: Mr Rollings per Mr Martin Andrews, One Wessex Way, Colden Common, Winchester, SO21 1WG

ADDITIONAL REPRESENTATIONS

Following the publication of the officer report, further clarification has been sought from ecology colleagues on this application. Officers now wish to revise the recommendation in respect of the removal of one refusal reason (reason 5), which relates to the Habitats Regulations Assessment. The outstanding matter in regards to surface water could now be

secured via an appropriately worded planning condition and thus the requirement for the removal of this reason for refusal. The revised recommendation is below:

CHANGE TO RECOMMENDATION

Remove Refusal Reason 5.

201220 - OUTLINE PERMISSION FOR THE DEMOLITION OF AN EXISTING DWELLING, THE ERECTION OF UP TO 3 X RESIDENTIAL DWELLINGS WITH ASSOCIATED DRIVE AND ACCESS ALTERATIONS (ALL OTHER MATTERS RESERVED) AT LAND AT HILL VIEW, DINEDOR, HEREFORDSHIRE,

For: Mr Lively per Mr Chris Moore, Clarendon House, 42 Clarence Street, Cheltenham, Gloucestershire, GL503PL

ADDITIONAL REPRESENTATIONS

The agent has submitted both the Biodiversity checklist and Climate Change Compliance checklist on 1st March 2021.

The Biodiversity checklist picks up that the Ecological features of: 'Development within, adjacent to or likely to affect a designated site (SAC*, SSSI*, Local Wildlife Site or nature reserve)' and 'Roof or building being demolished / replaced / altered, or loft being converted' will be impacted, however both of these have been resolved through the Ecological survey and assessment report that has been submitted with the application.

Within the Climate Change compliance checklist the agent has not ticked any of the measures but has provided the following information for reasoning why the measures have not yet been incorporated; *'The proposal is in outline and therefore the details of energy efficiency will be provided as part of the upcoming reserved matters planning application.'*

However, it should be noted that with the indicative plan the dwellings will be in a linear form with south east roof slopes which will be able to provide solar panels, and solar gain.

NO CHANGE TO RECOMMENDATION

204274 - PROPOSED IMPROVEMENTS TO EXISTING FIELD ACCESS AND CONSTRUCTION OF FARM TRACK AT LAND ADJOINING DUKE STREET, WITHINGTON, HEREFORDSHIRE

For: Ms Leake per Mr Paul Smith, 1 Whitby House, Commercial Street, Hereford, Herefordshire, HR1 2EH

ADDITIONAL REPRESENTATIONS

An additional letter of representation has been received in relation to the application, this is as follows:

“The Officers report states at Paragraph 6.12 that the ‘function’ of the access would remain unchanged. This is not correct as the applicant clearly states that it is a new/replacement farm access to replace those on Lock Road. As a main access to what could become a major farm operation, a full traffic impact assessment is required.

The highway engineer has previously stated that ‘the forward visibility around the bend for vehicles travelling from the south and turning right into the access is very poor.’ (Application 190884). He recommended that, without changes to the junction, involving highway widening, the application should be refused.

The application description of this new farm access, as proposed by the applicant in the supporting documents, is unclear. The existing access only serves the field, which also has another access onto Lock Road. In 2019 in the applicant’s submission for an earlier appeal, (reference application no. 190880) an aerial photograph showed no track. The current muddy track was only created on Tuesday 19th January 2021. It is unclear as to why earlier photographs are not included in the officers’ report.

There was a previous request as to whether prior approval for a farm track was required (application 190793). This track has not been implemented, therefore any access linking up to the farm buildings should be included in the application, as the whole route will connect to the highway.

Finally the report fails to refer to the proposed traffic calming measures being prepared by Balfour Beatty for the Herefordshire Council. These include improved pedestrian safety measures just 40 metres to the south of the bend at the main pedestrian access to Withington School. Pedestrian safety will be at greater risk with this change from field to farm access, onto a blind bend of a narrow road, with no pavements.

Contrary to applicant’s statement in the supporting document, Duke Street is residential, on a bus route, with more vehicle, cycle and pedestrian usage than Lock Road.

All of the above points have been made to the planning officer but no responses have been received, or included in the Committee Report.

The residents of Duke Street, supported by many other objectors, respectfully request that the application be refused on highway safety grounds, or at the very least be deferred for a site visit by members.”

NO CHANGE TO RECOMMENDATION