

PLANNING COMMITTEE

Date: 9 APRIL 2025

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

243018 – OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE PROPOSED ERECTION OF TWO SELF-BUILD DWELLINGS AT LAND AT HELENSWOOD FARM, KINGSTHORNE, HEREFORDSHIRE, HR2 8AL

For: Ms M Jones & Mr R Boney per Mr Matt Tompkins, Lane Cottage, Burghill, Hereford, Herefordshire HR4 7RL

ADDITIONAL REPRESENTATIONS

Members will note at Section 1.8 of the officer report that an additional consultation period, in relation to the amended location plan received, ended on 2 April 2025.

For completeness, there has been one further representation, received on 8 April 2025. It has been sent directly to members of the committee by its author but is repeated verbatim below:

“Dear Councillors

I would kindly ask you for support to Mary Hill's objection to the proposed planning at Helenswood Farm as below. As Mary is unable to attend I have asked Councillor Richard Thomas to read out Mary's objection.

Kind regards

Joanne Bridgen

Stepdaughter to Mrs Mary Hill, "Blue Haze" Kingsthorne.

Land at Helenswood Farm HR2 8AL (2 Dwellings) P243018/O OBJECTION FROM Joanne Bridgen on behalf of Mrs Mary Hill, Blue Haze, Kingsthorne, Herefordshire.

Thank you Councillors, for giving me the opportunity of raising an objection to this proposal. I am writing on behalf of my Stepmother, Mary Hill who is unable to attend in person as she is currently unwell. Sadly, I am also unable to attend as I reside in Dorset. Mary has lived at Blue Haze since the 1980's and both she and my late father Derek Hill have been pillars of their community in the parish of Much Dewchurch. It was of great shock to Mary, who is now 92 years of age to hear of this proposal.

Therefore, I briefly outline a list of her valid objections;

- Mary and Derek paid substantial fees to solicitors in the mid 1980's which was a huge part of their income. This was to set up the grant of easement with the owner of the land to guarantee their easement and access to the land. The spreaders are in the middle of the proposed development, which has been overlooked by the drainage experts.*
- The access is not wide enough for cars and construction equipment. We understand the owner of "Ivy Cottage" owns the hedgerow adjoining her property and she would have to allow use of her land to assist with the access.*
- The properties proposed are “palatial mansions “of unacceptable height and scale. They are completely overbearing to the existing properties of "Blue Haze" and "Ivy Cottage". Mary will lose her privacy, light, and the enjoyment of her property.*
- The properties are incongruent with the character of the area.*
- Loss of ancient woodland and grade 2 agricultural land.*
- Increased light pollution.*

Over the past three months since submission of this application, Mary's health has deteriorated due to the stress and worry caused by the proposed development.

I would sincerely ask the councillors to consider her objections before making the decision.

Thank you for listening,

Joanne Bridgen on behalf of Mary Hill"

OFFICER COMMENTS

The additional representation received raises no new material planning considerations. The considerations have already been highlighted and/or discussed throughout the officer report.

In response to questions which were raised during the Site Inspection held on 8 April 2025:

- An explanation as to the relevant Ownership Certificate and Agricultural Land Declarations can be found here: <https://www.gov.uk/guidance/making-an-application> (please refer to Paragraph: 026 Reference ID: 14-026-20140306). For the avoidance of doubt, Ownership Certificate D has been signed by the applicant and officers consider that this is procedurally correct;
- Reserved Matters are explained in further detail at Section 1.4 of the officer report;
- The Ancient Woodland 'Buffer Zone' of 15 metres has been shown previously albeit on the now superseded plans; and
- ATC Survey Results (taken between 13/3/24 – 19/3/24) are available under Supporting Documents on the application webpage.

NO CHANGE TO OFFICER RECOMMENDATION

243062 - PROPOSED CHANGE OF USE FROM A SINGLE DWELLINGHOUSE (C3) TO 4 NO. APARTMENTS FOR THE USE AS ACCOMMODATION FOR TRANSITIONAL TEMPORARY ACCOMMODATION, TO DEMOLISH THE EXISTING DETACHED GARAGE TO SITE A BESPOKE 'CONTAINER' CONVERTED FOR AND USE AS ACCOMMODATION FOR TRANSITIONAL TEMPORARY ACCOMMODATION, AND ASSOCIATED OPERATIONAL DEVELOPMENT AT 7 BLACKFRIARS STREET, HEREFORD, HEREFORDSHIRE, HR4 9HS

**For: Mrs Powell per Mr Robert Scott, Herefordshire Council,
Plough Lane Offices, Plough Lane, Hereford, Herefordshire,
HR4 0LE**

OFFICER COMMENTS

In response to questions which were raised during the Site Inspection held on 8 April 2025, the applicant wishes to provide the following response:

"Thank you for the email. It's unfortunate that members are still focussing on the word container, what we are looking at is a modular pod. We haven't settled on a provider yet but I have attached a few photos of what the inside of a pod could look like.



We are proposing a self-contained one bed unit, it will have a bedroom, kitchen, living area and bathroom. It is essentially a flat but separate from the main house. It will have all the facilities of a home and its own private access. The pod could be used for up to 2 years for each tenant. It will be highly insulated and if possible have a renewable source of energy.”

To aid in terms of intended visualisation of its possible appearance, a photograph from the existing mobile building on Symonds Street, Hereford, is provided below:



Finally, and in light of the additional comments raised by the applicant above, to therefore ensure that the proposed ‘container’ provides sufficient accommodation for future occupiers, an additional condition is now recommended.

CHANGE TO RECOMMENDATION – additional recommended condition:

“Prior to first occupation of the ‘container’ as transitional temporary accommodation, an updated proposed floor plan of the ‘container’, or photographic evidence to confirm the installation of the bedroom; kitchen/living area; and bathroom/shower area for future occupiers, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, these shall remain in situ for the lifetime of the development.

Reason: To ensure that there is sufficient amenities and liveability for future occupiers in terms of the accommodation being provided and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework”.