

240468 - PROPOSED RESIDENTIAL DEVELOPMENT OF 8 NO. DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE.

For: Ms Price per Mr Geraint John, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

OFFICER COMMENTS

At 6.77, the officer report refers to a “proposed reduced development of 8 dwellings”. To avoid any ambiguity, this statement refers to the fact that this application was originally for 9 dwellings before amendments were made to omit 1 of the dwellings. In light of the previous appeal decision and whilst noting the increased quantum of development when compared to P221678/F, officers are of the view that the current proposal would not cause harm to the setting, significance or experience of heritage assets.

Further to two queries raised during the site inspection:

1. The applicant envisages that all soil will be re-used on site. Members should also note pre-commencement conditions 5 and 6 which would require the applicant to provide further details on site waste prevention and soil management plan prior to any works commencing on site.
2. Rain gardens have been included in the drainage plan to accommodate for climate change measures, further details of which are provided in the Climate Change measure compliance checklist as supporting information. The applicant is amenable to providing water butts/additional collection measures as a condition.

NO CHANGE TO RECOMMENDATION