

242024 - PROPOSED ERECTION OF SELF-BUILD DWELLING AND ANCILLARY OUTBUILDINGS AND CREATION OF ACCESS AT LAND OPPOSITE AND EAST OF CAENWOOD, HOWLE HILL, ROSS-ON-WYE,

For: Andrew De La Haye & Yolande Watson per Mr Ed Thomas, 13 Langland Drive, Hereford, Herefordshire, HR4 0QG

ADDITIONAL REPRESENTATIONS

Representation from Applicants: 22 July 2025 16:36

We have just picked up your report, thanks, and have quickly read through it. We have the following observations and comments.

- Under Planning History on page 3 - 233356 Pre Application Advice has not been included. It is important to note that this pre app advice stated that drainage was broadly accepted by the BBLP drainage team at that stage.
- The HC ecologist's (A.Coxixo) report dated 23rd September 2024 references the presence of knotweed. We have previously asked for this to be corrected because the HC ecologist misread the PEA and in fact there is no knotweed on site. We feel it is important for the committee to be aware of this fact as it is a notifiable invasive species.
- The public third party representations summary should read 12 representations of which 9 are supporting and 3 objecting. The objections summary implies that more than one objection was concerned with design, landscape impact and traffic impact. Whereas only one representation mentioned these subjects.

OFFICER COMMENTS

- The applicant confirmed on the 29th of July 2025 that the parcel of land is not a registered small holding. There are no registered livestock present within the application site.
- Addition to Section 2.1

Relevant Policies

Herefordshire Local Plan- Core Strategy

- **Correction to wording to reference one dwelling Condition 16**

Prior to the first occupation of the dwellinghouse, a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan – Core Strategy (or successor policy) shall be submitted to and approved in writing by the local planning authority.

The approved details shall be implemented and completed prior to first occupation of the dwellinghouse and thereafter maintained for the lifetime of the development.

Reason: To ensure compliance with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

CHANGE TO RECOMMENDATION

No change to recommendation