

PLANNING COMMITTEE

Date: 14 January 2026

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

223128 - DEMOLITION OF 2 NO. AGRICULTURAL BUILDINGS. PROPOSED 4 NO. DWELLINGHOUSES WITH GARAGES, LANDSCAPING AND ASSOCIATED WORKS. AT BARNS AT MONKS BURY COURT, MONKHIDE VILLAGE ROAD, MONKHIDE, HR8 2TU

For: LTF Properties Ltd per Mr Ben Greenaway, PO Box 937, Worcester, WR4 4GS

ADDITIONAL REPRESENTATIONS

Following the submission of amended plans, one further letter of representation has been received from a local resident. The matters raised are as follows:

In terms of privacy and overlooking, the revised plans and elevations (dated 28.11.25) show Unit 3 positioned approximately 10 metres from the boundary of my property, with first-floor windows facing directly into my rear garden. This garden is the main private outdoor living space for my home, used daily for sitting, recreation, and family activities. The orientation and proximity of the windows could result in a significant loss of privacy, materially affecting the enjoyment of this primary amenity space.

Regarding residential amenity and the sense of enclosure, due to the siting, scale, and proximity of the proposed dwellings, the development could appear overbearing when viewed from my property and garden. This could lead to a reduced sense of outlook and enclosure, potentially affecting the quality of living conditions for neighbouring residents.

With respect to the relationship to neighbouring properties, the layout may not clearly demonstrate a satisfactory relationship with adjoining residential properties. The positioning of the dwelling and its windows could result in overlooking and reduced privacy for the neighbouring gardens and may be considered inappropriate and unnecessary in such a rural location.

In addition, there is a mature sycamore tree located close to the boundary of plot 3 which makes a positive contribution to the character of the area and provides visual amenity and some degree of seasonal screening. The loss or significant pruning of this established tree could be harmful to local character and amenity and should be carefully considered as part of the assessment of the proposal.

Considering local planning policy, Herefordshire planning policies encourage new development to be well designed, to respect its context, and to avoid unacceptable impacts on neighbouring residential amenity, including overlooking, loss of privacy, and overbearing effects. The proposed layout could conflict with these policy aims.

The Council's Senior Lawyer for Planning and Highways has highlighted a need to slightly amend the recommendation to committee on the basis that the Section 106 Agreement is at engrossment stage. This is reflected in the change to the recommendation as set out below.

OFFICER COMMENTS

The further letter of representation received does not raise any new issues as far as potential impacts on residential are concerned but does warrant further commentary.

The relationship of the dwelling on plot 3 with the development to the north (Monks Rest) is changed by the amended layout in as much as it is shifted by approximately 12 metres further to the west. The original scheme was considered to be acceptable in terms of the relationship of the unit on plot 3 to the development to the north, and the effect of moving it to the west is that its first floor windows look more across open land to the rear of Monks Rest than the schemes previous iteration. Officers take the view that the revised scheme is an improvement in terms of residential amenity as a result.

The presence of the Sycamore tree on the boundary is noted, as is the fact that the proposed block plan shows its retention.

CHANGE TO RECOMMENDATION

That subject to the completion of a Section 106 Town & Country Planning Act 1990 obligation agreement the form or substantially in the form annexed to this report , officers named in the Scheme of Delegation to Officers are authorised to grant planning permission, subject to the conditions below and any other further conditions considered necessary.