

Planning application comment was submitted on the **31 January 2024 17:05 PM**

The following is a comment on application **P233688/F** by **Arantxa Caine**

Nature of feedback: Objecting to the application

Comment: I wish to register my objection to the planning proposal number P233688/F on the following grounds:

Traffic:

We have noted as a household an increase in traffic on the lane leading to the proposed planning site, following two properties in the vicinity undergoing extensive building works. This is obviously a temporary occurrence. However, should planning be granted, the increased traffic flow for the use of the site would be ongoing. This is of obvious concern to ourselves, since we have two direct entrances onto the lane. Further, there are no passing places on the lane and as such our entrances are used extensively by vehicles for turning and making space for two-way traffic. Should we now decide to restrict or gate these entrances, there will be no passing places for the whole length of the lane. This will necessitate traffic reversing towards the A449 or the junction of Gwynns Hill and Welsh Court Lane.

The lane is subject to a 60mph limit and this already leads to many vehicles progressing up and down the lane at dangerous speeds due to the gradient of the lane.

Any clients of the proposed Shepherd huts have no immediate pedestrian access to shopping or catering facilities and therefore, would have to use their vehicles. What pedestrian routes there are, do not have street lighting or pavements where they could seek refuge from oncoming traffic particularly at night. Furthermore, these are not subject to public transport provision.

As one of a number of horse riders [REDACTED] who use these lanes, these issues are of particular importance.

Surface Water:

Continuous flow of surface water occurs down the lane throughout the year. The source of this water appears to be from opposite the Lyne Down occupied area. The proposal includes a statement that in addition to the domestic foul drainage of Upper House this will be augmented by foul drainage from four proposed mobile residences. (The planning application does not state how water supply will be provided). It is possible when all four are occupied that the domestic septic tank (unspecified dimensions) may be unable to cope with the consequently over-burdened soak away capacity, which may add to the liquid downflow in the lane. This has previously been demonstrated by incorrect nearby potato field drainage which during a storm allowed significant mud flow and water down the lane and collecting at the entrance of the lane from the A449. A tractor and bucket was required to clear the area and led to significant disruption for ourselves and our neighbours.

Threat to local amenity:

Given the nature of the Shepherds huts construction what fire risk assessments and precautions are required? Have these proposals been examined by the local fire brigade?

Are there going to be any site rules i.e. are potential visitors going to fly kites, drones etc? Or participate in ball games. Will there be a quiet time curfew? Will barbeques be allowed? Will fireworks be allowed? A neighbouring property have previously discharged a number of fireworks which unsettled the neighbourhood. This highlights the sensitive nature of the neighbourhood.

Safety:

There is no discussion as to the power supply to these mobile Shepherd Huts or the renewability and sustainability of the nature of the power, i.e electricity, Calor gas, solar power?

Local Character:

We note the proposed site is within close proximity to a Grade Two listed building, namely Kittles Cottage, which will impact on the local character.

We already have provision for the use of Shepherds Huts within Much Marcle namely at Cwtch Cabins and Lyne Down Cidre. Is there a need for further?

Waste/Recyclables:

No additional waste provision has been made for the predictable increase in waste and recyclable materials generated by four additional sets of occupiers. The existing domestic provision for Upper House is considered sufficient. However, two weeks accumulation of five residential occupants' waste collected only once a fortnight will clearly outstrip this provision.

Camping:

From the application it would appear that only two occupants will use each Shepherd Hut. However, should more than two require accommodation when all other huts are fully booked will camping or caravans be allowed onsite? This is not specified.

Outdoor Lighting:

Timing and control of outdoor lighting is required in order to protect the amenity of the residence.

Summary:

After detailed consideration and for the reasons specified above, we consider that the application should be rejected.

Attachment:

Their contact details are as follows:

First name: Arantxa

Last name: Caine

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Infrastructure from section 106 to consider: Not applicable

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233688

Form reference: FS-Case-582233486