

From: Withers, Simon

Sent: 06 August 2019 14:11

To: 'johnhipps994 - BT Total Broadband email account' <johnhipps994@btinternet.com>

Subject: 192157 Reserved Matters application for proposed cottage, detached garage and parking.

Good afternoon John,

I will be on annual leave after today until 19 August and just wanted to ensure that you had received the email and attachment in my email sent 25 July 2019.

I have been considering the proposal in more detail and whilst I don't have any real cause to object to the bungalow design, the garage is a substantial outbuilding that I consider exceeds the requirements of a 2 bedroom property. Can you please amend this to a standard sized double garage with bike storage space please?

Finally, I am concerned that this submission may be caught up in the recent change in position regarding sites draining to the Lugg catchment and am checking out the legal position regarding the bearing this has on a Reserved Matters application. This may delay matters but on the understanding that you are looking to address noise mitigation at this stage I hope we can agree an extension of time to try and address all these issues in one go?

Kind regards

Herefordshire.gov.uk

Simon Withers

Development Manager | Development Management
Economy and Place

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Mail Development Management, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford, HR4 0LE

From: Withers, Simon

Sent: 25 July 2019 17:25

To: 'johnhipps994 - BT Total Broadband email account' <johnhipps994@btinternet.com>

Cc: Jones, Katy <katy.jones@herefordshire.gov.uk>

Subject: Reserved Matters application for proposed cottage, detached garage and parking.

Dear John,

Further to recent exchanges, please note comments from the Area Engineer

Since the position of the access was not fixed at the outline stage, there is scope to vary this now but you have not shown the extent of the visibility splay that can be achieved from the new access point.

Please can you clarify this and provide an updated plan as soon as possible and in so doing take account of the comments received from the Engineer.

Kind regards

Simon Withers

Development Manager | Development Management

Economy, Environment and Cultural Services | Places and Communities

Personal Contact Details:

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@ swithers@herefordshire.gov.uk

MEMORANDUM

To : Internal Consultee – Transportation Department
From : Mr Simon Withers, Planning Services, Plough Lane Offices.
Tel : 01432 260612 **My Ref** : 192157
Date : 2 July 2019 **Your Ref** :

SITE: Land Opposite Bridge House, Shelwick, Herefordshire, HR1 3AN
APPLICATION TYPE: Approval of Reserved Matters
DESCRIPTION: Reserved Matters application for proposed cottage, detached garage and parking.
APPLICATION NO: 192157
GRID REFERENCE: OS 352651, 242995
APPLICANT: Mr A Oseman
AGENT: Mr John Phipps

It is noted that the site access is in a different position to that demonstrated in the outline application, however, the visibility splay appears to still be in the original position. A plan should be submitted demonstrating the visibility splay for the revised access location. The y distance should be positioned to the edge of the carriageway rather than the centreline to ensure that cyclist and motorcyclists are visible. A relaxation consisting of an offset of 1m from the carriageway edge would be considered acceptable if required.

In addition, the parking area is very tight should vehicles wish to park in front of the garage rather than in it, this would make turning difficult and may result in vehicles reversing back onto the highway. The turning space should be made larger.

Until the above points are addressed the local highway authority object to the application.

SIGNED: K Jones

Area Engineer Development Control (Transportation Department)

DATE RETURNED: 25/07/19