

From: Clive Emerson <clive@hookmason.co.uk>
Sent: 26 March 2025 12:29
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Cc: Vince Tippins <[REDACTED]>
Subject: Fw: RE: 243209 - Land at New Inn, St Owens Cross - Planning Notice

Good Morning Josh,

Further to exchanges of emails and telephone conversation we have today revised the planning portal application to address your comment that Certificate B should be signed and notice served on the owners of land the application crosses. We have also revised House Types following the comments in your email dated 14 March.

To further support this application for variation to the approved scheme we would respond to the points in your email dated 14 March as follows;

- Housing Mix - The revised proposal for Plot 2 now indicates this as a 2 bedroom dwelling with study room at first floor. Plot 1 remains as per the original approved scheme a 3 bedroom dwelling with study room at first floor. Plot 4 is a 4 bedroom dwelling. The applicants have obtained local estate agent Martin Pearce of Flint and Cook advice with regards to the housing mix and we attached a copy his email as evidence to support the application. You will see that in this location the housing market demand is for 3 bedroom homes with a study for home working. The 3 bedroom requirement also aligns with your own comment that *'The Housing Market Assessment for Ross-on-Wye Rural demonstrates that the majority of demand over the current plan period is for 3-bedroom dwellings'* strongly suggesting there is no requirement for a 2 bedroom property.
- As previously indicated the current backdrop to the car park of the New Inn is a mature hedge and stone walling only exists to the dwarf roadside wall. To provide a stone wall of 1.5m height will increase the visual impact of the development rather than using the benchmark set by the existing hedging at the rear of the car park to merge the development into the landscape.
- Plot 1 - We have revised the North West elevation and the windows proportions as requested.
- Plots 2 & 3 - We have revised and reduced the scale of the front porch as requested. A window is still proposed for the WC to provide natural ventilation to this room rather than relying solely on mechanical ventilation.
- Plot 5 - We have revised the frontage elevation and internal arrangements to reflect your comments that the front door be placed centrally as requested. We have similarly applied this request to Plot 4. As per the comments within the applicants own email they already have a purchaser looking specifically for a 5 bedroom dwelling in this location hence the reasoning for the first floor bedroom over the garage. To reduce the impact of this the roof has been lowered and dormer windows provided.

Attached to this email are revised drawings for the plots, a copy of the notice served on the owners and the email from the estate agents and applicant supporting the need for the house types submitted for this variation application.

We trust you find the above and attached self explanatory and await your response in due course.

Kind Regards - Please note that I will be away from close of the office Friday 28 March until Monday 7th April

Clive Emerson ACIAT

Associate

For and on behalf of Hook Mason Ltd.



Clive Emerson Associate

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From: clive@hookmason.co.uk

Sent: Tue, 25 Mar 2025 08:48:10 +0000

To: "Joshua.Bailey@herefordshire.gov.uk" <Joshua.Bailey@herefordshire.gov.uk>

Subject: RE: 243209 - Land at New Inn, St Owens Cross - Planning Notice

Morning Josh,

We have served a notice (attached) to the owners of the Inn and can amend the application on the Planning Portal as suggested. Will this trigger the restart of the application whilst the applicants deliberate the changes to individual plots?

Kind Regards - Please note that I will be away from the office Monday 31st March until Monday 7th April

Clive Emerson ACIAT

Associate

For and on behalf of Hook Mason Ltd.



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From: "Bailey, Josh" <Joshua.Bailey@herefordshire.gov.uk>

Sent: Fri, 14 Mar 2025 16:18:14 +0000

To: Clive Emerson <clive@hookmason.co.uk>

Cc: [REDACTED] <[REDACTED]>

Subject: RE: 243209 - Land at New Inn, St Owens Cross - Garage Sizes

Dear Clive,

Thank you for your emails.

Considering things more widely and putting the garage query to one side, there is a need to ensure that the quality of approved development is not materially diminished between the grant of permission and completion, as a result of changes being made to the permitted scheme, noting Paragraph 140 of the NPPF.

In summarising below, you may want to consider withdrawing both applications if there is no intention to propose a similar housing mix to that which was originally approved.

The planning application is currently invalid in procedural. Certificate B should be served here as the red line goes over land owned/retained by the public house in association with the car park and supporting information states the applicant is currently a potential purchaser and doesn't own the site. Certificate A should therefore not be signed.

Nevertheless, the following observations are offered:

- The housing mix should be what was originally approved. The Housing Market Assessment for Ross-on-Wye Rural demonstrates that the majority of demand over the current plan period is for 3-bedroom dwellings. The only 2-bedroom dwelling previously approved is now proposed to be lost. In addition, the previously approved Unit 1 is proposed as a 4-bedroomed dwelling from a 3-bedroom dwelling, and Units 4 and 5 are effectively 5-bedroomed dwellings. We have accepted that the scheme is extant, so what relevant material planning considerations actually suggest the scheme needs to be increased in scale? Is there any local evidence to justify why a 2-bedroom dwelling is no longer required particularly? What has been presented in terms of supporting information is not unique to this particular application and the wider desire within the NPPF to secure well-designed places.
- The proposed loss of the stone wall to be replaced with the hedge screening to the rear of Plot 1/smaller car park in association with the public house is not viewed to conserve and/or enhance the setting and significance of adjoining heritage assets.

Considering more specific design amendments:

- Plot 1 – at the north-west elevation, openings at first floor should be in proportion.
- In terms of plots 2 and 3, in addition to the advised scale revisions in terms of housing mix, the new size of the porches seem excessively large for the size of the houses and a smaller porches as previously submitted would be preferred if possible. Why is a window needed for WC which if removed can centrally place front door.
- In terms of plot 5, in addition to advised scale revisions in terms of housing, it would be preferable if the front door was centrally placed which will result in the WC being relocated within the hallway. This “double fronted” traditional design would provide a traditional house sited at the rear to complement the double fronted house at plot 1 and would be preferred. Omit first floor over garage.
- Solar panels should ideally be set within the roof tiles and not placed above the roof.

Your (attached) response can be forwarded for formal re-consultation with HSE (being mindful National Gas do not actually raise an objection) which may be a better route rather than 3-week advance notice to the Secretary of State, whom can ‘call-in’ the application.

Nevertheless, the above should be considered in the first instance before deciding how you and your client proceeds.

If amendments are to be put forward, the eight-week target determination period will restart once correct certificates are served although the retention of the previously approved housing mix is of importance to any revised proposal and without this being amended, the applications should be withdrawn.

Kind Regards,

Josh

Josh Bailey

Senior Planning Officer – Hereford and South Team

Development Management – Economy and Environment Directorate

Personal Contact Details:

@ Josh.Bailey@herefordshire.gov.uk

Tel 01432 261903

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



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From: Clive Emerson <clive@hookmason.co.uk>
Sent: 10 March 2025 15:15
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Cc: Vince Tippins <[REDACTED]>
Subject: Fw: 243209 - Land at New Inn, St Owens Cross - Garage Sizes

Afternoon Josh,

We forwarded the email below directly to Jill Tookey Williams having noted her comments online before your appointment as case officer.

Would you be kind enough to chase this up so we can address any concerns prior to the target determination date of 18th March, next Tuesday.

Kind Regards

Clive Emerson *ACIAT*
Associate
For and on behalf of Hook Mason Ltd.



Clive Emerson **Associate**

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From: clive@hookmason.co.uk
Sent: Mon, 24 Feb 2025 12:00:06 +0000
To: "Jill Tookey-Williams" <Jill.Tookey-Williams@Herefordshire.gov.uk>
Subject: 243209 - Land at New Inn, St Owens Cross - Garage Sizes

Good Morning Jill,

As no planning officer yet to be allocated to this application we are emailing you directly.

We have noted the Highways representation on the council planning website includes a request to meet the manual for streets guidance on garage sizes.

The proposals have been set out using the Herefordshire Council own design guide for new developments where as you are no doubt aware on page 33 it describes 'Garages should have minimum internal dimensions of 4.8m x 2.4m.' Cycle storage has been indicated at each of the proposed new dwelling with a 7' x 5' shed being provided.

This application is to vary the condition of the already approved scheme P193728/F for development of 5 new houses where this was not previously an issue and note that you were also the highways engineer for that application. We would be grateful for more clarification as to why the manual for streets is now being referred to at this application as it was not referred to for the previous applications. Drawings from that application attached for ease of reference.

Kind Regards

Clive Emerson *ACIAT*

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For and on behalf of Hook Mason Ltd.



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Good Afternoon Josh,

Thank you for notifying us that you are the case officer for this application.

Looking at the National Gas & HSE responses, a few thoughts and questions:

- Their responses appear to be relating to staff parking changes so they may have misunderstood the amended application is simply for redesigning the previously consented scheme.
- The applicants have put some distances on the attached. We appreciate that these drawings may not be accurate and that the actual pipeline may not be accurately located. However:
 - The corner of the development appears to be between 160 – 190 metres from the pipeline. This is to the closest point, i.e. the garden, not the house (plot 5). We understand this should satisfy the 132m 'Building Proximity Distance' they mention.

- Our interpretation of the foul run is that the connection is taken along the field boundary and it actually connects into a manhole in the path/track by the sewage treatment plant. This looks to be approx. 110 – 123 metres from the pipeline. We understand that this should satisfy the 24.4m easement in operation or is the foul drainage run subject to the same 132m Building Proximity Distance?
- Our interpretation of the surface water drainage is that this will be directed to a drainage ditch and does not need to crossover the gas pipeline. The surface water works will not be any closer than the foul drainage work.
- The HSE appear to 'advise against' Planning Approval in their decision document dated 14 January 2025. In 19 May 2021, their advice to previous planning applications was 'Do not advise against'. Again have they misinterpreted this is an application for redesign and do you foresee this being an issue? The original planning is in place, presumably on the same information.

We would be grateful for your earliest response and clarification to these items.

Kind Regards

Clive Emerson ACIAT

Associate

For and on behalf of Hook Mason Ltd.



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From: "Bailey, Josh" <Joshua.Bailey@herefordshire.gov.uk>

Sent: Fri, 7 Mar 2025 15:24:13 +0000

To: Clive Emerson <clive@hookmason.co.uk>

Subject: 243209 and 243305 – Land at and near New Inn, St Owens Cross, Hereford

Dear Clive,

243209 and 243305 – Land at and near New Inn, St Owens Cross, Hereford

Application webpage:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=243209

This is just a courtesy email to let you know that the applications above have been allocated to me as case officer.

Please let me review the application over the next couple of weeks and if further information is needed thereafter, I will make contact with you and can provide an update accordingly.

Kind Regards,

Josh

Josh Bailey

Senior Planning Officer – Hereford and South Team

Development Management – Economy and Environment Directorate

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National Gas pipeline with distances.pdf