

Planning application comment was submitted on the **22 April 2023 12:31 PM**

The following is a comment on application **P230457/F** by **Paul Cannon**

Nature of feedback: Objecting to the application

Comment: Dear Sir or Madam,

Please consider my objections to the plan to develop the Grovesend Farm Site in Colwall, Application 230457.

1. I object because the development will lead to the further urbanisation of the Colwall Conservation Area, being a designated heritage asset protected by law.

This development will self-evidently detrimentally affect the character and appearance of the conversation area. As Herefordshire's own 2007 Character Statement says the farm site is an "intrinsic element of this part of the village making a significant contribution to the character and appearance of the area". I see no reason why the situation has changed since then.

As affirmed by the Court of Appeal there is a "strong presumption that permission should not be granted (in a conservation area) unless desirable on the grounds of some public interest". If this planning application is to be granted, then Herefordshire County Council would surely need to define and explain this public interest and to demonstrate that building on this site would be superior to all alternatives outside of the conservation area including brown field sites.

2. I also object because the road access is unsuitable.

The proposed site will be accessed via Old Church Road which forms a delightful semi-rural link from one end of the village to the other. However, I understand that should this development be approved a 2 m wide footway along part of Old Church Road will be required. The road is already narrow (around 5 m at the relevant point) and is only currently sufficient for cars, pedestrians and horses due to the low volume of cars which pass by. I do not consider the road wide enough to accommodate a pavement.

Of course, such a pavement will also change the character and appearance of the area, which returns me to my first objection, that this development will urbanise the village.

The development will also inevitably increase the traffic flow to and from the centre of the village along Stone Drive. This is a windy road with cars parked either side, especially near the doctor's surgery and pharmacy and wholly unsuitable for further traffic.

Additionally, the junction from Stone Drive into Old Church Road is a blind corner to left and right and needs to be approached with care. Notably, in the context of a previous planning application in Cowl Barn Lane, the Parish Council declared the Stone Drive junction as one of the most dangerous in the village.

Attachment:

Their contact details are as follows:

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Last name: Cannon

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Infrastructure from section 106 to consider: NA

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230457

Form reference: FS-Case-509831710