

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/W1850/W/17/3174980

DETAILS OF THE CASE

Appeal Reference APP/W1850/W/17/3174980

Appeal By MR CLIVE GRINDON

Site Address
Land at Castle End
Lea
Ross on Wye
Herefordshire
HR9 7JY
Grid Ref Easting: 365449
Grid Ref Northing: 221952

SENDER DETAILS

Name MR ALBERT MULLISS

Address
NOCELYON CASTLE END FARM
LEA
ROSS-ON-WYE
Herefordshire
HR9 7JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

With regard to planning application at castle end farm, lea, for 10 new houses. this is such an unsuitable development for this particular site being on the entrance of the village and completely dominating and overpowering the area surely the site would be best suited to a development of bungalows. villages such as this should be trying to encourage older retired people to live in them therefore freeing up houses in town for families. We have no employment opportunities in this area so anyone moving here will have to commute to work on roads that have seen almost no improvement in the last 20 years I have lived here. It seems crazy that in a world that is trying to reduce carbon emissions we are building homes in areas such as this where long distances will have to be driven to workplaces and schools. this development has been refused on appeal and now they reapply without addressing any of the reasons it was refused in the first place. Unfortunately these developments seem only to serve personal greed of land owners and developers instead of necessity of what is required.

News

Lea housing debate

Developer's plans knocked back

By Rebecca Cain



VILLAGERS who have seen planning approval given for more than 100 new homes breathed a sigh of relief as the latest application to build in their community was refused.

Planning approval was sought for 10 new homes on land at Castle End, Lea, near Ross-on-Wye.

The applicant decided to appeal against non-determination on May 3, as a decision had not been published within eight weeks since the plans were submitted.

The plans went before Herefordshire Council's planning committee and they decided they were minded to refuse the application, meaning it will now go to appeal.

Chairman of the Lea Action Group, Stephen Banner, told the committee: "If this application is approved then it will bring the number of proposed dwellings in Lea with full or outline planning permission to 110 – 2.5 times the Core Strategy's projected total of 43.

"Admittedly Core Strategy says that 43 should be viewed as a min-

imum figure. I doubt, however, that it can be legitimately interpreted as sanctioning an overshoot of 67 dwellings and would question how sustainable such an overshoot can be."

The committee heard plans for 14 homes on the site had been refused by the council in 2015, and the appeal against this was dismissed the same year.

Ward member for the area Cllr Harry Bramer said: "I have not received a single letter of support for this application, not even from the applicant or applicant's agent. The mood in Lea is simply that Lea has done enough."

He raised concerns about road safety issues on the busy A40, which residents would need to cross to get to the primary school.

He said the road was only going to get busier as 100 homes have been approved in Lea, 100 in Weston-under-Penyard and 400 in Ross-on-Wye.

Cllr Bruce Baker said it is unfortunate that the council's lack of five-year housing supply led to a village having to suffer from overdevelopment.

Cllr Anthony Powers said he was one of the councillors who challenged the wording of the



Villagers in Lea are unhappy at the number of planning applications for new homes in the area.

Core Strategy. He said: "Some of us spent up to 12 days challenging this word of minimum with no success on behalf of Herefordshire. We are now waking up to some of the problems."

Planning officers had recommended the plans for approval and told the committee they needed to give evidence-based reasons for refusal.

The plans were refused due to

concerns for highway safety.

Mr Banner said he was pleased with the decision but added: "This is not a done deal. This will now be assessed by the planning inspector."

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Name MRS ANNE BANNER

Address
4 Millbrook Gardens
Lea
ROSS-ON-WYE
HR9 7LA

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COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 61 Hereford Times 22 June 2017 (1024x640).jpg

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I feel that the planning officer's report to Herefordshire Council's Planning Committee (which was subsequently minded to refuse the application had it had the opportunity) fails to give a clear picture regarding the sustainability of the proposal. At 6.32 it is stated that permission has been granted for 38 dwellings on a largely greenfield site elsewhere in the village, while other larger schemes have been refused.

In fact the number is 39; this site now has full planning permission and preparation of the site has recently begun. The report fails to say that, on top of that, a further 38 have been granted outline permission, five further houses are near completion, six have just had a reserved matters application approved, and a further one also has planning permission. In addition, but outside the regular planning process, an extra 11 residential park home units have been authorised within the village.

This adds up to a total of 100 dwellings currently approved, and a further application, for full planning permission, for 10 four- and five-bed homes at the other end of the village, also on the A40, awaits a decision. This for a village where 307 dwellings with a further five commitments were listed in 2014. The addition of a further 10 dwellings by any reasonable understanding must be considered to be unsustainable; especially in a rural area with limited resources, in terms of employment opportunity in particular.

Added to the above, with the number of houses with planning permission in nearby Weston-under-Penyard and Ross-on-Wye, members of the Planning Committee were rightly worried about increased traffic and road safety on the A40. The inspector will be able to see this for himself when he makes his site visit. Due to Welsh Water restrictions, houses on the appeal site will not be able to be inhabited until after 31 March 2020, by which time the road will be even busier.

If permission is granted it will be a case of failure to consider the application on its merits in a local context.

Notwithstanding the sustainability issue, local opinion is strongly against the very principle of housing development at this location. The local view is that the proposed buildings would strike a discordant note on the approach to the village along the A40 from Ross-on-Wye; another past development nearby is far less obtrusive.

Finally, there is an issue related to Policy RA2. It is quite clear that the type of property proposed fails to meet the rules laid out within Policy RA2. If Lea needs any further housing it is obvious that it is bungalows and accessible homes for the elderly that would be needed, and/or starter homes, not four- or five-bed executive homes.