

**From:** Karen Davis <[cpcclerk@colwall.org.uk](mailto:cpcclerk@colwall.org.uk)>

**Sent:** 11 January 2024 11:04

**To:** Planning Enquiries <[planning\\_enquiries@herefordshire.gov.uk](mailto:planning_enquiries@herefordshire.gov.uk)>

**Cc:** Banks, Andrew <[Andrew.Banks@herefordshire.gov.uk](mailto:Andrew.Banks@herefordshire.gov.uk)>

**Subject:** RE: Planning Consultation - 233417 - Oldcastle Farm, Evendine Lane, Colwall, Malvern, Herefordshire WR13 6DT

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Morning Team

Can you please forward our objections to the allocated planning officer as set out below:-

ii) Re: 233416 & -233417L - Proposed extension and alteration of existing dwellinghouse including change of use of part of the building from weddings and small events back to residential use and construction of a subterranean garage and swimming pool at Oldcastle Farm, Evendine Lane, Colwall.

Applicant: Mr Theakston.

Colwall Parish Council recognises that the new application reduces the size of the originally proposed extensions to which we objected (response to 231678 July 2023) and we defer to the Heritage Officer at Herefordshire Council to assess if the new detail avoids "significant damage to this heritage asset".

However, Colwall Parish Council are objecting to the proposed for the following reasons: -

1) No Visual Impact Assessment has been provided:

The site clearly lies within sight of an identified Exceptional Key View (CNDP VP43, MHAONB VP49) that in accordance with Policy CD2 - Protecting Exceptional Key Views, a Landscape and Visual Impact Assessment should be carried out by a suitably qualified person to demonstrate that levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately, reflecting, respecting, and where possible, enhancing the landscape context within which it is situated.

We would like to take this opportunity to point out to the Planning Officer that the application Planning and Supporting Statement Item 28 on page 10/11 which states: "it is worth noting that the only part of the farm that is visible from the Malvern Hills is the existing marquee....." this is incorrect.

The farmhouse is clearly visible from the Malvern Hills as the image below, taken (in summer) from immediately below exceptional key viewpoint VP43 (16/7/2023) demonstrates and as we noted in our response to the previous application (231678). This was brought to the applicant attention in both Colwall Parish Councils response and that of the Malvern Hills AONB, but disappointingly has been totally ignored.



2) No consideration to mitigating light pollution has been provided:

The application includes substantial areas of additional glazing but provides no consideration for the management of light pollution, as required in Policy CD8.

As the site lies directly below Herefordshire Beacon and exceptional viewpoint VP43 as well as several viewpoints towards the Malvern Hills from the Colwall village area, this makes addressing the mitigation of light pollution in the design especially important for both the building and the substantial external gardens and proposed open air pool and pool area.

3) We are aware that historically surface water drainage has caused flooding to this area; we cannot find a flood risk assessment accompanying this application.

Kind regards

Karen

Karen Davis

Clerk to Colwall Parish Council

Tel 01531 650542.

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**From:** Planning Enquiries <[planning\\_enquiries@herefordshire.gov.uk](mailto:planning_enquiries@herefordshire.gov.uk)>

**Sent:** Wednesday, December 13, 2023 11:53 AM

**To:** Karen Davis <[cpcclerk@colwall.org.uk](mailto:cpcclerk@colwall.org.uk)>

**Subject:** RE: Planning Consultation - 233417 - Oldcastle Farm, Evendine Lane, Colwall, Malvern, Herefordshire WR13 6DT

Good morning Karen,

The target determination date for this application is not until 23 January 2024, so we can accommodate the additional time request.

**Herefordshire.gov.uk**

Regards

Technical Support Officer

Planning Services, Development Management

Herefordshire Council, Council Offices

Plough Lane Hereford HR4 0LE

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**From:** Karen Davis <[cpcclerk@colwall.org.uk](mailto:cpcclerk@colwall.org.uk)>

**Sent:** 13 December 2023 11:41

**To:** Planning Enquiries <[planning\\_enquiries@herefordshire.gov.uk](mailto:planning_enquiries@herefordshire.gov.uk)>

**Subject:** FW: Planning Consultation - 233417 - Oldcastle Farm, Evendine Lane, Colwall, Malvern, Herefordshire WR13 6DT

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Dear Team

May I please seek an EOT until 11<sup>th</sup> Jan for this application as the next P&D committee meeting will be held on the 10<sup>th</sup> Jan.

Thanking you in anticipation of your assistance

Kind regards

Karen

Karen Davis  
Clerk to Colwall Parish Council  
Tel 01531 650542.

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**From:** Schenke, Wendy <[Wendy.Schenke@herefordshire.gov.uk](mailto:Wendy.Schenke@herefordshire.gov.uk)>  
**Sent:** Tuesday, December 12, 2023 10:56 AM  
**To:** Karen Davis <[cpcclerk@colwall.org.uk](mailto:cpcclerk@colwall.org.uk)>  
**Subject:** Planning Consultation - 233417 - Oldcastle Farm, Evendine Lane, Colwall, Malvern, Herefordshire WR13 6DT

Please find attached a letter in respect of the above application.

Kind Regards,

*Wendy Schenke*

**Herefordshire.gov.uk**

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Wendy Schenke  
Technical Support Officer

Development Management  
Economy and Environment Directorate  
Plough Lane Offices Hereford HR4 0LE

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VACCINES



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WASHING

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