

Planning application comment was submitted on the **25 February 2023 14:35 PM**

The following is a comment on application **P223838/F** by **Michael Ferrigan**

**Nature of feedback: Objecting to the application**

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**Comment:** 1. The proposed property is not sympathetic to local building styles, represents an unacceptable over development and would be a totally inappropriate addition to the natural landscape of the Wye Valley AONB. These points are particularly relevant in this part of Symonds Yat which is much visited and considered by many to be the focal point of the Wye Valley ANOB.

2. The style of the proposed building which incorporates several glass "floor to ceiling" patio doors and what appears to be a glass walled/roofed linking structure will result in significant light pollution. This would obviously be increased should any external lighting be installed for the paths, steps and decking areas around the building. In addition, during the morning, the large areas of glass are likely to flash reflected sunlight across the river. Although this light pollution will adversely affect all of the area around the proposed building it will be particularly visible when seen from Symonds Yat East

3. The proposal does not provide for any additional parking and Melrose's parking is often fully utilised by their existing "holiday let" clients. As there is no public parking within a mile of the property additional clients/visitors would almost certainly attempt to park at the side of the road, which is single track, or alternatively seize space on private parking areas.

4. As shown, pedestrian access to this accommodation would be very steep and challenging particularly for clients arriving with food, drink, bedding, clothing, fishing equipment, mountain bikes etc.

5. Although the proposed property depends entirely upon being able to use existing Melrose facilities such as parking, sewage treatment, waste collection storage, mains water, electricity etc. the proposal does not contain any analysis whatsoever on either the practicability or the feasibility of these arrangements. It is also unclear as to whether the existing Melrose facilities could cope with the additional load.

6. The applicant's agent appears to have paid little or no regard to the Wye Valley ANOB Management Plan 2021-2026.

7. In order to maintain consistency the criteria which formed the basis of the Council's recent rejection of a similar application, P2221386F, should also be used in this case. particularly point 1.

8. When judging the strength of residents' response to this proposal it must be remembered that there are practically no permanent residents left in the area and "holiday let" clients, who occupy the overwhelming majority of properties, are highly unlikely to care.

**Attachment:** sandbox-files://63fa1be65850c663880966

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Their contact details are as follows:

**First name:** Michael

**Last name:** Ferrigan

**Email:** [REDACTED]

**Postcode:** HR9 6BL

**Address:** Chough House,

Ross-on-Wye

Herefordshire

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**Infrastructure from section 106 to consider:** No additional infrastructure could compensate for such an outcome.

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Link ID: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=223838](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=223838)

Form reference: FS-Case-490838794

## **Planning Application**

### **Melrose**

1. The proposed property is not sympathetic to local building styles, represents an unacceptable over development and would be a totally inappropriate addition to the natural landscape of the Wye Valley AONB. These points are particularly relevant in this part of Symonds Yat which is much visited and considered by many to be the focal point of the Wye Valley ANOB.
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3. The proposal does not provide for any additional parking and Melrose’s parking is often fully utilised by their existing “holiday let” clients. As there is no public parking within a mile of the property additional clients/visitors would almost certainly attempt to park at the side of the road, which is single track, or alternatively seize space on private parking areas.
4. As shown, pedestrian access to this accommodation would be very steep and challenging particularly for clients arriving with food, drink, bedding, clothing, fishing equipment, mountain bikes etc.
5. Although the proposed property depends entirely upon being able to use existing Melrose facilities such as parking, sewage treatment, waste collection storage, mains water, electricity etc. the proposal does not contain any analysis whatsoever on either the practicability or the feasibility of these arrangements. It is also unclear as to whether the existing Melrose facilities could cope with the additional load.
6. The applicant’s agent appears to have paid little or no regard to the Wye Valley ANOB Management Plan 2021-2026.
7. The criteria which formed the basis of the Council’s recent rejection of a similar application, P2221386F, should also be used in this case. particularly above point 1.
8. When judging the strength of residents’ response to this proposal it must be remembered that there are practically no permanent residents left in the area and “holiday let” clients, who occupy the overwhelming majority of properties, are highly unlikely to care.