

Planning application comment was submitted on the **05 April 2024 22:28 PM**

The following is a comment on application **P240468/F** by **Jason Tandy**

Nature of feedback: Objecting to the application

Comment: Please see attached document - if any problems with opening, please refer back to me. Thank you.

Attachment:

Their contact details are as follows:

First name: Jason

Last name: Tandy

Email: 

Postcode: HR2 0LS

Address: Great House, Longtown, HR2 0LS

Infrastructure from section 106 to consider: Hedge planting and maintenance; pot holes and surface water drainage improvements.

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=240468

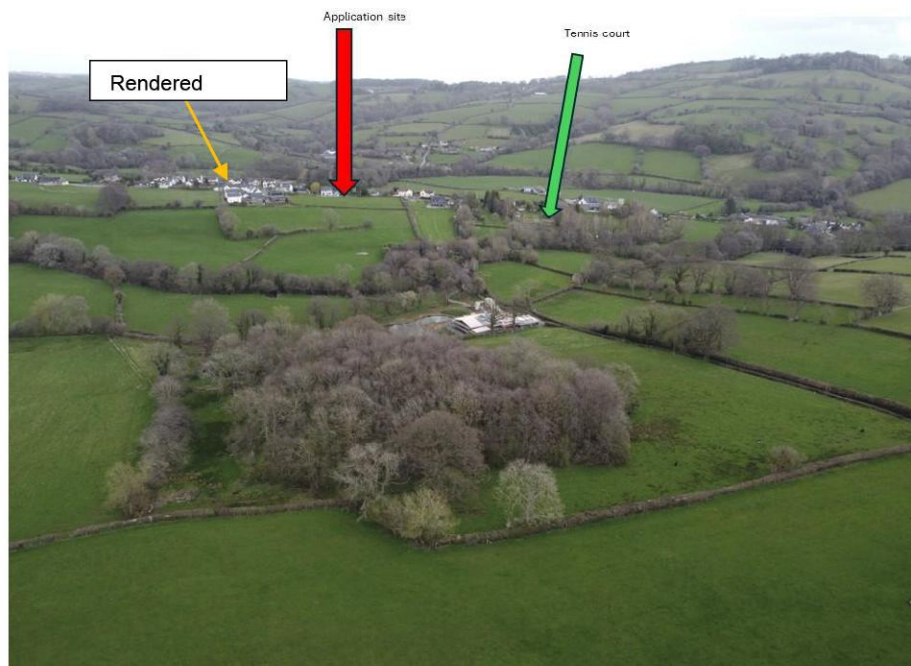
Form reference: FS-Case-603221193

Where is the consistency in the planning department's approach?

We submitted a planning application ourselves some years ago, not far from the application site, to install a tennis court. We were put through all sorts of landscaping hoops – I quote from the landscape officer's recommendations below:-

"In terms of what is proposed within the strip of land running from the house to the brook. I have concerns in relation to both the landscape impact and the visual effects of the tennis court.....The proposal will also result in a large expanse of hard standing and the introduction of fencing. All of these features are considered an intrusion into the natural character of the landscape which has a high degree of sensitivity. There is also potential for both near and long view visual effects from the adjacent PROWLQ1 as well as elevated views from Offa's Dyke."

Attached is a photo, taken today, ie 2024, showing both the current application site (red arrow) and the position of our tennis court (green arrow).



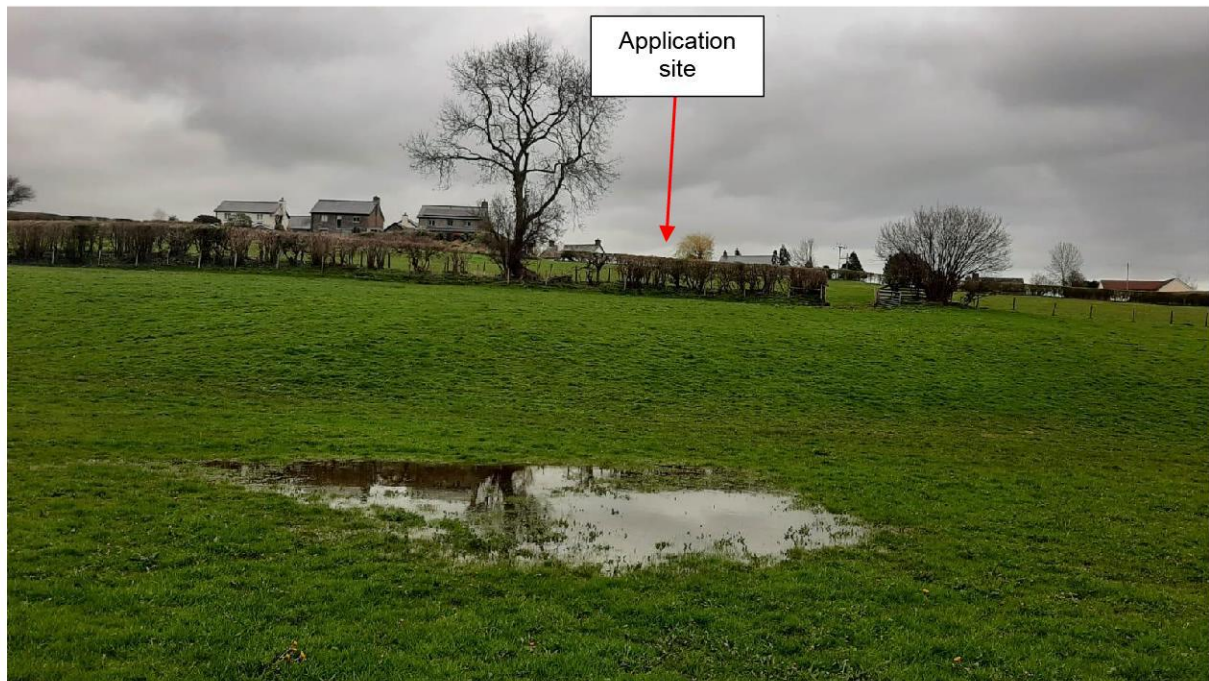
You will note that as is usual for the time of year, vegetation is sparse. The tennis court is barely visible, whereas the application site is extremely visible. Two storey housing here would be extremely obvious, particularly if it is rendered rather than stone (note the difference between the visibility of the rendered house on the left end of Greyhound Close, compared to the stone ones to its right).

Since our application was submitted, tourism has vastly increased in the area yet apparently, visual amenity has suddenly sunk without trace.

I find it perplexing that the planners should treat the tennis court application with so much reticence on landscape and visual amenity grounds, yet have nothing

whatsoever to say to a site that is much more visually sensitive, being on the rise of the hill rather than on a downwards slope.

I also take issue with the applicant's landscape character and visual assessment report which makes reference to there being no footpaths nearby from which the view would be affected. I attach several photos from 3 different footpaths in the local area, from which it is quite obvious that the additional housing would close in the gap in the street scene, blocking out the hill beyond. It also shows that the proposed housing, if built in line with the current back of Greyhound Close will intrude into the landscape far more so than the houses that actually line the main road through the village do at present.





These footpaths are relatively low level – there are at least 2 more which run through the fields at a higher level and of course, the Drovers Track and Offas Dyke footpath on the hill itself from which the view will be more adversely affected as there is absolutely no vegetation that does, or could, soften the view. What vegetation currently breaks up the view towards the application site from these lower footpaths is not in the applicant's ownership and most consists of overgrown hedges. Should the relevant landowner decide to lay those hedges, then all barriers are removed and the buildings will be more starkly outlined against the horizon.

I would suggest that the Local Plan's requirement for single storey buildings would work much better in this location.

