

PA
06**Places & Communities Directorate**

Director: Geoff Hughes

Ms Joanna King
Clerk to the Parish
Croft
The Shanty
Bircher Common
Leominster
Herefordshire
HR6 0BU
joannaking@intonet.co.uk

Your Ref:

Our Ref: N122497/F

Please ask for: Mr A Banks

Direct Line / Extension: 01432 383085

Fax: 01432 261970

E-mail: Planning_enquiries@herefordshire.gov.uk

18 September 2012

Dear Parish Clerk,

We have received a planning application which affects your Parish. The application is described below and we are seeking the comments or views of your Parish Council. If the land concerned is on or near the parish boundary, we consult both councils as a matter of courtesy and welcome local views.

If your Council have so requested, a copy of the application is enclosed. Otherwise the planning application and its supporting plans and documentation can be viewed, normally within 24 hours, by using the following link and entering the application number

<http://www.herefordshire.gov.uk/searchplanningapplications>

Please use the space below to respond by 09/10/2012. The duplicate copy of this letter is for you to record your Council's comments and keep on file.

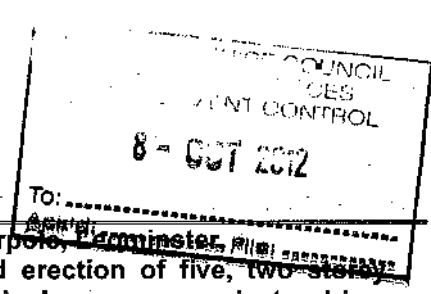
You will be able to monitor the progress of the application, including all of the correspondence received, officer report and decision notice by viewing the application details on the website

I look forward to hearing from you.

Yours faithfully

SUPPORT SERVICES OFFICER

SITE:	Land at Green Lane Cottage, Green Lane, Yarpole, Leominster, Herefordshire
DESCRIPTION:	Demolition of existing detached house and erection of five, two storey detached houses, together with new vehicular access, private drive, parking areas and garages
APPLICATION NO:	N122497/F
GRID REF:	OS 346663, 264991
APPLICATION TYPE:	Planning Permission



The Parish Council, or its appropriate committee, has resolved to make the following comments:-

Please see attached documents

Signed

Date Returned

5/10/12

Working in partnership for the people of Herefordshire

PO Box 230, Blueschool House, Blueschool Street, Hereford. HR1 2ZB

Herefordshire Council

Main Switchboard (01432) 260000, www.herefordshire.gov.uk

NHS Herefordshire

Main Switchboard (01432) 344344, www.herefordshire.nhs.uk

YARPOLE GROUP PARISH COUNCIL



Comment on Planning Application N122497/F Land at Green Lane Cottage, Green Lane, Yarpole, Leominster.

The Parish Council has resolved to make the following comment:

The Parish Council has received 5 letters from parishioners objecting to this application. The Planning Committee has considered these along with comments made at a public planning meeting attended by 30 parishioners. After close study of the application the Parish Council requests that the application be refused, objecting on the following grounds:

- **Sewage & drainage:** Apart from the current phosphate issue in The Wye, Yarpole's sewage and drainage systems are out dated and in disrepair. The village cannot sustain any further building work with reliance on mains sewage until Welsh Water updates the system. This is an ongoing problem and it is imperative that no permissions are granted for new builds relying on mains sewage system while this problem exists.
- **The street scene & visual amenity would be adversely affected by the removal of the existing hedgerow along the roadside of the property:** This is a significant section of the 'Green Lane' hedgerow, and is considered an important part of the village heritage. It is understood that another property on Green Lane was asked to retain its hedge, and we expect the Council to insist on retention of this hedgerow. It was also felt that picket & high close boarded fencing (as proposed) is out of character and not appropriate to the visual amenity.
- **Access:** The existing access road is adequate for any new scheme, and a new access (cutting through the hedge) is unnecessary. It seems this new access is desired to squeeze a 5th house in to the scheme, where retaining the existing access and keeping the scheme down to 4 dwellings would be more appropriate.
- **Density & layout of the scheme:** This is a prominent site in the centre of the village. It was felt that 5 houses are excessive for the size of the plot and that this constitutes overdevelopment of the site. The design is based on a suburban scheme favouring cars, garages and parking over gardens, green areas and homes, the latter being more in keeping with the character of the village and existing buildings.

Design & sustainability: The Parish Council would expect Herefordshire Council to demand a higher level of energy efficiency than evidenced by this scheme, which pays no regard to sustainability or conservation beyond basic building regulation standards. Yarpole is currently looking in to ways of reducing its carbon footprint, and this application makes no concession to sustainability. It was also felt that the aesthetic of the building design is substandard and that the materials proposed do not reflect the heritage of the village (for eg using locally sourced materials) in this important position. The design fails the (centre village) visual amenity in layout, aesthetics and energy efficiency.

 
David Clark
5/10/12

To:
Ack'd:
File: 8-601202