

From: webmaster@herefordshire.gov.uk [mailto:webmaster@herefordshire.gov.uk]
Sent: 09 April 2018 18:52
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a comment on application '**P174073/O**' by '**Ian Goddard**'

Nature of feedback: Objecting to the application

Comment:

Dear Sir,

Planning application P174073/O - Land at the rear of Mortimer's Cross Inn.

I write on behalf of Aymestrey Parish Council, which has considered this application and objects to the development.

The grounds for objection are:

Herefordshire Council has spent both years and non-trivial amounts of money in enforcing breaches of planning control and the refusal of planning applications for development on this site. The reasons, with which the Parish Council agrees, still prevail: unlawful development in open countryside and outside any settlement boundary, destruction of an historic and environmentally sensitive water meadow, unsuitability of the site and severe risk to highway safety, contrary to paragraph 32 of the NPPF. To grant planning permission for development now would be perverse.

The land is part of an ancient water meadow. This has been a long-standing objection to development on the site, curiously overlooked in the ecology report. Enforcement action originally sought to restore this water meadow to its former condition and the Parish Council is concerned and disappointed that the failure of successive enforcement actions by the planning authority has left the site so degraded that the applicant considers it to be brownfield land.

The access to the road is wholly inadequate: visibility splays for safety cannot be achieved, and the prospect of the cars from five houses emerging on to the increasingly busy B road would give rise to high levels of risk.

Independent of sight lines, the point of access to the road is dangerous and disruptive: traffic coming down the hill from Shobdon travels at speed even into the 40mph limit and emerging traffic causes would cause danger to both; when traffic is queued as it is at busy times, traffic emerging and turning right will be crossing queueing traffic and be

blind to its left as it emerges into the eastbound traffic flow; and traffic from Mortimer's Cross trying to turn in to the proposed site will need to wait in the narrow carriageway, holding up eastbound traffic, causing delay: this is a busy route in both directions and a major east-west routes for trucks and articulated vehicles.

The Planning Inspectorate in dismissing an appeal against refusal of an application for five chalets on this site in 2009 (Appeal ref. 2090189) said the following of this access, which was then proposed only for use in emergencies:

“During my visit I noted that vehicles travelling in an west to east direction along the B4362 towards the junction with the A4110 and past the proposed access were travelling at speeds that would prove hazardous to vehicles using this access. This would be exacerbated by the reduced visibility for vehicles leaving the proposed site. In addition, the Council’s Area Engineer points out that the junction of the A4110 and B4362 has a significant accident history.”

This junction is now even busier and it remains an accident blackspot.

The suggested five houses are not required: Aymestrey Parish will substantially exceed its allocation of new proerties on adoption of its Neighbourhood Development Plan, currently published and in Regulation 14 process. The site falls outside the Mortimers Cross settlement boundary set by the NDP.

Yours faithfully

Ian Goddard
Chairman, Aymestrey Parish Council.

Attachment:

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https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174073