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**Sent:** 19 August 2021 11:58

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

**Cc:** Alan Tydeman [REDACTED] Becky Wall [REDACTED] David Richards [REDACTED]

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Roger Knight [REDACTED] Rupert Chatwin [REDACTED] Hitchiner, David (Cllr)

<[David.Hitchiner@herefordshire.gov.uk](mailto:David.Hitchiner@herefordshire.gov.uk)>

**Subject:** Planning Consultation - 212518 - Land south of Yew Tree Farm, Ruckhall Common Road

Dear Kevin

Please see comments from Eaton Bishop Parish Council in regard to the planning for a house on land adjacent to "Hillcrest" in Eaton Bishop.

The Parish Council OBJECTS to the proposals for reserved matters for the planning consultation for the following, non-exhaustive, reasons:

### **Planning Consultation - 212518 - Land south of Yew Tree Farm, Ruckhall Common Road**

Eaton Bishop Parish Council has reviewed this planning application and listened to points raised by local residents. We have significant concerns that need to be addressed before we could support. This is particularly disappointing as this is a site identified for development in the Parish NDP (please see policy EB2, p 35 of the Eaton Bishop NDP), but, important aspects of other policies and reserved matters set out in the outline planning permission of 3rd September 2019 have not been properly addressed, making the proposal in our view, unsuitable.

The Parish Council object to this application for the following reasons;

- 1) there are no detailed plans for waste water treatment taking into account the impact of any outfall on the local existing drainage and flooding issues on the road below the site and the properties opposite. (please see policy EB8 and reserved matters of 3/9/19)
- 2) there are no detailed plans for drainage of the site, again a major concern given the nature of the site (significant slope and existing localised flooding issues) please see policy EB7 and reserved matters of 3/9/19.
- 3) The scale of the proposed structure is out of proportion to the site and locality (please see policy EB1 para 2)

On a separate matter we advise the applicant to seek permission for any change to the verge between the site gate and the roadway from the owner of the verge. This is land owned by the Church Commissioners and their agreement will be needed for any change to the nature of the verge - eg establishing a hard driveway. The Parish Council leases this land but is not empowered to give such permission.

Yours sincerely,

Alison

***Mrs Alison Wright HNCPA ILM CILCA***  
***Parish Clerk***  
***Eaton Bishop***