

From: Brace, Carl
Sent: 10 May 2017 13:12
To: 'Parish Clerk'
Cc: Paul Newman; Withers, Simon
Subject: 170680 and 170694 - Yew Tree House
Importance: High

Hi Catherine

Hope the following helps and clarifies matters following our conversation. The following is free to be circulated as required –

170680 – Variation of conditions 5 of planning application P140251/F. To allow amendments to design.

This application has been approved and Decision Notice issued today. I attach my delegated report for ease of understanding the assessment of that recommendation and decision process. Note the applicant removed the application to extend the letting period. As such only the design changes to the building were considered and approved. The attached report references the removed letting period application for completeness.

It was considered –

Regarding Condition 3, this part of the original application was withdrawn from consideration on 9th May 2017. As such the proposal relating to Condition 5 is only assessed, as follows –

I note the balcony was part of the original planning permission under reference DCSE2006/3047/F for the original garage building, however this feature was clearly not part of planning permission reference 140251/F and as such this later permission supersedes that from 2006.

The balcony is effectively a secondary means of escape or entry to the first floor, it is not of such an extent users would sit outside eating etc. Having regard to this and intervening distances to third property dwellings and land I conclude there is no adverse impact on adjoining amenity and privacy. The additional windows and rooflights are considered acceptable with respect to adjoining amenity and privacy.

On the basis of the above condition 5 should be varied as the impact on adjoining residential amenity is not demonstrably harmful and complies with Core Strategy policies SS1, RA5, RA6, E4, LD1 and SD1 and the relevant aims and objectives of the NPPF.

170694 – The proposal under consideration is a retrospective application for two polytunnels.

I apologise for the confusion regarding amended plans and details which were received and advertised for 4 polytunnels. This amendment was invited to attempt to regularise further unauthorised structures on the holding. Following beginning the reconsultation process a fee implication was identified, increasing the planning fee from the paid £80 to over £2000 would have resulted. As such the application reverted back to its original advertised and fully consulted description of 2 polytunnels only. This position is implicitly confirmed by the

applicants' agent and reflected on the title and any future Decision Notice. The website has been updated however wont show until early tomorrow so I'm advised.

I note the Parish Council have commented on the application for two polytunnels and have no objection. Matters raised regarding lighting, noise and planting will be addressed by condition if approval is granted. This would prohibit external lighting, amplified music and removal of existing hedgerows etc.

All comments received by third parties have and will be considered. Given the time the application has been available for comment it is not considered anyone has been prejudiced by any of the above.

The Council's Senior Landscape Officer reviewed the application and has no objection on the basis of the scale of the proposal subject to a condition retaining existing hedgerows being implemented.

With respect of the further polytunnels, a new separate application is being submitted. This will have a new reference number and will be consulted and advertised in the normal way. The Parish Council will, as always, be notified and a site notice will be displayed. Confirmation of this is the applicants' intent is being published on the website. We anticipate this new application will be made in a matter of days.

If I can help further do let me know,

Regards

Carl Brace BSc (Hons), MA, MRTPI
Senior Planning Officer

Direct Tel: 01432 261947

Council's Homepage www.herefordshire.gov.uk
Planning Homepage <https://www.herefordshire.gov.uk/planning/>
Search Planning Applications <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/>