

## Wellington Heath Parish Council

8 Sept 2017

To HCC Planning Mrs G Webster  
Copy AONB Paul Esrich  
Copy Liz Harvey

Planning application 172998 Land off Ochre Hill eco-dwelling, Wellington Heath

Dear Madam,

We note that application 151917 was previously approval on this site on architectural merit. We are please to see that this proposal has considered our draft NDP. The current proposal is larger than the former plan for a 3 bedroom dwelling which adds to our concern about the predominance of larger properties. However the proposal is well integrated into the site, innovative and of architectural merit, consistent with Core Strategy policy RA3. We have no objection to the proposal but would ask that the following comments are considered.

We seek reassurance on the following:-

- We would hope that there is amicable agreement with property owners on Ochre Hill regarding access. The proposed access route is a public footpath, current residents keep it in an appropriate condition and proposals for increased vehicular usage have previously been of concern. The size and type of construction traffic needs to be considered.
- Is there danger of land slip given the westwards extent of the property (more than the previous planning application we suspect) and its weight which includes a swimming pool? The site is very considerably higher than neighbours to the west and their gardens slope extremely steeply down from this site.
- Will the control of water run-off from the site be adequately effective? Last year the footpath leading down from this site and Ochre Hill to the centre of the village was washed away, we were amazed because it is near the apex of a hill with apparently little catchment area. A very considerable quantity of stone chippings on the steps of this footpath washed downhill even though there are retaining concrete strips, the torrent of water must have been considerable. Repairs were an unexpected cost for the Parish Council.
- Will the air source heat pump create a noise nuisance? The topography in Wellington Heath can in some places cause sound to propagate rather further than might be expected.
- The proposal says that the local stonework has no particular style. This is not so, whilst both limestone and sandstone are used the form of the material is predominantly rubble-stone, we would ask that the applicant looks again at appendix 3 of our NDP.

We are pleased that the septic tank proposal is replaced by connection to the mains sewer.

C F Rozelaar  
Chair of Wellington Heath parish council planning committee