

2018 Planning Reference	Parish Council's Comments
<p>184105 - Land at Ledbury Road, Wellington Heath November 2018</p>	<p>Construction of new access roadway and erection of 5 no. detached dwellings and garages.</p> <p>The proposed development forms a key part of our Neighbourhood Development Plan which has now been formally adopted by Herefordshire Council. In particular policies WH4 and WH7 within the NDP supports development at this site.</p>
<p>183943 - Priors Court Staplow December 2018</p>	<p>Creation of additional opening windows to the Southern end of the West elevation and a flue to a wood burning stove to exit close to the ridge adjacent to the flue from the neighbouring property.</p> <p>Wellington Heath Parish Council have no comment to make regarding this planning application</p>
<p>183936 - Treetops, Horse Road, Wellington Heath November 2018</p>	<p>Proposed removal of front elevation ramped access with new double garage and decking over the top and across the grass garden with stainless steel and glass balustrade.</p> <p>The Parish Council have no objection to this application. The design appears to offer improved off-road vehicle parking without compromise to the visual splay of the access onto Horse Road.</p>
<p>183920 - The Beck, The Common, Wellington Heath November 2018</p>	<p>Proposed replacement dwelling.</p> <p>The Parish Council raise no objections to this application.</p>
<p>183827 - Land adjacent The Becks, The Common November 2018</p>	<p>Proposed variation of conditions 12 & 13 of planning permission 182759 (Detached dwelling, access and car parking for two cars) to change the driveway gradient to 1 in 8.3 (12%).</p> <p>Wellington Heath Parish Council has no objection to this application.</p>
<p>183744/0 - Old School House, The Common November 2018</p>	<p>Proposed: Erection of single detached dwelling house.</p> <p>1. Any proposed new dwelling in Wellington Heath must be compliant with policies within our NDP now adopted. In this case Policy WH17.7 is of particular relevance. We note that the outline proposal is for a three-bedroom house. The planned parking and turning facility for the proposed development therefore appears to be inadequate. In addition, the proposed</p>

site layout allows parking for only one vehicle in front of the original Old House dwelling which we believe has two-bedroom accommodation.

2. Access to this site is from one of the narrower sections of The Common. A regular bus service in addition to other service vehicles use this road and there is therefore no satisfactory option for roadside parking adjacent to this property.

3. It should be noted that this windfall site was not included in those listed in our NDP (as at November 2017) and in our opinion the siting of a new three bedroom house on this site is overly ambitious.

4. Although we believe the intention is for the Old School House to be retained, we wish to emphasise that this building is of historic importance to the village.

Policy WH – Vehicle parking and access arrangements as per our NDP (relevant to achievement of objectives 1,8 and 11) –

- a) Within Malvern Hills AONB consideration of the AONB highway design guide (15) will need to be demonstrated. Outside the AONB the AONB highway design guide still offers considered to be relevant to the landscape setting.
- b) All developments must have safe and suitable access for pedestrians and vehicles with adequate sight lines to the highway. For safety reasons, given the narrow and winding nature of the local lanes, adequate space must be provided within a site to allow vehicles to manoeuvre such that they can join the highway in a forward's direction.
- c) The nature of the rural lanes with their associated hedges and verges is a most important aspect of local distinctiveness. In order to respect this new access driveways tracks or roads should apply these principles (1) the informal and rural nature of the local lanes is to be reflected in new access roads which should be no wider than necessary consistent with safety and practicality and (2) The impact of access arrangements must be minimised to hedges, trees, verges, heritage assets and the landscape setting.
- d) Roadside boundaries must reflect the rural setting; hedges of locally characteristic native species are preferred.
- e) Signs and their supports should be unobtrusive and integrate with the local landscape.
- f) Road and parking surfaces should, where practicable, allow the percolation of surface water and blend with the landscape; well-constructed and easily maintained loose stone surfaces are preferred where slopes and light traffic allow., There must be no surface water run off to the highway or adjacent land.

	<ul style="list-style-type: none"> g) Footways must be surfaced suitably to permit safe and convenient passage by pedestrians, should reflect the rural character of the area and must avoid delineation by kerbs. h) At least two car parking or garaging spaces must be provided in addition to turning space for each dwelling. Parking provision should be increased according to the size of dwelling such that it is adequate to meet the needs of occupiers with additional space for visitors and deliveries so that overspill to the highway will not arise. i) Secure storage for motorcycles and bicycles and provision for recharging points for electric vehicles is encouraged. j) Adequate parking spaces for cars and commercial vehicles must be provided for all non-residential development including space for loading, unloading and manoeuvring to join the highway forwards. Parking areas must not dominate the landscape or the street scene and should be adequately screened by trees or landscaping.
<p>183741 - Priors Court Staplow November 2018</p>	<p>Proposed: Insertion of additional walls and roof to convert a 3 wall concrete bay into a covered parking area to store estate maintenance equipment, including a tractor.</p> <p>Wellington Heath Parish Council have no comment regarding this planning application.</p>
<p>183585 - The Old Tin Barn, Staplow September 2018</p>	<p>Proposed conversion of barn to residential dwelling house (Retrospective) and proposed balcony to rear elevation.</p> <p>The Parish Council replied that they had no comments to make on this application.</p>
<p>183143/F - Variation to Permission 181843 replacement dwelling October 2018</p>	<p>Variation of a condition 5 of Planning Permission 181843/F for replacement dwelling with improved access and landscaping. To reduce southern and northern visibility splays to 16m from a point 2m back.</p> <p>The Parish Council strongly support this application. At a site visit on 12th October, Councillors noted that the access modification requested by this application is onto an unclassified village road which has low traffic volumes even at peak periods of the day. The development site to which the proposed access relates is included in the Parish Council Neighbourhood Development Plan as a windfall site with a potential of up to three dwellings in addition to the existing dwelling which was the subject of planning application 181843/F. It is our understanding that adherence to condition 5 of that planning consent would necessitate crossing the curtilage of a neighbouring property which would therefore in all probability render the development of this site untenable.</p>

	<p>Councillors further noted that an adherence to condition 5 of planning permission 181843/F would necessitate the removal of approximately 25 metres of ancient well established and well-maintained hedgerow. This runs contrary to policies within the Parish Council NDP which are aimed at preserving the rural setting and local distinctiveness of the village.</p> <p>Our Parish Plan received endorsement from the community at referendum on 13th September 2018.</p> <p>Policies WH5.5 and WH17.3 of the NDP respect the need for developments to preserve local distinctiveness within the Village including a requirement for roadside boundaries to reflect the rural setting with hedging of locally characteristic native species.</p>
<p>182759 - Dev 1 (Aspen Barn) adjacent to The Becks, The Common September 2018</p>	<p>Detached dwelling, access and car parking for two cars.</p> <p>Wellington Heath Parish Council have no objection to this application.</p> <p>The application complies with relevant Wellington Heath NDP policies. (NDP Referendum due September 13th. 2018)</p> <p>However, we wish to re-emphasise our support for a Sustainable Drainage at this property which we expressed in comments made in respect of the previously approved planning application 180177 for this development.</p> <p>In addition, we note the relevant comments made by Balfour Beatty in their Drainage Report in respect to this application.</p>
<p>182468 - Swallow farm Stables. Retention of existing manège. July 2018</p>	<p>(Retrospective) Retention of existing manège.</p> <p>Wellington Heath Parish Council recognise that this application has attempted to accommodate concerns that were expressed in April 2018 in respect to a previous application at this site.</p> <p>The issues raised then were in respect to:</p> <ul style="list-style-type: none"> 1 : landscape impact (WH NDP policy WH14)and, 2 : lighting (WH NDP policy WH12.4). * <p>As noted in the Parish Council’s response to the earlier application, the importance of this manège to Swallow Farm stables is acknowledged. A single floodlight illuminates the manège in winter months, generally in the evening. The floodlight support is unobtrusive, and the light has been boxed in so as to minimise any dispersal of this light to the easterly side of the manège. This is the aspect that is most visible to neighbouring properties.</p> <p>An additional low energy sodium light is positioned on an out-building so as to illuminate the car parking area adjacent to the manège. It is unclear as to whether or not this is visible to nearby properties lying to the east/ north-east of Swallow Farm.</p> <p>The Parish Council suggest that condition for of this planning application should be that, when illuminated, floodlighting should not be visible from nearby housing.</p> <p>The hard standing/storage area proposed previously is not included in this application. The area of built up land which was part of this proposal has been levelled and we understand that it</p>

	<p>will be allowed to grass over. The intention to plant hedging to the southerly and easterly sides of the manège is noted and will help integrate the manège within the landscape. The Parish Council would encourage further hedging to help minimise the visual impact of present hard standing / vehicle storage areas that are visible from both the north-east and south-east.</p>
<p>181843 Fir Tree Cottage Floyds Lane June 2018</p>	<p>Demolition of existing dwelling. Construction of replacement dwelling together with associated access improvements and landscaping.</p> <p>Wellington Heath Parish Councillors have no objection to this application.</p> <p>We note that it is proposed that an existing outline permission will be rescinded in favour of this application, but that the applicants may consider further, low density development of the site in the future.</p> <p>We note also that this proposal appears to be compliant with Wellington Heath's NDP (currently at Reg 16 Examination) and in particular with policy WH5 (Development in Wellington Heath within the Settlement Boundary).</p>
<p>180872 - Land opposite The Gables Ochre Hill April 2018</p>	<p>Proposed four bed detached dwelling.</p> <p>We note there is already outline permission for this site and we have no objection to the proposed design. However, we note that it is inconsistent with NDP policies WH1 Settlement boundary and WH4 mix of new housing.</p> <p>Please acknowledge receipt of these comments, thank you.</p>
<p>180743 - Longworth Horse Road May 2018</p>	<p>Proposed change of use of agricultural land to residential use to extend the existing curtilage of Longworth to allow for a new entrance off Horse Road and for the existing track way to be used for vehicle access to a parking area and new carport (in the existing curtilage) at Longworth.</p> <p>Proposed change of use of agricultural land to residential use to extend the existing curtilage of Longworth to allow for a new entrance off Horse Road and for the existing track way to be used for vehicle access to a parking area and new carport (in the existing curtilage) at Longworth.</p> <p>Wellington Heath Parish Councillors have the following comments and concerns regarding this application:</p> <p>1 The new access proposed is very close to the junction of Beggars Ash(Ledbury Road C1172) and Horse Road (Unclassified). Vehicles travelling north and turning into Horse Road have a tendency to cut across this blind corner, therefore if approved this new access onto Horse road should incorporate the maximum possible splay. This may allow vehicles approaching the junction from Horse Road additional space to pull in when meeting oncoming traffic.</p>

	<p>2. The change of land use that is proposed involves a small strip of land that falls within an area defined by Wellington Heath’s Neighbourhood Development Plan (currently at Reg 16 examination) as “Strategic Gap”.</p> <p>This is described in NDP policy WH3 and illustrated in policy map 4 of the NDP. Therefore, any change of use is acceptable solely for the provision of new access to Longworth house.</p>
<p>180527 Swallow Farm Ménage and hard standing retrospective April 2018</p>	<p>(Retrospective) Construction of equestrian ménage marked A on plan and storage area marked B on plan.</p> <p>Wellington Heath Parish Councillors discussed this planning application at the Parish Council meeting on Tuesday 27 March. NDP policy WH14 Viewpoints and Ridgelines restricts development on ridgelines owing to their importance in the landscape, especially as seen from Key Viewpoints. This site is seen from nearby viewpoints 2, 19 and 6 as well as from the ancient monument British Camp on the Malvern Hills at a distance.</p> <p>We recognise that the ménage is an important asset for the commercial stables at Swallow Farm and note that the height of development can be minimised and with appropriate design and / or landscaping can be integrated into the landscape. Therefore we do not object to the ménage providing it is appropriately designed and landscaped and would ask that advice is sought on this matter from the Malvern Hills AONB.</p> <p>Lighting of the ménage is more difficult. NDP policy WH14 restricts the height of developments. WH12.4 Pollution, Water, Waste and Light Management supports Dark Skies. Therefore, we do not support lighting of the ménage. We do however note that the supports for the currently unapproved lighting are reasonably unobtrusive. Some of the currently unapproved lighting units are not adequately hooded and shine brightly towards nearby properties for protracted periods. They appear to be sodium lights which may not be suitable for switching on and off for short periods. If permission is given for lighting, the lighting units and their hood must be of a more suitable type.</p> <p>The proposed storage area is inconsistent with NDP policy WH14 Viewpoints and Ridgelines because it is on a very prominent ridgeline and very visible from key viewpoints 2, 6 and 19. The extent of built up land is considerable and has been periodically extended. The items including horse boxes and a lorry which are sometimes stored there are not appropriate to this prominent location.</p>
<p>180624 – Parsons Cottage Staplow - Green oak pavilion March 2018</p>	<p>Erection of a green oak 4m x 6m pavilion in the back garden with a cedar shingle roof. The pavilion will not be attached to the home and it will be 6m from the NE corner of the house.</p> <p>Wellington Heath Parish Councillors have no comments on this planning application other than to note that Parsons Cottage is listed. NDP policy WH6.7 applies, however in this instance we do</p>

	<p>not feel qualified to comment on the impact of the proposal on the setting of the listed building.</p>
<p>180697 - Pegs Farm, Hollow Lane, Staplow March 2018</p>	<p>Proposed new cycle and garden store.</p> <p>Wellington Heath Parish Councillors have no objection to this planning application.</p>
<p>180536 Priors Court Stables, Priors Court, Staplow March 2018</p>	<p>Extension of the stable building to form a new tack room and Hay store</p> <p>Wellington Heath Parish Councillors have no objection to this planning application.</p>
<p>180535 Conversion of existing building to Office Accommodation at Priors Court, Staplow March 2018</p>	<p>Proposed internal alterations to create additional accommodation to support the functioning of the space as an office.</p> <p>Wellington Heath Parish Councillors have no objection to this planning application.</p>
<p>180385 - Canal Side Field, Burton Lane off Bromyard Road March 2018</p>	<p>Retention of eleven caravans and an additional four caravans for seasonal workers accommodation with facilities porta-cabin, oil tank and mini-sewerage treatment plant</p> <p>Wellington Heath Parish Councillors are not opposed to this planning application, the siting and attention to landscaping are consistent with NDP policy WH6.12.</p> <p>However, a permissive footpath along the route of the old canal would be beneficial for safer pedestrian access from the proposed site to Ledbury, NDP policy WH16 is relevant. The application mentions the use of minibuses but we note that fruit pickers often walk into Ledbury as well. A permissive path would also be beneficial for pedestrian access from Ledbury to the adjacent Ledbury Allotment Association who have previously noted that the absence of a footpath causes their members to make unnecessary car journeys. We acknowledge that some of the route may not be under the control of Withers Farm but anticipate that the remainder of the route may achieve permissive access in the event of a planning application from Hilltop Farm.</p>
<p>180227 – Conversion of outbuilding at Priors Court, Staplow Feb 2018</p>	<p>Proposed conversion of the upper floor of a modern shed into residential accommodation.</p> <p>Wellington Heath Parish Councillors are not opposed to this planning application; however, Priors Court is listed and we seek assurance that the proposed external stairs will not detract from the distinctive character and setting.</p> <p>The drawing may be showing a cantilever supported staircase design (no external support legs) in metal, of light appearance and this may be very suitable, however the colour would be important (not shown) and should integrate with the landscape</p>

	<p>and building, an industrial / fire escape appearance should be avoided. More traditional timber stairs may also work well.</p>
<p>180177 – New house adjacent to The Becks, Wellington Heath Feb 2018</p>	<p>Proposed new dwelling.</p> <p>Wellington Heath Parish Councillors support this planning application and we are pleased to see that it is broadly consistent with the NDP and a considerable improvement over the previously approved outline plan. However, we do have some comments.</p> <p>Foul water drainage appears to be undecided. We support the proposal for a Sustainable Drainage System but note that it is also unspecified. We would draw attention to NDP policy WH12.2, Severn Trent advised the NDP that there is limited pumping station capacity (just sufficient to achieve the NDP) and that surface water should not be discharged to the foul sewer. Additionally, Surface water runoff already presents a problem running down The Common. We support the proposed permeable gravel driveway and would prefer this to include the first 6 metres off the highway which is currently described as “solid surface”. We recommend:-</p> <ol style="list-style-type: none"> 1) Connection to the public sewer, available along The Common. 2) No surface water to discharge to the foul sewer. 3) Support Sustainable drainage but there should be provision for its overflow in extreme conditions taking advantage of the separate surface water drainage along The Common (e.g. ditch on the opposite side of The Common, an overflow connection to this may be appropriate whilst utilities are being connected). 4) If any part of the driveway surface is not permeable adequate capacity drainage must prevent any surface water flow onto the the highway. <p>We would wish to avoid unnecessary highways conditions where they detract from the rural character of the village.</p> <p>Exact colours are not shown in the plans, we draw attention to WH5.11.3 and would encourage use of the AONB colour guide.</p> <p>An unspecified metal chimney appears to be shown on the plans and it will be visible from both the footpath on higher ground to the east and from the Geoparkway and Herefordshire Trail which go along The Common. This chimney may not be consistent with local distinctiveness WH5. (the rebuilt Annex at nearby Swallow Farm was planned with a very prominent metal chimney which we commented on, we were pleased to see that it was built with a more appropriate chimney). Brick or stone would be more appropriate or if it is of a more contemporary appearance the AONB colour guide is particularly relevant.</p>

