

2019 Planning Reference	Parish Council's Comments
<p><b>184600/AM</b> - Land opposite Council Houses Ochre Hill Wellington Heath Ledbury <b>January 2019</b></p>	<p>Ref: Proposed non-material amendment to planning permission ref 180872 (Proposed four bed detached dwelling) - Alteration to fenestration.</p> <p>We believe this should be open to full consultation.</p> <p>The construction of a new dwelling on this site was opposed by the Council at the time of initial outline planning application (172015-June 2017).</p> <p>The subsequent planning application – <b>180872</b> – submitted following Herefordshire Council approval of application <b>172015</b> was for a larger dwelling which is now at an advanced stage of construction. This new build has a dominating appearance on the ridge line of Ochre Hill particularly when viewed from the South and from the West. As a result, there is loss of amenity affecting the properties which it overlooks.</p> <p>This current application aggravates this lost amenity by the incorporation of additional fenestration. This is again most particularly evident on its southern elevation.</p> <p>We also note that modified layout plans are incomplete as a newly constructed access to The Gables, the property opposite the entrance to this new build is not shown.</p> <p>W/Heaths adopted NDP has established a settlement boundary which this property lies outside.</p>
<p><b>184403</b> - Myrtle Cottage , Church Lane, Wellington Heath HR8 1NG <b>January 2019</b></p>	<p>Ref: Extension to Myrtle Cottage to form new solar room an additional bedroom with ensuite with a detached garage and secure store.</p> <p>1. This property lies outside Wellington Heath Village Settlement Boundary. ( Wellington Heath NDP Policy WH1 ) . It also lies outside the boundary of The Malvern Hills AONB.</p> <p>2. Development outside the village settlement boundary is the subject of Policy WH6 of Wellington Heath's adopted NDP*. In this case policy WH6.9 and WH6.10 are relevant.</p> <p>We note that the proposed garage and storage has a footprint area approximately three times that of the single storey garage it will replace and as a result has a first-floor stage area of approximately 93 m2.</p> <p>The roof line height of the new garage is approximately 6.5 meters and will be prominent within the landscape. Whilst it may not be visible from neighbouring properties we ask that a</p>

	<p>condition of planning consent would be adequate with native trees and we note that these are shown in the drawings accompanying this application.</p> <p>3. We have no objection to the solar room that is planned.</p> <p>4. We have concerns regarding the first-floor bedroom extension on the eastern elevation. This part of the property lies very close to the roadway ( Hollow Lane ) and to important utilities that run between the roadway and Myrtle Cottage . For this reason, we ask that consideration is given to the adequacy of existing foundations supporting the proposed first floor bedroom extension.</p>
<p><b>184203-</b> Squatters Cottage, Ledbury Road, Wellington Heath, HR8 1NA <b>January 2019</b></p>	<p>Ref: Retrospective planning proposal for erection of an outbuilding to be used for the purposes incidental to Squatters Cottage as single family dwelling house.</p> <p>1. It should be noted that this new build lies outside Wellington Heath Settlement boundary but is within the Malvern Hills AONB.</p> <p>2. Squatters Cottage is a grade II listed historic building and although the new building ( which is in an advanced stage of construction ) sits well within its very rural landscape ,it has a footprint area approximately three times that of Squatters Cottage which it therefore dominates.</p> <p>3. In respect to the building materials used ; these are in keeping with the principles outlined in Wellington Heath’s adopted NDP. Furthermore, with the exception of its scale this storehouse is in keeping with Wellington Heath NDP’s Policy sub-section WH6.9 which states : Where planning applications are required for alterations, extensions, or ancillary buildings the proposal should respect the landscape setting, design and scale of the parent building.</p> <p>4. We note that the applicants received pre-planning application advice from HCC planning department , but this information has not been included with this application. We believe this has relevance in the light of the current advanced stage of this new build.</p>