

2019 Planning Reference	Parish Council's Comments
<p>190536/F - Land opposite The Gables , Ochre Hill, Wellington Heath. March 2019</p>	<p>Ref: Variation of condition 2 - 180872/F (four-bedroom dwelling). Amendments to fenestration.</p> <p>Wellington Heath Parish Council have the following objection to this application which is the most recent in a sequence of five planning applications since June 2017 relating to development on this site.</p> <p>P172015 - June 2017 - outline planning application for a 3/4-bedroom dwelling was opposed by WHPC on the basis that, a) it lay outside of the village settlement boundary proposed in our draft NDP. This boundary has subsequently been confirmed as policy WH1 of the adopted final NDP, and b) it would be visually prominent on the Ochre Hill ridgeline to which NDP policy WH14 now refers.</p> <p>P 180872 - Following the granting of outline planning permission, this full planning application presents detailed dimensions for a larger build . (although the absence of measurement in P172015 makes comparison difficult there is an impression that the roof line apex has been raised in P180872).</p> <p>This application omits basement plans and does not show additional fenestrations that were subsequently built into the southern elevation.</p> <p>P184597 - This application for amended access now includes plans for a basement family room previously omitted. This application was not supported by WHPC in our representation dated January 30th, 2019.</p> <p>P184600 - This retrospective application for amended fenestration (Dec. 2018) was opposed by WHPC and was refused.</p> <p>P190536 - February 2019 . This application includes new drawings (3j). These show net addition of four new fenestrations on the west and south P190536/F elevations of the property.</p> <p>The overall visual impact of the latest plans for this development is of a three-storey property when viewed from the west and south. This represents a significant change from the original approved outline plan. As result this property dominates the ridgeline on Ochre Hill and we believe that the additional fenestrations cause a substantial loss of amenity to all the properties to the west and south which it overlooks.</p>

<p>190500/J - Oak Lodge Floyds Lane Wellington Heath Herefordshire HR8 1NB. February 2019</p>	<p>Ref: Works to two Oak trees (T.2 & T.3) to raise lower balcony to 18 feet from garden base of tree to reduce excessive shading and increase clearance to traffic on Floyds Lane and Telephone Cables, rebalance canopy. Fell Field Maple which is encroaching on Oak Tree T.3 to encourage growth in westerly direction.</p> <p>Wellington Heath Parish Council have no objection to this planning application.</p>
<p>190220/XA2 - Longworth , Horse Road, Wellington Heath. January 2019</p>	<p>Ref: Application for approval of details reserved by condition on planning permission 160004.</p> <p>Wellington Heath Parish Council have no objection to this planning application.</p>
<p>190180/AM - Land adjacent to The Becks, The Common, Wellington Heath January 2019</p>	<p>Ref: Non-material amendment ref 182759 (Detached dwelling, access and car parking for two cars) - Addition of a Juliet balcony to the west side elevation.</p> <p>Note: Hereford Council have since stated that this is for <i>“approval of details only- it is just for the approval of details which have been requested on a decision notice, prior to relevant works commencing” – therefore no requirement for the PC to be consulted in this matter.</i></p> <p>However, the PC’s comments that were given (prior to the above advice by HC) were as follows: The Parish Council has no objection to this amended planning proposal.</p>
<p>190179 - Land at Ledbury Allotment Association, Burtons Lane, Wellington Heath, Ledbury February 2019</p>	<p>Ref: Proposed shipping container with double doors to one side, sprayed to RAL6002 leaf green. The proposal looks to also incorporate some water harvesting facilities using corrugated sheeting, guttering, drainage pipes and 1,000 litre IBC tanks.</p> <p>Wellington Heath Parish Council have no objection to this planning application.</p>
<p>184600/AM - Land opposite Council Houses Ochre Hill Wellington Heath Ledbury January 2019</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). The subsequent planning application – 180872 – submitted following Herefordshire Council approval of application 172015 was for a larger dwelling which is now at an advanced stage of construction. This new build has a dominating appearance on</p>

	<p>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>184598 - Ochre Hill House Ochre Hill Wellington Heath Herefordshire HR8 1LZ January 2019</p>	<p>Ref: Non-material amendment to ref 172988 (erection of eco-dwelling) - Removal of high-level windows and amendments to internal layout.</p> <p>The Parish Council have no objection to this planning amendment.</p>
<p>184597 - Land opposite Council Houses Ochre Hill, Wellington Heath January 2019</p>	<p>Application for variation of condition 6 of planning permission 180872 to allow gate to be set back at 2m rather than 5m.</p> <p>(Note : this property is NOT “opposite council houses of Ochre Hill”. It is on the ridgeline above and to the east of privately-owned houses on The Common. It is opposite The Gables ,Ochre Hill).</p> <p>Wellington Heath Parish Council do not support this application and believe that condition 6 of permission 180872 is both appropriate and necessary.</p> <p>This access gate is from a narrow Footpath/Drift-way which as a result of recent development has experienced increasing usage in the past two years and this increase will continue in the long term. We therefore believe that vehicular access must allow sufficient pull-in room and leave the footpath/drift-way clear for other users.</p> <p>We believe this has far greater priority than that of improving garage access on a somewhat congested part of this site.</p>
<p>184593 - Woodmill Cottage, Ochre Hill House Ochre Hill Wellington Heath Herefordshire HR8 1LZ February 2019</p>	<p>Ref: Porch extension and change of use of existing annex into holiday let accommodation.</p> <p>Wellington Heath Parish Council does not support this application for the following reasons :</p> <p>1. This new dwelling lies outside Wellington Heath’s settlement boundary as defined in our adopted Neighbourhood Development Plan (NDP). Within the NDP document it is</p>

	<p>specifically stated that “In general, new housing development will be allowed only within the Settlement Boundary”.</p> <p>2. Although the intended use is given as that of a holiday let there is a potential for a converted storeroom facility of this type to be used as a permanent dwelling by any subsequent owners of Woodmill Cottage.</p> <p>3. We believe that the likely loss of amenity (noise disturbance) that might be experienced by neighbours should this application be approved has been underestimated by the applicant . This runs contrary to NDP policy WH12.1.</p> <p>4. Access to this property is via a privately owned and privately maintained drift-way that is also a public footpath. Increased vehicular use of this access route would potentially result in further surface wear/damage and would therefore involve increased maintain costs.</p>
<p>184403 - Myrtle Cottage , Church Lane, Wellington Heath HR8 1NG January 2019</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. 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. 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 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>184203- Squatters Cottage, Ledbury Road, Wellington Heath, HR8 1NA January 2019</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>
<p>183920- The Beck, Wellington Heath Ledbury Herefordshire February 2019</p>	<p>Planning Re-consultation (Proposed replacement dwelling).</p> <p>The Parish Council note the amended plans for this replacement property and have no objection to this revised planning proposal.</p>