

2019 Planning Reference	Parish Council's Comments
<p>193253 - Eden, Ledbury Road, Wellington Heath HR8 1NE October 2019</p>	<p>Ref: Proposed Greenhouse.</p> <p>The Parish Council have No Objections.</p>
<p>193034 - Rose Cottage , The Common, Wellington Heath HR8 1LU September 2019</p>	<p>Ref: Proposed detached garage, constructed of a steel portal frame, low level block wall, finished with suitable cladding material to all elevations.</p> <p>We note the pre-application advice given for this new application.</p> <p>This does address WHPC's concerns in respect to the size and proportionality of the garage in relation to the principal dwelling. Although an accurate comparison is not possible because of the absence of measurements in drawings accompanying an earlier application the current proposal is for garage with a footprint approximately 40% smaller than the original.</p> <p>The apex height of 4m is however akin to that originally proposed. We feel that this is likely to remain prominent within the landscape unless set well down on its footprint and obscured by the preservation of the hedgerows which form the boundary to the curtilage of Rose Cottage.</p> <p>Whilst the proposed use of larch board cladding is acceptable, Rose Cottage itself has a tiled roof and a matching tiled finish to the garage would be preferred to the slate blue profiled metal sheet material that is currently proposed.</p> <p>The pre-application advice regarding the need to carefully manage surface water runoff from this new building by means of sustainable surface water drainage cannot be over emphasised, otherwise the well-known problems of local flooding of Pub Lane is likely to be exacerbated. The proposal to reduce water run-off from the garage through water retention methods requires more detailed explanation.</p> <p>Also, in order to comply with Wellington Heath NDP policy WH5.7 ,the use of hard surfacing around the garage should be minimised and a surfaces such as loose gravel which allow for percolation of surface water should be used.</p>

<p>192540/L - Priors Court , Staplow, Ledbury, Herefordshire HR8 1NQ. August 2019</p>	<p>Ref: Proposal for the insertion of a first floor with the use of a new internal timber frame structure within a grade II listed building.</p> <p>Wellington Heath Parish Council have no objection to this application.</p>
<p>192704/O - Field known as Beck's Orchard, The Common Wellington Heath Ledbury Herefordshire. August 2019</p>	<p>Ref: Site for proposed residential dwellings 6 No. 4 x 3 bed and 2 x 2 bed to be located in the eastern portion of the land.</p> <p>Wellington Heath Parish Council supports this proposal in principal as it in keeping with Wellington Heath's NDP policy WH9 relating to the development of this parcel of land (Allocated Site 23) in regard to the number and size of the dwellings proposed.</p> <p>We would expect more detailed plans, once submitted, to conform to other important parts of NDP policy WH9.</p>
<p>171532 - Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire August 2019</p>	<p>Ref: Site for a mixed use development including the erection of up to 625 new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.</p> <p>Wellington Heath Parish Council strongly objects to the amended transport and access proposal which has been published since we submitted our previous representations of 15th June 2017 and 9th August 2018.</p> <p>We support the outcome of Ledbury Town Council's recently conducted Parish Poll which has concluded that the vehicular access proposals for the north of the viaduct development are not satisfactory.</p> <p>Our representation of 15th June 2017 presented detailed arguments against what was proposed for access at that time and we do not believe that the current proposals contain any changes that might otherwise ameliorate the anticipated severe traffic congestion at the Hereford Road / Bromyard Road junction. More specifically , we wish to re-emphasise our community's concerns that the lack of vehicular access beneath the viaduct from the Leadon Way roundabout and the total reliance on access from the Bromyard Road will result in a very significant increase in "rat-run" traffic through the narrow lanes through and to the east of Wellington Heath. The complete absence of pavement for pedestrians (or cyclists) in our village and beyond raises major health and safety concerns which are acutely felt during summer months when seasonal workers use Ledbury road and Beggars Ash as their preferred pedestrian route into Ledbury.</p> <p>We note the distance given from the proposed Bromyard road access roundabout to the Bromyard Road /Hereford Road</p>

	<p>junction is 950m . At a rough calculation this will be 70% greater for residents of the southern section of this proposed new development . For that group in particular ,vehicular routes to Colwall, the Malverns, Upton and Eastnor will most likely be via Burtons lane or Beggars Ash.</p> <p>We would urge Herefordshire Council to reconsider a vehicular access to this site beneath the railway viaduct for which there are many precedents to be found nationwide.</p>
<p>192033/F - land adjacent to The Croft, Ledbury Road, Wellington Heath. July 2019</p>	<p>Ref: Proposed 3 no. detached dwellings, with garaging and new access on land adjacent to The Croft, Ledbury Road, Wellington Heath.</p> <p>Wellington Heath Parish Council has the following comments about this planning application which presents a new design and layout proposal for a three dwelling development at this site where planning permission was granted (P172149) in January 2018.</p> <p>The original planning permission was submitted when Wellington Heath’s NDP was at Reg. 14 draft stage and was granted when NDP was at draft Reg 16 stage which was therefore not material to the planning decision. That application was for three identical four bedroom houses which featured dormer style fenestrations at first floor level.</p> <p>Since our NDP’s adoption in October 2018 it is important to note the Policy WH7 which describes the conditions of development at allocated sites 19a south and 19a north. This application concerns site 19a north.</p> <p>Policy WH7 states : <i>(WH7.4 and WH7.7 have specific relevance to this planning application and are highlighted)</i></p> <p>1 Given the sloping nature of the sites, and the visual sensitivity to views from the west, development should be sited to ensure that buildings do not break the skyline of the ridge.</p> <p>2 Development should be well screened along the Ledbury Road boundary and along internal service roads, by landscaping trees and hedgerows planted with native species characteristic of the area. Boundaries around and between the plots should be of hedgerow planted with native species characteristic of the area.</p> <p>P192033/F</p> <p>3 Development of up to five 4-bedroomed or seven 3-bedroom houses or bungalows, or a mix of the two will be supported on site 19a south with associated large plot sizes.</p> <p>4 Development of up to three 3-bedroomed bungalows will be supported on site 19a north with associated large plot sizes.</p> <p>5 The hedgerow along the Ledbury Road next to site 19a south is to be restored with characteristic native species; access roads and driveways are to minimise the impact on the hedgerow and must be of a rural character.</p>

	<p>6 For safety, vehicles must be able to enter and leave the sites from the Ledbury Road in a forwards direction.</p> <p>7 The eastern ridgeline of site 19a north is to be planted with native trees in order to reinstate the wooded tree-line of the ridge.</p> <p>8 Developments on site 19a south must assist in achieving safe routes for pedestrians and cyclists in accordance with policy WH16 - Footpaths. An urbanstyle pavement alongside the Ledbury Road is not acceptable. The difficulty of implementing a satisfactory route across multiple land ownerships is acknowledged.</p> <p>Thus, whilst the current proposal has been meticulously designed and presented it does not fully conform to NDP policy WH7 although we note that care has been taken to protect the ridge line to the east of the development and the green space above and to the east of the proposed development has been retained.</p> <p>In response to the earlier application (P172149) we commented that the proposal for 3 identical properties was of a rather ordinary design and that this was contrary to the Core Strategy policies SS6 and LD1 which emphasise the importance of local distinctiveness , especially in the AONB. The current proposal rectifies this and has also taken note of the AONB’s guidance.</p> <p>Our earlier response also pointed out that the 4 bedroom design was contrary to what was envisaged for this in our NDP. Whist the current proposal is for 2 x 3 bedroom and 1 x 4 bedroom houses , they are large with footprints significantly greater than those proposed in application P172149 .</p> <p>The positioning of the three houses currently proposed has, in broad terms, moved plot 3 of the original plan to a new position in close proximity to the Ledbury road. Whilst this has moved the nearest of the three houses to the neighbouring property “ Tumbletop “ (formerly “The Briars”) marginally further away the very dominant position of plot 2 show in the current proposal has its’s main aspect to the south west and very probably results in significant , and possibly intrusive, overlooking of the neighbour.</p>
<p>191150/L - Pegs Farm, Hollow lane, Wellington Heath, HR8 1NQ May 2019</p>	<p>Ref: Application for listed building consent for change of use from residential accommodation to mixed residential/short stay guest/holiday accommodation.</p> <p>Wellington Heath Parish Council object to this long delayed retrospective application.</p> <p>This Grade 2* listed property is the highest graded listed building in Wellington Heath parish, and we are most concerned that the fabric of this important historic building ,parts of which date back to the14th.century, should not be exposed to undue risk as a consequence of its commercial use.</p>

	<p>We are aware that over the past two years Pegs Farmhouse has been available for short term holiday lets . It features prominently on the <i>Airbnb</i> website where the house is described as offering 8 or 9 bedroom accommodation for 16+ guests. (We do not believe that it currently has residential use).</p> <p>Prior to this the farmhouse was divided into two units providing residential accommodation for long term tenants .</p> <p>We believe that this change represents an intensification of the use of this Farmhouse and the that as consequence the risk of structural damage ,including fire risk, should be carefully considered in respect to these applications.</p> <p><i>(It is noteworthy that condition 10 of planning application NE092231 -2009 included the requirement that over-intensive commercial use on the Pegs Farm site was to be avoided in order to safeguard the special architectural and historic character of this Grade 2 star listed farmhouse.)</i></p> <p>P191150/L In parallel with this potential structural risk we have concerns that there may be an environmental risk associated with the present foul water/sewage management which may be inadequate to service a property with this level of rental usage. (The parish council has received reports of sewage/foul water overflow onto Hollow Lane below the property).</p> <p>Whilst Pegs Farm is in a very rural setting , there are a other properties in close proximity and, such is the nature of whole house holiday lets, the associated noise, odour and light pollution generated causes a very substantial loss of amenity for the residents of neighbouring properties. This is exacerbated by the outdoor facilities that are available to tenants (e.g. a large outside dining area and a hot tub).*</p> <p>NB - relevant Wellington Heath NDP policies : * Wellington Heath NDP Policy WH12.1 (Pollution, Water, Waste and light management). Also policy WH10.1 and WH10.2 (Employment)</p>
<p>191349 - Fir Tree Cottage, Floyds Lane, Wellington Heath. April 2019</p>	<p>Ref: Variation of condition 2 ref 181843/F (Demolition of existing Dwelling. Construction of replacement dwelling together with associated access improvements and landscaping.) amendments to design and layout.</p> <p>We have no objection to these amendments</p>
<p>191311 - Rose Cottage, The Common, Wellington Heath, Ledbury, Herefordshire HR8 1LU. April 2019</p>	<p>Ref: Proposed new garage with roof lights and with new wider parking spaces and turning area.</p> <p>Wellington Heath Parish Council object to this application for the following reasons :</p> <p>1) The size of this proposed garage is out of proportion to the size of the residential dwelling. Whilst regrettably the drawings</p>

supporting this application reveal neither the true footprint of Rose Cottage or the true size of the whole curtilage, the garage layout plan suggests that the floor area of the proposed garage is greater than that of the main dwelling. We believe that more detailed measurements are required.

2) As presently illustrated , the garage could accommodate up to six vehicles with additional outside parking space for a further two vehicles.

We question why this is necessary to service a relatively modest three bedroom dwelling.

3) The garage layout plan shows the access onto The Common. On the location plan this lies opposite the pull in area servicing the properties Pilgrims Edge and Downton. At present those parts of the garden at Rose Cottage which lie to the north of this access have been levelled with hard core. It might therefore be concluded that were this proposal to be granted, approximately 90% of the ground within the curtilage of Rose Cottage would be surfaced. This requires clarification.

4) Any increase in hard surfacing on this property could have significant effects on surface water run off . The ground where the proposed garage P191311/FH is to be sited lies at lower level than The Common and runoff would be towards Pub Lane (the access road between Greenbank and Iona shown on the location plan). This lane already has a reputation for flooding which would be exacerbated if surface water runoff were not to be carefully managed. This issue is addressed by Policy WH17.5 in Wellington Heath's NDP *.

5) Wellington Heath's NDP also contains important guidance as to the character and design of new build within the settlement boundary including that of ancillary buildings. These policies are breached by this proposal .**

WH17.5

**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.*

WH5.1

***The village has a landscape character type of Forest Smallholdings and Dwellings and is substantially included within the Malvern Hills AONB where the AONB Building Design Guide[14] applies and should be complied with. All development proposals should demonstrate that they have positively taken account of this guidance, including those dwellings outside but immediately adjacent to the AONB boundary.*

WH5.12

	<p><i>**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.</i></p>
<p>190611 - Foxgloves Horse Road Wellington Heath Ledbury Herefordshire HR8 1LS. April 2019</p>	<p>Ref: Proposed extension to lower ground floor with ground floor balcony over.</p> <ol style="list-style-type: none"> 1) We note that this proposal includes several new fenestrations. On the northern elevation there is the addition of a small bathroom window and on the south there is an additional lower ground floor window. Neither result in any significant loss of amenity to neighbouring properties. 2) The inclusion of basement rooms and fenestrations gives the property the appearance of a three storey dwelling on its eastern elevation. However, we believe that this does not have any significant visual impact on viewpoints into Wellington Heath from the east (Frith Wood). 3) The proposal for a large balcony at upper ground floor level which extends three meters from the most easterly elevation of the present build is likely to cause significant loss of amenity to neighbouring properties both to the south and north. For this reason, we believe that a condition of granting this application should be the use of opaque glazing on these aspects of the balcony so as to avoid any intrusive overlooking of neighbours.
<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).</p> <p>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 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>184593 - Woodmill Cottage, Ochre Hill House Ochre Hill</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> <ol style="list-style-type: none"> 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 specifically stated that “In general, new housing development will be allowed only within the Settlement Boundary”. 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. 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. 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. <hr/> <p>We note various recent e-mail correspondence published in relation to this application, together with additional representation from AFA Planning Consultants on behalf of a</p>

<p>Wellington Heath Herefordshire HR8 1LZ April 2019 – (after re-application).</p>	<p>group of Ochre Hill residents. We wish to confirm our objections to this application given in our representation dated last February 2019. [<i>see above</i>].</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</p>

	<p>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>