

2020 Planning Reference	Parish Council's Comments
<p>191149 - Pegs Farm, Hollow Lane, Staplow, Ledbury, Herefordshire HR8 1NQ</p> <p>March 2020</p>	<p>Ref: Change of use from residential accommodation to mixed residential/short stay guest/holiday accommodation. Retrospective.</p> <p>We note with interest the additional information submitted by Mr. Nicholls in respect to this application on 27.02.2020. Pegs farmhouse is clearly very popular short stay accommodation offered for rental via AirBnB. The new document outlines efforts made by Mr Nicholls to mitigate long held concerns expressed by his near neighbours regarding their loss of amenity from , in particular, the noise pollution they have suffered during the occupation of Pegs farm by family groups . Whilst the controls described in this new document are to be welcomed , Wellington Heath Parish Council retains doubts as to whether the improvements will be delivered promptly and that any transgressions will be adequately monitored and policed. We also have continuing concerns regarding the appearance of foul (sewage) effluent on Hollow Lane below Pegs farm. This must surely be an issue demanding urgent reassessment by Environmental Health Officers, although if Pegs farm is the source of this contamination it would be likely to diminish over the coming weeks and months when rentals at Pegs farm are suspended due to the Covid-19 virus pandemic.</p>
<p>200681 - Dev 1 Land Adjacent The Croft, Ledbury Road, Wellington Heath, Herefordshire.</p> <p>March 2020</p>	<p>Ref: Proposed erection of 3 detached dwellings with garages and associated access.</p> <p>Wellington Heath Parish Council have the following comments regarding this planning application :</p> <p>This is the third application for development of this site, those previously being: P172149 - Granted 18.01.2018 P192033 - Refused 12.08.2019</p> <p>This development land is an allocated site in the Wellington Heath NDP (adopted October 2018). Policy WH7.4 specifies a development of up to 3-bedroom bungalows with associated large plot sizes.</p> <p>The planning permission granted for this site in January 2018 predates adoption of WH NDP, and was for three identical four</p>

bedroom houses with dormer style fenestrations at first floor level.

Planning permission included conditions, in particular those in regard to access and visibility splays :

5. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 57 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 2.4 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or the allowed to grow on the triangular area of land so formed which would obstruct the visibility described above. (section highlighted in red appears to be incorrectly typed).

We note that a requirement for improved visual splay has been again specified in response to this current application.

Application P192033 was of a more elaborate and diverse design and included a wider access . Permission was refused on the ground of ; 1. The scheme being of a scale and massing ,out of keeping with the local context ..etc. ; 2. The proposed development Would result in the loss of residential amenity to neighbouring properties ..etc; 3. possible significance in respect to affecting local heritage assets.

The current application P200681 proposes a scheme which appears to be only slightly different to P192033. The site layout is broadly unchanged , but the scale and mass of Plot 2 has been reduced significantly. The floor areas of Plots 1 and 3 however are unaltered and are for four bedroom and three bedroom + office houses respectively. The overall scale therefore remains at odds with that defined by NDP policy WH7.4 NDP policy WH5 is also relevant to landscaping and built character of proposed new development . This proposal, whist it appears to be well set into the topography of the site will be notably visible from the Ledbury road (C1172) and from local footpaths. Preservation of existing hedgerows and the planting of new screening hedgerows within the proposed development would be essential.

The current scheme does appear to contain more hedgerow and tree landscaping than its predecessor and this is critical in the context of overlooking and general loss of amenity of neighbouring properties.

Whilst the site photographs are informative the inclusion of the view to the W-SW from the approximate location of Plot 2 would have been helpful.

Wellington Heath's local distinctiveness is illustrated both by its landscape and the diversity of styles of its built character. The designs within this proposal include a stone and render finish with slate roofs and the colour palate used appears in keeping with AONB design guidelines.

The current scheme includes enhanced hedgerow/tree screening on its eastern boundary this will be an important feature ,

	<p>together with a requirement for the overall roof apex height on plots 1 and 2 to respect the ridge lines of the topography of the site towards the east.</p>
<p>P200844 - White Cottage Church Lane Wellington Heath Ledbury Herefordshire HR8 1NA.</p> <p>April 2020</p>	<p>Ref: Proposed erection of garden building to provide accommodation ancillary to the residential use of White Cottage.</p> <p>Wellington Heath Parish Council have the following comments regarding this planning proposal :</p> <p>White Cottage lies outside of Wellington Heath's Settlement boundary and therefore Policy WH6 of our adopted NDP applies. In particular for this garden building Policies WH6.8; WH6.9 and WH6.10 are relevant. It also lies within the Malvern Hills AONB. Following on from the NDP policies we approve of the applicant's decision not to compromise the character of this 19th. Century cottage by adding an extension.</p> <p>The applicant's design and access statement illustrates the location of the proposed garden building but these images do not give clear definition of the considerable slope to the ground particularly in the north-west corner .</p> <p>We are concerned that this will present major challenges when installing drainage to a septic tank (either new or existing) . This appears to be further compromised by the positioning of a shower room / toilet at the north-west corner of the proposed building.</p> <p>We believe that this might necessitate the proposed building being located closer to the property's current point of access, i.e. further to the north-east .</p> <p>We note the applicant's agreement to there being conditions relating to ancillary use of this garden building (Para 1.16 design and access statement) and we believe these should exclude any commercial rental either directly via the owners or through agencies such as AirBnB .</p>
<p>201161 - Downton, The Common, Wellington Heath, Ledbury, Herefordshire HR8 1LU</p> <p>May 2020</p>	<p>Ref: Proposed single storey side extension with terrace above.</p> <p>The Parish Council raise no objections to this application.</p>
<p>201367 - Barn at Uplands, Wellington Heath, Herefordshire, HR8 1NF</p> <p>May 2020</p>	<p>Ref: Change of use of outbuilding to antiques showroom (retrospective)</p> <p>The Parish Council raise no objections to this application.</p>
<p>202043 (The Sumner family land on located on The Common)</p> <p>Aug 2020</p>	<p>Ref: Outline application with all matters reserved for residential development of 5 No. dwellings, 3 x 3 bed and 2 x 2 bed. Access will be off The Common.</p> <p>NB: Field known as Beck's Orchard located on The Common.</p>

	<p>Development of this site for up to 4 x 3 bedroom and 2 x 2 bedroom dwellings is supported by Policy WH9 of Wellington Heath's NDP (adopted October 2018).</p> <p>The details of the policy requirements within WH9 together with the background information regarding development of this NDP Allocated site 23 are given in notes at the end of this letter.</p> <p>The applicant's detailed supporting statement makes careful reference to all the important areas of concern with assurances regarding the local landscaping and respecting the potential impact on biodiversity within the site.</p> <p>Notwithstanding the references made within this statement regarding current tree cover, local landscape sensitivity and the visual impact of the proposed development, we note the recommendations for additional survey information made by Herefordshire's Landscape and Tree Officers.</p>