

Weston under Penyard Parish Council Representation to Herefordshire Council on Planning Applications

General Information

Number	P194195/F
Location	Fairfields Bromsash Ross-On-Wye Herefordshire HR9 7PJ
Description	Proposed new access and change of use of agricultural land to residential
HC Case Officer	Elsie Morgan
Applicant	Mr & Mrs J Depner, Fairfields Bromsash Ross-On-Wye Herefordshire HR9 7PJ
Agent	Mr David Kirk HDP Architecture 100 Chase Road Ross-On-Wye Herefordshire HR9 5JH
Date received by Parish Council	12 th December 2019
PC comments requested by	12 th January 2020
Target HC determination date	Friday 31 January 2020

Review of Compliance with Weston Under Penyard Neighbourhood Development Plan

Relevant Neighbourhood Plan Policy	Remarks	Compliant? Yes/No
Policy D2: Technical Design	In accordance with Policy D2 (a) any development should provide safe and convenient vehicular access to and from any public road. No technical highways information has been found in the application for this new access to demonstrate that this would be the case. Although the location is just inside the 30mph area of Bromsash traffic speed is frequently observed at higher speeds on this country road where two vehicles barely have room to pass. An additional access has already been created for the new dwelling approved under application P163577/F and on the grounds of road safety the creation of a third access point from original grounds of Fairfields has not been justified and should not be permitted.	No
Policy SE2: Sustaining Local Heritage and Character	The agricultural land identified in this application has no frontage with the local road system and forms part of the area referred to as the Roman town of Ariconium which is scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Policy SE2 (a) specifically relates to this heritage asset and requires that any potential negative impact on such an asset should be either avoided or minimised. The parish of Weston under Penyard	No

	already has more than enough land allocated for residential use to meet the requirements of the NDP and HC Core Strategy and the change of use for this isolated agricultural and historic green field site is therefore unnecessary and unacceptable.	
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Summary

Conclusion:	Objection
Comments:	As detailed above, the application is considered to be contrary to Policies D2 and SE2 of the Neighbourhood Development Plan. The requested planning permission should be refused.

Weston under Penyard Parish Council

9th January 2020