

Planning Group - Monthly Report to Parish Council

Period May 1 st – 7th 2020		
Planning Group Meetings Held	Meeting held on Wednesday 6 th May – via Zoom	
Meetings Planned	None	
New Planning Applications	1. P201113 Chestnuts Barn, Pontshill HR9 7PA Recommendation: No Objection 2. P201269 Malvern View, Bailey Lane End Recommendation: Defer to Hope Mansell PC (as in their parish)	
Planning Application	P192803 Land adjacent to Upper Weston. Approval of details attached to planning permission 162601 According to the website the drainage conditions have not yet been discharged and no further correspondence is on the website. P200378 – 1 Ariconium Place, Extension to hardstanding area The application has been approved. After discussion it was decided to write to HC (with council approval) to protest the approval of the application and to which the council had objected: <i>Please be advised that Weston under Penyard Parish Council strongly objects to the planning permission granted by Herefordshire Council for the so-called “extension to hardstanding area to facilitate the turning of vehicles whilst accessing driveways”.</i> <i>It should be manifestly obvious to all parties involved that the applicant has created parking bays, not turning bays. This was clear even before the retrospective planning application was submitted, because 4 to 5 cars and vans were routinely parked in these parking spaces. The design for a turning area is not the same as the design for a parking bay.</i> <i>Although the addition of 35 houses to the village was not ideal the Parish Council cooperated closely with the developer and the Development Manager throughout the planning process, commencing November 2015. From the beginning the stated intention by the consultant to create an attractive design which would enhance the village was appreciated and accepted, and in the main this was achieved. Unfortunately, Herefordshire Council has allowed the aesthetic qualities of the development to be damaged by allowing vehicles of any type to park within the amenity grass area fronting the five houses adjacent to the A40.</i> <i>Had there been a genuine need to create turning bays then the Parish Council might possibly have supported an appropriately submitted application. Accordingly, the Parish Council has not objected to the turning head installed many months ago outside No 1 Ariconium Place, on the grounds that this was presumably a design omission and is a necessary feature. However, no evidence that turning bays were needed was ever sighted with the application and</i>	

	<i>in practice it seems that they were not needed because the bays now constructed are often filled by the parked cars.</i> <i>Even if the planning application had been correctly submitted for the parking bays already constructed it should have been refused on aesthetic grounds and the encroachment of the amenity grass area defined in the landscaping plan, which is already limited on this development site. Weston under Penyard is also submitting an enquiry regarding compliance with the landscaping plan.</i> <i>Herefordshire Council encourages parishes having NDPs to monitor compliance with planning conditions. In Weston under Penyard the Parish Council is reporting non-compliance on an all too frequent basis. In future we request that Herefordshire Council plays their part in rebuffing any such retrospective applications where developers flagrantly carry out the work without permission to create leverage on Herefordshire Council.</i> An email would also be sent to Scott Lowe about the landscaping issue, again with council approval: <i>We refer to your email dated 7th February 2020 in which you stated that the outstanding landscaping should be completed by the end of this planting season. The planting season has now ended and, to the extent that no trees have been planted to date in the amenity grass areas fronting the A40, we would observe that the developer has not complied with the landscaping plan.</i> <i>For the avoidance of doubt our understanding is that landscaping must be carried out in accordance with condition 14 of the planning permission and the associated landscaping drawings 16057.101 and 16057.102.</i> <i>We would be obliged if you would advise if this is correct and, if so, what action will be taken.</i> P194195 – Fairfield, Bromsash Proposed new access & change of use of agricultural land to resident. This application had been approved after the council's decision was to object. After looking at the decision report it was decided that no permitted development would be allowed on the land.
NDP Review	The council had received an email from the HC's NP team. They had produced two guidance notes about the various levels of 'weight' during the NDP process and potential reviews of NDPs with NDPs more than 2 years old. It was agreed to send an email to the team to clarify our housing numbers which may impact on whether a revision of our NDP is required.