

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



General Information

Number	P201266/F
Location	Land to the Northwest of Highfields, Bromsash, Weston under Penyard.
Description	Single storey dwelling house
HC Case Officer	Elsie Morgan
Applicant	Mr John Tedds, Moorcroft, Bromsash
Agent	Mrs Vicky Simpson
Date received by Parish Council	7 th May 2020
PC comments requested by	1 st June 2020
Target HC determination date	Thursday 18 June 2020

Review of Compliance with Weston Under Penyard Neighbourhood Development Plan

Relevant Neighbourhood Plan Policy	Remarks	Compliant? Yes/No
Policy H2: Location of New Developments	The proposal complies with: Item (f) "Applications will be supported for small residential developments within or immediately adjacent to existing buildings comprising the settlements of Pontshill and Bromsash (that part within Weston under Penyard Parish)"	Yes
Policy H4: Type of Housing	The proposal complies with Policy H4 (c) which favours "Adapted/easy access homes e.g. bungalows"	Yes
Policy D1: Design Appearance	Bromsash already has a wide range of architectural styles and it is considered that the proposed design for a bungalow finished with brick and slate is not out of keeping with the area.	Yes
Policy D2: Technical Design	Policy D2 requires that proposals should provide "adequate off-street parking, taking into account local car ownership levels, the availability of public transport and the site-specific circumstances". Bromsash has no local facilities and no public transport. Car ownership for a typical bungalow in this location is likely to need more than the single parking space shown in the proposal (garages are commonly not used for car parking). This could result in cars being parked outside the property which is not an acceptable alternative for a new development of this type. Parking spaces for at least two cars should be provided.	No
Policy SE2: Sustaining Local Heritage and Character	There are no heritage assets in the vicinity. The extent of the Roman town Ariconium is close by, but an archaeological site survey has been undertaken and a report providing indicating that no historical remains were found. The HC Archaeological Advisor has been consulted on the proposal.	Yes

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Summary

Conclusion:	No Objection
Comments:	The proposal is supported, subject to additional car parking space being provided.

Weston under Penyard Parish Council:
4th June 2020