

Orcop Parish Council

Minutes of the Extra ordinary meeting of Orcop Parish Council

Held on Wednesday 25th October 2017 at 6.30pm in Orcop Village Hall

Present: Chairman Cllr Ben Thomas, Cllr Bob Davies, Cllr Richard Watkins, Cllr Jane Rigler, Cllr Dave Jones, Cllr Ian Garlick

Parish Clerk Kath Greenow, Planning Consultant for Newcastle Farm Orcop proposed Development Ward Cllr David Harlow and 26 parishioners

1. Apologies for absence

None

2. To receive declarations of interest and consider dispensation requests on agenda items

None

At this point in the meeting the Chairman brought forward agenda item 3. Planning

3.3 Planning Application 173385 Land at Newcastle Farm Orcop Herefordshire HR2 8SF

Description: Proposed residential development of 3 dwellings

The planning consultant for the applicant was invited to speak about the proposed development. by the Chairman.

The planning consultant gave an outline overview of the proposed application and then responded to questions raised relating to the proposed development.

Parishioners raised concerns regarding the proposed development, which consisted of landscape, drainage, highway safety along with many concerns relating to the size of the 3 proposed dwellings. A parishioner presented the Parish Council with a petition signed by 40 parishioners who objected to the application proposals.

It was **RESOLVED:** to Strongly OBJECT to the application for the following reasons:

In relation to The Core Strategy policies the proposed development of 3 residential dwellings does not demonstrate that it complies with the following Core Strategy policies and the requirements of the NPPF

Core strategy policies SDI, LDI & LD4 set out the key principals in terms of scale, layout and appearance of new development. In summary these require proposals to demonstrate that the landscape and built environment have positively influenced design, scale nature and site selection. The setting of heritage assets (including non-designated assets) should be protected, conserved where ever possible enhanced under CP policy LD4

The National Planning Policy Framework- with its three dimensions to sustainable development (namely economic, social and environmental role) in paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development, as defined in paragraph 219 of the NPPF.

The NPPF confirms the importance and desirability of the significance of assets. Where harm would result the NPPF sets out the relevant tests to be applied. In the terms of sustainable design policy SDI requires new buildings to maintain local distinctiveness through the incorporation of local architectural detailing and materials and respecting scale, height proportions and massing of surrounding development.

The proposal for 3 residential dwellings by virtue of its design, scale, mass, and siting has not taken into account the form of, layout, character and setting of the site and its rural location. The proposal is not considered to make a positive contribution to the character and appearance of the rural location or wider landscape area. As such Policies RA2, LDI, LD4 and SDI of the Herefordshire Local Plan Core Strategy are not complied with or the relevant aims and objectives of the National Planning Policy Framework.

Core strategy Policies SSI, SS4, SS6, RA2 and RA3. The proposal is contrary to Policies SSI, SS4, SS6, RA2 and RA3 of the Herefordshire Local Plan: Core Strategy (adopted October 2016) which seeks to achieve sustainable development, as outlined in paragraphs 18 to 219 of the National Planning Policy Framework 2012.

Core strategy Policies SD3&SD4. The proposal is contrary to policies SD3&SD4 as there are a number of issues surrounding the matter relating to "Sustainable Water Management and Water Courses" in relation to the proposal.

Local residents living near the proposed development have highlighted these issues in their responses / comment that have been submitted to Herefordshire Council and the Parish Council concur with the drainage, water course and sustainable water managements issues as outlined within the comments made by residents relating to these policies.

Core strategy policy MTI and the NPPF require proposals to provide safe access, and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

The proposal is contrary policy MTI and the NPPF as the proposed development is accessed off an unclassified single-track road on which is very narrow, and it is not possible for 2 cars to pass. The level of impact with regard to the increased traffic created by the proposed development would have an adverse impact on the road safety on Wilkes Row ..

At the Extra Ordinary Meeting of Orcop Parish Council on 25/10/2017 22 residents of the parish attended the meeting to outline their concerns and objections in relation to the proposal and many of those present have submitted their comments to Herefordshire Council. The Parish Council asks that consideration is given to these valid, important and relevant comments relating to drainage and spring issues that they have highlighted which warrant consideration in relation to proposed development and the immediate area surrounding it. In the light of the amount of public interest in the application and proposed development The Parish Council have asked the ward Councillor to request that the application is called into Herefordshire Council Planning Committee for determination.

3.1 To consider commenting on planning Application
172769(amended) Barn at Lower Butts Orcop Herefordshire HR2 8SF
Description: Barn Conversion to create new dwelling
It was **RESOLVED:** to Support the application

3.2 Planning Application: 173595 Quarry Farm Orcop Herefordshire HR2 8SF
Description: Various proposed works including single story extension to side
It was **RESOLVED:** to Support the application

Signed.....

Date

B Thomas Chairman
Orcop Parish Council