

**BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL
PLANNING COMMITTEE**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT BARTESTREE VILLAGE HALL
ON TUESDAY 9 JULY 2019 AT 6.45pm**

Present: Councillors: Cllrs: M Wilson (Chair); G Davies; Mrs L Hoppé, Mrs J Karayiannis and Mrs W Soilleux

Public: None

1. **To Receive Apologies**
None
2. **To Receive Declaration of Interests**
None
3. **Open Session – To receive views and comments from the public on Parish matters.**
None Present
4. **To approve the minutes of the meetings held on 11th June 2019**
The minutes were APPROVED and duly signed by the Chair.
5. **To Receive Decisions/Information Received from Hereford Planning Department since the last Meeting**

Planning Log – Appendix 1 NOTED
6. **To consider the following Planning Applications to be determined by Herefordshire Council:**
 - 6.1 **191875 - Land at Three Penny Bit Cottage, Lugwardine, Herefordshire, HR1 4DP**
Outline application for the erection of two detached dwellings with access drives with all matters reserved except Access and Scale.

The application site is a visually prominent parcel of land on the main approach into the village on the A438 Hereford to Ledbury Road. The site forms part of the unregistered historic park and garden associated with New Court and is considered to represent an important open area that is integral to the setting of Three Penny Bit Cottage and the Grade II listed Lower Lodge opposite. The proposed erection of dwellings at this location is considered detrimental to the setting of these dwellings and the characteristically loose-knit pattern of development that prevails locally. It is considered that the harm caused to visual amenity and setting is inconsistent with the objectives of sustainable development and thus contrary to the National Planning Policy Framework, Core Strategy and our NDP.

It is outside the NDP settlement boundary

It is contrary to NDP BL 12. This section of the A 438 suffers from the difficult negotiation of the Lugg Bridge where additionally the speed limit reduces to 30 mph. There are already 2 major accesses and a house drive. Further access would be a liability.

The proposal would affect, if not remove, 2 trees with TPO's. If removed the area would require considerable landscape conditioning.

Surface water drainage, being in a flood zone area, would be complex.

It was RESOLVED; therefore, that because of this significant and demonstrable adverse impact, the weight to be attached to the perceived positive benefits of housing delivery at an edge of village location is outweighed by the consequent harm arising from both the loss of visually prominent and significant trees and the replacement with two tightly knit dwellings that harm the setting of the parkland, listed building opposite and Three Penny Bit Cottage itself as a locally important building. For these reasons the Parish Council objects to this outline application.

7. **Notification of Works to Trees in a Conservation Area**
 - 7.1 None

Signed: _____



Dated: _____

23/7/19