

PARISH COUNCIL RESPONSE TO APPLICATION 182085

Application No 182085 Land adjacent to Brampton Abbots Village Hall, Turners Lane proposed residential dwelling.

The Parish Council met on 11th July 2018 and resolved by majority to OBJECT to this application with the following comments:

It is noted that representations published on the Herefordshire Council website planning pages include several non-residents and numerous family members.

Contrary to the assertions of the applicants Design & Access statement, Brampton Abbots does not have good services and facilities, there being no shop, no church, no pub, no post office, and public transport only once a week.

The indicative housing growth target of 14% in the settlement has been exceeded and further development will harm the sustainable balance of Brampton Abbots

This application is not a sustainable development, it is a further large property in a village where housing of a similar size is struggling to sell.

The matter of drainage and sewerage to this property is of extreme concern to Parishioners. It is noted that Welsh Water have stated that the mains sewerage will not be available until April 2020.

The Council do not believe that the Appeal Decision given for applications 171321 and 172040 is relevant to this application, which is set in open agricultural land. However, taken together with these two applications the density of development would be high making 7 large dwellings. The gap between Village Hall and the approved dwellings above, will be reduced by this application which makes no allowance for it's siting in an AONB, all of which matters were cited in the application refusal for 172874 in the same location. The same document gave loss of "clear views from public right of way to the east(BA17)" as affected by this application and this has not changed.

Services such as telephone, broadband and electricity are inadequate for the existing size of village and any increase will put severe strain on already poor supply.

Increased traffic movements are of high concern to the Parish - particularly along narrow, Turners Lane on which this application is set and it's challenging junction with Church Road. Any addition to regular vehicle users on this lane will endanger other road users, including horse riders, walkers on the Herefordshire Trail and other car users. Adjacent to this application site is the Village Hall which is filled to overflowing providing parking, indicating extra vehicle movements every day.

If the Planning Office take the view that this application should be given approval, and the Parish Council believe that this should not be the case, then it is essential that the agricultural nature of the area between this site and the Village Hall should be retained by some form of planning condition