

Statement Read By Richard Edwards (Chairman – Titley Group Parish Council) At The Planning Committee Meeting (23rd October 2024) Regarding Deferred Planning Application 192515 – Balance Farm Titley, Kington, Herefordshire, HR5 3RL (Approval Of Reserved Matters For Dwellings)

Thank you for the opportunity to speak today.

There remains very strong opposition to this proposal within our community, partly due to its flawed beginnings, but also due to the development and adoption of our NDP. With recent planning permissions at The Old Vicarage and barn conversions at Knill it has already achieved its proportional growth with a range of housing type and, sizes to suit our local requirement. The Balance Yard development is the complete antithesis of this, proposing five almost identical massive, four bed houses completely at odds with both our resident's survey and the Local Area Housing Assessments. Reference Section 4. Housing Needs and Requirements and Policy TG2 of our NDP.

This proposal also does not conform with the following significant policies within our NDP.

TG 5 relates to the Titley Settlement boundary and the size and type of housing supported and the protection of Historic and Heritage Assets.

TG15 Historic environment.

TG16 Design and Access. Requiring respect for the character of adjoining development and the wider landscape, having regard to siting, scale, height and massing.

These policies reflect HC own Core Strategy policy RA2.

At a total of 858m² and a height exceeding the existing agricultural barn, these houses will dominate the landscape, dwarfing the Grade II listed barn conversions to the east, and detracting from the Heritage Asset of Eywood Park entrance to the west.

Following the previous Planning Committee meeting it was suggested the PC meet with the applicant. Following successful adoption of our NDP some agreement was found regarding building material, but the applicant did not address the non-conformities regarding size, type & height. Even with evidence from the then Lead planner. It was disappointing they chose to re-submit their proposals without further consultation.

At a recent meeting with Planning Officers regarding consultation on the new Core Strategy we were advised that Titley did not have sufficient services to retain its proportionate growth status. Confirming that Titley and surrounding area have limited services to support such inappropriate houses of this scale.

It should also be noted that within Policy TG5 introduced by the Inspector at Reg 16, is a means to update our NDP to allow for the refusal of these Reserved Matters.

We, therefore, urge the committee to heed our local community, value our NDP, persevere with their reasons for deferral and refuse this application.

Thank you.