

## **Minutes of the meeting of Planning and regulatory committee held at online meeting on Monday 18 January 2021 at 10.00 am**

**Present:** Councillor John Hardwick (chairperson)  
Councillor Alan Seldon (vice-chairperson)

**Councillors: Paul Andrews, Polly Andrews, Christy Bolderson,  
Sebastian Bowen, Toni Fagan, Elizabeth Foxton, Terry James, Tony Johnson,  
Graham Jones, Mark Millmore, Jeremy Milln, John Stone and William Wilding**

**In attendance:** Councillors Liz Harvey and David Hitchiner

### **59. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Graham Andrews and Rone.

### **60. NAMED SUBSTITUTES**

Councillor Bolderson substituted for Councillor Rone and Councillor Bowen for Councillor Graham Andrews.

### **61. DECLARATIONS OF INTEREST**

#### **Agenda item 8: 193707 – New House Farm, Grafton Lane, Grafton**

Councillor Bolderson declared an other interest as she annually purchased a Christmas tree from the site.

Councillor Hardwick declared an other interest as he knew the person speaking on behalf of the applicant.

### **62. MINUTES**

**RESOLVED: That the minutes of the meeting held on 16 December 2020 be approved.**

### **63. CHAIRPERSON'S ANNOUNCEMENTS**

None.

### **64. 192672 - LAND ADJACENT TOWN HOUSE B4352, MADLEY, HEREFORDSHIRE**

*(Proposed residential development of 10 dwellings.)*

*(Councillor Polly Andrews was not eligible to vote having temporarily lost connection to the meeting because of a technical issue.)*

The Principal Planning Officer gave a presentation on the application.

She reported that the wording of some of the conditions would need to change to reflect a change in the relevant legislation that was applicable.

In accordance with the criteria for public speaking for virtual meetings, Mrs J Hirst, a local resident had submitted a made a video submission in objection to the application which was played to the meeting. Mr D Baume, the applicant's agent had submitted a written submission which was read to the meeting.

In accordance with the Council's Constitution, the local ward member, Councillor David Hitchiner, spoke on the application. In summary, he sought clarification on measures proposed for the great crested newts on the site. He noted that the site was outside the settlement boundary and contrary to the draft Madley Neighbourhood Development Plan (NDP). However, the Parish Council supported the application and he outlined a number of comments on the Parish Council's behalf explaining its support. He considered the application a good application. However, it was contrary to the draft NDP.

The Committee discussed the application.

The Lead Development Manager highlighted the advice of professional officers on the application noting that they had no objection to it. The draft NDP had to be weighed in the balance against the absence of a five year housing land supply. He also noted the Parish Council's support for the application.

The local ward member was given the opportunity to close the debate. He remarked again on the conflict with the draft NDP whilst reiterating the Parish Council's support for the application.

It was proposed that there should be an additional condition requiring rainwater harvesting.

**Resolved: That planning permission be granted subject to the following conditions, updating the wording of some of the conditions to reflect a change in the relevant legislation that is applicable, an additional condition on rainwater harvesting, and any further conditions considered necessary by officers named in the scheme of delegation to officers:**

1. **Time limit for commencement (full permission)**
  
2. **C06 - Development in accordance with the approved plans:**
  - 6919-1-01F – Amended Location and Block Plans**
  - 6919-1-11D – Amended Proposed Site Layout**
  - 6919-1-13C – Amended Site Layout in Village Context**
  - 6919-1-17 – Plot 1 – Plans and Elevations**
  - 6919-1-25 – Plot 1 – Single Garage - Plans and Elevations**
  - 6919-1-15 – Plot 2 – Plans and Elevations**
  - 6919-1-14 - Plot 2 Double Garage - Plans and Elevations**
  - 6919-1-18 – Plot 3 – Plans and Elevations**
  - 6919-1-21 – Plot 4 – Plans and Elevations**
  - 6919-1-20 – Plot 5 – Plans and Elevations**
  - 6919-1-24 – Plot 6 – Plans and Elevations**
  - 6919-1-19 – Plot 7 – Plans and Elevations**
  - 6919-1-16 – Plot 8 – Plans and Elevations**
  - 6919-1-22 – Plot 9 – Plans and Elevations**
  - 6919-1-23 – Plot 10 – Plans and Elevations**
  - 6919-1-26 – Cycle Store – Plans and Elevations**

## 21259-01 Rev D – Proposed Footway and Highway Improvements

### 3. Pre-commencements

Before any work, or site clearance begins a Great Crested Newt Mitigation Strategy (GCNMS) and Long-Term Management Plan, shall be supplied to the local planning authority for written approval, together with details of legal arrangements for long-term management. The approved GCNMS shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced in accordance with policies LD1-3 of the Herefordshire Local Plan – Core Strategy and the requirements of the National Planning Policy Framework, and having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017) and NERC Act (2006).

### 4. Hedgerow protection during construction

Before any work commences and, equipment or materials moved on to site, appropriate hedgerow protection areas, (based on guidance in BS5837:2012) shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have been finally removed.

Reason: To ensure that all species are protected and habitats enhanced in accordance with Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, and having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and NERC 2006.

### 5. Prior to commencement of any site clearance, preparation or development a fully detailed and specified Ecological Working Method Statement (EWMS) including details of appointed Ecological Clerk of Works shall be provided to the planning authority. The EWMS should consider all relevant species but in particular consideration for Great crested newts. The approved EWMS shall be implemented in full unless otherwise agreed in writing by the planning authority.

Reason: To ensure that all species and habitats are protected and conserved in accordance with Herefordshire Core Strategy (2015) policies SS6 and LD1-3 and the requirements of the National Planning Policy Framework and having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), (2018), NERC Act (2006), and Dark Skies initiative (DEFRA-NPPF 2013/18).

### 6. Before any other works hereby approved are commenced, visibility splays, and any associated set back splays at 45 degree angles shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 90 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 7. Development shall not begin until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:**

- **A method for ensuring mud is not deposited onto the Public Highway**
- **Construction traffic access location**
- **Parking for site operatives**
- **Construction Traffic Management Plan**

**The development shall be carried out in accordance with the approved details for the duration of the construction of the development.**

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 8. Development shall not begin in relation to the provision of road and drainage infrastructure until the following details are submitted to and approved in writing to the local planning authority:**

- **Surface finishes**
- **Drainage details**
- **Future maintenance arrangements**

**The development shall be carried out and thereafter maintained in accordance with the approved details**

**Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 9. The construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.**

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 10. Other than site clearance no further development shall commence until a detailed plan, showing the levels of the existing site, the proposed slab levels of the approved dwellings and garages and a datum point outside of the site, shall be submitted to and be approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

**Reason: In the absence of sufficient detailed information, the clarification of slab levels is a necessary initial requirement before any demolition and/or groundworks are undertaken so as to define the permission and ensure that the development is of a scale and height appropriate to comply**

with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

**11. C13 – Samples of External Materials**

- 12. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him/her to observe the excavations and record items of interest and finds. A minimum of 5 days' written notice of the commencement date of any works shall be given in writing to the County Archaeology Service.**

**Reason: To allow the potential archaeological interest of the site to be investigated and recorded and to comply with the requirements of Policy LD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 13. Before any works in relation to the materials specified below begins, details of the following construction materials and design shall be submitted to and approved in writing by the Local Planning Authority:**

- a) Rooflights (dimensions, materials and cross section of roof slope)**
- b) Treatment of gables and cappings;**
- c) Treatment of verges and barge boards**
- d) Rainwater goods**

**And as shown on drawings to a scale of 1:20 or 1:10 where necessary.**

**The works shall be carried out in accordance with the approved details.**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policies LD1 and SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 14. No works in relation to any of the features specified below shall commence until a sample panel of all new facing brickwork is provided on site at a minimum size of 1m x 1m and showing the proposed –**

**Brick types, sizes, colour, texture face-bond; brick bond and type; pointing mortar mix, joint thickness and finish profile.**

**Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panels shall be retained on site until the work is completed.**

**Reason: To ensure that the masonry and detailing harmonise with the surroundings so as to ensure that the development complies with the requirements of Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 15. No joinery works shall commence until details of all external windows and doors and any other external joinery have been submitted to and approved in writing by the Local Planning Authority. These shall include:**

**Full size or 1:2 details and sections, and 1:20 elevations of each joinery item cross referenced to the details and indexed on elevations on the approved drawings.**

**Method & type of glazing.**

**Windows and doors material(s)**

**Colour Scheme/Surface Finish**

**The development shall be carried out in accordance with the approved details.**

**Reason: To ensure that the fenestration harmonises with the surroundings and the design concept of the approved scheme, so as to ensure that the development complies with the requirements of Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 16. CK3 - Landscape Scheme**
- 17. CK4 – Landscape Implementation**
- 18. CK5 – Landscape Maintenance Plan**

**Prior to occupation**

- 19 Prior to the first occupation of the development hereby permitted full details of the proposed foul and surface water drainage arrangements shall be submitted to and approved in writing by the local planning authority. The details shall include:**
  - a) Detailed plans and section drawings of the proposed surface water infiltration features including basins, swales, pipework connections etc.**
  - b) BRE365 testing is undertaken at the location and depth of all infiltration features.**
  - c) Calculations for the final design to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to an including the 1 in 2 annual probability storm event and will prevent any flooding of the site in all events up to an including the 1 in 30 annual probability storm event. FEH2013 rainfall data is expected.**
  - d) Calculations for the final design that demonstrates the drainage system will provide sufficient attenuation for up to the 1 in 100 year event and allowing for the potential effects of climate change. FEH2013 rainfall data is expected.**
  - e) Details of exceedance flow routes and storage areas within the proposed site.**
  - f) Proposals for adoption and maintenance access for all SuDS features with particular regard to the proposed infiltration basin.**
  - g) A detailed foul water drainage strategy showing how foul water from the development will be disposed of and illustrating the location of key drainage features and connection to the Welsh Water network, if applicable.**
  - h) If a connection to a public foul sewer is not considered feasible, the applicant will be required to complete a Foul Drainage Assessment (FDA) Form and submit this as part of any forthcoming planning application. The FDA Form can be found on the GOV.UK website at this link: <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>.**
  - i) If infiltration to ground is proposed for the foul drainage, infiltration rates at the location(s) and proposed depth(s) of any proposed drainage**

fields, undertaken in accordance with BS6297 and Building Regulations Part H.

- j) Detailed plans and section drawings of any proposed foul water drainage field, along with maintenance access for all foul drainage features.
- k) Details of adoption and maintenance arrangements for all parts of the foul drainage system.
- l) Operational and maintenance manual for all proposed foul drainage features that are to be adopted and maintained by a third party management company.

The approved scheme shall be implemented before the first occupation of any of the dwellings hereby permitted.

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

20. Boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Where necessary (to accord with the approved GCNMS) they should comprise native hedgerow planting, in order to maintain terrestrial habitat connectivity for great crested newts. If any additional fence panels are used, there must be a gap below fence panels through which a newt could potentially pass. The boundary treatment shall be completed prior to occupation (or otherwise in accordance with a timetable that has first been submitted to and agreed in writing with the local planning authority).

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and that all species are protected and habitats enhanced, so as to accord with Herefordshire Local Plan - Core Strategy policies LD1-3 and SD1 and the National Planning Policy Framework, and having regard to the requirements of the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017) and NERC Act (2006).

21. Development shall not begin in relation to any of the specified highways works until details of the following works have been submitted to and approved by the local planning authority in writing following the completion of the technical approval process by the local highway authority.
- 1. Provisions of footway and crossing points as shown on drawing 21259-01 Rev D – Proposed Footway and Highway Improvements
  - 2. Extension of existing speed limit and relocation of gateway features.

The development shall not be occupied until the scheme has been constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic on the highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy Plan and the National Planning Policy Framework.

22. Prior to the first occupation of the dwelling to which it relates covered and secure cycle parking facilities shall be provided in accordance with drawings 6919-1-26 and 6919-1-11D, or an alternative scheme the details of

which shall have first been submitted to and approved in writing by Local Planning Authority. Thereafter these facilities shall be maintained.

**Reason:** To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

23. Prior to the first occupation of the dwelling to which it relates a scheme to enable the charging of plug in and other ultra-low emission vehicles (e.g. provision of electric sockets) to serve the occupants shall be submitted to and approved in writing by the local planning authority. The approved details shall be provided prior to the first occupation of the dwelling to which it relates.

**Reason:** To address the requirements in relation to climate change as set out in policies SS7 and SD1 of the Herefordshire Local Plan - Core Strategy and the guidance contained within the National Planning Policy Framework.

24. CE6 – Water Efficiency

25. Compliance

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, so as to comply with Policy SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

26. All foul water shall discharge through a connection to the local Mains Sewer network and surface water shall be managed through a SuDs system within the development boundary; unless otherwise agreed in writing by the Local Planning Authority.

In order to comply with Policy SD4 of the Herefordshire Local Plan – Core Strategy and the requirements of the National Planning Policy Framework, Conservation of Habitats and Species Regulations and NERC Act (2006).

27. Condition Eco 09 – Protected Species, Dark Skies and Intrinsically dark landscapes (external lighting)
- I. At no time shall any external lighting (except in relation to safe use of the property; and consisting of low lumens, warm LED ‘down’ lighting units on time limited PIR sensors) be installed or operated on the site without the written approval of this local planning authority.
  - II. No external lighting should illuminate any boundary feature, adjacent habitat or area around the biodiversity enhancement features.

**Reason:** To ensure that all species and Dark Skies are protected in accordance with Herefordshire Local Plan - Core Strategy policies SS6, LD1, LD2 and LD3 and the requirements of National Planning Policy Framework and having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), (2019), NERC Act (2006), and the Dark Skies initiative (DEFRA-NPPF 2013/19).



## **INFORMATIVES:**

- 1. IP2 – Application Approved Following Revisions**
- 2. I11 – Mud on highway**
- 3. I09 – Private apparatus within the highway**
- 4. I45 – Works within the highway**
- 5. I08 – Section 278 Agreement**
- 6. I07 – Section 38 Agreement & Drainage details**
- 7. I05 – No drainage to discharge to highway**
- 8. I49 – Design of street lighting for Section 278**
- 9. I47 – Drainage other than via highway system**
- 10. I35 – Highways Design Guide and Specification**
- 11. If you have any queries regarding the archaeological interest of the site or the requirements of the conditions relating to archaeological work, please contact HARC, Fir Tree Lane, Rotherwas, Hereford HR2 6LA (Tel: 01432 260470).**

**65. 200662 - METHODIST CHURCH, 145 THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1BP**

*(Change of use of former methodist chapel to A4 wine bar with food facility, also managers flat.)*

The Senior Planning Officer gave a presentation on the application, and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these minutes.

In accordance with the criteria for public speaking for virtual meetings, Mr and Mrs Draisey, local residents, spoke in opposition to the scheme, as virtual attendees. Mrs M Rutsch the applicant's agent had made a written submission that was read to the meeting.

In accordance with the Council's Constitution, the local ward member, Councillor Harvey, spoke on the application. In summary, she expressed concerns about adverse impact on the amenity of neighbouring residents, as a result of noise and kitchen and smoking fumes, parking, waste collection, and the location. If the application were to be approved she requested a number of pre-commencement conditions upon which she asked be consulted. She noted that the proposal would bring the building back into use.

The Committee discussed the application.

The Lead Development Manager commented that the proposal was compliant with the Ledbury Neighbourhood Development Plan. The Environmental Health Officer had no objection. He suggested a number of additional conditions including pre-commencement conditions if approval were to be proposed.

The local ward member was given the opportunity to close the debate. She remained concerned about aspects of the application but welcomed the proposal for pre-commencement conditions.

A motion that the application be refused contrary to the officer recommendation on the grounds that the proposal would have an unacceptable impact on residential amenity and was contrary to policy SD1 and paragraph 180 of the National Planning Policy Framework was carried on the Chairperson's casting vote.

**RESOLVED: (on the Chairperson's casting vote) That planning permission be refused on the grounds that the development would have an unacceptable impact on residential amenity and was contrary to policy SD1 and paragraph 180 of the National Planning Policy Framework and officers named in the Scheme of Delegation to officers be authorised to detail the reasons put forward for refusal by the committee.**

**66. 193707 NEW HOUSE FARM GRAFTON LANE GRAFTON**

*(Permission to incorporate laser clays sporting option to existing area involved with existing established clay shooting layout, replacement of a portable cabin with a small lodge and viewing area (part retrospective).)*

*(Councillor Paul Andrews had left the meeting and was not present during consideration of this application. Councillor Bolderson fulfilled the role of local ward member and accordingly had no vote on this application.)*

The Planning Enforcement Officer gave a presentation on the application.

In accordance with the criteria for public speaking for virtual meetings the following spoke at the meeting as virtual attendees: Mr S Sharp of Callow and Haywood Group Parish Council spoke in objection to the scheme, Mr G Hardy, a local resident, spoke in objection; and Mr P Lewis spoke on behalf of the applicant in support of the application.

In accordance with the Council's Constitution, the local ward member, Councillor Bolderson, spoke on the application. In summary, she outlined the planning history of the application site, noting that the application before the committee was a further retrospective application, with a number of other retrospective applications awaiting determination. She commented on letters of support and objection noting that the Parish Council opposed the application. Her principal concerns included the unauthorised expansion of the site and increased traffic with adverse impact on Grafton Lane which was part of the National Cycle Network, and a lack of toilet facilities. She advanced a number of grounds for refusal citing policies from both the Core Strategy and the Callow and Haywood Neighbourhood Development Plan and the National Planning Policy Framework.

The Committee discussed the application.

The Lead Development Manager commented that the committee must focus on the application before it. In Officers' view the impact of the specific proposal was not sufficiently adverse to warrant refusal of the application. Other matters that had arisen on the site were the subject of separate action and consideration.

The local ward member was given the opportunity to close the debate. She reiterated the grounds for refusal she had advanced.

A motion that the application be refused contrary to the officer recommendation on the grounds that the development was contrary to policies SD1, RA6, SS1, MT1 and SC1 was carried.

**RESOLVED: That planning permission be refused on the grounds that the development was contrary to policies SD1, RA6, SS1, MT1 and SC1 and officers named in the Scheme of Delegation to officers be authorised to detail the reasons put forward for refusal by the committee, including any provisions in the Callow and Haywood NDP considered applicable.**

**67. 202499 - LAND ADJACENT TO GALEN HOUSE, CHERRY ORCHARD, KINGS ACRE, HEREFORD**

*(Proposed new dwelling and detached garage.)*

*(Councillors Paul Andrews, and Fagan had left the meeting and were not present during consideration of this application. Councillor Bowen fulfilled the role of local ward member and accordingly had no vote on this application.)*

The Senior Planning Officer gave a presentation on the application.

In accordance with the criteria for public speaking for virtual meetings, Ms N Coombs, a local resident, spoke in opposition to the scheme, as a virtual attendee. Mr E Thomas, the applicant's agent submitted a written submission in support of the application which was read to the meeting.

Councillor Bowen fulfilled the role of local ward member. In accordance with the Council's Constitution, he spoke on the application. In summary, he spoke in support of the application.

The Committee discussed the application.

The local ward member was given the opportunity to close the debate. He reiterated his support for the application.

**RESOLVED: That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:**

1. **C01 – Time limit for commencement (full permission)**
2. **C06 – In accordance with approved plans**
3. **C13 – Details/samples of materials**
4. **CCK – Details of slab levels**
5. **Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) incorporating:**
  - a) **a Construction Traffic Management Plan (CTMP),**
  - b) **Construction Phasing and Routeing Plans, including construction traffic arrival and departure times,**
  - c) **onsite construction working hours**
  - d) **a method for ensuring mud is not deposited onto the Public Highway**

shall submitted to and approved in writing by the Local Planning Authority. Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, neighbouring amenity and to conform to the requirements of Policies MT1 & SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

6. CAI – Parking – single/shared private drives
7. CAP - Highways Improvement/off site works
8. CKJ – Foul drainage to Mains Sewer & Surface Water to Soakaway
9. CK3 – Landscaping Scheme
10. CK4 – Landscape scheme implementation
11. CE6 – Water efficiency 110l per day
12. With the exception of any site clearance and groundworks; written and illustrative details of the number, type/specification and location of Electric vehicle charging points of atleast one per dwelling, shall be submitted to and approved in writing by the local planning authority. The Electric vehicle charging points shall be installed prior to first occupation and be maintained and kept in good working order thereafter as specified by the manufacturer.

Reason: To address the requirements policies in relation to climate change SS7, MT1 and SD1 of the Herefordshire Local Plan Core Strategy, to assist in redressing the Climate Emergency declared by Herefordshire Council and to accord with the provisions at paragraphs 108 & 110 of the National Planning Policy Framework.

13. CKR – Biodiversity Net Gain

#### **INFORMATIVES:**

1. IP2 - Application Approved Following Revisions
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3. I09 - Private apparatus within highway
4. I45 - Works within the highway
5. I47 - Drainage other than via highway system
6. I35 - Drainage other than via highway system

68. 203581 - 45 WALKERS GREEN, MARDEN, HEREFORD, HR1 3DZ DEN, HEREFORD, HR1 3DZ

*(Widening of existing dropped kerb to form access onto driveway.)*

*(Councillors Paul Andrews, Fagan and James had left the meeting and were not present during consideration of this application.)*

The Planning Officer gave a presentation on the application.

In accordance with the Council's Constitution, the local ward member, Councillor Guthrie, had made a written submission. This was read to the meeting. She supported the application.

**RESOLVED: That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:**

1. **CO1 - Time limit for commencement (full permission)**
2. **CO7 – The development hereby approved shall be carried out strictly in accordance with drawings: Layout Plan; Block Plan; Location Plan, and the Application Form**
3. **CAE – Access Specification**

**INFORMATIVES:**

1. **IP1 Application Approved Without Amendment**

**69. DATE OF NEXT MEETING**

Noted.

**Appendix - schedule of updates**

The meeting ended at 2.44 pm

**Chairperson**



# **PLANNING AND REGULATORY COMMITTEE**

**Date: 18 January 2021 10am**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## SCHEDULE OF COMMITTEE UPDATES

**200662 - CHANGE OF USE OF FORMER METHODIST CHAPEL TO A4 WINE BAR WITH FOOD FACILITY, ALSO MANAGERS FLAT AT METHODIST CHURCH, 145 THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1BP**

**For: Mr Etheridge per Mrs Mandy Rutsch, Forest Villa, Chapel Walk, Edge End, Coleford, GL16 7EP**

### OFFICER COMMENTS

No additional representations received however officers wish to revise the recommendation in respect of the rewording of two conditions (conditions 11 and 16), which is done to be in line with the opening times of the premises. This is to prevent ambiguity of the interpretation of those conditions as currently stated in the officer report, and thus the revised recommendation below, satisfies the six tests as set out in Planning Practice Guidance.

### CHANGE TO RECOMMENDATION

Condition 11 to read as follows:

*In relation to the drinking establishment with expanded food provision use of the premises, this use shall not be open to customers outside of the following times: 12:00-23:00 Monday to Saturday and 12:00-22:00 on Sundays and Bank Holidays.*

*Reason: In the interests of the amenities of adjoining residential amenity in the locality and to comply with Policies RA6 and SD1 of the Herefordshire Local Plan – Core Strategy; Policies BE1.1 and EE3.1 of the Ledbury Neighbourhood Development Plan and the National Planning Policy Framework*

Condition 16 to read as follows:

*16. In relation to the drinking establishment with expanded food provision use of the premises, no amplified or other music shall be played outside of the following times: 12:00-23:00 Monday to Saturday and 12:00-22:00 on Sundays and Bank Holidays. No amplified or other music shall be played within any external areas of the premises at any time.*

*Reason: In order to protect the amenity of occupiers of nearby properties and to comply with Policies RA6 and SD1 of Herefordshire Local Plan – Core Strategy; Policy EE3.1 and the National Planning Policy Framework.*