

MEETING:	COUNCIL
DATE:	13 NOVEMBER 2009
TITLE OF REPORT:	REPORT OF THE PLANNING COMMITTEE MEETINGS HELD ON 7 AUGUST AND 23 OCTOBER 2009
MEMBERSHIP:	TW Hunt (Chairman), RV Stockton (Vice-Chairman), ACR Chappell, PGH Cutter, Mrs H Davies, GFM Dawe, DW Greenow, Mrs KS Guthrie, JW Hope, B Hunt, G Lucas, RI Matthews, Mrs PM Morgan, Mrs JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward.

CLASSIFICATION: This is an open report.

Wards Affected

County-wide

Purpose

To note the report which is for information.

PLANNING APPLICATIONS

1. The Committee has continued to explore alternative venues for meetings which may be more suitable for a single Planning Committee; and the Town Hall Assembly Room was used for the August meeting. Neither Town Hall or Shirehall were available for the October meeting and faced with a large agenda, it was decided to split the meeting into morning and afternoon sessions. This enabled some 73 members of the public to attend at Brockington and it proved to be the longest Planning Committee on record, lasting to nearly 5:00 pm.
2. Some significant and complex applications have been considered which have a County-wide impact as well as an impact on local communities. The Yazor Brook Flood Alleviation Scheme will have a significant impact on reducing flooding in the Edgar Street Grid and adjoining areas in Hereford. Interest also centred on the application regarding alterations to Grange Court Leominster which will bring this important historic building back into public use and help to secure its future. Following deferral at a previous meeting the applicants discussed the proposals in

greater detail with the local ward members and the public and received local support for the scheme. Approval was also given to facilities for the growing and harvesting of fruit together with accommodation for seasonal workers Brierley Court Farm near Leominster. The company is under new ownership and management and the application which was deferred at a previous meeting has been significantly revised to reduce the area used for polytunnels and associated accommodation on a much more reduced and well landscaped area of land. The applications were determined as follows:-

- (a) **DCNC2009/0435/CD & DCNC2009/0436/L - Proposed removal of existing minor extensions, internal alterations and new extension to form offices and community rooms for rent at Grange Court, Pinsley Road, Leominster – approved as recommended.**
- (b) **DCSE0009/1139/CD - alterations and an extension over two floors to provide council information, library and meeting facilities at Ross-on-Wye Library, Cantilupe Road, Ross-on-Wye – approved as recommended.**
- (c) **DCCE0009/0950/F - proposed amendment of 39 previously approved residential dwellings and their associated parking to 51 residential dwellings to plots 99-137 & 505-517 creating an additional 12 dwellings and their associated parking at land off Bullingham Lane, Hereford - approved as recommended.**
- (d) **DCCW0009/0958/F - construction of new secondary school buildings including landscaping and other associated works and demolition of existing school buildings at Hereford Academy (formerly Wyebridge Sports College), Stanberrow Road, Hereford - approved as recommended.**
- (e) **DCCE0009/1595/F DCCE/091717/F - construction of a flood relief culvert from the Yazor Brook at Credenhill to the River Wye, including an off-take weir adjacent to Credenhill community centre and an energy dissipation chamber and outfall to the River Wye on land at Old Weir Farm - approved as recommended.**
- (f) **DCCE0009/1942/CD DCCE/092343/CD - new single storey health centre. section of existing site boundary wall to be removed and the rest lowered. at Stonebow Unit, County Hospital, Union Walk, Hereford – consideration was deferred at the request of the applicants who are investigating alternative locations on the hospital site.**
- (g) **DCNC2009/0167/F - application (part retrospective) to erect fixed (non rotating) Spanish polytunnels over arable (soft fruit) crops grown on table tops at Brierley Court Farm, Brierley, Leominster - approved as recommended.**
- (h) **DCNC2009/0167/F - application (part retrospective) to erect fixed (non rotating) Spanish polytunnels over arable (soft fruit) crops grown on table tops at Brierley Court Farm, Brierley, Leominster - approved as recommended.**
- (i) **DCNC2009/0166/F - retrospective application to retain private package sewage treatment plant on land at Brierley Court Farm, Brierley,**

Leominster, Herefordshire - approved as recommended.

- (j) **DCCW0009/1990/CD DCCW/092151/CD** - amendment to planning condition 2 of CW2000/1575/F, to allow parking for Christmas park & ride service at Hereford Racecourse, Roman Road, Holmer, Hereford - approved as recommended.
- (k) **DCCW0009/1950/CD DCCW/092345/CD** - replacement bmx track and re-instatement of existing track to parkland at land to the rear of 102-140 Westfaling Street, Hereford - approved as recommended.
- (l) **DCNE0009/1841/F** - proposed erection of 15 metre wind turbine and associated works at Leadon Court, Fromes Hill, Ledbury - approved as recommended.
- (m) **DCCW0009/1683/F DCDCC/091945/G** - removal of condition 7 of planning permission dccw2004/0209/f, proposed dwelling at 2 Lower Orchards, Burghill - approved as recommended.
- (n) **DCNC2009/0748/F** - change of use of land from agriculture to a one family traveller site, including stationing of one mobile home, two touring caravans and day/washroom - part retrospective at The Paddocks, Normans Lane, Stoke Prior – refused contrary to recommendation.
- (o) **DCSE0009/1676/F DCDS/091843/F** - proposed dormitory accommodation with dining and recreational unit in association with continued use of land as a children's nursery school and kids club, together with approved leisure, recreational, educational and cultural use (diversification of existing use) at Cats Nursery School, Leys Hill, Walford - - approved as recommended.

AREA PLANNING SUB-COMMITTEES

3. Information reports have been received from the three Area Planning Sub-Committees which have dealt with the following matters:

(a) Northern Area Planning Sub-Committee meeting held on 1st July, 29th July 26th August and 23rd September, 2009

- applications approved as recommended – 12
- applications deferred for further information or a site inspection – 4
- applications minded to refuse contrary to recommendation – 2
- number of public speakers – 2 parish councillors; 6 objectors and 9 supporters
- appeals - 16 appeals received, 4 allowed, 5 dismissed and 2 withdrawn.

(b) Central Area Planning Sub-Committee meetings held on 22nd July, 19th August and 16th September and 14th October, 2009

- applications approved as recommended - 12
- applications refused as recommended - 1
- applications deferred for further information or a site inspection – 5
- applications minded to approve contrary to recommendation -1 (not referred to Planning Committee)
- applications minded to refuse approve contrary to recommendation - 6 (1 referred to Planning Committee)
- number of public speakers – 4 parish councillors; 12 objectors and 11 supporters
- appeals - 5 appeals received and 1 withdrawn.

(c) Southern Area Planning Sub-Committee meetings held on 8th July, 5th August 2nd September and 30th September, 2009

- applications approved as recommended - 18
- applications refused as recommended - 0
- applications minded to approve - 0
- applications minded to refuse contrary to recommendation - 1
- applications deferred for further information/site inspection – 3
- number of public speakers – 1 parish councillor, 6 objectors and 14 supporters
- appeals – 4 appeals received, three allowed and two withdrawn.

ARCHAEOLOGY AND DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

4. The Committee has recommended amendments to the Cabinet Member (Environment and Strategic Housing) regarding the draft SPD on Archaeology and Development, and that it is adopted as part of the Council's Local Development Framework. The document forms part of the Council's Local Development Framework and sets out the Council's policy and approach to dealing with archaeology and development. It provides additional information and guidance in support of policies and proposals in the Herefordshire Unitary Development Plan. When adopted it will be a material consideration in the determination of planning applications through:

- providing certainty to landowners, prospective developers and other interested parties;
- ensuring a uniform application of policy;
- ensuring that the process is fair and transparent; and
- facilitating a speedier response from the Council to development proposals.

REGIONAL SPATIAL STRATEGY : INSPECTORS' PANEL REPORT – SEPTEMBER 2009

5. The Examination in Public (EIP) into Phase 2 of the Regional Spatial Strategy (RSS) took place during April to June 2009, and the Panel of Inspectors involved published their "Panel Report" on 28th September. The Panel Report will now go forward to the Secretary of State who is not bound to accept the recommendations but will do so in all likelihood. He will then publish final amendments to the RSS by the end of 2009 with the intention of completing the formal process during 2010. Once this process is complete, the local planning authorities in the West Midlands Region will be obliged to ensure that their planning policies (in emerging Local Development Frameworks) are in compliance with the new RSS. The main features of the Report are:

- Herefordshire's housing target for the period 2006 to 2026 has gone up from 16,600 to 18,000;
- within that overall target the Hereford City (and immediate environs) allocation has gone up only 200, from 8,300 to 8,500 – this is not significant over a 20 year period;
- the allocation to the rest of the County (including the Market Towns) has increased more significantly, from 8,300 to 9,500 – this is intended to increase supply in rural areas to improve affordability;
- the approach to employment allocations has been revised – whilst the five year "reservoir" of 37 hectares has been maintained unchanged, the gross figure over the 20 year period has been recommended for an increase from 111 hectares to 148 hectares – but this figure takes no account of "recycling" of employment land where employment sites are redeveloped for employment use;
- the retail allocation has stayed unchanged at 40,000 sq metres of retail floorspace to 2021 with a further 20,000 for 2021 to 2026;
- a revised housing "trajectory" has reduced the number of dwellings per year to be constructed in the period to 2011 but progressively increases it after then (this will have important consequences as we move into the "Delivery" phase);
- all the above figures are now "Targets" and are not to be regarded as either minimum or maximum figures;
- whilst no specific policy is introduced in respect of the Outer Distributor Road the supporting text makes it clear that one will almost certainly be required;
- any relief road proposed for Leominster is regarded as a local matter and not included in the RSS because it is not strategic enough in the Regional context;
- the practical difficulties of dual tracking the railway line between Hereford and Malvern are such that it was not considered practical to make a policy commitment to this;

- amongst the general policies there is a requirement for local planning authorities to do Strategic Flood Risk Assessments and Water Cycle Studies (both of which Herefordshire has been doing anyway);
- there is also the introduction of a “Merton” style rule to require developments above a certain threshold to ensure that at least 10% of the energy needs come from renewable sources; and
- the consequences, under the Habitats Regulations, for water quality and quantity in the Rivers Lugg and Wye were not fully resolved and further work will have to be done at County level to ensure that the new development does not have an adverse effect on the biodiversity of these rivers – this is mainly an issue of ensuring adequate water supply and treatment. There will, however, be restrictions in the “Pilleth Water Resource Zone” which affects part of the County

LOCAL DEVELOPMENT FRAMEWORK : UPDATE REPORT OCTOBER 2009

6. The 2004 reforms to the planning system requires that each Local Planning Authority needs to replace its Development Plans with a Local Development Framework. In the case of Herefordshire that means replacing the Unitary Development Plan with the Development Plan Documents set out in the Local Development Scheme. There will be three such documents at the centre of the Local Development Framework: the Core Strategy which sets out the overarching development strategy for the County; and two documents to set out detailed allocations - the Hereford Area Plan and the Market Towns and Rural Areas Plan. The Core Strategy is due to be the subject of a final round of public consultation early in the New Year.
7. The Core Strategy has to look forward to the year 2026 and has, at its heart, the vision and objectives with that in mind; in addition to the Regional Spatial Strategy the Core Strategy must also sit comfortably with the Council's Sustainable Community Strategy for which the Herefordshire Partnership Board has responsibility. Thus the new planning system requires that the Core Strategy:
 - complies with the regional policies (as set out in the Regional Spatial Strategy);
 - is backed up with evidence for the choices it makes;
 - has had the full involvement of the local communities it is intended to serve; and
 - meets other legal tests such as a the need for a Sustainability Assessment and a Habitat Regulations Assessment;
8. The policies in Herefordshire's Core Strategy will need to cover such issues as the distribution of new housing, employment and commercial development, policies to cover the location of “social infrastructure” such as schools and health facilities, and deal with such generic matters as transportation, minerals, waste and climate change. In order to take these issues forward the Council has published a series of evidence studies and background papers on the website. The evidence base will soon be substantially complete. Notable recent additions to the reports on the website include the Multi Modal Model (Transportation Study), the Water Cycle Study and the Strategic Housing Land Availability Study.

9. The stage has now been reached to undertake the final public engagement in the process – this will be the “Placeshaping” Consultation which will help the Council to refine its policy choices. The Placeshaping Consultation documents will be the subject of Member Briefings in the next few weeks and will be reported to Cabinet on 26th November to seek formal approval for public consultations in January, February and March 2010. Once the Placeshaping Consultation Results have been analysed the Council will then prepare the Core Strategy itself, initially to publish as a document for submission to the Secretary of State. This is expected to happen towards the end of 2010...

**TW HUNT
CHAIRMAN
PLANNING COMMITTEE**

BACKGROUND PAPERS Agendas for the meetings of the Planning Committee held on 7th August and 23rd October, 2009.