

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 25th August and 29th September, 2006

Membership:

Councillors: TW Hunt (Chairman), JB Williams (Vice-Chairman), Mrs PA Andrews, Mrs CJ Davis, PJ Dauncey, DJ Fleet, JGS Guthrie, PE Harling, JW Hope, B Hunt, Mrs JA Hyde, Brig P Jones CBE, RM Manning, PG Turpin, RI Matthews, Mrs JE Pemberton, R Preece, DC Taylor, WJ Walling.

REFERRED PLANNING APPLICATIONS

1. The following Planning Applications were determined by the Committee because (i) they related to the Council's own development or to the development of land owned by the Council; (ii) they were applications referred to the Committee by the Head of Planning Services because the Area Planning Sub-Committees are mindful to approve/refuse them contrary to officer recommendations and Council's Policies; or (iii) they were applications by Members or their relatives.
 - (a) DCNW2006/1523/RM - erection of six no. dwellings at Burnside, High Street, Leintwardine – approved as recommended;
 - (b) DCNC2006/1129/F - erection of shops and dwellings with associated demolition and site works at 40-42 West Street, Leominster – approved as recommended;
 - (c) DCCE2006/1744/F - proposed change of use to car park. The Car Centre, 15-17, Kyrle Street, Hereford – approved as recommended;
 - (d) DCSW2006/1298/F - new natural gas pressure reduction installation and associated works. (tie-in to existing Peterstow compressor station and no. 2 feeder outside the compressor station and extension to existing site access road), land adjacent to Peterstow compressor station, Treaddow off the A4137, Hentland – refused contrary to recommendation;
 - (e) DCSE2006/1358/O - ICT development, customer support and sales offices at Muddy Boots Software Ltd, Phocle Green, Ross-On-Wye - approved contrary to recommendation;
 - (f) DCSE2006/2479/F - installation of cellular grass reinforcement to form overspill parking area at Walford Primary School, Walford – approved as recommended;
 - (g) DCCE2006/2037/F construction of flood defence walls and embankments together with strengthening of existing walls between Greyfriars Bridge and Wyelands Close. provision of access over new flood defence at Queen Elizabeth Avenue Hereford - approved as recommended; and
 - (h) DCCE2006/2347/RM former SAS Camp, land off Bullingham Lane, Hereford - amendment to application CE2005/3706/RM - replacement of two storey 'Hereford' house type with three storey 'Middleham' house type (retrospective) – approved as recommended.

AREA PLANNING SUB-COMMITTEES

2. 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

- Applications approved as recommended – 22
- Applications minded to approve or refuse contrary to recommendation – 3 (1 referred to Planning Committee by the Head of Planning Services)
- Applications deferred - 1
- Site inspections – 4
- Number of public speakers – 13 (2 parish councils, 4 objectors, 7 supporters)
- Appeals – 9 have been received and 10 determined (4 upheld and 6 dismissed)

(b) Central Area Planning Sub-Committee

- Applications approved as recommended – 11
- Applications minded to refuse contrary to recommendation – 4 (not referred to the Head of Planning Services)
- Applications minded to approve contrary to recommendation – 2 (1 referred to the Head of Planning Services and the Planning Committee)
- Site inspections – 2
- Number of public speakers – 18 (3 parish councils, 6 supporters, 9 objectors)
- Appeals – 2 appeals have been received and 2 determined (1 dismissed and 1 withdrawn)

(c) Southern Area Planning Sub-Committee

- Applications approved as recommended – 7
- Applications refused as recommended – 1
- Applications deferred - 1
- Applications minded to refuse contrary to recommendation – 0 (0 referred to the Head of Planning Services and Planning Committee)
- Applications approved contrary to recommendation – 0 (0 referred to the Head of Planning Services and Planning Committee)
- Site visits – 2

- Number of public speakers – 12 (0 Parish Councils 6 supporters, 6 objectors)
- Appeals – 16 appeals have been received and 5 determined (0 upheld and 5 dismissed)

PLANNING OBLIGATIONS

3. A Planning Obligations Supplementary Planning Document (SPD) has been prepared as part of the Council's Local Development Scheme and the requirements of the Planning and Compulsory Purchase Act 2004. The main aims of the SPD are to:-
 - provide as much certainty as possible to landowners, prospective developers and other interested parties;
 - ensure a uniform application of policy;
 - ensure the process is fair and transparent;
 - enable developers to have a 'one stop shop' approach to establishing likely contributions expected; and
 - facilitate a speedier response from the authority to development proposals
4. Consideration has been given to where the agreements would apply and how the scale of contributions would work. Members agree that there is a need to introduce a different system to the current ad hoc one, but some are concerned that the proposals may be too restrictive on developers. It is noted however that the aim is to establish a code of practice that will be clear to all and that the Audit Commission has strongly advised that a consistent framework should be introduced throughout the Country which will maximise contributions for the benefit of the public. It has been recommended to the Cabinet Member (Environment) that the Planning Obligations SPD is prepared as proposed, in line with the Town & Country Planning (Local Development) (England) Regulations 2004.

DEVELOPMENT BRIEF FOR LAND AT SHOBDON

5. Amendments have been made to the Development Brief prepared for land adjacent to the Birches Shobdon for adoption as a Supplementary Planning Document. The Brief has been prepared following a process of extensive consultation with the parish council and the public, including a public meeting. As a result of the consultation process, changes have been made to the Brief in respect of amenity, access and the relationship of the site with the existing development, with the full support of the parish council. A developer is interested in the site and the Brief had been used to prepare a draft scheme. The Cabinet Member (Environment) has been requested to approve the Development Brief, as amended, for adoption as a Supplementary Planning Document.

**T.W. HUNT
CHAIRMAN
PLANNING COMMITTEE**

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 25th August and 29th September, 2006.