

AGENDA

Planning and regulatory committee

Date: **Wednesday 31 August 2022**

Time: **10.00 am**

Place: **The Conference Room, Herefordshire Council Offices,
Plough Lane, Hereford, HR4 0LE**

Notes: Please note the **time, date** and **venue** of the meeting.

For any further information please contact:

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If you would like help to understand this document, or would like it in another format or language, please call Matthew Evans, Democratic Services Officer on 01432 383690 or e-mail matthew.evans@herefordshire.gov.uk in advance of the meeting.

Agenda for the Meeting of the Planning and regulatory committee

Membership

Chairman
Vice-Chairman

Councillor Terry James
Councillor Paul Rone

Councillor Paul Andrews
Councillor Polly Andrews
Councillor Dave Boulter
Councillor Sebastian Bowen
Councillor Clare Davies
Councillor Elizabeth Foxton
Councillor John Hardwick
Councillor Tony Johnson
Councillor Mark Millmore
Councillor Jeremy Milln
Councillor Felicity Norman
Councillor Ann-Marie Probert
Councillor Yolande Watson

Non Voting

GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

What do I need to do if I have a personal interest?

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

What is a prejudicial interest?

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

What do I need to do if I have a prejudicial interest?

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

AGENDA

Schedule of updates/public speakers

Schedule of updates/public speakers

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PLANNING COMMITTEE

Date: 31 AUGUST 2022

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

212199 - PROPOSED RURAL TOURISM VENTURE, TO INCLUDE: CONVERSION OF TWO BARNs TO PROVIDE 2 NO. HOLIDAY LETS, PROPOSED 3 NO. NEW HOLIDAY LET UNITS, PROPOSED RECREATION BARN WITH INDOOR SWIMMING POOL AND SEPARATE PROPOSED BBQ PAVILION, USE OF EXISTING BUNGALOW AS HOLIDAY LET, CAR PARKING AND LANDSCAPING AT CAERWENDY FARM, ST WEONARDS, HEREFORD, HR2 8QF

For: Mr Sheppard per Miss Eleanor Watkins, No2 Questmoor Farm, Eardisley, Hereford, Herefordshire HR3 6LN

ADDITIONAL REPRESENTATIONS

OFFICER COMMENTS

In order to secure the proposed use as holiday accommodation, the Committee Report should include recommended condition as following:

The units hereby approved shall not be occupied other than for holiday purposes and shall not be used as residential dwellings, including any use within Class C3 of the Town and Country Planning(Use Classes) Order 1987 (as amended).

The unit shall not be occupied for more than 28 consecutive days and shall not be re-occupied by the same occupier following the 28 days consecutive days stay.

Details of the name, permanent home address, vehicle registration shall be kept in a register a copy of which shall be made available to the Local Planning Authority for inspection at any time.

Reason: Having regard to Policy RA2 and RA3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework the local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation in this rural location.

CHANGE TO RECOMMENDATION

Additional condition as recommended above.

202258 - RETROSPECTIVE ERECTION OF NEW STABLES AND TURN OUT PADDOCKS, WITH ASSOCIATED WORKS AT SAPNESS FARM, WOOLHOPE, HEREFORD, HR1 4RJ

For: Mr Lacey per Mr Ian Pople, 30 The Causeway, Chippenham, SN15 3DB

ADDITIONAL REPRESENTATIONS

The committee report covers the HCPRE representation at 5.2 of the report, however, it is also noted that in closing HCPRE provided the following statement;

We, HCPRE, strive to protect the open countryside and sensitive rural areas from inappropriate developments. We trust that you will consider the points raised in this objection when a decision is made on this retrospective application.

The Committee report notes that the Ramblers Association submitted representation of no objection; however, a further representation of **objection** was received.

Objection is in respect of detrimental impact/views from public footpath when walking north easterly along footpath towards Glowson Wood.

The Committee report notes that 15 letters of objections were received, on further scrutiny it is noted that 16 letters of objection were received.

A further representation from a local resident has been received stating that the site plan is not a true representation of the proposal in respect of the turnout pens. The location of the turnout pens has been assessed via further site visits and it is the considered opinion that the location of the L shaped turnout pens are as identified on the submitted site plan.

Finally the applicant's agent has submitted the following further information

1. This is a retrospective application for additional stables and turn out areas in connection with the existing racing stables, which were approved here in 2014. Cottage Farm Stables is a significant local employer with 14 staff, all living locally. The enterprise is an important part of the local economy.
2. The additional stables and turn-out area have been in existence for about four years, which has allowed plenty of time to assess their impact. It is clear that there is no significant impact on traffic generation or impact of neighbouring properties sufficient to warrant refusal of this application.
3. On the matter of foul drainage, this is unrelated to the existing application. The additional stables and turn-out area will not result in any change to the foul drainage arrangements, which have worked well for some years without incident. The work to discharge the outstanding planning condition is in hand.
4. Manure from the stables is spread on the applicants land and also spread on land belonging to farmers in the locality, to improve the quality of their land.
5. In terms of highways and access, the applicant has prepared a Traffic Management Plan which has been found by the County Highways Officer to be satisfactory. There are no reasonable grounds to refuse this application in terms of the impact on the local road network.
6. In terms of water consumption, the applicant has a borehole licenced by the Environment Agency. We do not anticipate any significant increase in water consumption as a result of this development. However, this is a matter for the Environment Agency, not the local planning authority and would not be reasonable to refuse this planning application on the basis of its water consumption.

OFFICER COMMENTS

All of the above have been reviewed and are not considered to raise any new planning considerations, which are not otherwise considered in the report.

CHANGE TO RECOMMENDATION

No change to recommendation.

PLANNING and REGULATORY COMMITTEE

31 August 2022

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Newton Per Mr Gavin John Hamilton	Proposed change of use of existing forestry shed, lean-to and open hardstanding area from forestry to a mixed use of forestry and forestry-related light industry and timber-based craft workshops at LAND AT WARMHILL AND HENGROVE WOODLAND, DEEPDEAN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SQ	213836	25
		OBJECTOR SUPPORTER	MS. LINDSAY MCKENNA (Local resident) MR GAVIN JOHN HAMILTON (Planning Agent)	
7	Mr Sheppard Per Miss Eleanor Watkins	Proposed rural tourism venture, to include: conversion of two barns to provide 2 no. holiday lets, proposed 3 no. new holiday let units, proposed recreation barn with indoor swimming pool and separate proposed BBQ pavilion, use of existing bungalow as holiday let, car parking and landscaping at CAERWENDY FARM, ST WEONARDS, HEREFORD, HEREFORDSHIRE, HR2 8QF	212199	43
		OBJECTOR SUPPORTER	MR JOHN BOTHAMLEY (Local Resident) MISS ELEANOR WATKINS (Planning Agent)	
8	Mr T Lacey Per Mr Ian Pople	Retrospective erection of new stables and turn out paddocks, with associated works at SAPNESS FARM, WOOLHOPE, HEREFORD, HEREFORDSHIRE, HR1 4RJ	202258	69
		PARISH COUNCIL OBJECTOR	MR MATT SLOCOMBE (Chair Woolhope PC) MR JEREMY LOYD (on behalf of local residents)	

