

MINUTES of the meeting of Northern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 8th September, 2004 at 2.00 p.m.

Present: Councillor J.W. Hope (Chairman)
Councillor J. Stone (Vice Chairman)

Councillors: Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke, P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, K.G. Grumbley, P.E. Harling, B. Hunt, T.W. Hunt, R.M. Manning, R. Mills, R.J. Phillips, D.W. Rule MBE, R.V. Stockton and J.B. Williams (ex-officio)

66. MINUTES

RESOLVED: That the Minutes of the meeting held on 11 August 2004 be approved as a correct record and signed by the Chairman.

67. APOLOGIES FOR ABSENCE

Apologies were received from Councillor BF Ashton.

68. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
JHR Goodwin	DCNW2004/1656/RM – New Agricultural Dwelling at Nash Ground, Green Lane, Titley, Herefordshire, HR5 3RW	Prejudicial and left the meeting for the duration of this item.

69. ITEM FOR INFORMATION - APPEALS

The report of the Head of Planning Services was received and noted.

70. APPLICATIONS RECEIVED

The Chairman decided to take the agenda items in the following order

71. **DCNE2004/1520/F - PROPOSED INTERNAL ALTERATIONS AND MODIFIED ELEVATIONS AT KEEPERS COTTAGE, FALCON LANE, LEDBURY, HEREFORDSHIRE, HR8 2JN (AGENDA ITEM 11)**

Councillor DW Rule, the Local Ward Member expressed concerns about the volume of traffic using Falcon Lane, particularly heavy vehicles during the soft fruit season and asked the officers to approach the Highway Department to ascertain whether there was a possibility of additional passing places being established.

RESOLVED: That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

4 - No development approved by this permission shall be commenced until a scheme for provision of foul drainage work has been approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details, before the use commences.

Reason: To prevent pollution of the water environment.

5 - There shall be no external illumination of the building without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity.

72. **DCNC2004/1529/O - SITE FOR ERECTION OF 8 DWELLINGS AT RIDDLERS PLACE, UPPER SAPEY, WORCESTER, HEREFORDSHIRE (AGENDA ITEM 6)**

In accordance with the criteria for public speaking, Mr Wattis of the Local Residents Association spoke against the application and Mr Jolly, the applicants agent spoke in favour.

Councillor TW Hunt, the Local Ward Member explained why in his opinion it would be preferable for residential development take place on the site which was presently a derelict eye sore with little prospects of any future light industrial use. He felt that the proposed development would protect and enhance the character of the area where there was a need for good quality residential development. He explained the policies which he felt that it complied with and the various criteria which he felt would be met. The Sub-Committee supported the views of Councillor Hunt and also decided that the site also presented the opportunity for the inclusion of affordable housing on the.

RESOLVED: That

- (a) **The Northern Area Planning Sub-Committee is minded to approve the application subject to any conditions felt to be necessary by the Head of Planning Services, including conditions for the inclusion of affordable housing; provided that the Head of Planning Services does not refer the application to the Planning Committee;**

and

- (b) **If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be instructed to approve the application subject to such conditions referred to above.**

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

73. DCNW2004/1656/RM - NEW AGRICULTURAL DWELLING AT NASH GROUND, GREEN LANE, TITLEY, HEREFORDSHIRE, HR5 3RW (AGENDA ITEM 8)

In accordance with the criteria for public speaking Mr Wall, the agent acting on behalf of the applicant spoke in favour of the application.

Councillor RJ Phillips, the Local Ward Member was of the view that the application should be approved because the proposed dwelling was of a design which was in keeping with the existing farm buildings and was proposed for use in connection with the agricultural business. He felt that as such it was essential for the farm. The Sub-Committee supported this view and felt that the size of the dwelling was not excessive for the provision of family sized accommodation for an agricultural worker and his family. They also took the view that the dwelling could be tied in with the existing farm and that permitted development not rights removed.

RESOLVED: That

- (a) **The Northern Area Planning Sub-Committee is minded to approve the application subject to the conditions listed below and subject to any conditions felt to be necessary by the Head of Planning Services, provided that the Head of Planning Services does not refer the application to the Planning Committee;**

1) no permitted development rights;

2) the dwelling being tied to the agricultural business

and

- (b) **If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be**

instructed to approve the application subject to such conditions referred to above.

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

74. DCNW2004/2056/O - DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND SITE FOR CONSTRUCTION OF 3 NO. FOUR BEDROOM DWELLINGS AT BURNSIDE, HIGH STREET, LEINTWARDINE, CRAVEN ARMS, SY7 0LQ (AGENDA ITEM 9)

The receipt of a further letter of objection was reported.

In accordance with the criteria for public speaking Mr Jackson of Leintwardine Parish Council and Mr Kerr spoke against the application.

Councillor Mrs LO Barnett, the Local Ward Member expressed grave reservations about the application, taking the view that it did not comply with the Village Design Statement, the Leominster Local Plan or the emerging Unitary Development Plan. She was concerned that three dwellings would comprise over development of the site, the design was not in keeping with the adjoining conservation area and highway safety issues.

The Principal Planning Officer pointed out that the application complied with the Councils planning policies and Government housing density guidelines and that the Highways Department was satisfied with the access proposals.

RESOLVED: That

(a) The Northern Area Planning Sub-Committee is minded to refuse the application subject to the following reasons and any reasons felt to be necessary by the Head of Planning Services;

1) over development;

2) not in keeping with the setting of the village

(b) If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be instructed to refuse the application for the reasons referred to above.

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

75. DCNW2004/2007/F - ERECTION OF PROPOSED FARM WORKERS DWELLING AND ANCILLARY SINGLE GARAGE PART OS 4932, MARSH HOUSE, WEOBLEY, HEREFORDSHIRE, HR4 8RS (AGENDA ITEM 10)

Councillor JHR Goodwin expressed support for the application because the

proposed dwelling was for the farmers son in connection with the agricultural business, was not excessively large, was in keeping with the other cottages in Weobly and commensurate with an established agricultural need. The Sub-Committee agreed with the views of Councillor Goodwin.

RESOLVED: That

(c) the Northern Area Planning Sub-Committee is minded to approve the application subject to the conditions listed below and subject to any conditions felt to be necessary by the Head of Planning Services, provided that the Head of Planning Services does not refer the application to the Planning Committee;

- 1) no permitted development rights;**
- 2) the dwelling being tied to the agricultural business**

(d) If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be instructed to approve the application subject to such conditions referred to above.

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

76. DCNE2004/1093/F - 4 NO THREE BEDROOM HOUSES, FORMATION OF NEW ACCESS, CAR PARKING FOR DWELLINGS AND CAR PARKING FOR PUBLIC HOUSE AT WHEATSHEAF INN, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT (AGENDA ITEM 12)

The Northern Team Leader explained that further consideration of the application by the Highways Department had led to it recommending refusal on highway safety grounds in respect of the original proposed access. He advised that the applicants were proposing a revised access and he felt that this would be acceptable and therefore suggested that the officers be given delegated authority to approve the application.

In accordance with the criteria for public speaking Mrs Morgan of Bishops Frome Parish Council spoke against the application.

The Local Ward Member, Councillor RM Manning objected to the application because access to the proposed development was from a fast and dangerous road which had seen a number of fatalities in the past. There were problems with sewage disposal in the vicinity and he did not feel that the applicants had provided sufficient detail about how this would be dealt with in their proposed development. He felt that the proposed dwellings were not in keeping with the village and would have a detrimental impact upon it. He also had reservations that highway safety could be further compromised by the hedges within the proposed dwellings which could have an effect on visibility. The Sub-Committee concurred with his views that the application should be refused.

RESOLVED: That

(e) The Northern Area Planning Sub-Committee is minded to refuse the application for the following reasons and any further reasons felt to be necessary by the Head of Planning Services, provided that the Head of Planning Services does not refer the application to the Planning Committee;

1) insufficient detail about disposal of sewage;

2) visual impact;

3) highway safety

(f) If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be instructed to refuse the application subject to such reasons referred to above.

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

77. DCNC2004/0569/F - PROPOSED FIRST FLOOR BEDROOM EXTENSION AND SINGLE STOREY GROUND FLOOR EXTENSION AT THE FORBURY, CHURCH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8NQ (AGENDA ITEM 13)

RESOLVED: That:

NC2004/0569/F

planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. The development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 11th May, 2004.

Reason: To ensure the development is carried out in accordance with the amended plans.

Informative:

1. N15 - Reason(s) for the Grant of PP/LBC/CAC

NC2004/0571/L

listed building consent be granted subject to the following conditions:

1. C01 (Time limit for commencement (listed buildings)

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. The development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 11th May, 2004.

Reason: To ensure the development is carried out in accordance with the amended plans.

Informative:

1. N15 - Reason(s) for the Grant of PP/LBC/CAC

78. DCNC2004/2275/RM - ERECTION OF HOUSE & GARAGE ON LAND ADJOINING OLD SCHOOL HOUSE, WHITBOURNE, WORCESTER, WR6 5SP (AGENDA ITEM 14)

In accordance with the criteria for public speaking Mr Hawkins spoke against the application.

The Sub-Committee concurred with views of the Local Ward Member, Councillor TW Hunt that the application should be refused because the proposed dwelling would be out of keeping and have an adverse impact upon the setting of the adjoining hamlet.

RESOLVED: That

- (g) **The Northern Area Planning Sub-Committee is minded to refuse the application subject to the following reasons and any conditions felt to be necessary by the Head of Planning Services, provided that the Head of Planning Services does not refer the application to the Planning Committee;**

1) **Scale, setting and impact on the local environment**

- (h) **If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to**

officers be instructed to refuse the application subject to such conditions referred to above.

(Note: - The Northern Divisional Planning Officer said that given that the Sub-Committee had considered the planning policies, he would not refer the application to the Head of Planning Services.)

79. DCNC2004/2223/F - STATIONING OF TWO HEAVY GOODS VEHICLES ON EXISTING YARD AT BRINGSTY GARAGE, BRINGSTY, BROMYARD, WR5 5UJ (AGENDA ITEM 15)

In accordance with the criteria for public speaking Mr Williams spoke in favour of his application.

Councillor TW Hunt, the Local Ward Member felt that the application should be refused on the grounds of highway safety because of the dangers that manoeuvring heavy goods vehicles in and out of the premises would have. The Senior Planning Officer said that this aspect had been investigated by the Highways Department which was satisfied that access to and egress from the premises could be achieved by heavy goods vehicles without needing to manoeuvre on the adjoining highway. In view of this the Sub-Committee felt that it could not support the views of Councillor Hunt.

Councillor B Hunt requested that the Highways Department supply Members with a written note of the criteria used in making recommendations regarding planning applications.

RESOLVED: That planning permission be granted subject to the following condition:

- 1. No more than two heavy goods vehicles shall be allowed to park in the yard area.**

Reason: In order to define the permission and in the interests of highway safety.

80. DCNW2004/2307/F - TO CONTINUE THE VARIATION GRANTED LAST YEAR PLANNING PERMISSION NW2002/3646/F FOR OPENING HOURS MONDAY TO THURSDAY FROM 0700 TO 2200 AND SATURDAY 0700 TO 1800. FRIDAY AND SUNDAY NO CHANGE AT TEME VALLEY YOUTH PROJECT, KINGS MEADOW, WIGMORE, LEOMINSTER, HEREFORDSHIRE, HR6 9UX (AGENDA ITEM 7)

In accordance with the criteria for public speaking Mrs Simpson spoke in favour of the application.

The Northern Team Leader said that further conditions would be attached to any permission granted and alterations would be made to condition 1 set out in the agenda.

RESOLVED: That planning permission be granted subject to the following condition:

- 1. That Condition 7 of permission 98/0046/N, issued on 4th August, 1998,**

be deleted and replaced by the following new condition:-

1. The premises shall not be open for use outside the following hours:

0700 - 2200 on Mondays, Tuesdays, Wednesdays and Thursdays

**0700 - 1800 on Fridays and Saturdays and at no time on Sundays or
Bank Holidays**

Reason: In the interests of the amenities of local residents

The meeting ended at Time Not Specified

CHAIRMAN

