

MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 20th October, 2004 at 2.00 p.m.

Present: Councillor R. Preece (Vice-Chairman, in the Chair)

Councillors: Mrs. P.A. Andrews, Mrs. E.M. Bew, Mrs. S.P.A. Daniels, J.G.S. Guthrie, R.I. Matthews, J.W. Newman, Mrs. J.E. Pemberton, Mrs. S.J. Robertson, Miss F. Short, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling and R.M. Wilson

In attendance: Councillors P.E. Harling and T.W. Hunt

54. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs. W.U. Attfield, A.C.R. Chappell, P.J. Edwards, D.J. Fleet, G.V. Hyde, Mrs. M.D. Lloyd-Hayes, J.C. Mayson, Ms. G.A. Powell, D.B. Wilcox and A.L. Williams.

The Sub-Committee noted that Mr. Steve MacPherson, Central Team Leader, was to leave Herefordshire Council to become the Development Control Manager at Gloucester City. Members thanked Mr. MacPherson for his expertise, hard work and support and wished him well for the future.

55. DECLARATIONS OF INTEREST

No declarations of interest were made.

56. MINUTES

RESOLVED:

That the Minutes of the meeting held on 27th September, 2004 be approved as a correct record and signed by the Chairman.

57. ITEM FOR INFORMATION - APPEALS

The Sub-Committee received an information report in respect of planning appeals for the central area of Herefordshire.

RESOLVED:

That the report be noted.

58. TREE PRESERVATION ORDER 507 AT UN-ADOPTED OPEN SPACE TO THE REAR OF DORCHESTER WAY, BELMONT (AGENDA ITEM 5)

Councillor J.W. Newman, a Local Member, felt that the Tree Preservation Order should be confirmed having regard to the advice of Officers. It was noted that the other Local Members supported this view.

RESOLVED:

That Tree Preservation Order no. 507 be confirmed without modification.

59. DCCW2004/1978/F - ADJACENT TO BRECKLANDS, MARDEN, HEREFORDSHIRE HR1 3EW (AGENDA ITEM 6)

Proposed four bedroom dwelling and garage.

Councillor J.G.S. Guthrie, the Local Member, commented on the value of the site visit that had been undertaken. Councillor Guthrie referred to the concern of Marden Parish Council that 'access to the site is too narrow to support the vehicular access for two dwellings' but noted that the Transportation Unit had not raised objections and that Officers considered it difficult to sustain an argument that the traffic generated by two properties would be sufficiently detrimental to warrant refusal having regard to the existing use of the driveway. He also advised that some local residents were concerned that the proposal could set a precedent for further development but noted that the site was within the settlement boundary for Marden and commented that there did not appear to be any space for any further development of this kind in this location.

In response to questions, the Central Team Leader advised that parking control through double-yellow lines could not be a condition of any planning permission as a separate traffic order would be required and that the driveway was not to adoptable standards and maintenance issues were not in the control of the Council.

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. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

4. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

5. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

6. 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.

Informative:

1. N15 - Reasons for the Grant of PP.

60. DCCE2004/3188/F - 18 HAROLD STREET, HEREFORD, HR1 2QU (AGENDA ITEM 7)

Two storey side extension.

It was noted that a previous application had been refused under the Scheme of Delegation to Officers, by virtue of its scale and design and overbearing impact upon the neighbouring property (DCCE2004/2016/F refers), but this application addressed those concerns and was considered acceptable.

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. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 105.11A, 105.12A, 105.13A, 105.14A, 105.15A).

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B01 (Samples of external materials).

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

4. E17 (No windows in side elevation of extension).

Reason: In order to protect the residential amenity of adjacent properties.

5. H10 (Parking - single house).

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

Informative:

1. N15 - Reasons for the Grant of Planning Permission.

61. DCCW2004/2345/O - 79-83 WIDEMARSH STREET, HEREFORD, HR4 9EU (AGENDA ITEM 8)

Demolition of existing buildings and construction of mixed use development comprising commercial offices or shops and 17 one bed flats.

The Central Team Leader advised that it would be difficult to argue for the retention

of the buildings given that the Department of Culture, Media and Sport maintained the view that the existing buildings were not worthy of listing and that the Council had accepted that the buildings could be demolished in 1997. It was noted that, whilst the application as submitted indicated that only landscaping was to be a reserved matter, Officers felt that external appearance, siting, design and landscaping should be reserved matters for future consideration given the sensitive location of this site.

A number of Members spoke in support of the appraisal by Officers.

RESOLVED:

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

- 1. A02 (Time limit for submission of reserved matters (outline permission)).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2. A03 (Time limit for commencement (outline permission)).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3. A04 (Approval of reserved matters).**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- 5. Notwithstanding the approved plans visibility splays measuring 2 metres by 2 metres from the back of the footway and along the footway in each direction shall be provided and nothing within these splays shall exceed 0.75 metres in height.**
Reason: In order to provide for the safety of pedestrians on the public footway.
- 6. D01 (Site investigation – archaeology).**
Reason: To ensure the archaeological interest of the site is recorded.
- 7. F18 (Scheme of foul drainage disposal).**
Reason: In order to ensure that satisfactory drainage arrangements are provided.

8. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

9. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

10. H29 (Secure cycle parking provision).

Reason: To ensure the public right of way is not obstructed.

11. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety.

62. DATE OF NEXT MEETING

It was noted that the next scheduled meeting was Wednesday 17th November, 2004.

The meeting ended at 2.11 p.m.

CHAIRMAN