

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington on Wednesday, 22nd December, 2004 at 2.00 p.m.

Present: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor P.G. Turpin (Vice Chairman)

Councillors: H. Bramer, M.R. Cunningham, N.J.J. Davies,
Mrs. C.J. Davis, J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde,
G. Lucas, D.C. Taylor and J.B. Williams

In attendance: Councillors P.E. Harling, T.W. Hunt (ex-officio) and Ms. G.A. Powell

101. APOLOGIES FOR ABSENCE

Apologies were received from Councillor G.W. Davis.

102. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
Mrs R.F. Lincoln	Item 8 – (DCSE2004/3422/F – Mast extension of 2.5m, the installation of 6 antennae and a ground based equipment housing at: Existing CCI mast, Great Trewen Farm, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6ES.	Prejudicial and left the meeting for the duration of the item.

103. MINUTES

RESOLVED: That the Minutes of the meeting held on 24th November, 2004 be approved as a correct record and signed by the Chairman.

104. ITEM FOR INFORMATION - APPEALS

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Herefordshire.

105. DCSE2004/2607/RM - NEWTON FARM, WELSH NEWTON, MONMOUTH, HEREFORDSHIRE, NP5 3RN (AGENDA ITEM 5)

Equestrian Centre, car parking and ancillary works, Newton Farm, Welsh Newton.

The Senior Planning Officer reported the receipt of one further letter of objection from a local resident.

In accordance with the Criteria for Public Speaking, Mrs. Fender and Mrs. Swinglehurst both spoke against the application.

RESOLVED:

That approval of reserved matters be granted subject to the following conditions:

1 A07 (Development in accordance with approved plans)

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

2 B07 (Stonework laid on natural bed)

Reason: In the interests of conserving the character of the building.

3 Notwithstanding the details shown on the approved drawings the roofs shall be clad in natural blue/black Welsh slate and the ridges/hips shall be blue clay to match the slate roof unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the area.

4 Before any work commences on site details of the colour intended for the render to be used externally on the walls shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual amenities of the area.

5 Before any work commences on site full details of all earthworks/banking etc. shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual amenities of the area.

6 All external doors and windows shall be stained a matt dark brown colour unless otherwise first agreed in writing by the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

7 F48 – (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

8 G05 – (Implementation of landscaping scheme (general))

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

Informatives:

- 1 **N09 - Approval of Reserved Matters**
- 2 **The applicant/developer should ensure that the public footpath WNN8 which runs along the western boundary of the application site is not affected in any way. If in doubt the applicant should contact the Council Public Rights of Way Manager.**
- 3 **The Environment Agency advises that a Discharge Consent under the Water Resources Act 1991 may be required from the Agency.**
- 4 **The applicant should ensure that no pollutants from the development reaches any watercourse.**
- 5 **N15 - Reason(s) for the Grant of Planning Permission**

106. DCSW2004/3709/O - TOP BARN, LITTLE PENLAN FARM, DORSTONE, HEREFORDSHIRE (AGENDA ITEM 6)

Erection of a detached agricultural dwelling with garage.

In accordance with the Criteria for Public Speaking, Mr Hendy, representing Dorstone Parish Council, and Mr. Howie, the applicant's agent, both spoke in support of the application.

Councillor N.J.J. Davies, the Local Ward Member, supported the views of Dorstone Parish Council. He felt that it was important for a stock farm of this size to have a dwelling on the site in order to maintain security and to be able to meet animal welfare standards.

A number of Members felt that the application should be approved as the original farm house had been divorced from the land since 1987 and that the applicants had found it increasingly difficult to operate the farm efficiently in the absence of a dwelling.

RESOLVED:

That:

- (i) **The Southern Area Planning Sub-Committee is minded to approve the application subject to a Section 106 agreement tying the dwelling to the holding 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**
- (ii) **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 Team Leader (Southern) said that as there were no crucial planning policy issues at stake he would not refer the matter to the Head of Planning Services.)

107. DCSE2004/3136/F - DENBARA LODGE, LEALINE, LEA, ROSS-ON-WYE, HR9 7LL (AGENDA ITEM 7)

Agricultural barn.

Councillor H. Bramer, the Local Ward Member, felt that all of the issues raised by the Parish Council had been addressed in the Officers report and was therefore happy to support the application.

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 A07 (Development in accordance with approved plans)

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

3 B08 (Dark roof colouring (agricultural buildings))

Reason: To protect the visual amenities of the area.

4 Before any work commences on site, detailed drawings showing the rear (south east) and end (south west) elevations of the building shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure the satisfactory appearance of the development.

5 The agricultural building hereby approved shall not be used at any time for intensive livestock purposes.

Reason: To protect the residential amenities of nearby dwellings.

Informative(s):

1 N15 - Reason(s) for the Grant of Planning Permission

108. DCSE2004/3422/F - EXISTING CCI MAST, GREAT TREWEN FARM, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6ES (AGENDA ITEM 8)

Mast extension of 2.5m, the installation of 6 antennae and a ground based equipment housing.

(Note – The Vice Chairman assumed the Chair for the following item)

The Principal Planning Officer reported the receipt of a further letter from the applicant's agent regarding access to the site.

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 G04 (Landscaping scheme (general))

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

3 G05 (Implementation of landscaping scheme (general))

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

4 Notwithstanding the approved drawings no development shall take place until details of the fencing, cabinets and gantry including design and colour of finish have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

109. DCSE2004/1077/F - 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA (AGENDA ITEM 9)

Conversion of shop premises to form 2 shops, office unit and apartment.

The Principal Planning Officer reported the receipt of a letter of objection from a local shop owner regarding drainage and a number of other issues and he advised Members that these issues could be addressed through appropriate conditions.

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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of (special) architectural or historical interest.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

110. DCSE2004/3428/F - OUR LADY OF ST. TERESA OF LISEUX R.C. CHURCH, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DJ (AGENDA ITEM 10)

Proposed conversion of redundant church building to form 1 residential dwelling.

The Principal Planning Officer reported the receipt of revised drawings.

Councillor Mrs. R.F. Lincoln, the Local Ward Member, felt that the existing church entrance should be used as an access to the dwelling. She also felt that if the existing stone wall had to be moved to improve visibility then it should be rebuilt in local stone.

RESOLVED:

That subject to receipt of acceptable revised drawings with respect to design, access and fenestration, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers following consultation with the Local Ward Member:

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 E19 (Obscure glazing to windows)

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

3 E17 (No windows in side elevation of extension)

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

4 No floor shall be installed above first floor level in the section of the building outlined in red on the plan attached to this permission.

Reason: To protect the amenities of neighbours.

5 H04 (Visibility over frontage)

Reason: In the interests of highway safety.

6 H05 (Access gates)

Reason: In the interests of highway safety.

7 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

8 H12 (Parking and turning - single house)

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

9 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

10 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

11 E16 (Removal of permitted development rights)

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

Informatives:

1 HN01 - Mud on highway

2 HN05 - Works within the highway

3 HN10 - No drainage to discharge to highway

4 N15 - Reason(s) for the Grant of Planning Permission

The meeting ended at 2.57 p.m.

CHAIRMAN