

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 16th March, 2005 at 2.00 p.m.

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

Councillors: H. Bramer, N.J.J. Davies, Mrs. C.J. Davis, G.W. 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.J. Edwards

141. APOLOGIES FOR ABSENCE

Apologies were received from Councillor T.W. Hunt.

CHAIRMAN'S ANNOUNCEMENT

The Chairman advised Members that Alan Poole, the Development Control Manager, was due to retire from the authority on the 24th March, 2005. She thanked him for his long and dedicated service to the Council and wished him well for the future.

142. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
Councillor Mrs. C.J. Davis	Item 18 – (DCSE2005/0013/F – Provision of a multi-sports area with new access and car parking on the Overross Playing Field site. Provision of a synthetic turf pitch and associated flood lighting on the main school site at: John Kyrle High School, Ledbury Road, Ross-on-Wye, Herefordshire, HR9 7ET	Prejudicial and left the meeting for the duration of the meeting

143. MINUTES

RESOLVED: That the Minutes of the meeting held on 16th February, 2005 be approved as a correct record and signed by the Chairman subject to the following amendment.

Minute 125 – Replace “Mr. Williams had registered to speak against the application” with “Mr. Williams had registered to speak in support of the application”.

144. ITEM FOR INFORMATION - APPEALS

The Southern Team Leader advised Members that the section 106 agreement in respect of Vine Tree Farm had been agreed and signed.

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

145. DCSW2004/1766/F - EXISTING SITE, COURT FARM, MUCH BIRCH, HEREFORDSHIRE, HR2 8HT (AGENDA ITEM 5)

Erection of 4 new poultry buildings.

In accordance with the criteria for public speaking, Mr. Williams, the applicant's agent, spoke in support of 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. B11 (Details of external finishes and cladding (industrial buildings))

Reason: To secure properly planned development.

4. E02 (Restriction on hours of delivery)

Reason: To safeguard the amenities of the locality.

5. No litter from any of the proposed poultry houses shall be spread on any land at Court Farm. All litter shall be taken off the site properly sheeted and via the access onto the B4348.

Reason: To safeguard residential amenity.

6. F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

7. Details of any replacement incinerator including the proposed siting shall be the subject to the existing incinerator being permanently removed from Court Farm and shall be approved in writing by the local planning authority before the incinerator is first installed.

Reason: To safeguard residential amenity.

8. At times of cleaning out any of the poultry houses a deodorising unit,

specifications of which shall be the subject of the prior written approval of the local planning authority shall be sited down wind of the poultry units in order to lessen the potential for odour.

Reason: To safeguard residential amenity.

9. G04 (Landscaping scheme (general))

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

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

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

Informative(s):

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

146. DCSW2004/2177/O - LAND AT CYPRUS COTTAGE, KINGSTHORN, HEREFORD (AGENDA ITEM 6)

Site for the erection of a single dwelling.

In accordance with the criteria for public speaking, Mrs. Scarisbrick, a resident of a neighbouring property, spoke in objection to the application.

Councillor G.W. Davis, the Local Ward Member, felt that the application should be deferred in order for further discussions to take place with the applicant regarding visibility splays and the position of the dwelling on the application site.

Members requested that the Local Ward Member be kept informed of the progress of the discussions.

RESOLVED:

That consideration of the application be deferred pending further discussions between the Officers and the applicant regarding visibility splays and the position of the dwelling on the application site.

147. DCSE2004/3924/F - PAN PIZZA, 8 GEORGE PLACE, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORD HR9 5BG (AGENDA ITEM 7)

Variation of condition 2 of planning permission ref: SE1999/1679/F (hours of operation).

RESOLVED:

That planning permission be granted subject to the following condition:

1. **The premises shall not be open to customers outside the hours of 8.00 am and 12.00 midnight Sunday to Wednesday, and 8.00 am to 2.00 am Thursday to Saturday.**

Reason: To safeguard the amenities of the locality.

Informative:

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

148. DCSE2004/4339/F - FORMER PETROL FILLING STATION, GLOUCESTER ROAD, ROSS-ON-WYE (AGENDA ITEM 8)

Demolition of existing petrol filling station and erection of 16 no. residential apartment dwellings.

In accordance with the criteria for public speaking, Mr. Phillips, a local resident, spoke in objection to the application and Mr. Bourne, the applicant's agent, spoke in support.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, felt that this application was more suitable than the previous application for this site, which was still subject to an appeal.

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. G04 (Landscaping scheme (general))

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

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

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

5. G01 (Details of boundary treatments)

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

6. 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.

7. H03 (Visibility splays)

Reason: In the interests of highway safety.

8. H14 (Turning and parking: change of use - domestic)

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

9. H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

10. Before the occupation of any dwelling hereby approved, an infants play area shall be provided in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate provision of amenity space and facilities.

11. Development approved by this planning permission shall not be commenced unless:

a) A desk top study has been carried out which shall include the identification of previous site use, potential contaminants that might reasonably be expected given those uses and other relevant information and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to the receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment undertaken.

d) A Method Statement detailing the remediation requirements using the information obtained from the Site Investigation has been submitted to the local planning authority. This should be approved in writing by the local planning authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health.

12. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

- 13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority, for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.**

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

- 14. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals shall also be detailed in the report.**

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 15. W01 (Foul/surface water drainage)**

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

- 16. W02 (No surface water to connect to public system)**

Reason: To prevent hydraulic overloading of the public sewerage system to protect the health and safety of existing residents and ensure no detriment to the environment.

- 17. W03 (No drainage run-off to public system)**

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

- 18. No development shall commence until the Developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been agreed in writing by the local planning authority in liaison with Dwr Cymru Welsh Water's Network Development Consultant.**

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Informatives:

- 1. HN05 - Works within the highway**
- 2. HN10 - No drainage to discharge to highway**

3. HN19 - Disabled needs
 4. N15 - Reason(s) for the Grant of Planning Permission
149. DCSW2004/3763/F - THE GARAGE SITE, PRESTON-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 9)

Proposed house and garage.

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. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.
4. D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.
5. E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.
6. E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.
7. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.
8. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
9. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
10. H01 (Single access - not footway)

Reason: In the interests of highway safety.

11. H04 (Visibility over frontage)

Reason: In the interests of highway safety.

12. H05 (Access gates)

Reason: In the interests of highway safety.

13. 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.

14. H27 (Parking for site operatives)

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

15. G04 (Landscaping scheme (general))

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

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

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

Informative(s):

1. HN01 - Mud on highway

2. HN05 - Works within the highway

3. HN10 - No drainage to discharge to highway

4. ND03 – Contact Address

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

150. DCSE2005/0409/O - LAND ADJACENT TO GOODRICH PRIMARY SCHOOL, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HY (AGENDA ITEM 10)

Site for residential development.

The Principal Planning Officer reported the receipt of a further letter of objection from a neighbouring resident.

In accordance with the criteria for public speaking, Mr Lowe, speaking on behalf of Goodrich Parish Council, spoke in objection to the application.

The Chairman, speaking in her capacity as Local Ward Member, reiterated the comments made by Goodrich Parish Council, she noted that the site had been identified in the Draft Unitary Development Plan as recreational land and that it should not be allocated for housing development.

The Development Control Manager advised Members that the land was defined as a

proposed housing site in the South Herefordshire District Local Plan and until the emerging UDP was adopted the relevant policy in considering the proposal was SH7 of the SHDLP.

A number of Members felt that the site should remain as recreational land. Concerns were also raised regarding the drainage of the site and Members felt the application should be refused.

RESOLVED:

Subject to no further objections raising additional material planning consultations being received by the 6th April, 2005:

- (i) The Southern Area Planning Sub-Committee is minded to refuse the application as it is an unduly prominent development and on grounds of drainage, local amenity and benefits to the local community (and any further reasons for refusal 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 refuse the application subject to such reasons for refusal referred to above.**

(Note: The Development Control Manager said that he would refer the application to the Head of Planning Services as the Sub-Committee's view may not be defensible if challenged)

151. DCSE2005/0040/F - BROADMEADOWS INDUSTRIAL ESTATE, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 11)

Formation of compounds. Erection of fences and gates.

The Principal Planning Officer advised Members that further discussions were taking place with the applicant regarding the effect of the proposal on the Flood Alleviation Scheme.

RESOLVED:

That subject to the proposals having no adverse effect on the Ross-on-Wye Flood Alleviation Scheme the Officers named in the Scheme of Delegation to Officers, in conjunction with the Local Ward Members, be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers:

- 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. E06 (Restriction on Use)**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

Informative:

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

152. DCSE2005/0042/F - COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG (AGENDA ITEM 12)

Relocation and extension of residential site for seasonal and casual workers together with land areas to be re-profiled.

The Chairman, speaking in her capacity as Local Ward Member, proposed that a site inspection be undertaken as the character or appearance of the development itself was a fundamental planning consideration and the setting and surroundings were fundamental to the determination or to the conditions being considered.

In accordance with the criteria for public speaking, Mr Chinn, the applicant, spoke in support of the application. Mr. Morgan, a resident of a neighbouring property, had registered to speak in objection to the application but decided to defer his opportunity to speak until this application was considered again after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection to be undertaken on the grounds that the character or appearance of the development itself is a fundamental planning consideration and the setting and surroundings are fundamental to the determination or to the conditions being considered.

153. DCSE2004/3266/F - THE FIRS, LEA LINE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LN (AGENDA ITEM 13)

Proposed replacement dwelling.

RESOLVED:

That subject to submission of acceptable revised drawings with regard to design 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:

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. G04 (Landscaping scheme (general))

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

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

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

- 5. The development hereby approved shall be carried out in strict accordance with the levels approved.**

Reason: To ensure that the development is carried out in accordance with the approved plan.

- 6. During the demolition and construction phase, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside of the following times, without prior written consent from the Local Authority:**

Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or public holidays.

Reason: To protect the amenity of local residents.

- 7. No materials or substances shall be incinerated within the application site during the demolition and construction phase.**

Reason: To safeguard residential amenity and prevent pollution.

- 8. All machinery and plant shall be operated and maintained in accordance with BS 5228: 1984 Noise Control of Construction and open sites.**

Reason: To safeguard residential amenity and prevent pollution.

- 9. H09 (Driveway gradient)**

Reason: In the interests of highway safety.

- 10. 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.

- 11. E16 (Removal of permitted development rights)**

Reason: In order for the local planning authority to retain control over further alterations to the property.

Informatives:

- 1. HN01 - Mud on highway**
- 2. HN04 - Private apparatus within highway**
- 3. HN05 - Works within the highway**
- 4. N15 - Reason(s) for the Grant of Planning Permission**

- 154. DCSE2005/0087/O - LAND ADJOINING COMMERCIAL YARD, PONTSHILL, NEAR ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 14)**

Erection of stables.

RESOLVED:

That 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. **A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
5. **E11 (Private use of stables only)**
Reason: In order to safeguard the residential amenity of the area.

Informative:

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

155. DCSE2004/4371/F - OUTBUILDING AT THE CLEEVE, CLEEVE LANE, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 15)

Use of outbuilding as annexe accommodation.

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. **A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
3. **E29 (Occupation ancillary to existing dwelling only (granny annexes))**
Reason: It would be contrary to the policy of the local planning

authority to grant planning permission for a separate dwelling in this location.

4. C02 (Approval of details)

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

Informative:

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

156. DCSE2004/4047/F - THE OLD GRANARY, LEA, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ (AGENDA ITEM 16)

Extension to garage to form studio apartment for additional living accommodation.

Councillor H. Bramer, the Local Ward Member, felt that many of the issues raised by Objectors had been covered by the conditions 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. E29 (Occupation ancillary to existing dwelling only (granny annexes))

Reason: To define the terms to which this planning permission relates.

4. The existing garage section of the resultant extended building shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the main dwellinghouse as such unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To define the terms to which this planning permission relates.

5. The window serving the bathroom at first floor level on the north elevation of the development shall have obscure glazing and at all times thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that there is no adverse overlooking of the adjacent dwelling.

Informatives:

1. N03 - Adjoining property rights
2. N14 - Party Wall Act 1996
3. The applicants should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners nor any legal covenants etc which may relate to the land in question.
4. N15 - Reason(s) for the Grant of Planning Permission.

157. DCSE2004/3630/F - ARTHURS DINGLE, LEYS HILL, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5QU (AGENDA ITEM 17)

Proposed horse riding arena.

The Southern Team Leader advised Members that the Conservation Manager's comments had now been received, and that he now had no objections to 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. **A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
3. **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
4. **The arena shall be used to accommodate the applicant's own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise.**
Reason: To safeguard the amenity of the area.
5. **No form of external lighting or floodlighting shall be erected in association with the arena.**
Reason: To safeguard the amenity of the area.

Informative(s):

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

158. DCSE2005/0013/F - JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7ET (AGENDA ITEM 18)

Provision of a multi-sports area with new access and car parking on the Overcross

Playing Field site. Provision of a synthetic turf pitch and associated floodlighting on the main school site.

The Senior Planning Officer reported the receipt of two further letters of objection from local residents, he also advised Members that the all weather pitches would be used by the school during the day and that there would be some weekend and evening hire available to benefit the community.

RESOLVED:

That following the completion of the consultation procedures and the issues relating to floodlighting and traffic being satisfactorily addressed that 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:

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. Notwithstanding the details shown on the approved drawings full details of all new surface treatments, gates and fencing shall first be submitted to and be subject to the prior written approval of the local planning authority before any work commences on site whatsoever.

Reason: To protect the visual amenities of the area.

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. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

7. F35 (Details of shields to prevent light pollution)

Reason: To minimise light overspill and to protect the amenity of neighbouring properties.

8. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

9. 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.

Informatives:

1. **N03 - Adjoining property rights**
2. **HN05 - Works within the highway**
3. **N15 - Reason(s) for the Grant of Planning Permission**

159. **DCSE2004/2272/F - BIBBY COTTAGE, GREAT DOWARD, SYMONDS YAT, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6BP (AGENDA ITEM 19)**

Retention of verandah on the side of the garage.

RESOLVED:

That planning permission be granted.

No conditions

Informative(s):

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

160. **DCSE2004/2866/F - BROOKFIELD LODGE, OVERROSS STREET, ROSS-ON-WYE, HEREFORD, HR9 7AT (AGENDA ITEM 20)**

Detached house and garage.

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

In accordance with the criteria for public speaking, Mr. Hughes, a resident of a neighbouring property, spoke in objection to 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. **B01 (Samples of external materials)**

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

4. **G01 (Details of boundary treatments)**

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

5. W01 (Foul/surface water drainage)

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

6. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

7. W03 (No drainage run-off to public system)

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

8. H01 (Single access - not footway)

Reason: In the interests of highway safety.

9. H05 (Access gates)

Reason: In the interests of highway safety.

10. The whole of the splayed entrance shall have a sealed surface, (tarmac, concrete or similar) and shall remain unobstructed at all times.

Reason: In the interests of highway safety.

11. The whole of the works relating to means of access including drainage shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

Informatives:

1. N03 - Adjoining property rights

2. The applicants/developers are advised to liaise with owners of adjoining properties before and during building work to ensure that no damage is caused to those properties by this development during construction work or at any time in the future.

3. N14 - Party Wall Act 1996

4. HN05 - Works within the highway

5. HN01 - Mud on highway

6. HN10 - No drainage to discharge to highway

7. If a connection is required to the public sewerage system, the developer is advised to contact Welsh Waters Network Development Consultants on telephone: 01443 331155.

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

161. DCSE2004/1990/O - LAND ADJOINING MONK WALK COTTAGE, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2LY (AGENDA ITEM 21)

Site for erection of one bungalow.

In accordance with the criteria for public speaking, Mr. Morgan, representing Much Marcle Parish Council, spoke in objection to the application.

Councillor J.W. Edwards, the Local Ward Member, reiterated the concerns raised by the Parish Council but felt that the application could not be refused as it lay within the settlement boundary.

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. A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 5. A06 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 6. F18 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.

Informative(s):

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

162. DCSE2000/0881/F - RIVERSIDE HOUSE, KERNE BRIDGE, NR ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 22)

Commercial use for canoeing.

The Senior Planning Officer reported the receipt of 5 further letters of support for the application and 2 letters of objection.

In accordance with the criteria for public speaking, Mr. Smith, the applicant, and Mr. Doubtfire, spoke in support of the application.

RESOLVED:

That :

- (i) The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to restrict the scale of the business operated at this canoe centre within 3 months of the date of this Committee meeting and deal with any other appropriate and incidental terms, matters or issues.**
 - (ii) Upon completion of the aforementioned planning obligation Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any other conditions considered necessary by officers.**
- 1. No canoes shall be stored in the open at Riverside House but in accordance with the details which have been submitted to and approved in writing by the local planning authority.**

Reason: To protect the visual amenities of this part of the Wye Valley AONB.

Informative:

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

The meeting ended at 3.40 p.m.

CHAIRMAN