

# A G E N D A

## Northern Area Planning Sub- Committee

Date: **Wednesday, 23rd March, 2005**

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Time: **2.00 p.m.**

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Place: **The Council Chamber,  
Brockington, 35 Hafod Road,  
Hereford**

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

*For any further information please contact:*

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Tel 01432 260248*

***e-mail [pmartens@herefordshire.gov.uk](mailto:pmartens@herefordshire.gov.uk)***

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**County of Herefordshire  
District Council**



# AGENDA

## for the Meeting of the Northern Area Planning Sub-Committee

To: Councillor J.W. Hope (Chairman)  
Councillor J. Stone (Vice-Chairman)

Councillors B.F. Ashton, 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, T.M. James, Brig. P. Jones CBE, R.M. Manning, R. Mills, R.J. Phillips, D.W. Rule MBE, R.V. Stockton and J.P. Thomas, J.B. Williams

	Pages
1. <b>APOLOGIES FOR ABSENCE</b> To receive apologies for absence.	
2. <b>DECLARATIONS OF INTEREST</b> To receive any declarations of interest by Members in respect of items on the Agenda.	
3. <b>MINUTES</b> To approve and sign the Minutes of the meeting held on 23rd February, 2005	1 - 18
4. <b>ITEM FOR INFORMATION - APPEALS</b> To note the contents of the attached report of the Head of Planning Services in respect of appeals for the northern area of Herefordshire.	19 - 22
5. <b>APPLICATIONS RECEIVED</b> To consider and take any appropriate action in respect of the planning applications received for the northern area of Herefordshire, and to authorise the Head of Planning Services to impose any additional and varied conditions and reasons considered to be necessary.  Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.  Agenda items 6 – 10 are applications deferred for site inspections at the last meeting and items 11 – 28 are applications previously deferred or new applications.	
6. <b>DCNC2004/2250/F - QUAD BIKING TRACK AND PAINTBALLING AREA AT BODENHAM MANOR, BODENHAM, HEREFORD, HR1 3JS FOR: MR P WILLIAMS PER HOOK MASON, 11 CASTLE STREET, HEREFORD, HR1 2NL</b>  Ward: Hampton Court	23 - 26

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| 7.  | <p><b>DCNC2004/2651/F - RESIDENTIAL DEVELOPMENT OF 44 DWELLINGS INCLUDING AFFORDABLE HOUSING ON LAND AT ST. BOTOLPH'S GREEN/SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE FOR:V</b></p> <p><b>Ward: Leominster South</b></p>   | 27 - 38 |
| 8.  | <p><b>DCNC2004/3698/F - PROPOSED THERAPEUTIC RIDING CENTRE COMPRISING INDOOR AND OUTDOOR ARENAS WITH ASSOCIATED FACILITIES, STABLE YARD AND HAY STORE AT WHARTON BANK FARM, WHARTON, LEOMINSTER, HEREFORDSHIRE, HR6 0NX FOR: HEREFORDSHIRE RIDING FOR THE DISABLED PER DAVID TAYLOR CONSULTANTS, THE WHEELWRIGHT'S SHOP, PUDLESTON, LEOMINSTER, HEREFORDSHIRE, HR6 0RE</b></p> <p><b>Ward: Leominster South</b></p> | 39 - 46 |
| 9.  | <p><b>DCNW2004/3562/F - PROPOSED AGRICULTURAL BARN AT TUNNEL LANE NURSERY, TUNNEL LANE, ORLETON, LUDLOW, HEREFORDSHIRE, SY8 4HY FOR: TUNNEL LANE NURSERY PER MR D LEE, OILMILL STUDIOS, BRAMPTON BRYAN, BUCKNELL, SY7 0EW</b></p> <p><b>Ward: Bircher</b></p>   | 47 - 54 |
| 10. | <p><b>DCNE2004/4186/F - EXTENSION TO EXISTING UNIT AT UNIT 16, COURT FARM BUSINESS PARK, BISHOPS FROME, WORCESTER, HEREFORDSHIRE, WR6 5AY FOR: W J HOLDEN &amp; ASSOCIATES PER MICHAEL LATCHEM &amp; ASSOCIATES, 9 AYLESTONE DRIVE, HEREFORD. HR1 1HT</b></p> <p><b>Ward: Frome</b></p>   | 55 - 58 |
| 11. | <p><b>DCNE2004/2447/F - CONVERSION OF BARN TO SINGLE DWELLING AT BATCHCOMBE FRUIT FARM, STORRIDGE, MALVERN, HEREFORDSHIRE, WR13 5ES AND DCNE2004/2449/F - CONVERSION OF TWO BARNES INTO TWO DWELLINGS AT THE SAME ADDRESS FOR: A KELSALL &amp; SONS PER GURNEY STORER &amp; ASSOCIATES THE STABLES MARTLEY WORCESTERSHIRE WR6 6QB</b></p> <p><b>Ward: Hope End</b></p>  | 59 - 64 |
| 12. | <p><b>DCNE2004/3962/F - CHANGE OF USE OF AGRICULTURAL BUILDINGS TO B1 AND PROVISION OF PARKING FOR 3 COMMERCIAL VEHICLES. AGRICULTURAL BUILDING AND LAND TO THE REAR OF ASHBOURNE HOUSE, LOWER EGGLETON, LEDBURY HEREFORDSHIRE, HR8 2TZ FOR: MR &amp; MRS J FRY JOHN PHIPPS BANK LODGE COLDWELLS ROAD HOLMER HEREFORD HR1 1LH</b></p> <p><b>Ward: Frome</b></p>   | 65 - 68 |

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| 13. | <p><b>DCNE2004/4294/F - CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION AND ALTERATION TO FRONT ENTRANCE TO INCLUDE NEW PITCHED ROOF AT FORTEY COTTAGE, CRESCENT ROAD, COLWALL, WORCESTERSHIRE WR13 6QW AND DCNE2004/4295/L - AS ABOVE FOR: MR &amp; MRS LEE MEREDITH ARCHITECTURAL DESIGN 34 MONTPELIER ROAD WEST MALVERN WORCS WR14 4BS</b></p> <p>Ward: Hope End</p>                               | 69 - 72  |
| 14. | <p><b>DCNE2005/0160/L - REMOVAL OF CHIMNEY (RETROSPECTIVE). REPLACE WINDOWS AND FRENCH DOORS. REPLACE KITCHEN WINDOW WITH FRENCH DOOR. INSTALL NEW STAIRCASE AND DOOR IN ORIGINAL POSITIONS AT PEGS FARM, STAPLOW, LEDBURY, HEREFORDSHIRE, HR8 1NQ FOR: J NICHOLLS C A MASEFIELD BUILDING DESIGN SERVICES 66-67 ASHPERTON ROAD MUNSLEY LEDBURY HEREFORDSHIRE HR8 2RY</b></p> <p>Ward: Hope End</p> | 73 - 76  |
| 15. | <p><b>DCNE2005/0241/F - DETACHED SINGLE GARAGE ON LAND ADJACENT TO OAK BANK, CHAPEL LANE, CRADLEY FOR: MR G W HARRIS PER MR I GUEST IAN GUEST &amp; ASSOCIATES, 3 JUNIPER WAY, MALVERN WELLS, WORCESTERSHIRE, WR14 4XG</b></p> <p>Ward: Hope End</p>   | 77 - 80  |
| 16. | <p><b>DCNE2005/0445/F - EXTENSION TO UNIT 1 TO FORM OFFICE BUILDING ADJ TO UNIT 1, STATION YARD INDUSTRIAL ESTATE, COLWALL, MALVERN, HEREFORDSHIRE, WR13 6RN FOR: MERLIN ENERGY RESOURCES LTD PER BUILDPLAN, FAIRFIELD OLD CHURCH ROAD COLWALL MALVERN WR13 6EZ</b></p> <p>Ward: Hope End</p>  | 81 - 84  |
| 17. | <p><b>DCNE2005/0458/F - CONSTRUCTION OF FRONT PORCH AT 4 MASSEY ROAD, LEDBURY, HEREFORDSHIRE, HR8 2FB FOR: MR S WATKINS AT SAME ADDRESS</b></p> <p>Ward: Ledbury</p>   | 85 - 88  |
| 18. | <p><b>DCNW2004/3925/F - PROPOSED NEW DWELLING AT LAND ADJOINING EAST COTTAGE, ALMELEY, HEREFORD, HEREFORDSHIRE, HR3 6LF FOR: MR &amp; MRS POWELL MALCOLM HARRISON &amp; ASSOCIATES THE ARK ORCOP HILL HEREFORD HR2 8SE</b></p> <p>Ward: Castle</p>   | 89 - 94  |
| 19. | <p><b>DCNW2004/4321/O - SITE FOR THE CONSTRUCTION OF CHRISTIAN MEETING HALL SITE ADJACENT TO BANLEY FARM OFF EARDISLEY ROAD, KINGTON. HEREFORDSHIRE FOR: MR P SMITH PER MR C KEETON 23 STOCKENHILL ROAD LEOMINSTER HEREFORDSHIRE HR6 8PP</b></p> <p>Ward: Kington Town</p>   | 95 - 100 |

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| 20. | DCNW2005/0295/O - SITE FOR THE ERECTION OF ONE DWELLING AT LAND ADJACENT TO WISTERIA COTTAGE, LEINTWARDINE FOR: MR L MORGAN PER MR S ANGELL STONE COTTAGE PIPE ASTON NR LUDLOW SHROPSHIRE SY8 2HG   | 101 - 104 |
|     | Ward: Mortimer  |           |
| 21. | DCNW2005/0306/F - SUBSTITUTION OF HOUSE TYPES ON APPROVED RESIDENTIAL DEVELOPMENT OF FOUR DWELLINGS AT LAND TO THE REAR OF STONELEIGH, KINGSLAND, HEREFORDSHIRE FOR: MR & MRS PUGH PER JENNINGS HOMES LTD, NEW PARK HOUSE, BRASSEY ROAD, SHREWSBURY, SHROPSHIRE SY2 7FA | 105 - 112 |
|     | Ward: Bircher   |           |
| 22. | DCNW2005/0410/F - REMOVAL OF EXISTING BUNGALOW AND REPLACE WITH TWO COTTAGE STYLE DWELLINGS AT SUNNYDALE, FLOODGATES, KINGTON, HEREFORDSHIRE, HR5 3NE FOR: KINGTON BUILDING SUPPLIES, GARNER SOUTHALL PARTNERSHIP, 3 BROAD STREET, KNIGHTON, POWYS LD7 1BL              | 113 - 120 |
|     | Ward: Kington Town  |           |
| 23. | DCNW2005/0535/F - RETROSPECTIVE APPLICATION FOR AN AREA OF HARDSTANDING AT 3.2 ACRES OF LAND AT UPPER WELSON, EARDISLEY, HEREFORD, HEREFORDSHIRE, HR3 6ND FOR: MRS S HARRIS OF PINE TREE COTTAGE, 7 CHURCH ROAD, EARDISLEY, HR3 6NJ                                     | 121 - 124 |
|     | Ward: Castle  |           |
| 24. | DCNC2005/0024/F - FIRST FLOOR EXTENSION TO SIDE OF DWELLING AT 23 OLDFIELDS CLOSE, LEOMINSTER, HEREFORDSHIRE, HR6 8PY FOR: MS S SINGLETON OF SAME ADDRESS   | 125 - 128 |
|     | Ward: Leominster North  |           |
| 25. | DCNC2005/0055/F - PROPOSED FARMHOUSE AT LOWER POOL FARM, LEYSTERS, HEREFORDSHIRE, HR6 0HN FOR: MR & MRS N GREENER PER MR D DICKSON, 101 ETNAM STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8AF  | 129 - 132 |
|     | Ward: Upton   |           |
| 26. | DCNC2005/0062/F - NEW BUILD FAMILY CENTRE AT REAR OF TOP GARAGE, PANNIERS LANE, BROMYARD, HEREFORDSHIRE, HR7 4QU FOR: HOPE FAMILY CENTRE PER PROPERTY SERVICES HEREFORDSHIRE COUNCIL FRANKLIN HOUSE 4 COMMERCIAL ROAD HEREFORD HR1 2BB                                  | 133 - 136 |
|     | Ward: Bromyard  |           |

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| <p><b>27. DCNC2005/0341/F - PROPOSED 2 NO. 2 BEDROOMED COTTAGES WITH 4 NO. PARKING SPACES AT LAND TO THE REAR OF 3 LITTLE HEREFORD STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE FOR: MR K HANDLEY PER LINTON DESIGN GROUP 27 HIGH STREET BROMYARD HEREFORDSHIRE HR7 4AA</b></p> <p><b>Ward: Bromyard</b></p> | <p>137 - 140</p> |
| <p><b>28. DCNC2005/0413/F - CHANGE OF USE FROM RESIDENTIAL CARE HOME TO BED &amp; BREAKFAST/GUEST HOUSE ACCOMMODATION AT 2 PIERREPONT ROAD, LEOMINSTER, HEREFORDSHIRE, HR6 8RA FOR: MRS S HILL AT SAME ADDRESS</b></p> <p><b>Ward: Leominster North</b></p>  | <p>141 - 144</p> |