

# A G E N D A

## Planning Committee

Date: **Friday, 16th July, 2004**

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Time: **10:00 a.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:*

*Pete Martens, Members Services, 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 Planning Committee

To: Councillor T.W. Hunt (Chairman)  
Councillor J.B. Williams (Vice-Chairman)

Councillors B.F. Ashton, M.R. Cunningham, P.J. Dauncey, Mrs. C.J. Davis,  
D.J. Fleet, J.G.S. Guthrie, J.W. Hope, B. Hunt, Mrs. J.A. Hyde,  
Brig. P. Jones CBE, Mrs. R.F. Lincoln, R.M. Manning, R.I. Matthews,  
Mrs. J.E. Pemberton, R. Preece, Mrs. S.J. Robertson, D.C. Taylor and  
W.J. Walling

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
To receive apologies for absence.	
<b>2. NAMED SUBSTITUTES (IF ANY)</b>	
To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
<b>3. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest by Members in respect of items on the Agenda.	
<b>4. MINUTES</b>	1 - 10
To approve and sign the Minutes of the meeting held on 23rd April, 2004.	
<b>5. CHAIRMAN'S ANNOUNCEMENTS</b>	
To receive any announcements from the Chairman.	
<b>6. NORTHERN AREA PLANNING SUB-COMMITTEE</b>	11 - 12
To receive the attached report of the Northern Area Planning Sub-Committee.	
<b>7. CENTRAL AREA PLANNING SUB-COMMITTEE</b>	13 - 14
To receive the attached report of the Central Area Planning Sub-Committee.	
<b>8. SOUTHERN AREA PLANNING SUB-COMMITTEE</b>	15 - 16
To receive the attached report of the Southern Area Planning Sub-Committee.	

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| 9.  | <p><b>PLANNING APPLICATION DCNE2004/0703/F - RESIDENTIAL DEVELOPMENT OF 11 DWELLINGS, ACCESS, PARKING AND GARAGING AT 26 &amp; 27 ALBERT ROAD, LEDBURY, HEREFORDSHIRE, HR8 1DW.</b></p> <p>To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Northern Area Planning Sub-Committee is minded to refuse it, contrary to the Council's Planning Policies and officer recommendations.</p> <p><b>Ward: Ledbury</b></p>  | 17 - 24  |
| 10. | <p><b>DCNE2003/3706/F - CHANGE OF USE TO RESIDENTIAL 3 NO. APARTMENTS, 3 NO. HOUSES, GARAGES AND PARKING SPACES AND ASSOCIATED DRAINAGE AT STRETTON GRANGE RETIREMENT HOME, STRETTON GRANDISON, LEDBURY, HEREFORDSHIRE, HR8 2TS</b></p> <p>To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Northern Area Planning Sub-Committee is minded to approve it, contrary to the Council's Planning Policies and officer recommendations.</p> <p><b>Ward: Ledbury</b></p> | 25 - 32  |
| 11. | <p><b>SUPPLEMENTARY PLANNING GUIDANCE - LANDSCAPE CHARACTER ASSESSMENT</b></p> <p>To consider the representations and proposed amendments made in relation to the draft Landscape Character Assessment SPG and recommend the amended SPG as interim policy guidance pending the eventual adoption of the Unitary Development Plan</p> <p><b>Wards: County-wide</b></p>   | 33 - 72  |
| 12. | <p><b>SUPPLEMENTARY PLANNING GUIDANCE - BIODIVERSITY</b></p> <p>To consider the representations made in relation to the draft Biodiversity SPG, proposed amendments and adopting it as interim policy guidance pending the eventual adoption of the Unitary Development Plan</p> <p><b>Wards: County-wide</b></p>  | 73 - 98  |
| 13. | <p><b>HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: PUBLIC CONSULTATION ON REVISED DEPOSIT DRAFT</b></p> <p>To consider a verbal report from the Forward Planning Manager summarising the initial results of the Unitary Development Plan deposit period which ended on June 24.</p> <p><b>Wards: County-wide</b></p>  |          |
| 14. | <p><b>COMPULSORY PURCHASE: CONSULTATION ON DRAFT GUIDANCE &amp; REGULATIONS ARISING FROM PART 8 OF THE PLANNING &amp; COMPULSORY PURCHASE ACT 2004</b></p> <p>To be advised of a consultation from the Office of the Deputy Prime</p>  | 99 - 102 |

	Minister (ODPM) regarding amendments to compulsory purchase arrangements.	
	<b>Wards: County-wide</b>	
<b>15.</b>	<b>BELMONT RURAL PARISH PLAN</b>	103 - 104
	To consider the Belmont Rural Parish Plan for adoption as interim supplementary planning guidance to the emerging Herefordshire Unitary Development Plan.	
	<b>Ward: Belmont</b>	
<b>16.</b>	<b>REVISED SUPPLEMENTARY PLANNING GUIDANCE UPON THE PROVISION OF AFFORDABLE HOUSING</b>	105 - 146
	To inform members of information within the revised guidance and to agree a process for consultation.	
	<b>Wards: County-wide</b>	
<b>17.</b>	<b>SUPPLEMENTARY PLANNING GUIDANCE (SPG) - DESIGN AND DEVELOPMENT REQUIREMENTS</b>	147 - 154
	To consider responses and changes to the draft publication and recommend to the Cabinet Member (Environment) that an amended document be adopted as interim guidance to the Herefordshire Unitary Development Plan.	
	<b>Wards: County-wide</b>	
<b>18.</b>	<b>SUPPLEMENTARY PLANNING GUIDANCE - REUSE AND ADAPATION OF RURAL BUILDINGS</b>	155 - 160
	To consider the amendments made to the draft document and recommend to the Cabinet Member (Environment) that the amended document be adopted as interim supplementary planning guidance to the emerging Herefordshire Unitary Development Plan.	
	<b>Wards: County-wide</b>	
<b>19.</b>	<b>TANYARD LANE DEVELOPMENT BRIEF</b>	161 - 162
	To consider the draft Tanyard Lane development brief and approve it for public consultation purposes with a view to it eventually forming supplementary planning guidance to the Unitary Development Plan.	
	<b>Ward: Ross-on-Wye East</b>	
<b>20.</b>	<b>DEVELOPMENT BRIEF FOR FROME VALLEY HAULAGE DEPOT, BISHOPS FROME</b>	163 - 164
	To consider the draft development brief for the Frome Valley Haulage Depot, Bishops Frome and approve it for public consultation purposes with a view to it forming interim supplementary planning guidance to the Unitary Development Plan.	
	<b>Ward: Frome</b>	