

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 19th January, 2005 at 2.00 p.m.

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

Councillors: M.R. Cunningham, 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

111. APOLOGIES FOR ABSENCE

Apologies were received from Councillor H. Bramer.

112. DECLARATIONS OF INTEREST

There were no declarations of interest made.

113. MINUTES

RESOLVED: That the Minutes of the meeting held on 22nd December, 2004 be approved as a correct record and signed by the Chairman.

114. ITEM FOR INFORMATION - APPEALS

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

115. DCSW2004/1691/F - WOODVALE, PONTRILAS, HEREFORD, HEREFORDSHIRE, HR2 0EH (AGENDA ITEM 5)

Two-storey side extension including conversion of existing garage to room.

RESOLVED

That subject to the receipt of satisfactory revised plans relating to the window for the kitchen area of the scheme, 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. E17 (No windows in side elevation of extension)

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

Informative:

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

116. DCSE2004/4116/RM - THE NURSERIES, PLOT 1, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EP (AGENDA ITEM 6)

Amendment to approved position of dwelling (ref: planning permission SE2003/3553/RM).

The Principal Planning Officer reported the receipt of a further letter from the applicant's agent regarding the proposed 2 metre boundary fence.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows or dormer windows shall at any time be placed in the eastern and western elevation of the dwelling hereby permitted.**

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

- 2. Before the dwelling is occupied a 2m screen fence shall be erected along the eastern boundary of the plot in accordance with details of design, materials and position which have been submitted to and approved in writing by the local planning authority and thereafter the fence shall be permanently retained.**

Reason: To protect the amenities of neighbours.

- 3. H01 (Single access - not footway)**

Reason: In the interests of highway safety.

- 4. H05 (Access gates)**

Reason: In the interests of highway safety.

- 5. 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.

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**

117. DCSE2003/3641/O - COMMERCIAL YARD, PONTSHILL, NR ROSS-ON-WYE, HEREFORD (AGENDA ITEM 7)

Site for the erection of eight dwellings.

RECOMMENDATION

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. **H03 (Visibility splays)**
Reason: In the interests of highway safety.
6. **H06 (Vehicular access construction)**
Reason: In the interests of highway safety.
7. **H11 (Parking - estate development (more than one house))**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
8. **H21 (Wheel washing)**
Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

9. H27 (Parking for site operatives)

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

Informative

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

118. DCSE2004/3946/F - VINE TREE COTTAGE, BISHOPSWOOD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RA (AGENDA ITEM 8)

Conversion of an existing games room over a garage/workshop to form a detached granny annexe.

In accordance with the criteria for Public Speaking, Mr. Daniels, representing Walford Parish Council, spoke against the application.

Councillor Mrs. R.F. Lincoln, the Local Ward Member, noted the concerns raised by the Parish Council but felt that these issues had been addressed in the conditions.

RECOMMENDATION

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. A06 (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: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

Informative:

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

119. DCSE2004/3893/F & DCSE2004/4894/C FACTORY PREMISES (ADJACENT TO NO. 31) BRAMPTON STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EQ (AGENDA ITEM 9)

a) Residential development

b) Demolition of factory buildings

In accordance with the criteria for Public Speaking, Mrs. Murphy, a local resident, spoke against the application.

In response to a question, the Development Control Manager advised Members that the Transportation Manager felt that one car parking space per dwelling was acceptable for the development.

RECOMMENDATION

In respect of DCSE2004/3893/F:

That subject to the receipt of amended drawings regarding detailed design, 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. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

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. 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.

6. F44 (Investigation of contaminated land)

Reason: To ensure that potential contamination of the site is satisfactorily assessed.

7. F45 (Contents of scheme to deal with contaminated land)

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.

8. F46 (Implementation of measures to deal with contaminated land)

Reason: To ensure contamination of the site is removed or contained.

9. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

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

In respect of DCSE2004/3894/C:

That subject to the receipt of amended drawings regarding detailed design, the officers named in the Scheme of Delegation to Officers be authorised to issue conservation area consent subject to the following conditions and any additional conditions considered necessary by officers:

- 1. C01 (Time limit for commencement (Listed Building Consent))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2. C14 (Signing of contract before demolition)**

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative:

- 1. N15 - Reason(s) for the Grant of Conservation Area Consent**

The meeting ended at 2.40 p.m.

CHAIRMAN