

MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 1st June, 2005 at 2.00 p.m.

Present: Councillor D.J. Fleet (Chairman)
Councillor R. Preece (Vice-Chairman)

Councillors: Mrs. P.A. Andrews, J.G.S. Guthrie, Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, Ms. G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams and R.M. Wilson

In attendance: Councillors T.W. Hunt (ex-officio)

1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN

It was noted that, at the Annual Council meeting on 13th May, 2005, Councillor D.J. Fleet had been re-elected Chairman and Councillor R. Preece had been re-appointed Vice-Chairman of the Central Area Planning Sub-Committee.

2. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, G.V. Hyde and Mrs. J.E. Pemberton.

3. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillors	Item	Interest
J.C. Mayson	Agenda Item 6 - DCCE2004/4218/F – New agricultural buildings and irrigation pool. New access and drive at: UFTON COURT, HOLME LACY, HEREFORD, HR2 6PH and Agenda Item 7 - DCCW2005/0566/F – New portal frame building for agricultural use at: MARDEN COURT FARM, MARDEN, HEREFORD, HR1 3EN	Declared a prejudicial interest in agenda item 6 and a personal interest in agenda item 7. However, Councillor Mayson had left the meeting before these items were considered.

4. MINUTES

RESOLVED:

That the Minutes of the meeting held on 4th May, 2005 be approved as a correct record and signed by the Chairman.

5. [A] DCCE2004/4132/F AND [B] DCCE2004/4136/L - GARDEN TO THE REAR OF 5 ST. JOHN STREET, HEREFORD [AGENDA ITEM 5]

Proposed two storey three bedroom dwelling.

The Central Team Leader highlighted the changes to the report since the last meeting, namely that English Heritage had no objections and that the Archaeological Advisor recommended conditions.

Councillor Mrs. P.A. Andrews felt that this proposal represented an imaginative use of a somewhat difficult site and supported the application.

Councillor W.J. Walling noted that the site visit that had been undertaken had been useful and he felt that the proposed development would be a vast improvement, particularly given the poor state of the garden.

The Chairman, speaking in his capacity as the Local Member, advised that he had some concerns regarding the potential for overlooking but noted that the application was acceptable in general.

RESOLVED:

In respect of DCCE2004/4132/F:

That:

- i) The application is notified to the Office of the Deputy Prime Minister.**
- ii) Subject to the Secretary of State confirming he does not intend to call it in, planning permission be granted 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) (30th March, 2005).**

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. E16 (Removal of Permitted Development Rights).**

Reason: Due to the particular characteristics and architectural merits of the dwelling and the confined and sensitive nature of the site.
 - 5. F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

6. F39 (Scheme of refuse storage).

Reason: In the interests of amenity.

7. Upon occupation of the dwelling hereby authorised, the site shall at no time be accessed by vehicular traffic. The site shall remain free of vehicles at all times.

Reason: For the clarification and in the interests of highway safety.

8. G04 (Landscaping scheme (general)).

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

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

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

10. G33 (Details of walls).

Reason: In the interests of the residential and visual amenities of the locality.

11. A landscape management plan shall be submitted to and approved in writing by the local planning authority prior to the occupation of the dwelling hereby authorised. The landscape management plan shall be carried out as approved.

Reason: To ensure the retention of effective landscape screening to the south of the application site.

12. D01 (Site investigation – archaeology).

Reason: To ensure the archaeological interest of the site is recorded.

Informatives:

1. N03 - Adjoining property rights.
2. ND2 – Area of Archaeological Importance.
3. N15 - Reason(s) for the Grant of PP/LBC/CAC.

In respect of DCCE2004/4136/L:

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.

Informatives:

1. N03 – Adjoining property rights.

2. **NC1 – Alterations to submitted/approved plans.**
3. **ND3 – Contact Address.**
4. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

[NOTE: for the efficient transaction of business, agenda item 8 was considered after agenda item 5]

6. DCCE2005/1017/F - LAND ADJACENT TO AYLESTONE COURT HOTEL, ROCKFIELD ROAD, HEREFORD [AGENDA ITEM 8]

Construction of 5 no. 1 bedroom self-catering apartments.

The Central Team Leader reported the receipt of a letter of support from the proprietor of the Aylestone Court Hotel and summarised its contents.

Councillor D.B. Wilcox, a Local Member, advised that he was generally in favour of the proposal but noted the importance of condition 6 to ensure that the development remained in association with the Aylestone Court Hotel.

Councillor A.L. Williams, also a Local Member, noted the potential economic benefits of increasing tourist accommodation in the City. Councillor Mrs. M.D. Lloyd-Hayes spoke in support of this view.

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. **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. **B01 (Samples of external materials).**
Reason: To ensure that the materials harmonise with the surroundings.
4. **E01 (Restriction on hours of working).**
Reason: To safeguard the amenities of the locality.
5. **E18 (No new windows in specified elevation).**
Reason: In order to protect the residential amenity of adjacent properties.
6. **The apartments hereby permitted shall be occupied for C1 use in association with the Aylestone Court Hotel only and for no other purpose within Class C of the schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.**

Reason: In order to clarify the terms of the permission and in the interests of highway safety.

7. H27 (Parking for site operatives).

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

8. The 5 parking spaces identified within the curtilage of the hotel shall be for use by the residents of the development hereby permitted only.

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

Informative:

1. N15 - Reason(s) for the Grant of PP/LBC/CAC.

**7. DCCE2004/4218/F - UFTON COURT, HOLME LACY, HEREFORD, HR2 6PH
[AGENDA ITEM 6]**

New agricultural buildings and irrigation pool. New access and drive.

The Central Team Leader noted the usefulness of the site visit, particularly given the extent of the application site. He advised the Sub-Committee that the applicant did not feel that there was a need to reposition the proposed complex.

Councillor W.J.S. Thomas, the Local Member, thanked the Sub-Committee for having undertaken the site visit and noted that the site represented the most appropriate location for this development.

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. The development shall be carried out in all respects strictly in accordance with the approved plans (site plan and elevations received 3rd December 2004 and drawing no. 2893 and revised pond layout received 1st April 2005), except where otherwise stipulated by conditions attached to this permission.

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

3. B10 (Details of cladding (agricultural and industrial buildings)).

Reason: To minimise the visual impact of the development.

4. D03 (Site observation – archaeology).

Reason: To allow the potential archaeological interest of the site to be

investigated and recorded.

5. F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

6. F32 (Details of floodlighting/external lighting).

Reason: To safeguard local amenities.

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. G04 (Landscaping scheme (general)).

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

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

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

10. G06 (Scope of landscaping scheme).

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

11. G07 (Details of earth works).

Reason: In the interests of visual amenity and to ensure the preservation of the public footpath network in an acceptable manner.

12. G09 (Retention of trees/hedgerows).

Reason: To safeguard the amenity of the area.

13. G22 (Tree planting).

Reason: To ensure the environment of the development is improved and enhanced.

14. G23 (Replacement of dead trees).

Reason: To safeguard the amenity of the area.

15. G26 (Landscaping management plan).

Reason: In the interests of visual and residential amenity.

16. H03 (Visibility splays).

Reason: In the interests of highway safety.

17. H05 (Access gates).

Reason: In the interests of highway safety.

18. 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.

19. Prior to the first use of the agricultural buildings hereby approved the existing range of buildings shown to be removed on the site plan received on 3rd December 2004 shall be permanently removed from the site and all associated plant, machinery and equipment shall be relocated to the approved farm complex.

Reason: In the interests of enhancing the visual amenity of the locality.

Informatives:

- 1. HN01 - Mud on highway.**
 - 2. HN05 - Works within the highway.**
 - 3. HN10 - No drainage to discharge to highway.**
 - 4. ND3 – Contact Address.**
 - 5. N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 8. DCCW2005/0566/F - MARDEN COURT FARM, MARDEN, HEREFORD, HR1 3EN [AGENDA ITEM 7]**

New portal frame building for agricultural use.

Councillor J.G.S. Guthrie, the Local Member, noted the worth of the site visit as it had demonstrated to the Sub-Committee that the proposed location was acceptable and would not cause significant harm to the locality. He noted local concerns about mud on the highway which caused access difficulties, particularly to the Church, but felt that the proposal should diminish this problem as it would reduce the need to transfer stock and feed across the road.

The Chairman noted that condition 2 had been drafted in order to address concerns about possible over development.

Councillor W.J. S. Thomas spoke in support of the views of the Local Member.

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. This permission shall be implemented only in lieu of, and not in addition to, the planning permission CW2002/1794/F dated 13th August, 2002.

Reason: To prevent over development of the site.

3. **A08 (Development in accordance with approved plans and materials).**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

4. **D01 (Site investigation – archaeology).**

Reason: To ensure the archaeological interest of the site is recorded.

5. **B08 (Dark roof colouring (agricultural buildings)).**

Reason: To protect the visual amenities of the area.

6. **F30 (Restriction on storage of organic wastes or silage) (50 metres).**

Reason: To safeguard residential amenity.

7. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

Informatives:

1. **HN01 - Mud on highway.**

2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

9. DATE OF NEXT MEETING

It was noted that the date of the next scheduled meeting was 29th June, 2005.

It was noted that site visits would be held on 14th June, 2005 to Brook Farm, Marden [planning application DCCW2005/0698/F] and to Union Street, Hereford [planning applications DCCE2005/1271/F and DCCE2005/1281/L].

The meeting ended at 2.15 p.m.

CHAIRMAN