

A G E N D A

Planning Committee

Date: **Friday, 3rd March, 2006**

Time: **10.00 a.m.**

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

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

**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, P.E. Harling, J.W. Hope MBE, 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
1. APOLOGIES FOR ABSENCE	
To receive apologies for absence.	
2. NAMED SUBSTITUTES (IF ANY)	
To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
3. DECLARATIONS OF INTEREST	
To receive any declarations of interest by Members in respect of items on the Agenda.	
4. MINUTES	1 - 8
To approve and sign the Minutes of the meeting held on 20th January, 2006.	
5. CHAIRMAN'S ANNOUNCEMENTS	
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To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 25th January, 2006 and 22nd February, 2006.	
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To receive the attached report of the Central Area Planning Sub-Committee meeting held on 18th January, 2006 and 15th February, 2006.	
8. SOUTHERN AREA PLANNING SUB-COMMITTEE	13 - 14
To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 18th January, 2006 and 15th February, 2006.	
9. DCNC2005/3689/O - SITE FOR SMITHY & STABLES WITH FARRIERS COTTAGE AND APPRENTICE FLAT ON PART PARCEL NO 4493, HOLMER FARM, PUDLESTON, LEOMINSTER, HEREFORDSHIRE FOR: MR R PRICE, C/O HAMNISH FARM, LEOMINSTER, HEREFORDSHIRE, HR6 0QP	15 - 22

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. The application was deferred at the meeting on 20th January, 2006 for a site inspection.

Ward: Hampton Court

10. **DCCW2005/3683/F - WIND TURBINE WITH 9M DIAMETER BLADES ON A 15M TOWER AT NEW WHITECROSS HIGH SCHOOL, THREE ELMS ROAD, HEREFORD, HR4 0RN FOR: STEPNELL LTD. PER STEPNELL LTD., SITE OFFICES, NEW WHITECROSS HIGH SCHOOL, THREE ELMS ROAD, HEREFORD, HR4 0RN** 23 - 28

To consider a planning application which was deferred at the meeting on 20th January, 2006 for a site inspection.

Ward: Three Elms

11. **DCSE2005/1284/F - STERRETTS CARAVAN PARK, SYMONDS YAT, HEREFORDSHIRE** 29 - 36

To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Southern Area Planning Sub-Committee is minded to approve it, contrary to the Council's Planning Policies and officer recommendations.

Ward: Kerne Bridge

12. **DCSE2006/0052/F - CONVERSION & ALTERATIONS TO EXISTING PERIOD BARNES TO B1 CATERING USE AND ONE RESIDENTIAL DWELLING, TRE-ESSEY BARNES, LLANGARRON, ST WEONARDS, HEREFORDSHIRE** 37 - 42

To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Southern Area Planning Sub-Committee is minded to approve it, contrary to the Council's Planning Policies and officer recommendations.

Ward: Llangarron

13. **DCNW2005/3550/F - PROVISION OF GLAZED ROOF AND METAL COLUMNED CANOPY WITH INTERNAL LIGHTING FOR MARKET FACILITIES AND RECREATIONAL FUNCTIONS AT PLACE-DE-MARINES, OFF MILL STREET, KINGTON, HEREFORDSHIRE.** 43 - 46

To consider a planning application which has been referred to the Committee because the land is in Council ownership.

Ward: Kington Town

14. **PUBLIC INFORMATION PILLARS** 47 - 50

To consider planning applications for Information pillars throughout Hereford City.

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15.	DEVELOPMENT BRIEF FOR THE EXISTING WHITECROSS HIGH SCHOOL SITE, HEREFORD	51 - 54
	To consider a proposed Development Brief for the existing site.	
	Ward: Three Elms	
16.	SHOBDON DRAFT DEVELOPMENT BRIEF	55 - 56
	To present a Draft Development Brief for the land adjacent to the Birches, Shobdon and to gain approval for it to be sent out for public consultation.	
	Ward: Shobdon	

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 20th January, 2006 at 10.00 a.m.

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

Councillors: Mrs. P.A. Andrews, B.F. Ashton, H. Bramer, P.J. Dauncey, Mrs. C.J. Davis, G.W. Davis, D.J. Fleet, P.E. Harling, J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde, Mrs. R.F. Lincoln, R.M. Manning, R.I. Matthews, Mrs. J.E. Pemberton, R. Preece, Mrs. S.J. Robertson and Mrs E.A. Taylor

In attendance: Councillors P.J. Edwards, K.G. Grumbley, Ms. G.A. Powell and R.M. Wilson

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors MR Cunningham, Brig P Jones CBE, DC Taylor and WJ Walling.

2. NAMED SUBSTITUTES (IF ANY)

The following named substitutes were appointed;-

Councillor Mrs PA Andrews for Councillor WJ Walling; Councillor H Bramer for Councillor Brig. P Jones; Councillor GW Davis for Councillor DC Taylor; and Councillor Mrs E Taylor for Councillor MR Cunningham.

3. DECLARATIONS OF INTEREST

There were no declarations of public interest made at the meeting.

4. MINUTES

RESOLVED: That the Minutes of the meeting held on 25th November, 2005 be approved as a correct record and signed by the Chairman.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

[Pendleton Assessment of the electronic delivery of Planning Services by Herefordshire Council](#)

Following a lot of hard work by Planning Services and ICT staff the Council has received 19 out of 21 points under the Pendleton Survey criteria for its delivery of Planning Services by electronic means. This is a provisional outcome and discussions are underway to increase this score to 20 points. As a result of the progress made in the development of Planning IT systems over the last 12 months it was possible for all users of the service to carry out the following activities via the

Internet and Intranet:

- submit planning applications via the Internet;
- examine historic records from the planning registers via the Internet and Intranet;
- view full details, including forms, maps, plans and letters, of all planning applications submitted after November 2005 via the Internet; and
- view all UDP proposals maps and policies.

The Pendleton Survey is an annual e-planning survey carried out on behalf of the Office of the Deputy Prime Minister of all planning authorities in England, Scotland and Wales and a good score for this survey will have a significant impact on the amount of performance related funding received by the service in the future".

Achievement of Best Value Performance Indicators.

In the final quarter of 2005, i.e. the three month period from 1st October 2005 to 31st December 2005, the Development Control performance figures measured against the requirements of BVPI 109 were as follows:

Major applications: 62% (target 60%)

Minor applications: 81% (target 65%)

Other applications: 91% (target 80%)

This is the first quarter in which Herefordshire Council has achieved all three targets.

The cumulative figures for 2005/06 so far are:

Major applications: 55%

Minor applications: 70%

Other applications: 83%

Provided that the current rate of performance could be maintained, it was anticipated that by March 2006 Minor and Other figures would meet the targets and that Major applications would be just slightly below target.

6. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 30th November, 2005 and 4th January, 2006 be received and noted.

7. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 14th December, 2005 and 11th January, 2006 be received and noted.

8. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 23rd November and 21st December, 2005 be received and noted.

9. **DCSE2005/3536/F - AGRICULTURAL DWELLING AT THE FRUIT YARD, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SDFOR: MR. & MRS. N. JONES PER JAMES SPRECKLEY, MRICS FAAV, BRINSOP HOUSE, BRINSOP, HEREFORDSHIRE, HR4 7AS**

The Development Control Manager said that the application was submitted to the Southern Area Planning Sub-Committee on 21st December, 2005 with a recommendation for refusal. Notwithstanding the recommendation, the Sub-Committee resolved that it was minded to grant permission on the grounds that there was an agricultural requirement for a permanent dwelling. The Sub-Committee considered that the permission should include an agricultural occupancy condition and the dwelling should be tied to the farm holding.

In accordance with the criteria for public speaking, Mr. Jones, the applicant, spoke in support of his application.

Councillor H. Bramer, the Local Ward Member, felt that the application should be approved, he felt that the proposed dwelling was essential to help the applicant to operate his sheep farming business more efficiently. At present he lived some miles away and had to travel to the farm during the night for the lambing season. The applicant was also involved in fruit production from strawberry growing and orchards. It was likely that lambing would extend over a period of 5 months and could take place at any time, day or night. Councillor Bramer felt that it was unreasonable for the applicant to perform these tasks from a caravan away from his family. Councillor BF Ashton had a number of concerns about the application because it constituted development in the open countryside and was contrary to a number of the Council's Planning Policies.

Having considered all the circumstances in relation to the application, the Committee decided that approval should be granted provided that the dwelling is tied to the business.

RESOLVED:

That the application be approved subject to any conditions felt to be necessary by the Head of Planning Services and subject to it being tied to the business and include an agricultural occupancy condition.

10. **DCNC2005/3689/O - SITE FOR SMITHY & STABLES WITH FARRIERS COTTAGE AND APPRENTICE FLAT ON PART PARCEL NO 4493, HOLMER FARM, PUDLESTON, LEOMINSTER, HEREFORDSHIREFOR: MR R PRICE, C/O HAMNISH FARM, LEOMINSTER, HEREFORDSHIRE, HR6 0QP**

The Development Control Manager said that the application was submitted to the Northern Area Planning Sub-Committee meeting held on 4th January 2006 when it was recommended for refusal. Notwithstanding the recommendation the Sub-Committee was minded to approve outline planning permission for this development. The view of the Head of Planning Services was that the application did not constitute a farm diversification venture and should therefore not be considered under the exceptions in Planning Policy S7. He also felt that the proposed location of the business and dwellings was such that there would be considerable adverse impact on an area of previously undeveloped open countryside. The evidence provided by the applicant did not meet the criteria for an exception to be made to the adopted planning policies and he was satisfied that the proposal was contrary to the operative development plan policies of the Leominster District Local Plan and the Hereford and Worcester County Structure Plan.

The receipt of a letter and photographs from the objector and a letter from DEFRA was reported. The Development Control Manager said that DEFRA required more information from the applicants and that its letter did not support or reject the proposal.

In accordance with the criteria for public speaking, Mr. Phillips (objector) spoke against the application and Mr. Price (applicant) spoke in favour.

Councillor KG Grumbley, the Local Ward Member, said that the applicant required accommodation and facilities to undertake his work as a farrier and to train an apprentice. The applicant had been using a building on his father's farm and also had to operate from the back of his van for his work but had found this to be increasingly difficult and no longer practicable. He needed proper facilities to deal with difficult horses and to locate a forge. He also needed accommodation for himself and his apprentice and Councillor Grumbley felt that the application site was in ideal situation to help the applicant to modestly expand and move forward. He pointed out that there was a national shortage of farriers and that Holme Lacy College was one of only four within the Country which provided courses for them. He felt that the proposal was in keeping with national planning legislation and guidance for agricultural diversification and that there was scope within the Council's planning policies E12, H8, A2D and A35 to support it. He also took the view that it was an established business and that the development would be in line with the Governments White Paper on farm diversification. The equine industry was on the decline in this area and he felt that animal welfare was paramount and that this kind of development would help to maintain jobs and income in the countryside. He noted that there were some concerns about the prominent location of the proposal but felt that it was a relatively modest development and that there was sufficient scope within the site for the buildings to be carefully orientated with suitable landscaping to lessen their visual impact. He pointed out that permission had recently been granted for a stable block within the area which was in a much more prominent location. He said that this was an outline application and that various aspects could be agreed and conditions established prior to a full application, along with the conditions required by the Head of Environmental Health and Trading Standards and an appropriate requirement that all development was tied to the business.

On the suggestion of the Chairman the Committee decided that there was merit in holding a site inspection because a number of Committee Members would be unfamiliar with the site.

RESOLVED: That consideration of the application be deferred for a site inspection on the following grounds:

- (a) the character or appearance of the development itself is a fundamental planning consideration;**
- (b) a judgement is required on visual impact; and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.**

11. **DCCW2005/3683/F - WIND TURBINE WITH 9M DIAMETER BLADES ON A 15M TOWER AT NEW WHITECROSS HIGH SCHOOL, THREE ELMS ROAD, HEREFORD, HR4 0RN FOR: STEPNELL LTD. PER STEPNELL LTD., SITE OFFICES, NEW WHITECROSS HIGH SCHOOL, THREE ELMS ROAD, HEREFORD, HR4 0RN**

RESOLVED: That consideration of the application be deferred for a site inspection on the following grounds:

- (c) the character or appearance of the development itself is a fundamental planning consideration;**
- (d) a judgement is required on visual impact; and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.**

12. **DCCE2005/3940/F - CONSTRUCTION OF NEW PUBLIC TOILETS AT GAOL STREET CAR PARK, GAOL STREET, HEREFORD, HR1 2JB FOR: HEREFORDSHIRE COUNCIL PER HEREFORDSHIRE COUNCIL PROPERTY SERVICES, FRANKLIN HOUSE, 4 COMMERCIAL ROAD, HEREFORD, HR1 2BB**

The Development Control Manager presented a report about an application from Herefordshire Council Property services to site a new public conveniences block on the southwestern corner of Gaol Street car park off, Hereford. The location had been chosen because it would have the least impact upon the Hereford City Conservation Area and Area of Archaeological Importance. Notwithstanding this, Councillor DJ Fleet the local ward member thought that the location may make it more prone to anti-social behaviour and that it would be better for it to be located more visibly at the entrance to the car park. The Committee concurred with this view and decided to authorise the officers to grant permission, subject to agreement being reached with the Ward Member and Property Services.

RESOLVED THAT

subject to no further objections raising additional material planning considerations by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application, subject to the location being agreed with the Local Ward Member and the Property Services Manager, the following conditions, and any further 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. **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. **D03 (Site observation – archaeology).**

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

5. **Foul water and surface water discharges must be drained separately from the site.**

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

6. **No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage 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. **No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

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

Informatives:

1. **ND03 - Contact Address.**

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

13. STATEMENT OF COMMUNITY INVOLVEMENT

The Team Leader (Local Planning) presented the report of the Forward Planning Manager about a [new planning document required as part of the new planning system setting out how the Council will consult on planning matters](#). He outlined the purpose of the Statement of Community Involvement (SCI) and the timetable for its production. He referred to the initial consultation that took place in September and the comments and response that has helped form the draft which is now to be published for further comment in line with the Regulations. He made clear the consultation arrangements which also included a workshop session and the need for Council to agree a final draft version of the SCI in May before it is submitted to the Secretary of State in June/July.

The Team Leader (Local Planning) outlined the main aspects of the SCI and the Committee agreed with the proposals put forward in the report of the Forward Planning Manager.

RESOLVED THAT

the Draft Statement of Community Involvement be endorsed by the Committee and commended to the Cabinet Member (Environment) for publication for consultation purposes.

14. BURGHILL PARISH PLAN

The Burghill Parish Plan had been prepared to provide further Planning Guidance to

the emerging Herefordshire Unitary Development Plan. The Burghill Parish Plan had been prepared to provide further Planning Guidance to the emerging Herefordshire Unitary Development Plan. The Plan set out the planning issues relevant to the parish and outlined the need to retain the parish's rural identity. It sought to ensure a clear definition between Hereford City and the countryside, avoiding ribbon development joining the City to its outlying villages. The Plan set out an action plan table detailing out how future actions on planning issues were expected to be addressed along with an anticipated timetable.

The Committee expressed its appreciation for the hard work undertaken by the local community in helping to prepare the document.

RESOLVED: That it be recommended to the Cabinet Member (Environment) that the planning elements of the Burghill Parish Plan be adopted as further planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation.

15. WESTON-UNDER-PENYARD PARISH PLAN

The Weston-under-Penyard Parish Plan had been prepared to provide further Planning Guidance to the emerging Herefordshire Unitary Development Plan. The main objectives were:

- to provide research-based evidence in support of future bids and applications;and
- to enable the local community to participate actively in managing their affairs.

The Plan set out how the policies of the Herefordshire UDP can best be applied to Weston parish. Whilst making clear how the UDP policies would guide parish development it also set out the desires and needs expressed by the local community on new housing. It also addresses housing design and layout and open spaces and set out an action plan.

The Committee expressed its appreciation for the hard work undertaken by the local community in helping to prepare the document.

RESOLVED: That it be recommended to the Cabinet Member (Environment) that the planning elements of the Weston-under-Penyard Parish Plan be adopted as further planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation.

16. DATE OF NEXT MEETING

3rd March, 2006 at 10:00 a.m.

The meeting ended at 11.40 a.m.

CHAIRMAN

PLANNING COMMITTEE

3RD MARCH, 2006

REPORT OF THE NORTHERN AREA PLANNING SUB-COMMITTEE

Meetings held on 25th January, 2006 and 22nd February, 2006

Membership:

Councillors: Councillor J.W. Hope M.B.E (Chairman)

Councillor K.G. Grumbley (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, P.E. Harling, B. Hunt, T.W. Hunt, T.M. James, Brig. P. Jones C.B.E., R.M. Manning, R. Mills, R.J. Phillips, D.W. Rule M.B.E., R.V. Stockton, J.P. Thomas and J.B. Williams (Ex-officio).

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 19
 - (b) applications refused as recommended - 1
 - (c) applications refused contrary to recommendation – 1 (not referred to Head of Planning Services)
 - (d) applications approved contrary to recommendation – 4 (not referred to Head of Planning Services)
 - (e) site inspections – 8
 - (f) withdrawn by applicant – 1
 - (g) number of public speakers – (parish council - 3, supporters - 10, objectors - 5)

PLANNING APPEALS

2. The Sub-Committee received an information report about 7 appeals received and 1 determined (upheld).

J.W. HOPE M.B.E

CHAIRMAN

NORTHERN AREA PLANNING SUB-COMMITTEE

- **BACKGROUND PAPERS – Agenda for meetings held on 25th January, 2006 and 22nd February, 2006**

**REPORT OF THE CENTRAL AREA PLANNING
SUB-COMMITTEE**

Meeting held on 8th February, 2006

Membership:

Councillors: Councillor D.J. Fleet (Chairman)

Councillor R. Preece (Vice-Chairman)

**Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew,
A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie,
T.W. Hunt (Ex-officio), Mrs. M.D. Lloyd-Hayes, R.I. Matthews,
J.C. Mayson, J.W. Newman, Mrs. J.E. Pemberton, Ms G.A. Powell,
Mrs. S.J. Robertson, Miss F. Short, Mrs. E.A. Taylor, W.J.S. Thomas,
Ms A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams, J.B. Williams
(Ex-officio) and R.M. Wilson.**

PLANNING APPLICATIONS

1. The Sub-Committee has met on one occasion and has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 7
 - (b) applications minded to refuse (not referred to Head of Planning Services) - 1
 - (c) applications deferred for site inspection - 1
 - (d) number of public speakers – 6 (objectors - 5, supporters - 1)

PLANNING APPEALS

2. The Sub-Committee received an information report about 1 appeal that had been received and 2 appeals that had been determined (both upheld).

**D.J. FLEET
CHAIRMAN
CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meeting held on 8th February, 2006**

PLANNING COMMITTEE

3RD MARCH, 2006

REPORT OF THE SOUTHERN AREA PLANNING SUB-COMMITTEE

Meetings held on 18th January, 2006 and 15th February, 2006

Membership:

Councillors: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor P.G. Turpin (Vice-Chairman)
Councillors H. Bramer, M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,
G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt (Ex-officio),
Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 7
 - (b) applications refused as recommended – 1
 - (c) applications approved contrary to recommendation – 3 (1 referred to the Head of Planning Services)
 - (d) deferred applications – 1
 - (e) number of public speakers – 8 (4 Supporters, 2 Objectors, and 2 Parish Councillor)

PLANNING APPEALS

2. The Sub-Committee received information reports about 6 appeals received and 5 determined (2 upheld, and 3 dismissed).

**MRS. R.F. LINCOLN
CHAIRMAN
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 18th January, 2006 and 15th February, 2006.**

9 DCNC2005/3689/O - SITE FOR SMITHY & STABLES WITH FARRIERS COTTAGE AND APPRENTICE FLAT ON PART PARCEL NO 4493, HOLMER FARM, PUDLESTON, LEOMINSTER, HEREFORDSHIRE

For: Mr R Price, c/o Hamnish Farm, Leominster, Herefordshire, HR6 0QP

Date Received:
16th November 2005

Ward:
Hampton Court

Grid Ref:
55416, 59916
NB/CR

Expiry Date:
11th January 2006

Local Member: Councillor K Grumbly

Introduction

This application, which has been referred to the Council's Planning Committee for further consideration, was reported to the Committee on 20th January 2006 who resolved to defer the application pending a Committee site inspection, which took place on 28th February 2006. This application was originally reported to the Northern Area Planning Sub-Committee meeting held on 4th January 2006 when it was recommended for refusal. Notwithstanding the recommendation the Sub-Committee resolved that it was minded to approve outline planning permission for this development. The Head of Planning Services considers that as an established business wishing to expand he is satisfied that the proposal, unrelated as it is to a farming enterprise, does not constitute a farm diversification venture and should therefore not be considered under the exceptions in PPS7. The proposed location of the business and dwellings is such that there will be considerable adverse impact on an area of previously undeveloped open countryside. On the basis of the evidence currently provided by the applicant none of the criteria to support the grant of permission for the proposal as an exception to adopted policy are met. As such he is satisfied that the proposal is contrary to the operative development plan policies of the Leominster District Local Plan and the Hereford and Worcester County Structure Plan as outlined in the reasons for refusal. Further letters/correspondence has been received since the previous report to the Planning Committee was drafted and the contents have been summarised in this updated report.

1. Site Description and Proposal

- 1.1 This site is located in a field in the open countryside approximately 1/2 mile to the west of Puddleston and 1/2 mile to the south of Whyte. The site flanks the north-western side of the unclassified road no. 94204 which leads north eastwards towards Whyte. The site is surrounded by fields however there is an existing dwelling immediately adjacent to the site on its south western side.
- 1.2 The site itself forms part of a field. There is an existing very small tin shed in the western corner of the site. There is a tree lined hedgerow on the road frontage with a metal field gate onto the road in the south western corner of the site. The site is fairly flat/level, however the land to the rear of the site on its north western side slopes downwards, in that direction.

- 1.3 This application is for outline planning permission with all the reserved matter details reserved for future consideration. The proposal is for the erection of a smithy and stables with a farriers cottage and an apprentice flat. There will be a small menage and parking places provided plus a new vehicular access to serve the site.

2. Policies

2.1 Planning Policy Guidance

PPS1 – Delivering Sustainable Development
PPG3 – Housing
PPS7 – Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H16A – Development Criteria
Policy H20 – Residential Development in Open Countryside
CTC9 – Development Criteria
E6 – Development in Rural Areas Outside the Green Belt

2.3 Leominster District Local Plan

Policy A2(D) – Settlement Hierarchy
Policy A35 – Small Scale New Development for Rural Businesses Within or Around Settlements
Policy A45 – Diversification on Farms
Policy A1 – Managing the Districts Assets and Resources

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S2 – Development Requirements
Policy DR1 – Design
Policy DR2 – Land Use and Activity
Policy H7 – Housing in the Countryside Outside Settlements
Policy E8 – Design Standards for Employment Sites
Policy E11 – Employment in the Smaller Settlements and Open Countryside
Policy H10 – Rural Exception Housing
Policy H8 – Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
Policy E12 – Farm Diversification

3. Planning History

- 3.1 No relevant history.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 The Transportation Manager recommends that any permission includes certain conditions.
- 4.3 The Chief Environmental Health Officer comments that details of any external lighting proposed to illuminate the development shall be submitted to, and approved by, the planning authority.

5. Representations

5.1 The applicant states:

- requires fixed facilities to undertake work as a farrier and need to be in a position to take on an apprentice
- used building on father's farm and from back of van for work but this is no longer practicable/workable
- needs proper facilities to deal with difficult horses
- with the amount of equipment in a fixed forge, horses needing remedial work and with current crime rate, a small cottage with adjoining apprentice flat would be essential
- site is in ideal situation, farriery is a countryside craft
- need to expand and move forward.
- document verifying Holmer Farm as an agricultural holding
- objector did not mention that his father had offered him an easement for clean water at his property
- letter from Rural Development Service stating that the proposed development would be eligible for grant aid
- planning permission ref no: 930703 at Kimbolton also conflicted with planning policies was granted and therefore sets a precedent
- Holmer Farm is registered with DEFRA
- existing cow byre on site with footprint of hay barn on site with mains water on site. No drainage problems in area.
- should extension to adjacent dwelling go ahead then applicants father may plant trees to obscure visual impact. Also extension would cause foul water disposal problem and applicants father does not want any new facility infringing on his field.
- development fits DEFRA remit of farm diversification
- modest living accommodation proposed
- no knowledge of disused buildings in area which could be utilized for this specific development
- insists that the planning department collects a water sample from the site to refute the lie written in the two previous agendas

The applicant has also submitted various reports and letters in support of his case. These reports/letters basically relate to what farriery entails, the relationship of the proposal with respect to national planning legislation and guidance, that his current business is in profit and support from local residents. In addition a letter from the Ministry of Agriculture stating land at Holmer Farm has been allocated an agricultural holding reference number, and also a letter from Rural Development Service with respect to a possible application for grant aid. A copy of an article from Horse Health Magazine referring to equine related businesses and that four such businesses in the east of England have been awarded grants from the Rural Development Service. A copy of a land registry document no. HW139055 and a copy of sale particulars showing Walnut Tree Cottage as originally named Holmer were also submitted. Also another letter addressed to Mr C Price from the Rural Development Service referring to Holmer Farm Farriery Training Unit was submitted in which the writer states that the

potential project has been considered against various criteria, and that the project fits the regional targeting statement and has the potential to become competitive. The letter also states that the project would be eligible under diversification into non-agricultural activities subject to certain stipulations, and full planning permission must be approved by the Local Planning Authority prior to an application and due to limited funding available not all projects will be successful in securing grant aid. These reports/letters are available for inspection by members.

5.2 The Parish Council state: The members feel that this is an established business and that the development would be in line with the Governments white paper on farm diversification. The equine industry is on the incline in this area and animal welfare is paramount.

5.3 To date there have been 26 letters of support received.

The main points being:

- right kind of development that maintains jobs and income in the countryside
- will increase farm diversification
- keep up with expanding revenue spent by equestrian
- improve buildings on site
- as a practising farrier with 27 years experience mostly in local area, can confirm there is a strong need for high quality farriers in area
- need to have access to a fixed forge facility for applicant to comply with employment regulations of the Farriery Training Service with respect to apprentices
- Government policy is supportive of farm diversification schemes, see Planning Policy Statement 7 and Regional Planning Guidance for West Midlands Policy RR2
- Herefordshire Unitary Development Plan supports farm diversification
- the Prices have done a great deal of research to show there is sufficient work of this nature to keep their son and an apprentice fully employed
- existing buildings on site therefore not 'green field'. Site shielded from road and will have limited effect on local environment
- Herefordshire College of Technology trains farriers and assists farriers wishing to employ apprentices
- its important to encourage training facilities in area for farriers
- proposal will regenerate derelict building, provide much needed housing and base for Mr Prices business
- Mr Price is an excellent blacksmith and plays crucial part in treating racehorses in area
- used Mr Prices services for a number of years and any expansion of his business would be appreciated and will be taking full advantage of
- Mr Price is ideal person to take on an apprentice

5.4 To date there have been nine letters of objection received from:

S & H M Phillips, Walnut Tree Cottage, Whyte Lane, Pudleston, Hereford

The main points being:

- site situated at 'Holmer Farm', but no such farm exists. Objection - cottage was previously called Holmer Farm but its name was changed to Walnut Tree Cottage
- the proposed development should be located close to the farm at Brockmanton Hall
- very intensive development

- the objector criticises the comments made by the applicant with respect to the development and national planning policies and guidance
- the site has never been developed
- the proposal would have serious impact on the residential amenities of the neighbouring dwelling
- the proposed development would be a blight on the surrounding countryside as it would stand out on the landscape and be viewed for many miles around
- add unacceptable levels of traffic on this narrow road
- this site and location not suitable for this type of development
- open countryside greenfield site
- development would adversely overlook neighbour's garden
- adverse affect on natural habitat and wildlife
- undue noise will be generated by proposal as well as smell
- drainage soakaway and easement issues
- no mains water supply on site
- objector disagrees with various points set out in applicant's submitted details (i.e. case to support the proposal) essentially pointing out that the proposal will adversely affect local environment and that there is no real need for the development in this location despite the points put forward by the applicant
- no evidence of so-called footprint on land next to tin shed
- problems of drainage in area
- with reference to applicants letter the comments (re easement) do not apply to this planning application
- objectors do not have any plans to extend their cottage and do not intend to approach applicants father for an easement to discharge water onto his land
- original permission for extension has already been activated
- applicants father was not approached for an easement to discharge onto his land as this was already in place and in use
- local newspaper article and building referred to by local member had nothing to do with being part of a national programme
- the land in question is registered to Brockmanton Hall
- land registered as smallholding only since 1994
- water is not supplied from mains to Holmer Farm but is taken from the supply to Brockmanton Hall
- no problems with soakaways
- previous planning permission at Kimbolton was on a site where there were existing agricultural buildings and farm complex
- site was once an orchard forming part of the adjacent dwellings land. The land was not a working farm
- large number of the letters of support submitted are from Mr Prices clients who do not live in the Parish. Canvassing for support is ongoing.
- customers will come from outside of the county and as such could have highway safety implications. Should Transport Manager take another look at the proposal?
- objector has received a letter from Rural Development Service (DEFRA) in which various comments are made with respect to planning permission being first required before Rural Enterprise Scheme funding can be given, Mr Price has not submitted a full application to DEFRA and also they cannot be certain whether any project qualifies as farm diversification until a full application to DEFRA has been received.

5.5 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues relate to the principle of erecting two residential dwellings on this site and in this location, the principle of siting the business premises on this site, the need for the dwellings and business use to be sited in the location, the effect of the development on the environment/landscape and the residential amenities of the neighbouring dwelling and also highway safety. The most relevant policies are A2(D) and A35 of the Leominster District Local Plan.
- 6.2 The proposal constitutes the erection of residential development and commercial development in the open countryside, outside of any designated settlement, which is contrary to the approved planning policies for the area. Also the proposed development is set in an elevated, exposed and prominent position in the countryside where it will adversely affect the visual amenity and character of this rural area. Again for these reasons the proposed development would be contrary to the approved planning policies and guidance for the area. Policy A2(D) in the Leominster District Local Plan sets out the criteria against which proposals for development in open countryside will be assessed. The residential element of the proposed development does not meet any of those exceptional circumstances. Nor does the proposal meet the requirements of the rural housing policies in the Unitary Development Plan in particular H7, H8, H9 or H10.
- 6.3 It is not considered that the applicant has successfully demonstrated that there is a genuine need for the proposed development to be situated in this location whether it be in part or as a whole. There is no justification for the commercial use in this location. Existing vacant or disused rural buildings in the wider area could be utilized for this use without the need to erect new buildings. Also it is not considered that there is any functional requirement for the proposed residential units/dwellings to be erected in connection with the commercial use proposed.
- 6.4 The proposed development does not meet the necessary requirements set out in Policies A2(D) and A35 of the Leominster District Local Plan which requires new employment generating uses to be within or around settlements. The site does not comply with these policies as it is located in open countryside approximately ½ mile from Puddleston. Similarly the proposed development does not comply with the employment policies of the Councils Unitary Development Plan (Revised Draft) in particular E11.
- 6.5 Planning Policy Statement 7 refers to the support for farm diversification where this is 'vital to the continuing viability'. These should contribute to sustainability and sustain the agricultural enterprise. Farm diversification policy is set out in Policy A45 of the Leominster District Local Plan and advises that schemes should seek the reuse of existing buildings in preference to new buildings or encroachment into open countryside. Farm diversification schemes should provide an additional income stream for the farm concerned through rental income of buildings or through holiday conversions. The policy does not envisage 'one off' cash injections through enhancement in land values through planning permissions for new residential development. Consequently it is considered that the proposal does not comply with Policy A45 of the Local Plan nor Policy E12 of the Unitary Development Plan.
- 6.6 The applicant refers to a previous outline planning permission ref no: 930703 for a smithy with attached house and stables at Slaughter Castle, Kimbolton which was granted (contrary to officer recommendation) on 27th January 1994. The situation here however was different as it related to an existing established farriers business already being operated from the site, which was comprised of an existing farmhouse and outbuildings immediately adjacent to the proposed development.

6.7 The proposed development is therefore considered to be unacceptable and contrary to the approved planning policies and guidance for the area. The proposed development is not in connection or sited near any farm complex and as such is not considered to fall under the ambit of farm diversification.

RECOMMENDATION

That outline planning permission be refused for the following reason:

- 1. The proposed development situated in this exposed, elevated and prominent position in the open countryside outside of any of the designated settlements is considered to be unacceptable in terms of principle and also its adverse affect on the visual appearance and character of this rural area. Also its considered that no sufficient evidence of need requiring the development to be located in this location was submitted. As such it is considered that the proposed development will be contrary to policies H16A, H20, CTC9 and E6 of the Hereford and Worcester County Structure Plan, Policies A2(D), A35 and A45 of the Leominster District Local Plan, Policies S1, H7, H8, H10, E11 and E12 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and also Government advice contained in Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 7 'Sustainable Development in Rural Areas'.**

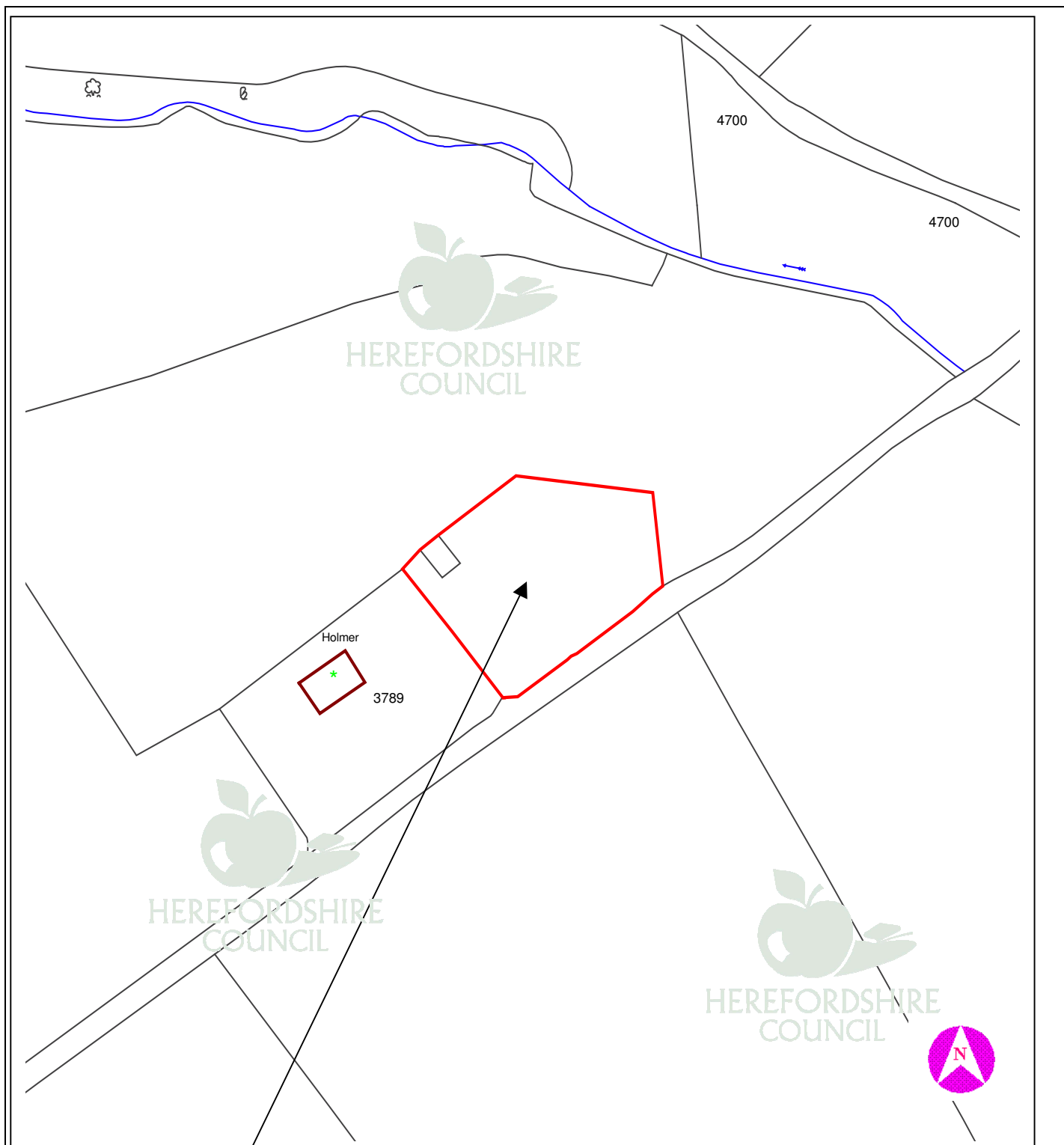
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/3689/O

SCALE : 1 : 1250

SITE ADDRESS : Part Parcel No 4493, Holmer Farm, Pudleston, Leominster, Herefordshire

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10 DCCW2005/3683/F - WIND TURBINE WITH 9M DIAMETER BLADES ON A 15M TOWER AT NEW WHITECROSS HIGH SCHOOL, THREE ELMS ROAD, HEREFORD, HR4 0RN

For: Stepnell Ltd. per Stepnell Ltd., Site offices, New Whitecross High School, Three Elms Road, Hereford, HR4 0RN

Date Received: 16th November 2005 Ward: Three Elms Grid Ref: 48718, 41518

Expiry Date: 11th January 2006

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 This site is located at the new Whitecross School presently under construction to the west of Three Elms Road, Hereford.
- 1.2 The wind turbine would be positioned to the rear of the school in the north-west corner of the proposed grassed play area. The turbine would be 15 metres high to the hub supported on a single tapering galvanized pole. The three blade black plastic rotor would have a blade length of 4.819 metres. A substantial field boundary hedge lies immediately to the west of the site.

2. Policies

2.1 National:

PPS22 - Renewable Energy
PPG24 - Planning and Noise

2.2 Hereford & Worcester County Structure Plan:

Policy CTC9 - Development Criteria

2.3 Hereford Local Plan:

Policy ENV10 - Renewable Energy
Policy ENV14 - Design
Policy H21 - Non-Residential Uses

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S2 - Development Requirements
Policy DR1 - Design
Policy DR4 - Environment
Policy DR13 - Noise

3. Planning History

- 3.1 DCCW2003/2113/O Site for construction of new high school and associated playing fields. Approved 5th January, 2004.
- 3.2 DCCW2004/1308/RM A new secondary school (1 single and two 2-storey teaching blocks) with associated sports fields, hard courts, car parking, and associated landscaping. Approved 16th July, 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager - No objection.
- 4.3 Head of Environmental Health & Trading Standards - "I have read through the acoustic information supplied with the application. Taking into account the distance of the closest properties and the expected noise levels detailed in the suppliers report I am satisfied that the turbine is unlikely to cause significant nuisance with regards noise. Although some level of noise is to be expected from an installation of this type I believe the distance to the closest houses is sufficient to minimise the noise impact, however it is likely that the turbine will be audible from school buildings on site."

5. Representations

- 5.1 Hereford City Council - "Hereford City Council has considered this application and recommends refusal on the grounds of the detrimental environmental impact on the immediate locality as well as the detrimental visual impact when viewed from afar."
- 5.2 Three Elms Action Group – "A number of residents in the area have raised serious concerns about the planning application. At the meeting of the Three Elms Action Group committee on Monday 5th December, it was unanimously agreed that a strong formal objection should be registered with you, it should be noted that the Group represents 400 residents and in addition we have received objections from residents in the Huntington Lane area.

The objections are as follows:

1. The wind turbine will be visually intrusive in what is a residential area. We question if there is any precedent in the County or elsewhere with a large turbine in an urban area.
2. The noise level and noise distribution - what evidence will be residents have that the sound will not cause disturbance especially at night when every thing is still?
3. Uncertainty that once planning permission is given for one turbine, will it follow in later years that a whole row will appear? The opinion of everyone is that the Council frequently takes advantage of a situation once permission is granted. It was mentioned that the mobile telephone mast that was erected in Three Elms Road has already without any prior notice been changed into a much larger mast!

4. There was strong criticism regarding the lateness of the decision to have a wind turbine to provide electricity that was environmentally friendly. Why was this not approached when plans were first drawn up and surely solar roof panels would have been a much more environmentally friendly option than a sedum roof and would have saved money? This appears as a very late addition to the school plan, which has not been fully thought through.

The general consensus was that we are all aware of the need to help save the planet in as many ways as we can but we felt that wind turbines have a place in the ocean and the countryside but not in the back garden of a residential area.”

5.3 Four letters of objections have been received from:

P. Henchoz, Huntington Court, Huntington Lane, Hereford (two letters).
Dr. A.L. Murgatroyd, 196 Three Elms Road, Hereford.
Dr. C.W.M. Pratt, Huntington House, Huntington Lane, Hereford.

The main points raised are:

1. Disturbance from noise generated by the turbine and blades in a quiet environment.
 2. Visual impact of the tower and its blades on a rural setting.
 3. It will create a precedent for the siting of wind turbines in residential areas.
 4. A more environmentally friendly source could be obtained from solar panels.
 5. The turbine would only produce 6% of the energy use of the school.
- 5.4 One letter of support has been received from Mr. A.R. Richards, 5 Lambourne Gardens, Kings Acre, Hereford.
- Excellent idea but why only one!

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues are considered to be the benefits of the renewable resource provided by wind power, the impact of the mast on noise and amenity and the issue of precedent.

Renewable Energy

- 6.2 PPS22 sets out a number of key principles. Two of these are of particular relevance in this proposal. Firstly, renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily and secondly, small scale projects can provide a limited but valuable contribution to overall output of renewable energy and to meeting energy needs both local and nationally. Therefore although the contribution to the school energy use of approximately 6% is

minor, it is still a contribution towards the Government's target of providing renewable sources by 2011.

- 6.3 Hereford Local Plan Policy ENV10 also supports the provision of renewable energy projects subject to impact on neighbouring property.

Impact on Amenity of Neighbours

- 6.4 The Environmental Health & Trading Standards Officer has thoroughly assessed the proposal and is satisfied that with the nearest residential dwelling being over 160 metres away the turbine is unlikely to cause significant noise nuisance. Noise will be generated but this is minimal with the distances involved.

- 6.5 Visually the turbine will be seen against the backdrop of a tree lined hedge and the school. However a more detailed appraisal of its visual impact on the landscape will be undertaken when the 'cherry picker' is erected on or around the 12th/13th January, 2006.

Precedent

- 6.6 Members will be aware that each application is judged on its own merits and if any further proposals come forward the cumulative impact of development would be taken into account.

Conclusion

- 6.7 The proposal is considered to accord with the advice contained in PPS22 and policy contained in both the Hereford Local Plan and emerging Unitary Development Plan. The distance from dwellings is considered sufficient to limit any noise impact and although relatively small in terms of energy generation it will go some way towards meeting renewable energy targets.

- 6.8 Finally, the visual impact on the landscape will be more fully addressed following erection of the 'cherry picker', however its siting is such that it will be seen against the backdrop of trees and the new school.

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. No trees along the boundary of the school site, other than those expressly authorised by the local planning authority, shall be felled, topped or lopped without the prior approval in writing of the local planning authority.**

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

- 4. **The turbine tower shall be coloured dark green, the details of which shall be submitted for approval of the local planning authority prior to work commencing on site.**

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

- 5. **The wind turbine and associated equipment shall be kept in a good decorative order and maintained in accordance with the manufacturer's specification until removed.**

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

- 6. **Within six months of the wind turbine becoming redundant it shall be removed together with all associated equipment and the land restored.**

Reason: In the visual interest of the locality.

Informative:

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

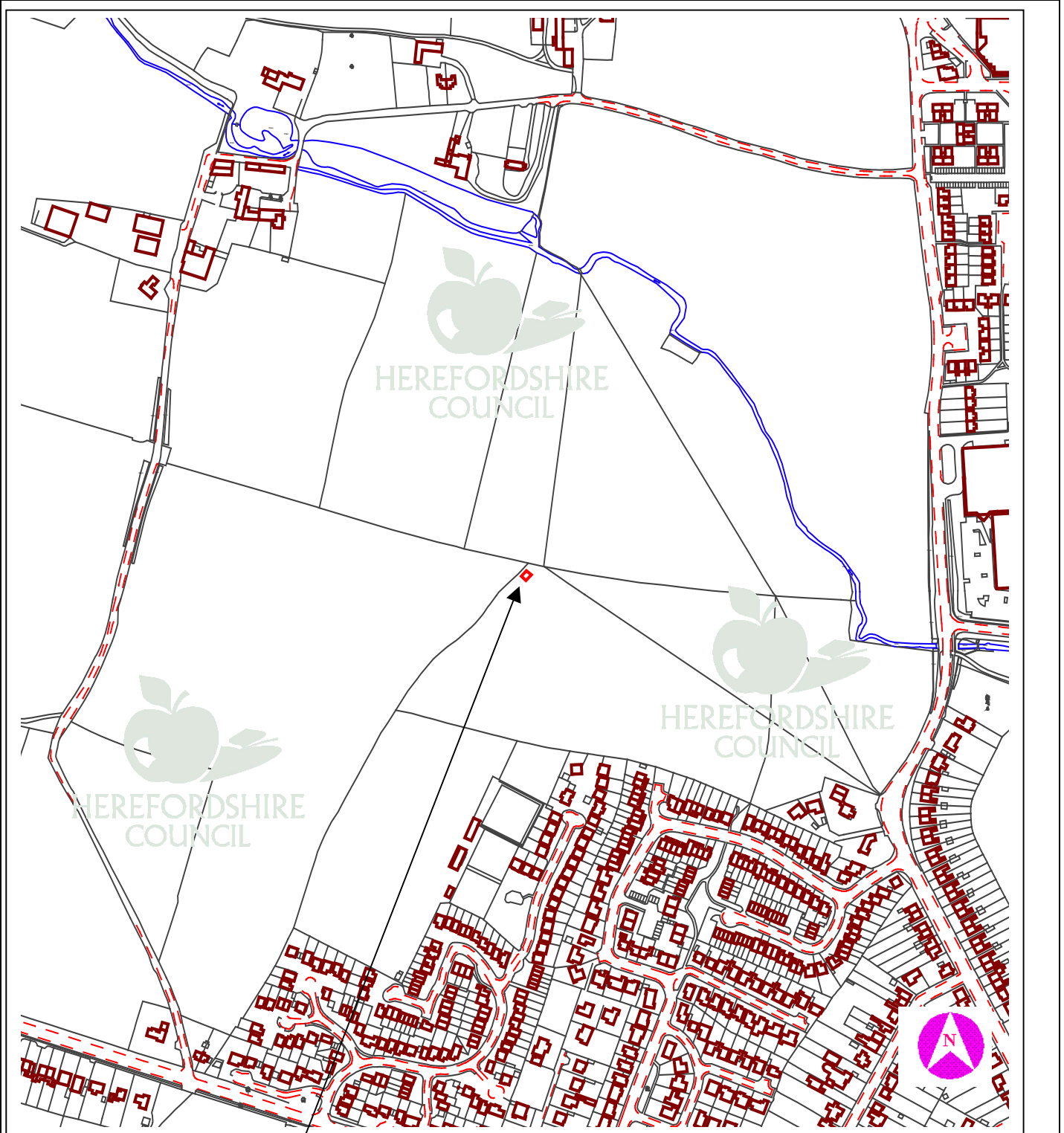
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2005/3683/F

SCALE : 1 : 5000

SITE ADDRESS : New Whitecross High School, Three Elms Road, Hereford, HR4 0RN

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11 DCSE2005/1284/F - ERECTION OF FOUR CHALETS AT STERRETT'S CARAVAN PARK, SYMONDS YAT, HEREFORDSHIRE

**For: Sterrett's Caravan Park per Boyer Planning Ltd,
33-35 Cathedral Road, Cardiff CF11 9HB**

Date Received: 21st April 2005 Ward: Kerne Bridge Grid Ref: 55460, 17003

Expiry Date: 16th June 2005

Local Member: Councillor Mrs R F Lincoln

Introduction

The application was reported to the Southern Area Planning Sub-Committee on 21st December 2005 when it was deferred for a site visit. Following the visit the application was considered again at the meeting on 18th January 2006 when it was recommended for refusal. Notwithstanding this Members resolved that they were minded to grant planning permission.

The recommendation for refusal was based on planning policy SY2 of the South Herefordshire District Local Plan which applies specifically to this site and the adjoining fields in the vicinity of Symonds Yat. That policy is also supported by related policies in the Structure Plan and the emerging Unitary Development Plan. The intention of the policy is to defend this land against development pressures given its location in the AONB, the AGLV and critical position at the entrance to the gorge at Symonds Yat. The Sub-Committee felt that sufficient justification had been given to allow the development in conflict with the policy given the potential benefits to tourism and the local economy and taking account of the detailed design.

The Head of Planning Services has considered the proposal and refers the application to the Planning Committee for decision on the basis that, notwithstanding the benefits identified by Members of the Southern Area Planning Sub-Committee, there is a direct conflict with development plan policy and the development would damage the interests the policy is intended to protect.

1. Site Description and Proposal

- 1.1 Sterrett's Caravan Park is situated at Symonds Yat West. It is accessed off the C1258 and is adjacent to the Leisure Park. The site has pedestrian access off the B4164, which is to the southwest of the site. The site and surrounding area are within the Wye Valley Area of Outstanding Natural Beauty and Area of Great Landscape Value and within the floodplains of the River Wye.
- 1.2 At present the site, as a whole comprises a caravan park, with areas containing static vans and an area for touring caravans. There is a site office etc and informal area for dog walking and play area. The site is generally flat where the existing static vans are sited, but land levels start to rise to the western part of the site with a steep ascending slope to the western boundary to the B4164.

- 1.3 It is proposed to erect four, detached, single storey holiday chalets to the western part of the site. The chalets would be set into the existing bank and a new access driveway is proposed to the front of the chalets, with a turning head. A line of existing trees would visually separate the proposed chalets from the existing hardstanding and grassed area used for touring vans. Amended plans have been received which have altered the design of the chalets to provide a steeper roof pitch and made modest changes to their external appearance. Each chalet would have a floor area of some 8.4 metres by 7.1 metres (including a terrace to the front elevation) and a height of 5.2 metres to the roof ridge. The roof would have a pitch of 35 degrees and would overhang the footprint of the buildings. The accommodation provided in the chalets would be two double bedrooms, a bathroom and open plan kitchen, dining and living areas.

2. Policies

2.1 Planning Policy Guidance/Statement

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Area of Outstanding Natural Beauty
Policy CTC2	-	Area of Great Landscape Value
Policy CTC9	-	Development Criteria
Policy E20	-	Development of the Tourist Industry
Policy TSM1	-	Criteria for Tourism Related Development

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C1	-	Development within Open Countryside
Policy C3	-	Criteria for Exceptional Development outside Settlement Boundaries
Policy C5	-	Development within Area of Outstanding Natural Beauty
Policy C8	-	Development Within Area of Great Landscape Value
Policy C44	-	Flooding
Policy C45	-	Drainage
Policy TM1	-	General Tourism Provision
Policy TM5	-	Proposals for Small Guesthouses, Bed and Breakfast and Self-Catering Accommodation
Policy TM6	-	Holiday Caravan/Chalet/Camp Parks
Policy TM7	-	Improvements to Existing
Policy TM10	-	Proposals within the Wye Valley Area of Outstanding Natural Beauty
Part 3 – Chapter 22		
Policy SY2	-	Re-development of Open Fields
Policy SY3	-	Improvement of Tourism Developments
Policy SY5	-	New Commercial/Tourist Facilities
Policy SY6	-	Further Development of Leisure Facilities

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Part 1

- Policy S2 - Development Requirements
- Policy S8 - Recreation, Sport and Tourism
- Policy DR1 - Design

Part 2

- Policy LA1 - Areas of Outstanding Natural Beauty
- Policy LA2 - Landscape Character and Areas least Resilient to Change
- Policy LA3 - Setting of Settlements
- Policy RST1 - Criteria for Recreation, Sport and Tourism Development
- Policy RST2 - Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty
- Policy RST12 - Visitor Accommodation
- Policy RST14 - Static Caravans, Chalets, Camping and Touring Caravan Sites

3. Planning History

- 3.1 SE2004/0167/F Erection of four chalets - Refused 19.04.04

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - No objection, in principle, to the proposed development.
- 4.2 Welsh Water - No objections, recommend conditions.

Internal Council Advice

- 4.3 The Traffic Manager raises no objections as the parking provision would be adequate. Turning head could be increased to accommodate larger vehicles (i.e. refuse vehicles)
- 4.4 The Conservation Manager advises that:

Opportunities for views to the area of the proposed chalets are limited, due to the topography of the Wye Valley in the locality of the site and the 'presence of boundary and intervening vegetation'. The issue of long distance views into the site is not the key issue. The key issue is the visual impact of the chalets in the context of the north-west facing wooded slopes of Great Doward. The existing static caravans at Sterretts Caravan Park, on the riverside meadows at the foot of these slopes are already a significant visual detractor in the Wye Valley Area of Outstanding Natural Beauty. The wooded slope which runs up from the meadows to the B4164 does act as a visual buffer zone between the caravan park and the quite densely settled slope above the road. I would not support the siting of the cabins on this bank because it would extend built development into this buffer zone, compounding the degradation of this part of the Wye Valley AONB. In my view it would be contrary to Policies C5: Development within AONB and C8: Development within AGLV, of the South Herefordshire District Local Plan (1999) and Policy LA1: Areas of Outstanding Natural Beauty of the Herefordshire Unitary Development Plan (Draft 2002).

It would be preferable for the chalets to be sited on the flat part of the application site, adjacent to the existing static caravans. New woodland could be planted around the chalets to create a more secluded environment and to differentiate the site of the cabins from the remainder of the site. This choice of siting would ensure that new development on the site was as tightly contained as possible, resulting in no adverse visual impact, and there would be an environmental gain – new woodland planting, which would enhance the site.

5. Representations

5.1 The applicant's agent has submitted a Planning Statement and an Initial Landscape Assessment in support of the application. The main points raised are:

- Only limited views to and from the area, largely due to existing development within the caravan park and amusement centre and site boundary vegetation.
- Modest scale of development, retention of much of existing vegetation, and any vegetation lost would be compensated by new planting.
- Negligible visual impact, not discordant with character of area or surrounding land uses.

5.2 Whitchurch Parish Council - Support.

5.3 Two letters of representation have been received from Garth Lamb of The Grove and Stephen Strefford of Wye Valley View (formerly Gwyndine) in respect of the originally submitted plans. The main points raised are:

- No major objection in principle, consider that it would be a positive improvement to the facilities in the area
- Chalet positioned to the east of the site would be very close to my boundary (The Grove) and there is currently no intact physical boundary. Would like the boundary to be delineated with an appropriate fence or similar barrier to prevent unintended ingress.
- Our property overlooks the site and amusement park (Wye Valley View) and the lack of a detailed landscaping appraisal does not enable a full assessment of the impact to be made.
- We want assurance that the conifers would be retained.
- The developer could take this opportunity to plant trees in and around the caravan and amusement park to reduce their impact upon the scenic qualities of the landscape, ensure the facilities are absorbed into the landscape and would not be visually intrusive.

The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main considerations in the determination of this application are the principle of development on this site and the impact it would have on the character and appearance of the area and neighbouring properties.

- 6.2 The Local Plan acknowledges that the entire Symonds Yat study area is of national importance, but within it there are tracts of land that are more vulnerable to the threat of development and hence they warrant particular identification and protection. Policy SY2 – Redevelopment of open fields, of Part 3 of the Local Plan states that further development or new building on certain identified fields (as shown on Map 22B) will be resisted. The site subject to this application lies within the area shown on the map between the riverside meadows down to and around The Paddocks Hotel. The policy does not provide any exceptions to this presumption to resist development within the defined areas. The proposal does not include the replacement or removal of any existing buildings and therefore cannot be considered as a planning gain, resulted in an enhancement of the scenic quality of the landscape. As such, in principle, the proposal is contrary to policy SY2 of the Local Plan.
- 6.3 Policy SY3 states the Council's support of redevelopment or improvement of existing tourist sites. The proposal is for new development and is not considered to be an improvement of the existing site, but rather an extension of it and the introduction of a different form of accommodation. Therefore this policy does not override the principle objection as set out in policy SY2.
- 6.4 The proposed development, introducing buildings, decking and an access road, would extend the existing caravan site into the wooded slope. The static caravans already represent a visual intrusion in the landscape and it is considered that the extension of the built form into this 'buffer zone' would further compound the negative visual impact in this part of the Wye Valley AONB. Therefore the proposal is contrary to policies CTC1 and CTC2 of the Structure Plan and C5 and C8 of the Local Plan.
- 6.5 With regards the impact on residential amenity, the proposed chalets would be some 8 metres from the southern boundary and taking into account the proposed height of the buildings, their design and the existing land levels, the development would not impinge upon amenity. Additional landscaping could be provided to supplement the existing and to define the southern boundary and also in the interests of the visual amenities of the area. It would not be relevant to this proposal to require new planting in the caravan site and the leisure park is in different ownership.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 Having regard to Policy SY.2 of Part 3, Chapter 22 of the South Herefordshire District Local Plan the proposal is unacceptable in principle as the site is within an area of the Wye Valley Area of Outstanding Natural Beauty recognised as being vulnerable to the threat of development, thus warranting particular identification and protection. Notwithstanding this, as the development would neither complement the existing facilities whilst having no detrimental impact upon the Symonds Yat Study Area nor would it be an improvement to the existing development with some overall gain to the area, it would be contrary to Policies SY.3 and SY.6 of Part 3 of the South Herefordshire District Local Plan. In addition, by virtue of the siting, scale and design the proposal would be harmful to the appearance of the Wye Valley Area of Outstanding Natural Beauty and Area of Great Landscape Value and therefore would be contrary to Policies CTC.1, CTC.2, TSM.1, TSM.5 and TSM.6 of the Hereford and Worcester County Structure Plan, and GD.1, C.5, C.8, TM.1 and TM.6.**

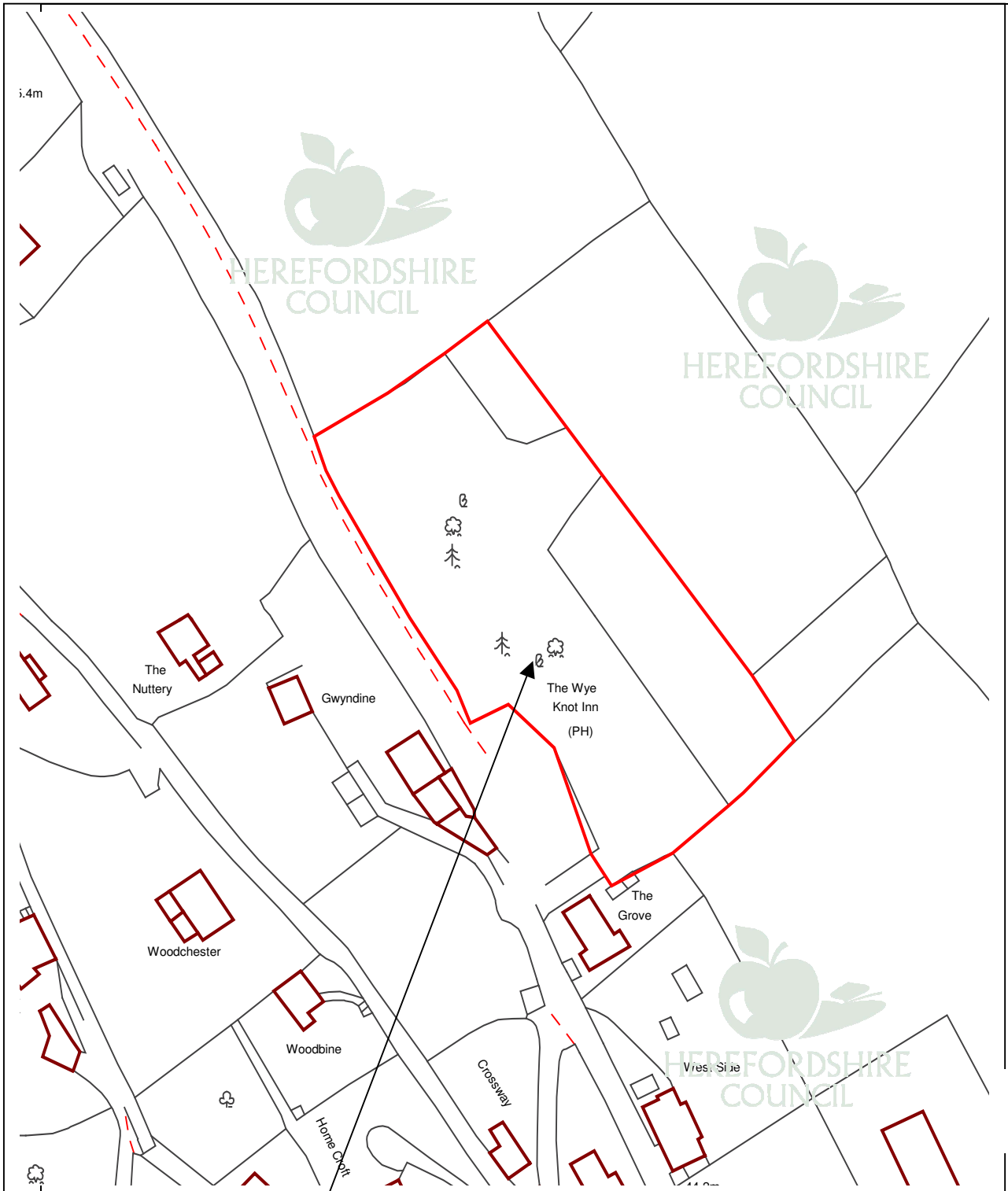
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/1284/F **SCALE :** 1 : 1250

SITE ADDRESS : Sterretts Caravan Park, Symonds Yat, Herefordshire

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Further information on the subject of this report is available from Mrs C Atkins on 01432 260536

12 DCSE2006/0052/F - CONVERSION & ALTERATIONS TO EXISTING PERIOD BARNs TO B1 CATERING USE AND ONE RESIDENTIAL DWELLING, TRE-ESSEY BARNs, LLANGARRON, ST WEONARDS, HEREFORDSHIRE

For: Mr G Williams per Edge Design Workshop, Unit 2, Ruardean Works, Varnister Road, Nr. Drybrook, Gloucester, GL17 9BH

Date Received: 9th January 2006

Ward: Llangarron

Grid Ref: 50536, 21893

Expiry Date: 6th March 2006

Local Member: Councillor Mrs. J. A. Hyde

Introduction

This application was reported to the Southern Area Planning Sub-Committee on 15th February 2006 where it was recommended for refusal. Notwithstanding the recommendation, the Sub-Committee resolved that it was minded to grant planning permission. The Sub-Committee considered that the proposal would restore and improve the appearance of the site, was a good use for the site and would provide a home for a couple.

The Head of Planning Services has considered the proposal and refers the application on the basis that there is a clear policy conflict with regard to the conversion of buildings in the countryside, in that the buildings are not of permanent and substantial construction and would require extensive reconstruction.

1. Site Description and Proposal

- 1.1 Tre-Essey barns are located in open countryside, on the east side of the unclassified 71213 that leads from Tre-Essey Cross to the B4521, Abergavenny road. The barns, which are in a ruinous condition, are at the end of a short unmade track that exits onto the unclassified road. They are in a prominent and isolated position, on a north-facing slope, which rises up from and can be seen from the B4521.
- 1.2 This application proposes the reconstruction of the barns described as building A and building B. Building B is to provide a 3-bedroomed dwelling, and building A which is the smaller of the 2 buildings is to be extended to provide catering use and garaging.

2. Policies

2.1 Planning Policy Guidance

- PPS1 - Delivering Sustainable Development
PPS7. - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy H.16A - Housing in Rural Areas – Development Criteria

Policy H.20	-	Housing in the Open Countryside
Policy E.1	-	Encouragement of Economic Growth
Policy E.6	-	Industrial Development in Rural Areas Outside the Green Belt
Policy E.8	-	Development of Rural Buildings
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use
Policy C.44	-	Flooding
Policy SH.24	-	Conversion of Rural Buildings
Policy ED.3	-	Employment Proposals within/adjacent to Settlements
Policy ED.4	-	Safeguarding Existing Employment Premises
Policy ED.7	-	Re-use and Adaptation of Rural Buildings for Employment/Tourism Use
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Standards

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR7	-	Flood Risk
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
Policy E9	-	Home Based Businesses
Policy E11	-	Employment in the Countryside
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use and Adaptation of Rural Buildings for Residential Purposes

2.5 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

3.1	DCSE2005/0172/F	Conversion and alterations to existing period barns to B1 catering use and dwelling	-	Refused 17.03.05
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4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager: Recommends any permission shall include conditions.

4.3 The Conservation Manager has no objections on ecology issues.

5. Representations

5.1 Llangarron Parish Council: No objection but recommend close attention is given to the access splay.

5.2 A design statement has been submitted with the application, which includes the following:

a) Landowners statement:

- The proposed conversion of the barns form part of a larger farm diversification strategy of the current landowner, Mr. R. Williams, on his nearby farm at Trippenkennit.
- The buildings at Tre-Essey is the first stage of our diversification plan.
- The buildings were formerly used for livestock, storage of farm equipment and feed.
- The larger of the stone buildings is perfect for conversion to a dwelling, despite requiring remedial work - loss of roof as result of a fire.
- The building maintains its former features.
- The remainder of the site would be developed to provide suitable location for 2 small businesses.
- The scheme would provide excellent live/work environment.
- Further development would include fishing lakes.
- We have 3 listed barns at Trippenkennit that have potential for development for holiday lets.
- The application will help secure a future for the applicant and his young family.
- The application will transform a non-utilised area of redundant buildings into a family home and provide excellent location for 2 small businesses offering valuable employment opportunities.

b) Client's statement

- Having being offered the chance to purchase Tre-Essey Barns I realise the potential and advantages that can be made if the barns were developed into a family home.
- The barns stand as a prominent pair of redundant buildings of historic merit, and have a positive contribution to the surrounding landscape.
- The barns were damaged by fire about 8 years ago.
- The buildings are aloof from the main farmstead, security of any storage cannot be guaranteed.
- As a result of the fire extensive damage was caused to the oak roof structure.
- I believe the conversion of the barns into a tasteful courtyard development comprising of family accommodation and an adjoining business studio would improve the area.
- I have a reasonable reputation within the locality for my use of traditional building methods, having been involved with English Heritage.
- My wife is employed at Wigmore bakery in Monmouth.
- I visualise a studio setting at home for preparation of cakes.
- The nature of the business would not cause unacceptable disturbance to local amenities, nearby properties or other land uses.

- We believe we can stem the deterioration of the architectural beauty of Tre-Essey barns.
- 5.3 The design statement also includes letters in support of the application from Chamber of Commerce and KP and J Cunningham, Claerwern Cottage, Three Ashes, Hereford. Following receipt of the application further letters in support have been received from Mr & Mrs K P Cunningham, Claerwern Cottage, Three Ashes, Hereford, Mrs S A Jones, Upperfield, Llangarron, Ross-on-Wye and AH and JN Townsend, Pike View, Three Ashes.
- 5.4 A structural report has been provided which considers the remains of the buildings are adequate to bring about the proposal.
- 5.5 The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This application has been submitted following the refusal of DCSE2005/0172/F. The application was refused in accordance with scheme of delegation.
- 6.2 Tre-Essey barns are in a ruinous condition. They were badly damaged during a fire approximately 8 years ago. The site consists of the remains of 2 buildings described in the application as building A and building B. Very little remains of building B which is to provide the dwelling, and was the bigger of the buildings; the south-east gable wall and roof is missing, and sections of the other walls are missing. The Building Control Officer has inspected the remains of the building and considers the flank walls are in very poor condition, and could not be saved without considerable effort. The northwest gable end is in the best condition but will require considerable effort to retain once the buttressing effect of the other walls is removed. The southeast east elevation has been considerably reduced in height and could not be retained to any great extent. Building A, which is the smaller of the building, has no roof. The ravages of weathering have resulted in the loss of bonding between stones. There is evidence of failure of the stonework in the southwest elevation. The walls appear to be generally upright and would appear adequate for the building to be used provided no significant additional loading is to be imposed.
- 6.3 The determining factor of the application is whether the remains of the buildings are suitable for conversion to alternative use. The general principle of conversion schemes, as set out in the Council's SPG 'Re-use and Adaptation of Traditional Rural Buildings', is that the building should be of permanent and substantial construction, not requiring extensive reconstruction. It is considered the proposal fails this basic test in that extensive building work, rebuilding of walls and provision roofs, will be required to bring the structures into use. The amount of work needed to bring the proposal into being is tantamount to the erection of new buildings contrary to open countryside policies.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The existing structures on site due to their poor condition, state of disrepair and lack of architectural merit are not considered to be worthy of retention nor conversion. The proposed development will involve a substantial amount of new building/reconstruction work, which will be tantamount to the erection of new buildings and not a bona fide conversion scheme. The proposed development set in this prominent position will be visually intrusive and detrimental to the visual amenities of the surrounding countryside. As such the proposal will be contrary to Policies H16A, H20 and CTC9 of the Hereford and Worcester County Structure Plan, Policies GD.1, C.1, C.36 and C.37 of the South Herefordshire District Local Plan, Policies H7, HBA12 and HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft), Government advice contained in Planning Policy Statement 7: Sustainable Development in Rural Areas and also the advice contained in the Council's Supplementary Planning Guidance "Re-use and Adaptation of Traditional Rural Buildings."

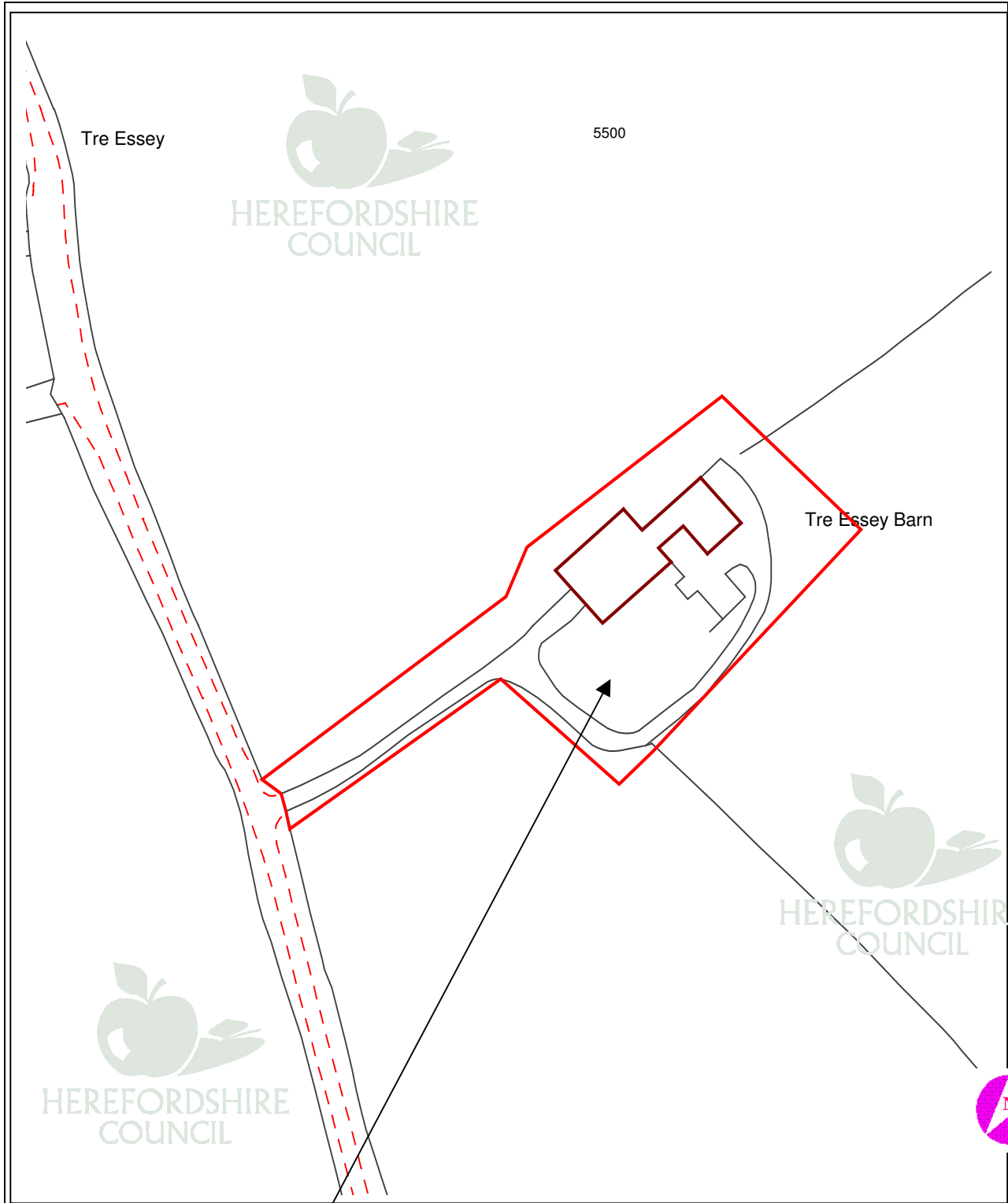
2. The proposal constitutes the provision of a commercial use in the open countryside outside of any of the designated settlements involving the erection of new buildings, as opposed to a bona fide and acceptable conversion scheme. In addition the proposal is not part of a farm diversification project nor is it required in connection with tourism, agriculture, forestry or the winning of materials. For these reasons the proposal will be contrary to Policies E1, E6 and E8 of the Hereford and Worcester County Structure Plan, Policies GD.1, ED.3, ED.6, ED.7 and ED.8 of the South Herefordshire District Local Plan and Policy E11 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and also Government advice contained in Planning Policy Statement 7 "Sustainable Development in Rural Areas".

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0052/F

SCALE : 1 : 1250

SITE ADDRESS : Tre-Essey Barns, Llangarron, St Weonards, Herefordshire

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13 DCNW2005/3550/F - PROVISION OF GLAZED ROOF AND METAL COLUMNED CANOPY WITH INTERNAL LIGHTING FOR MARKET FACILITIES AND RECREATIONAL FUNCTIONS AT PLACE-DE-MARINES, OFF MILL STREET, KINGTON, HEREFORDSHIRE.

For: Kington Area Regeneration Co-Ordinator per Property Services Manager, Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received:

2nd November 2005

Expiry Date:

28th December 2005

Local Member: Councillor T James

Ward: Kington Town

Grid Ref:

29606, 56615

1. Site Description and Proposal

- 1.1 The application site lies in an enclosed central position between the Old Coach House and Grade II Listed Market Hall within the centre of Kington. The area is currently paved and is used for outdoor markets and sales.
- 1.2 Planning Permission is sought for the erection of an open sided glazed canopy held by metal posts that spans the majority of the space between the Old Coach House and existing Market House. The eaves level of the canopy would be 3.1m high, which would be 300mm lower than that of the eaves level of the adjacent Coach House. The canopy would cover a floor area of 8.2m x 14.2m (116m²).

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A1 – Managing the District's Assets and Resources

A18 – Listed Buildings and their Settings

A21 – Development within Conservation Areas

A23 – Creating Identity and an Attractive Built Environment

A24 – Scale and Character of Development

A32 – Development within Town Centre Shopping and Commercial Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1 – Criteria for Retail Development

Policy S2 – Development Requirements

Policy DR1 – Design

Policy DR2 – Land Use and Activity

Policy HBA4 – Setting of Listed Buildings

Policy HBA6 – New Development within Conservation Areas

3. Planning History

None

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 The Transportation Manager raises no objection to the grant of planning permission.

4.3 The Conservation Manager responded as follows:

The design and materials are complimentary to the Conservation Area and the adjacent listed building, it is a pity that the structure is not equidistant from the adjacent buildings on the Mill Street elevation. No objections subject to the following Conditions:

C02 - Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) Materials and finishes
- (b) Glazing details

Reason: To safeguard the character and appearance of Conservation Area and setting of listed buildings.

5. Representations

5.1 Kington Town Council makes the following comments:

It is recommended that this application be refused.

It was felt that the roof was too low, which could lead to vandalism. That rain would cause a noise issue. That the structure is over ornate that self-cleaning glass should be specified and that overall it is too small. This design does not create a practical usable space. The Town Council urges for a design that covers the whole space.

5.2 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues for consideration in the determination of this application is:
 - The impact of the proposed building on the adjacent Listed Buildings, Conservation Area and Street Scene, in particular in relation to the design of the canopy.
- 6.2 In its current form the proposed canopy sits comfortably between the two existing buildings and preserves the setting of the listed building and character and appearance of the Conservation Area in accordance with policies A18 – (Listed Buildings and their Settings) and A21 of the Leominster District Local Plan and guidance contained within PPG15 – Planning and the Historic Environment.
- 6.3 The Town Council raises a number of issues in relation to the design and size of the building. The canopy has been designed and sited within its restricted location and is considered to be a relatively simple, open sided canopy, which would allow for the use of this area, under cover for the continue use for markets and sales etc. Due to maintenance restriction a space of approximately 1 metre has been left between the canopy and Market Hall. Whilst it would be more symmetrical and aesthetically pleasing to have a reduced gap this it is understood that this would not be possible from a practical perspective and is considered to be insufficient grounds for refusal.

RECOMMENDATION

That planning permission be granted.

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 - C02 (Approval of details)

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

Informatives:

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

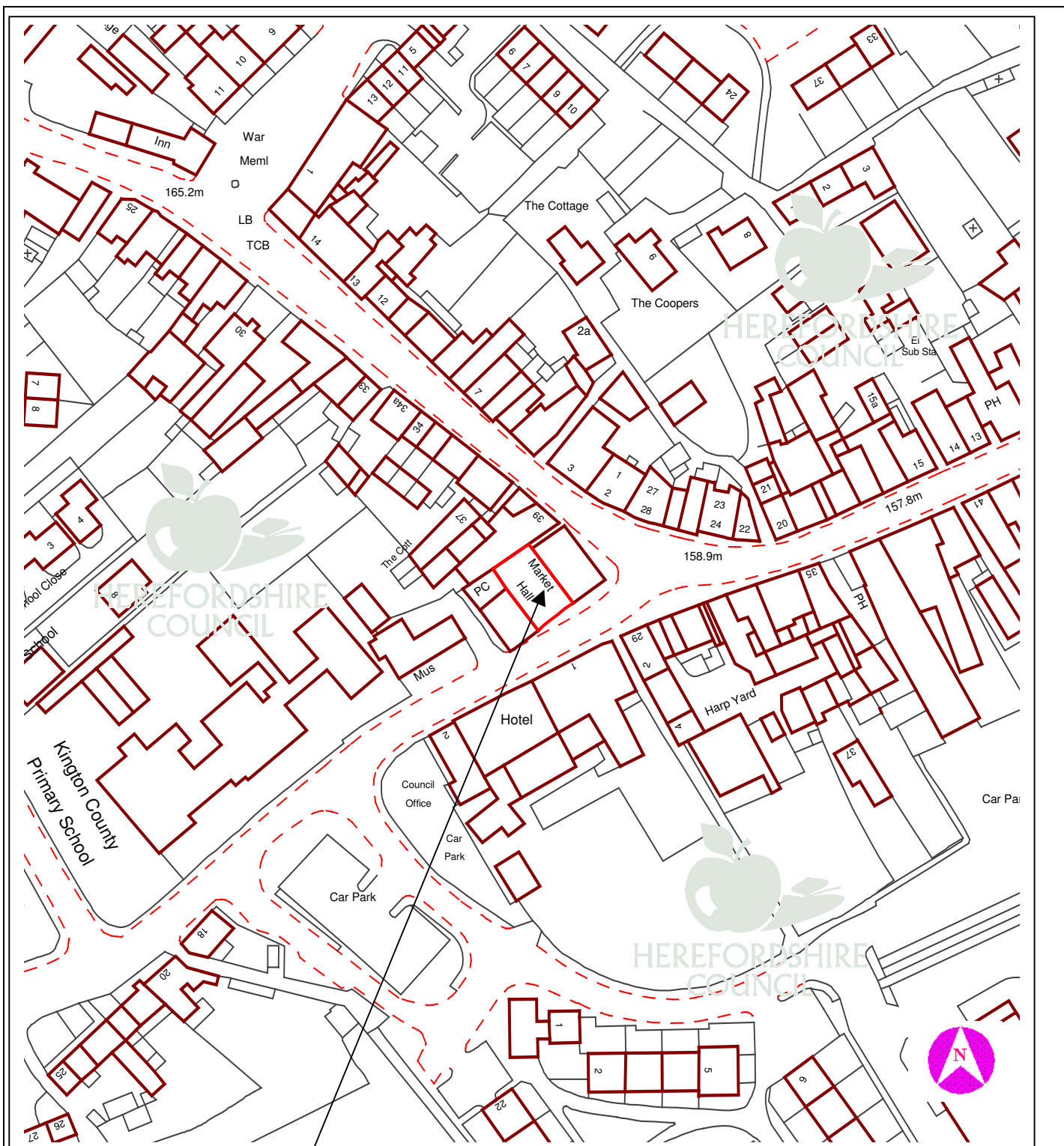
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2005/3550/F

SCALE : 1 : 1250

SITE ADDRESS : Place-De-Marines, off Mill Street, Kington

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**DCCE2006/0128/A, DCCW2006/0130/A,
DCCE2006/0131/A, DCCE2006/0133/A,
DCCE2006/0135/A, DCCE2006/0136/A,
DCCE2006/0148/A, DCCE2006/0150/A,
DCCE2006/0151/A, DCCE2006/0154/A,
DCCE2006/0155/A, DCCE2006/0161/A,
DCCE2006/0164/A, DCCW2006/0175/A,
DCCW2006/0181/A, DCCW2006/0185/A,
DCCW2006/0188/A, DCCW2006/0192/A,
DCCW2006/0194/A, DCCE2006/0300/A.**

- FREE STANDING INFORMATION PILLARS

**For: Public Information Pillars Ltd., Park House,
15 Nottingham Road, Kimberley, Nottinghamshire,
NG16 2NB**

Date Received:
9th January 2006

Wards:
Central, St. Martins &
Hinton, Aylestone,
Three Elms, Belmont

Grid Ref:
Various

Expiry Date:
6th March 2006 (DCCE2006/0128/A)
21st March 2006
(DCCE2006/0300/A)
13th March 2006 (remainder)

Local Members: Councillors D.J. Fleet; Mrs. W.U. Attfield, A.C.R. Chappell, R. Preece, D.B. Wilcox, A.L. Williams, Mrs. P.A. Andrews, Mrs. S.P.A. Daniels, Ms. A.M. Toon, P.J. Edwards, J.W. Newman and Ms. G.A. Powell

MASTER REPORT

1. Proposal

- 1.1 These twenty applications seek Advertisement Consent for the introduction of free standing information pillars in various locations around Hereford. The applications are submitted by a private company (Public Information Pillars Ltd) who would manage the information pillars. The applicant has undertaken pre-application discussions with the Hereford City Manager in relation to the introduction and management of these pillars, together with the Development Control and Transportation Sections in relation to siting issues.
- 1.2 The pillars themselves have a total height of 2.75 metres with a diameter of 1.14 metres and a circumference of 3.6 metres. The pillars are of a single design and are constructed of GRP (Glass Reinforced Polymer). The pillars are free standing with a ballast of 500 kilos.

- 1.3 The presentation of all these applications to Members is done on a site by site basis and a determination having regard to the site specific considerations of each is required. In the interests of ensuring a comprehensive approach this report is offered as an introduction to these applications.

2. Policies

2.1 National

- PPG15 - Planning and the Historic Environment
- PPG19 - Outdoor Advertisement Control

2.2 Hereford Local Plan

- ENV14 - Design
- CON2 - Listed Buildings – Development Proposals
- CON3 - Listed Buildings – Criteria for Proposals
- CON12 - Conservation Areas
- CON13 - Conservation Areas – Development Proposals
- CON29 - Advertising
- CON32 - Advertising - Materials
- T11 - Pedestrian Provision

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- S1 - Sustainable Development
- S2 - Development Requirements
- S5 - Town Centres and Retail
- S6 - Transport
- S7 - Natural and Historic Heritage
- DR1 - Design
- DR3 - Movement
- T6 - Walking
- HBA4 - Setting of Listed Buildings
- HBA6 - New Development Within Conservation Areas
- HBA11 - Advertising

3. Planning History

- 3.1 None relevant to these applications

4. Representations

- 4.1 Conservation Manager – The Conservation Manager has provided individual comment on each application, however, the following general comments have been made with respect of these applications:

As a general observation with regards information pillars I would comment as follows:

We believe that these features would add to the clutter of street furniture within the Conservation Areas of the city. They are not in keeping with the character of Hereford and would appear to be a standard model. In our opinion this could not be said to enhance the character of the conservation areas affected.

We would also highlight that these proposals are in principle contrary to English Heritage guidance 'Streets for all', which advises that "these rarely offer a satisfactory response to local needs and character. They usually conflict with local policies to minimise street clutter and are best avoided." Furthermore the general principle of the guidance is to "Relate all new equipment carefully to the wider context". This would appear to be lacking with the submitted proposals.'

4.2 The Hereford Civic Society have raised an objection to all 20 of these applications on the following grounds:

1. No need for these advertisements has been demonstrated;
2. The advertisements will add to the general street clutter of the City which is already in need of improvement;
3. The locations are in many cases obtrusive and obstruct footways;
4. Many of the locations are in the Conservation Area and are detrimental to that area;
5. The design of the pillars is poor and uninspired;
6. The pillars, no matter how well maintained, will become targets for fly posing and vandalism;

4.3 The Conservation Advisory Panel – Object to the pillars sited within the Conservation Area on the grounds that they contribute to street clutter and represent a harmful visual impact upon the character and appearance of the Conservation Area.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

5. Appraisal

5.1 The reports subsequent to this Master Report consider each site individually, however, the principle of development is considered below:

Principle

5.2 Hereford Local Plan policy ENV14 and Herefordshire Unitary Development Plan (Revised Deposit Draft) policies S1, S2 and DR1 require a high standard of design in new development.

5.3 Herefordshire Unitary Development Plan policy HBA11 specifically considers advertisements. This policy advises that consent for advertisements will only be given where acceptable having regard to visual amenity and to both the individual and cumulative effects associated with the advertisement.

5.4 A number of these applications are sited within the Hereford Conservation Area. Hereford Local Plan policies CON12 and CON13 consider proposals affecting Conservation Areas. Policies CON29 and CON30 specifically consider advertisements with Conservation Areas. Herefordshire Unitary Development Plan (Revised Deposit Draft) policy HBA6 considers proposals within Conservation Areas. The above policies confirm that development within Conservation Areas will not be permitted unless it preserves or enhances its character or appearance.

- 5.5 Listed Buildings are in close proximity to a number of these sites. Hereford Local Plan Policies CON2 and CON3, together with Herefordshire Unitary Development Plan HBA4, advise that development proposals which would adversely impact upon the setting of a Listed building will not be permitted.
- 5.6 The above policies reflect the advice set out in national guidance contained within PPG15 (Planning and the Historic Environment) and PPG19 (Outdoor Advertisement Control). Highway safety is a requirement for all proposals.

15 DEVELOPMENT BRIEF FOR WHITECROSS HIGH SCHOOL, HEREFORD

Report By: Forward Planning Manager

1. Wards Affected

Three Elms

2. Purpose

- 2.1 To consider and agree the development brief for the Whitecross High School site in Hereford, as amended, for adoption as a Supplementary Planning Document. The brief has been amended following an extensive consultation exercise, including two public meetings. Whitecross High School is proposed for redevelopment in Policy H2 of the Revised Deposit Draft Unitary Development Plan (UDP).

3. Background

- 3.1 Planning Committee will be aware that Whitecross School is being relocated to a new site at Three Elms Road, Hereford – to be completed in June 2006. Members will also recall a report to them on the 30th September 2005 regarding the current school site, requesting the brief be agreed for public consultation purposes.
- 3.2 The six-week consultation period took place between 27 October and 8 December 2005 when all relevant statutory bodies and local residents were invited to make comment. A total of 19 responses were received.
- 3.3 In addition, a public meeting was held at the existing school on the 21 November 2005, at which the proposals for the site were highlighted. Approximately 50 people attended that meeting. Many concerns were raised regarding the proposals and these as well as the responses to the written consultation, are summarised in Appendix 1. From this summary it can be seen that whilst there was some support for new housing and an educational establishment at the site, there was also considerable concern at the traffic implications of the proposals on the local environment of Baggallay Street.
- 3.4 Prior to the meeting, the traffic aspects of the proposals had already been addressed by your officers with the commissioning of a Scoping Transport Assessment. Consultants who were asked to consider the traffic implications of five different options at the site, undertook the study. These options were: -
- 60 dwellings (of which 21 affordable housing)
 - 60 dwellings plus 420 pupil primary school
 - 60 dwellings plus 630 pupil primary school
 - 60 dwellings plus 50 place special school
 - 60 dwellings plus a children's centre

- 3.5 The Scoping Transport Assessment concluded that, in principle, all five options could be accommodated at the site using Baggallay Street as the sole access into the site. This was based on an assessment of the different levels of trip generation of the five options and any impact of additional traffic on waiting times at the Baggallay St/Whitecross Rd junction. However, the assessment revealed that the 60 dwellings plus 630-pupil primary school option would result in significantly greater trip generation at the site than the existing situation. It is considered that this greater level of traffic generation would result in an unacceptable increase in noise and disturbance to the residents of Baggallay St and adversely detracts from the character of the area. For these reasons and because of the restricted area that a new educational facility could occupy at the site without encroaching further on existing open space, it is considered appropriate to limit the scale of development proposed in the brief to 60 dwellings plus a **maximum** of a 420-pupil primary school. The Scoping Transport Assessment is available as a Background Paper.
- 3.6 Unfortunately, the results of the Scoping Transport Assessment were not available at the time of the November public meeting. It was therefore agreed that officers would hold a further meeting, in January, to feedback the results of the Transport Assessment.
- 3.7 This second meeting was held at the school on the 26 January 2006. Approximately 18 members of the public attended. The results of the initial public consultation exercise were fed back. Suggested amendments to the brief following the first consultation and the results of the Scoping Transport Assessment were also explained. Comments from this meeting were noted and added to the preceding comments received. All the comments received as a result of the public consultation exercise, as well as your Officer's responses to them and recommendations for changes to the brief are summarised in Appendix 2.
- 4.0 **Main changes**
- 4.1 No major changes to the main thrust of the brief are recommended as a result of the public consultation exercises. There are, however, limited-wording changes suggested for clarification as well as expanding on extra information required of any developer. In summary, these include references to:
- Scoping Transport Assessment carried out and clarification that, in principle, a maximum of a 420 pupil school could be accommodated at the site in addition to the proposed housing;
 - Consideration of any possible alternative or additional vehicular access to the site;
 - Shared pedestrian/cycle spaces and requirement to improve Yazor Brook path;
 - Safer Routes to School, drop-off and pick-up areas, traffic calming;
 - Access for all;
 - Need for changing facilities (integral with any new educational provision) for public use of playing fields;
 - Temporary access via Harrow Rd for construction/demolition traffic;
 - Requirement for Draft Heads of Terms for S106 agreements to be submitted with any application; and
 - Requirement for Statement of Community Involvement to be submitted with any application.

- 4.2 In addition, the Sustainability Appraisal (Appendix 2 of the brief) has been redrafted to incorporate the Revised Deposit UDP Sustainability Criteria.
- 4.3 It is considered that the brief, as amended, fully describes Herefordshire Council's vision for a sustainable redevelopment of the current Whitecross School site for housing, new educational provision and open space and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.

5. Process

- 5.1 All the comments received as a result of the extensive consultation on this development brief have been taken into account in the preparation of the final document, which is reproduced in Appendix 3 (proposed alterations are shown as underlined and marked in the margin).
- 5.2 In accordance with the Town and Country Planning (Local Development)(England) Regulations 2004, the original Statement of Consultation has been updated to include a summary of the representations received as a result of the consultation exercise and how these issues have been addressed in the SPD (Appendix 4). In addition an Adoption Statement has been drafted (Appendix 5) which will be sent out to all those interested parties who have requested notification of adoption. Both the Consultation Statement and the Adoption Statement will be posted on the Council's web site when the brief has been formally agreed.
- 5.3 When agreed by Committee and Cabinet Member, the brief will form the basis of a Supplementary Planning Document (SPD) for the Whitecross School site and will be a weighted, material consideration in the determination of planning applications for its redevelopment.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to approve the development brief for Whitecross High School, as amended, for adoption as a Supplementary Planning Document (SPD).

Background paper

Revised Deposit Draft Herefordshire Unitary Development Plan (UDP).
Scoping Transport Assessment, Whitecross School, Hereford

16 DRAFT DEVELOPMENT BRIEF FOR LAND AT SHOBDON, HEREFORDSHIRE

Report by: the Forward Planning Manager

1. Wards Affected

Shobdon

2. Purpose

- 2.1 To present to Members a draft development brief for the land adjacent to the Birches, Shobdon and to gain approval for it to be sent out for public consultation. This site at Shobdon is proposed for development in Policy H5 of the Revised Deposit Draft Unitary Development Plan. Results of the consultation on the brief will be reported back to members at a later committee meeting.

3. Background

- 3.1 This draft development brief outlines how this greenfield site at Shobdon, (see Figure 1 of the attached brief) should be developed for **housing and open space provision**.
- 3.2 In compliance with Policy H5 of the UDP, the draft brief proposes approximately 30 new dwellings on the southern and western sections of the site, 35% of these comprising affordable housing to meet local needs. The brief demonstrates how the Birches housing development to the west of the site, would be become more integrated with the centre of the village through appropriate linkages with and across the new site. (Paragraph 5.4.57 of the Revised Deposit UDP). The site is to provide an extensive area of open space along its frontage and on the higher central land to benefit local amenity and for informal recreation with full public usage, which will also incorporate an appropriately equipped and fenced children's play/games area.
- 3.3 It is also envisaged that the new open space and play/games area provision will significantly enhance this kind of provision at the local level, where initial findings from an audit assesment of open space and recreation provision (required as part of Planning Policy Statement 17), indicates not only a shortfall, but also a lack of quality within the village of such facilities.
- 3.3 It is considered that the draft brief fully describes Herefordshire Council's vision for a sustainable development of this Shobdon site for housing and open space provision and will help prospective developers achieve a high quality development and maximise the site's contribution to the local area.
- 3.4 The draft brief follows meetings with the Parish Council where the purpose of supplementary planning guidance has been discussed along with design and development issues and local requirements. The draft brief has been endorsed by the Parish Council for discussion and comment by the local community.

4. Process

- 4.1 It has been agreed with the Parish Council that the brief should be thoroughly aired with the community and that the Parish Council would initiate and arrange for local comment to be made. This would include a public meeting. A six week period will be given over for local comment and to enable any further views from statutory undertakers and other interested bodies. All comments will initially be shared with the Parish Council along with any necessary amendments and then reported to a later meeting of this committee. Once agreed and approved by the Cabinet Member (Environment), the brief will form the basis of a Supplementary Planning Document (SPD) and will be a weighted, material consideration in the determination of planning applications for the sites development.

RECOMMENDATION

THAT the Cabinet Member (Environment) be recommended to approve the draft development brief for consultation purposes.

Background paper

Revised Deposit Draft Herefordshire Unitary Development Plan.